

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.1647/THAS.181**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **West Pacific Partners House**
- 7. Building Address: **406 W. Pacific Avenue**
- 8. Owner Name and Address: **Paul F. McCarthy and Dennis P. Geoghan
P. O. Box 580
Captive, FL 33924**

Parcel number(s):

477901204003



THLD RATING:

Primary - Contributing to District
Barn - Contributing 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** **252703 mE** **4202351 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 39, 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: 42 feet x Width: 13 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:
This small single-story dwelling measures just 42' N-S (deep) by 12.5' E-W (across). Included in these dimensions are a main front-gabled section, and a small shed-roofed extension to the south (rear) elevation. The house's exterior walls are clad with painted white horizontal weatherboard siding, with 1" by 4" corner boards. The front gable roof is steeply-pitched, with grey asphalt composition shingles, and with painted white boxed eaves. The small building's windows are predominantly 1/1 double-hung sash with painted white wood frames and surrounds. The asymmetrical façade is set back a short distance from the front sidewalk paralleling Pacific Avenue on the north elevation. Here, a painted green wood-paneled door, with one upper sash light, enters the house from a full-width, 5' by 12.5' wood porch. This porch features a wood plank floor, painted cream white turned columns with decorative brackets, and a shed roof. A painted green wood-paneled door enters the shed-roofed rear extension at the south end of the east elevation.
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 Pacific Avenue in the block between Aspen and Townsend Streets.**

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24. Associated buildings, features or objects:

Barn (THAS #181)
<p>A 2.5-story gable-roofed barn, with one-story shed-roofed extensions to its east and north elevations, is located adjacent to the alley at the rear of the property. The main 2.5-story gabled section measures approximately 24' N-S by 12' E-W; the shed-roofed extension to the east elevation measures approximately 14' N-S by 8' E-W; the shed-roofed extension to the north elevation measures approximately 8' by 6'. This building is supported by a wood timbers on grade foundation, and its exterior walls are made of vertical wood planks and board-and-batten. The main front gable roof is steeply-pitched, and is covered with corrugated metal laid over 1x wood decking and 2x wood rafters. A set of paired vertical wood plank doors, side-hinged with metal strap hinges, is located on the south elevation. A single wood-paneled door is located at the north end of the east elevation. Another wood-paneled door enters the shed-roofed extension on the north elevation. A hayloft opening in the south elevation's upper gable end is shuttered with a side-hinged vertical wood plank covering.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:
- Source of information: **Sanborn Insurance maps, August 1908 and October 1922.**
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 1900 as this small house's year of construction. Sanborn Insurance maps, however, that the house and associated barn were erected sometime between 1908 and 1922.**
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**
35. Historical background:
- Sanborn Insurance maps indicate that this small house and associated barn were built between 1908 and 1922. Biographical information about families and individuals who lived here through the early 1900s has not been uncovered. San Miguel County Assessor records indicate that Frank Bailey, of Aspen, Colorado, owned both this property and the duplex dwelling next door to the east between circa 1969 and 2001.**

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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 small house is architecturally significant for its vernacular wood frame front gabled architectural plan, with Late Victorian era details. Displaying good overall integrity, this property (including both the house and barn) 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, or notable adverse alterations, to either the small house or barn on this property.

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:

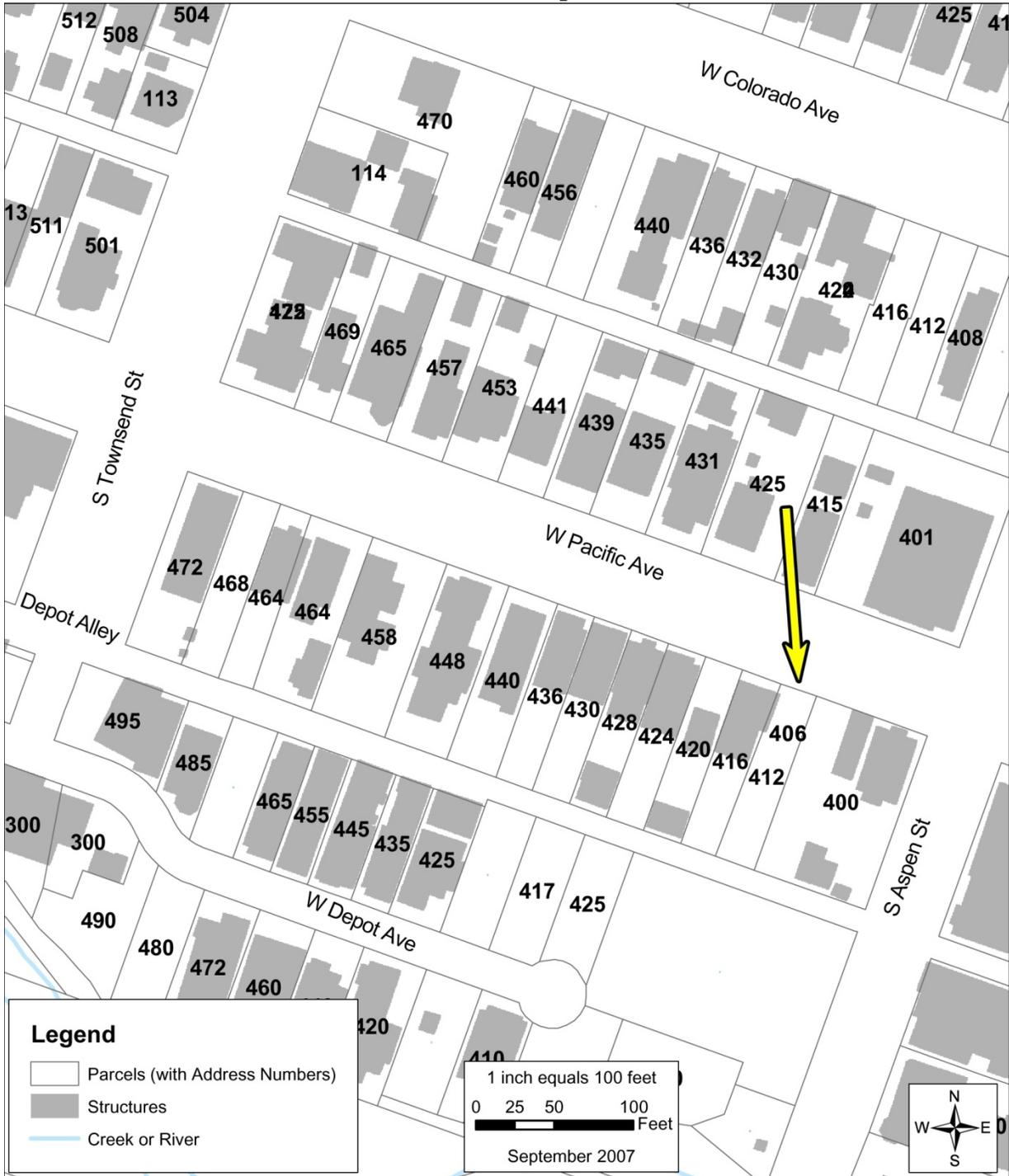
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #5, Images 443-451 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 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: | Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

