

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.1625**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **The Beauty Parlor/ Mariposa Medical Spa Building**
- 7. Building Address: **227 W. Pacific Avenue**
- 8. Owner Name and Address: **Solomon and Solomon LLC
P.O. Box 1748, Telluride, CO 81435**

Parcel number(s):

| |
|---------------------|
| 477901121048 |
| 477901121049 |
| 477901121050 |
| 477901121048 |
| 477901121049 |
| |
| |

**Little, Carl and Joan E., Trustees
27 Cavallia Cay
Novato, CA 94949**



THLD RATING:

Noncontributing With Qualifications to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252865 mE** **4202340 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 4, Block 4**
 Addition: **Pacific Street Subdivision** 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: **Length: 40 feet x Width: 20 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Roof Treatment/Dormer
21. General architectural description:
Traditionally a dwelling, this 1.5-story, rectangular-shaped, wood frame, dwelling now houses a beauty parlor and a "medical spa." The building is supported by a low, unpainted, coursed sandstone foundation, and its exterior walls are clad with painted pale green horizontal wood siding, with painted dark green 1" by 4" corner boards. The steeply-pitched side gable roof is covered with corrugated metal roofing material, and the eaves are boxed with painted dark green wood trim. Four gabled dormers, each with a 1/1 double-hung sash window, are located on the east-facing roof slope; three similar dormers are located on the opposite west-facing roof slope. The entry into the beauty shop is located near the south end of the east elevation. Here, a painted white, with burgundy trim, glass-in-wood-frame door enters the beauty parlor from a small wood porch covered by a canvas awning. A painted white wood-paneled door, with one upper sash light, enters the north end of the east elevation from a 2-step wood porch covered by a gable hood with knee brace supports. The east elevation wall is also penetrated by four 1/1 double-hung sash windows, with painted burgundy wood frames and painted dark green wood surrounds. A painted dark green, with burgundy and white trim, wood door enters the Mariposa Medical Spa from a small 4-step porch on the west elevation. This porch is made out of wood and recycled "Trex" type material, and is covered by a gable hood with S-shaped knee braces. The west elevation wall is also penetrated by four 1/1 double-hung sash windows, with painted burgundy wood frames and painted dark green wood surrounds. The

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south elevation, which faces Pacific Avenue, is penetrated by a set of paired 1/1 double-hung sash windows, and a single 1/1 double-hung sash window in the upper gable end.

22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

This property is located on the north side of Pacific Avenue in the block between Fir and Oak Streets.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:

Source of information: **Sanborn Insurance maps, February 1893 and December 1899.**

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:

Sanborn Insurance maps reveal that this building was erected between 1893 and 1899. Sanborn maps, dated 1899, 1904, 1908, and 1922, depict the building as a dwelling, with a porch located on the north elevation.

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): **Commerce and Trade/Business**

34. Site type(s): **Historically a single family dwelling; presently occupied by two businesses: "The Beauty Parlor," and "Mariposa Medical Spa, LLC."**

35. Historical background:

Sanborn Insurance maps provide evidence that this building was erected between 1893 and 1899. Information about families and individuals who lived here in the 1890s and during the early 1900s has not been uncovered.

36. Sources of information:

San Miguel County Assessor records.

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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.

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.

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 building is historically significant for its association with Telluride's historical development, beginning in the 1890s, and it is also architecturally significant for its vernacular wood frame gable-roofed rectangular plan. Due to some loss of integrity, however, it should be rated as a "non-contributing with qualifications" building in the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a somewhat below average 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. The building was altered to some extent when it was converted to commercial use. As a result, it no longer fully conveys a sense of its historic and architectural significance.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing With Qualifications**
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:

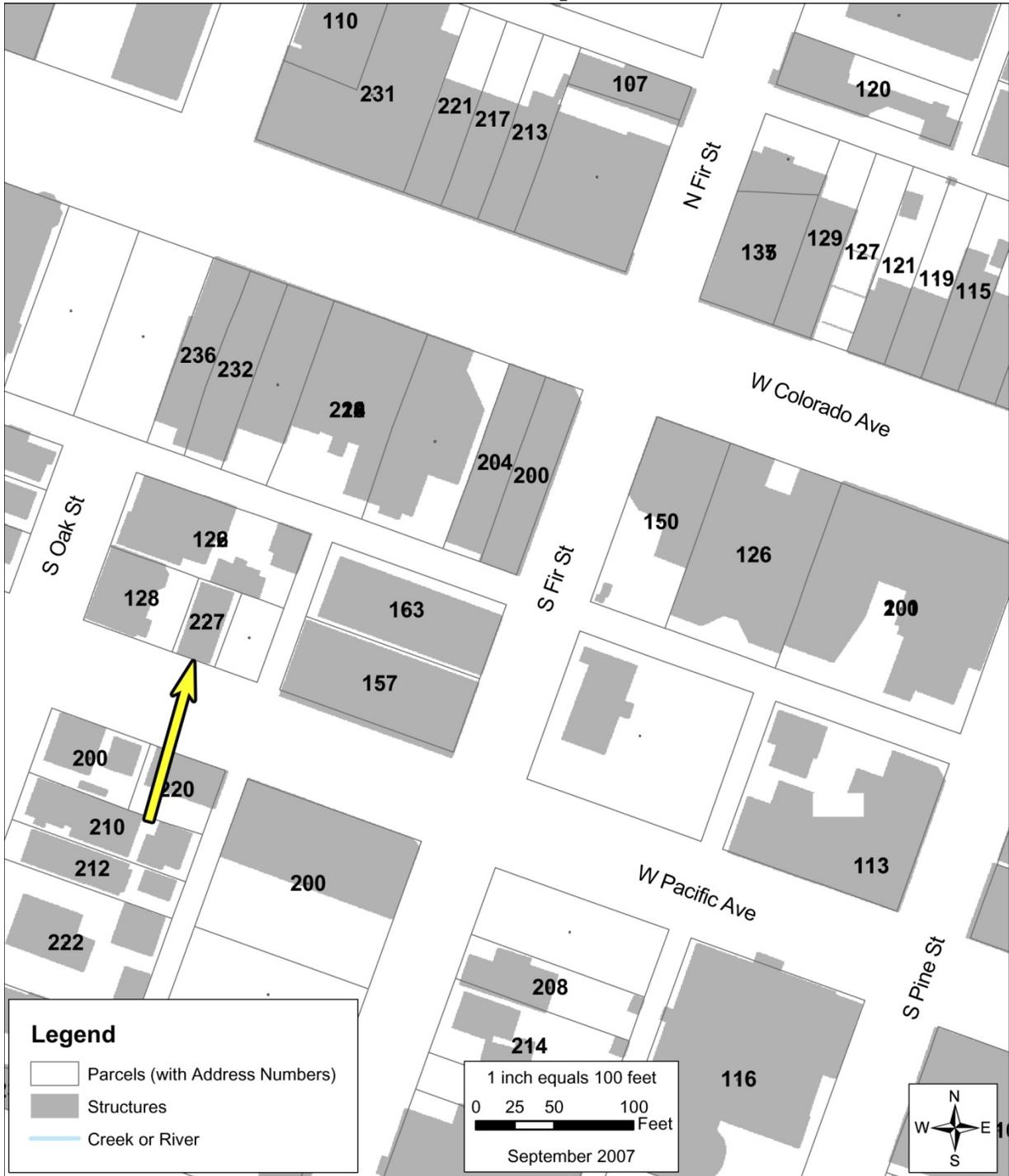
VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 427-429** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **08/31/2007; 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**

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Sketch Map



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Location Map

