

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

Architectural Inventory Form

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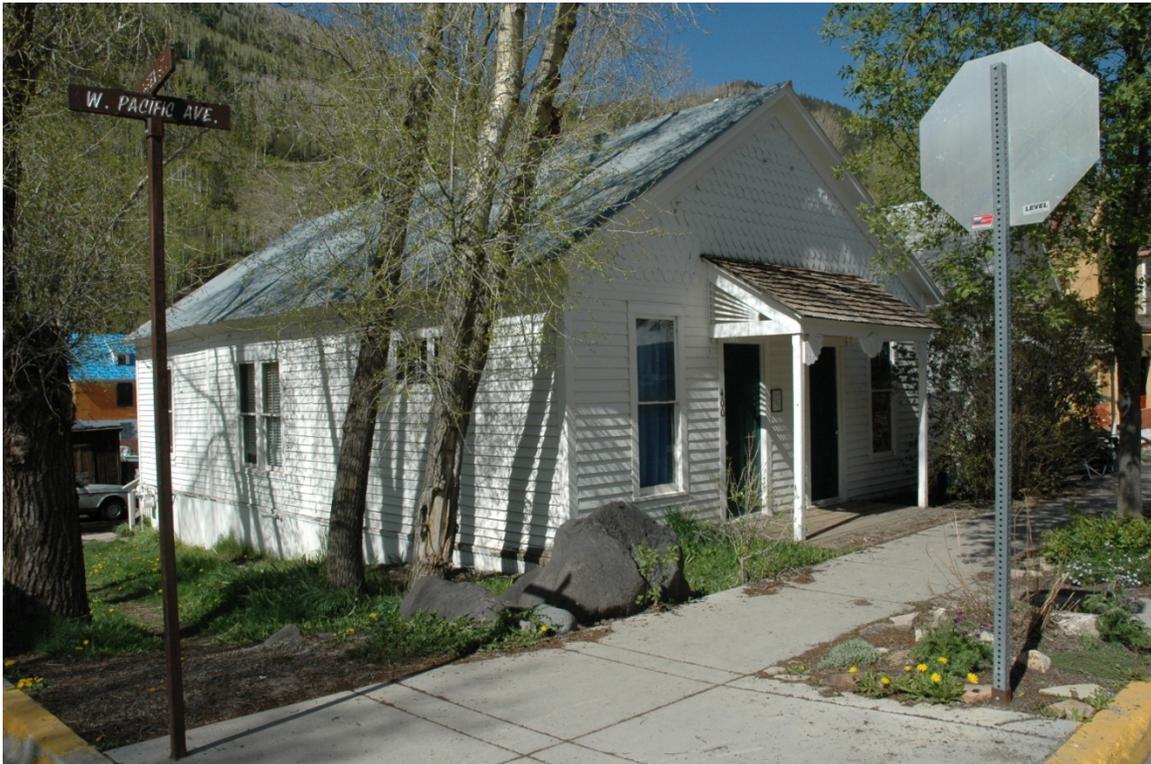
- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National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

I. IDENTIFICATION

- 1. Resource number: **5SM.1645/THAS.180**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **McCarthy/Geoghan House**
- 7. Building Address: **400/402 W Pacific Ave**
- 8. Owner Name and Address: **Paul F. McCarthy and Dennis P. Geoghan
P. O. Box 580
Captive, FL 33924**

Parcel number(s):

477901204003



THAS RATING:

Primary - Contributing to District
Shed - Contributing to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252717 mE** **4202346 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 39, 40, Block 6**
 Addition: **West Telluride Addition** Year of addition: **1891**
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: 25 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This side-by-side duplex dwelling features a basic rectangular plan. Its foundation walls are covered with white corrugated metal, and its exterior walls are clad with painted white horizontal wood siding and horizontal weatherboard siding, with 1" by 4" corner boards. Painted white variegated wood shingles appear in the facade's upper gable end (north elevation). The building's front gable roof is moderately-pitched, and is covered with corrugated metal. The eaves are boxed, with painted white wood trim, and there are two red brick chimneys - one located on the ridge, and the other on the west facing roof slope. The building's symmetrical façade is set back just a few feet from the sidewalk which parallels Pacific Avenue on the north elevation. Two painted green wood-paneled entry doors enter the façade from a shed-roofed wood porch. The porch roof is supported by two painted white chamfered 4" by 4" wood posts, and features a central sunburst motif, and decorative brackets with pierced teardrop motifs. The entry porch is flanked on either side by a 1/1 double-hung sash window which penetrate the façade wall. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds; however, a set of paired 6-light windows penetrate the north end of the east elevation. A painted green wood-paneled door, with a transom light, enters the south (rear) elevation from a 7-step wood porch. This rear porch features a wood floor, a painted white open wood railing with turned balusters, painted white chamfered 6" by 6" wood posts, and a shed roof.

