

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

Architectural Inventory Form

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- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5SM.1563**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Bocchini House**
- 7. Building Address: **424 W. Colorado Avenue**
- 8. Owner Name and Address: **1978 Trust LLC c/o Michael Bocchini
522 Virginia Street No. 4
Dunedin, FL 34698**

| | |
|-------------------|---------------------|
| Parcel number(s): | 456536305004 |
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| THLD RATING: | Supporting to District |
|---------------------|-------------------------------|

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252716 mE** **4202445 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Units B and C**
 Addition: **Bocchini PUD** Year of addition:
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **1967 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:
This is a single-story, wood frame, dwelling which fronts directly onto the concrete sidewalk paralleling Colorado Avenue. The primary entry doors, though, lead into the house from a porch on the east elevation. The house's exterior walls are clad with painted beige color horizontal wood siding, with painted cream white 1" by 4" corner boards. A distinctive painted cream white, pierced, gable ornament, and verge board, is located in the upper gable end on the north elevation. The house is covered by a moderately-pitched gable roof, with green asphalt composition shingles, and with painted cream white boxed eaves. Two non-historic, painted cream white, metal-paneled doors, each with six upper sash lights, enter the building from a porch on the east elevation. This porch features a wood plank floor, painted cream white 4" by 4" wood posts, and a shed roof. A large single-light fixed-pane window penetrates the north elevation, facing Colorado Avenue. Two 1/1 double-hung sash windows penetrate the west elevation. An older shed-roofed addition has been built onto the original south elevation. An entry door, with one upper sash light, leads into the west end of the south elevation from a non-historic elevated wood deck.
22. Architectural style: **Late Victorian**

Building type:

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23. Landscape or special setting features: **This property is located on the south side of Colorado Avenue, in the block between Aspen and Townsend Streets.**

24. Associated buildings, features or objects:

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|---|
| Secondary Residence |
| A non-historic secondary residence (with the address 422 W. Colorado Avenue) is located behind this dwelling and the dwelling next door to the east at 420 W. Colorado Avenue. |

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1892**
 Source of information: **Sanborn Insurance maps, October 1890 and February 1893; San Miguel County Assessor records.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Unknown**
 Source of information: **N/A**

29. Construction history:
San Miguel County Assessor records list 1892 as this house's year of construction. Sanborn Insurance maps provide corroborating evidence that the house was built sometime between October 1890 and February 1893. A 1986 survey photo shows that the shed-roofed porch on the east elevation then covered only the north entry door on that elevation. The porch has since been extended to cover both entry doors. The same photo reveals that the two extant entry doors both postdate 1986. This house, and the house next door to the west at 430 W. Colorado Avenue (5SM.1564) appear very similar. They were probably constructed by the same builder(s) at approximately the same time.

30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
 32. Intermediate use(s): **Domestic/Single Dwelling**
 33. Current use(s): **Domestic/Single Dwelling**
 34. Site type(s): **Single family dwelling**

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35. Historical background:

Previous surveys for this property indicate that this house was probably the residence of John and Jessie Gault. Born in Ohio in 1844, John Gault established the Miners' Meat Market in Telluride in 1896. His wife, Jessie (maiden name unknown) was also an Ohio native having been born in the Buckeye State in 1857. Gault is listed as the Miners' Meat Market sole proprietor in Colorado Business Directory listings for Telluride until 1904, when the market then appears under the heading "Gault and Calhoun Proprietors." (John Gault and Alex Calhoun) By 1910, Gault had formed a new business enterprise, having partnered with Fred Zimmerly as proprietors of the Gault and Zimmerly Saloon. Gault did not remain in the saloon business for long, though. In 1915, Gault re-established his butcher shop, as between that year and the early 1920s, his name appears in the Business Directory listings under the simple heading "John Gault Meats." Although he turned 76 years of age in 1920, both the Colorado Business Directory listings and the 1920 U.S. census, indicate that Gault had not yet retired at that point in time. The census records for 1900, 1910, and 1920, do not indicate that Mr. and Mrs. Gault had any children.

36. Sources of information:

**Colorado Business Directory listings for Telluride, 1881-1950.
 Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, West Telluride precinct.
 San Miguel County Assessor records.
 San Miguel County Commercial Property Appraisal Record.
 Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.
 Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.
 Thirteenth Census of the United States, 1910, San Miguel, County, Colorado, West Telluride precinct.
 Twelfth Census of the United States, 1900, San Miguel, County, Colorado, West Telluride precinct.**

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:
 Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

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Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National: State: Local:

42. Statement of significance:

This house is architecturally significant as a good representative example of an early 1890s vernacular wood frame dwelling, albeit with some loss of integrity, The house is also historically significant for its association with Telluride's residential development, and in particular for its association with John Gault, a butcher and proprietor of a Telluride meat market . Due to some loss of integrity, this property should be considered a "supporting" resource within the Telluride National Historic Landmark district.

43. Assessment of historic physical integrity related to significance:

This property displays a less than optimal standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Modest additions have been built onto the rear of the original dwelling, and some window openings have been altered.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Supporting to NHLD**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 19-23** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **06/30/2007; revised 4/10/2012** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