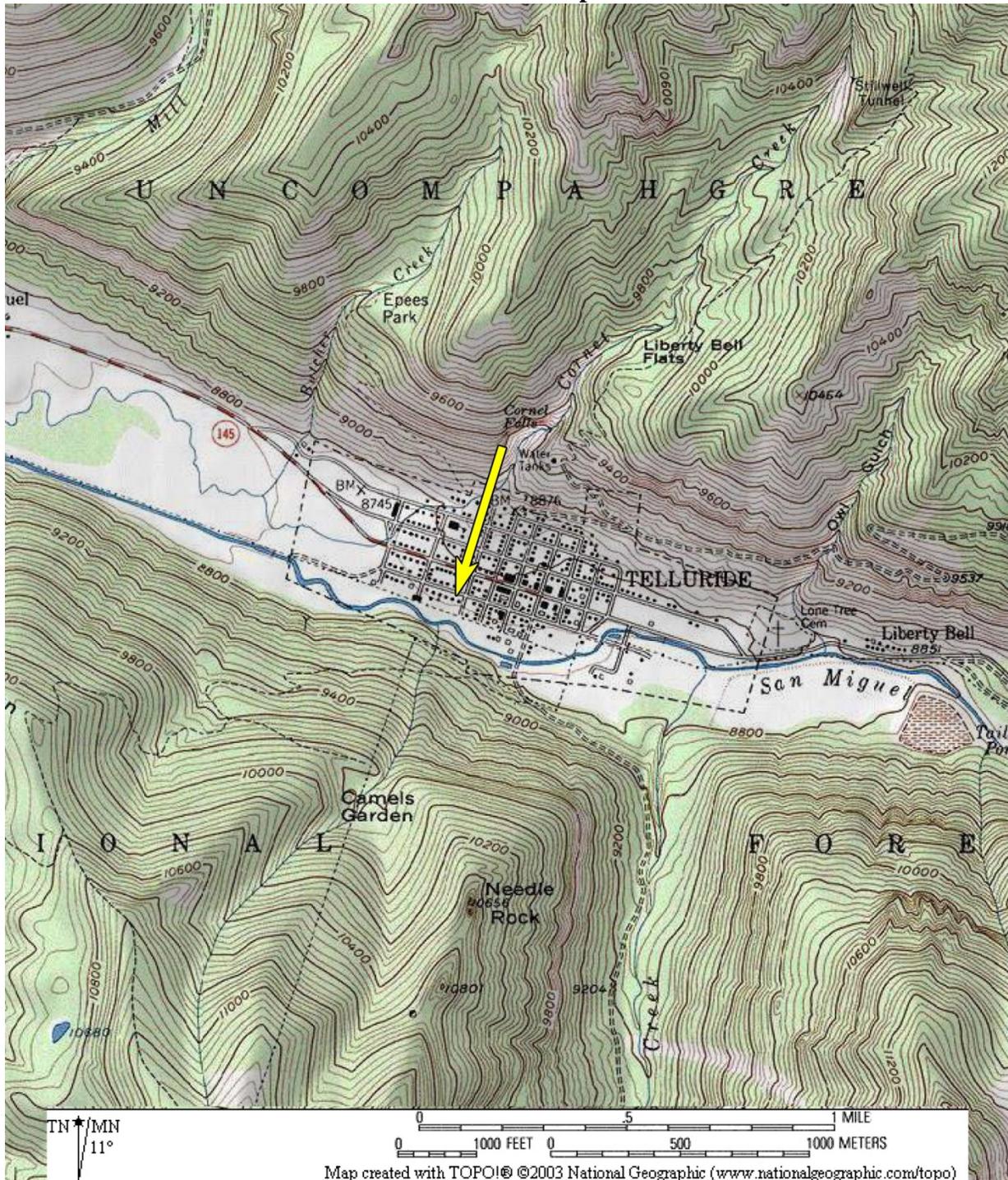
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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