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22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features: **This property is located at the southwest corner of Pacific Avenue and Aspen Street.**

24. Associated buildings, features or objects:

Shed (THAS #180)
A shed, which measures approximately 8' N-S by 10' E-W, is located near the rear of the property. This small building rests on wood timbers on grade, and its exterior walls are made of vertical wood planks. It is covered by a shed roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A wood-paneled door, side-hinged with metal strap hinges, is located on the north elevation. A shuttered window is located on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:
 Source of information: **Sanborn Insurance maps, February 1893 and December 1899; 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 1899 as this building's year of construction. The building is not depicted on the Sanborn Insurance map published in February 1893; however, it is depicted on the December 1899 Sanborn map. The 1899, 1904 and 1908 Sanborn maps depict the building with an extension to the south (rear) elevation. By 1922, though, the extension had apparently been removed as it not depicted on that year's Sanborn map.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Multiple Dwelling**

32. Intermediate use(s): **Domestic/Multiple Dwelling**

33. Current use(s): **Domestic/Multiple Dwelling**

34. Site type(s): **Duplex dwelling**

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35. Historical background:

San Miguel County Assessor records and Sanborn Insurance maps reveal that this house was built circa 1899. Biographical information about the families and individuals who lived here during the early 1900s has not been uncovered. Frank Bailey owned this property in 1986. Currently, in 2007, it is owned by Paul F. McCarthy and Dennis P. Geoghan of Brooklyn, New York, according to Assessor files.

36. Sources of information:

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.

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 property is historically significant for its association with Telluride's residential development through the early 1900s, and the duplex dwelling is architecturally significant as well for its representative vernacular wood frame front-gabled architectural plan. Displaying good overall integrity, this property (including both the house

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and shed) should be rated as a "contributing" resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This property displays an overall high 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. There have been no additions, and no notable adverse alterations, to either the house or shed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Contributing to District**

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 435-442 | CDs filed at: | Town of Telluride |
| 48. Report title: | Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | 09/30/2007; revised 4/10/2012 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | 1607 Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

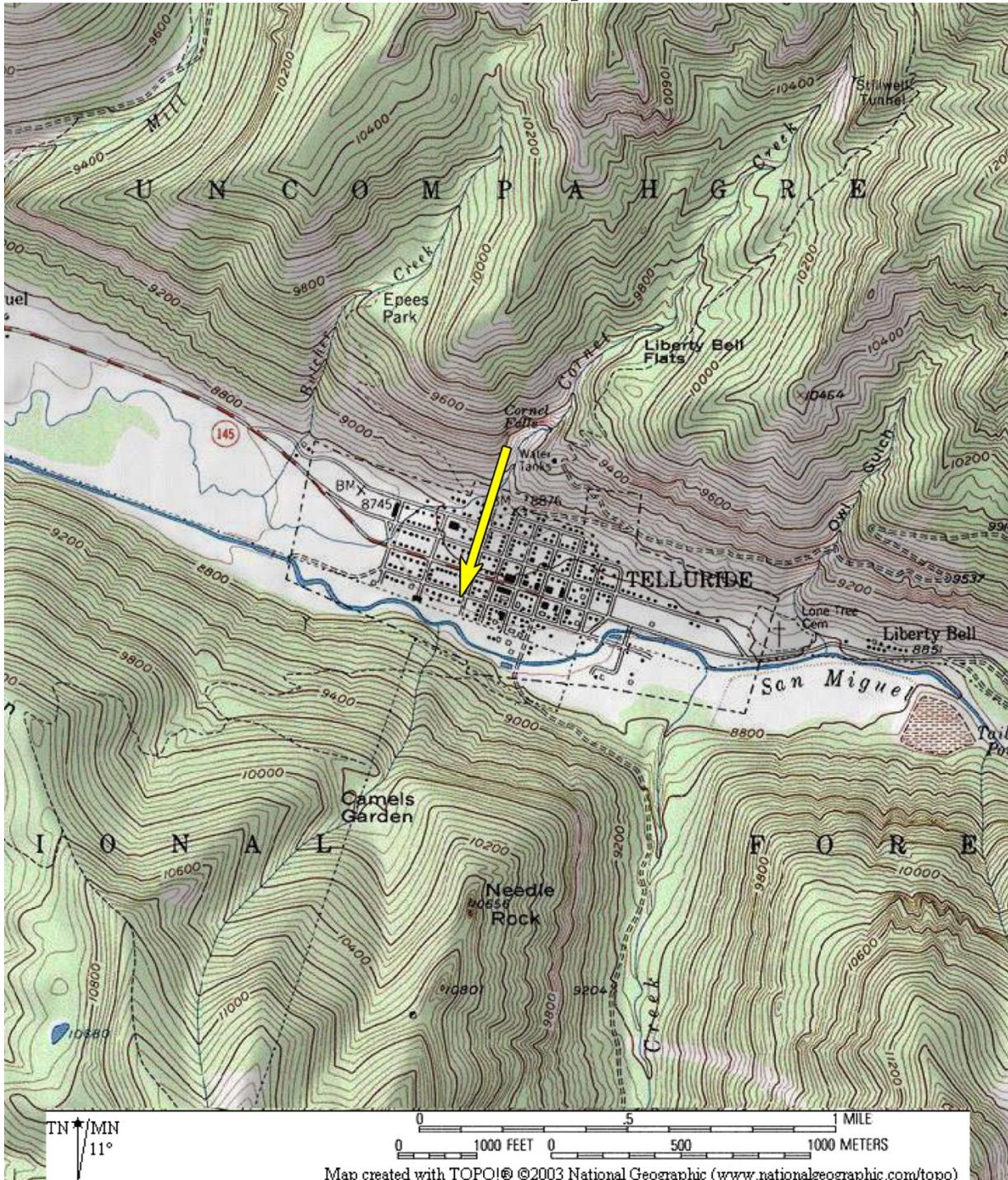
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)