

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

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.1648**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Finn Town Flats**
- 6. Current Building Name: **Finn Town Flats**
- 7. Building Address: **416 W. Pacific Avenue**
- 8. Owner Name and Address: **James G. Pope
141 Twelve Oaks Lane
Ponte Verde Beach, FL 32082**

Parcel number(s):

477901204018



THLD RATING:

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** **252696 mE** **4202354 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 36A, 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: 21 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features: **Porch**
Window/Stained Glass
21. General architectural description:
This is a 2.5-story, rectangular-shaped, wood frame building which measures 46' N-S (deep) by 20.5' E-W (across). Not included in these dimensions is a small, 11' by 5' hip-roofed addition to the east (side) elevation. The building is supported by a non-historic foundation of round concrete piers, and its exterior walls are clad with painted gold horizontal weatherboard walls with painted white 1" by 4" corner boards. The front gable roof is steeply-pitched, and is covered with wood shingles. The eaves are boxed with painted red and white wood trim. A wood frame front porch extends across all of the façade (north elevation), and wraps around to cover the north end of the east elevation. The porch features a wood plank floor, an open white wood railing, turned columns with decorative brackets, and a low-pitched hipped roof. Two wood-paneled doors enter the building from the front porch. One of these doors is centered on the north elevation and is painted blue, with an upper sash light and a transom light; the other is located at the north end of the east elevation, and is painted white, and also has an upper sash light, but does not have a transom light. A single-hung sash window, with stained glass Queen Anne upper sash lights, overlooks the west end of the front porch. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds. A below-grade basement-level entry on the south (rear) elevation is covered by a shed roof.

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22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

This building is located on the south side of Pacific Avenue in the block between Aspen and Townsend Streets. It is set back just a few feet from the front sidewalk which parallels Pacific Avenue. There are no secondary buildings on the property.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:

Source of information: **Sanborn Insurance maps, December 1899 and July 1904; *Telluride Daily Journal*, May 15, 1902, and August 7, 1902.**

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 document that this building was erected between December of 1899 and July of 1904; however, two smaller dwellings had previously been erected on this lot, between 1890 and 1893. Most likely erected as a boardinghouse, this building was likely one of several dwellings erected on West Pacific Avenue during the summer of 1902, as reported by the *Telluride Daily Journal* on May 15, 1902: and again on August 7, 1902:

"At least four substantial new residences are in the course of construction on West Pacific Avenue."

And again on August 7, 1902:

"A number of new residences have been put up this summer on West Pacific avenue."

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/Single Dwelling**

34. Site type(s): **Historically a boardinghouse**

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35. Historical background:

This building was probably erected during the summer of 1902, and served as a boardinghouse during its early history until it later became a single family residence. A plaque on the building's façade contains the following text:

Finn Town Flats

Finn Town Flats was originally a boarding house, as is evidenced by its size, the numerous windows, and multiple entrances. This structure exhibits a steeply pitched front gable, and a generous wraparound porch with turned wood spindles. Take notice of the original stained glass window in the front façade. Usually run by widows, boarding houses were an important part of Telluride's history. Many miners were single men who rented rooms in boarding houses for a month at a time. Other men lived at the mines and reserved a room for the weekends. The rent included meals and laundry service.

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

***Telluride Journal*, May 15, 1902.**

***Telluride Journal*, August 7, 1902.**

San Miguel County Assessor records.

San Miguel County 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.

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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 building is historically significant for its association with Telluride's socioeconomic development beginning circa 1902, and in particular for its early use as a boardinghouse. The building is also architecturally significant for its tall, angular, front-gabled, rectangular plan, and for such Late Victorian era features as its wraparound front porch with bracketed columns, narrow double-hung windows, and stained glass panes. Displaying a high level of integrity, this building should be rated as a "contributing" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building 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 exterior alterations to the original building. A small addition to the west elevation is compatible with the original construction.

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:

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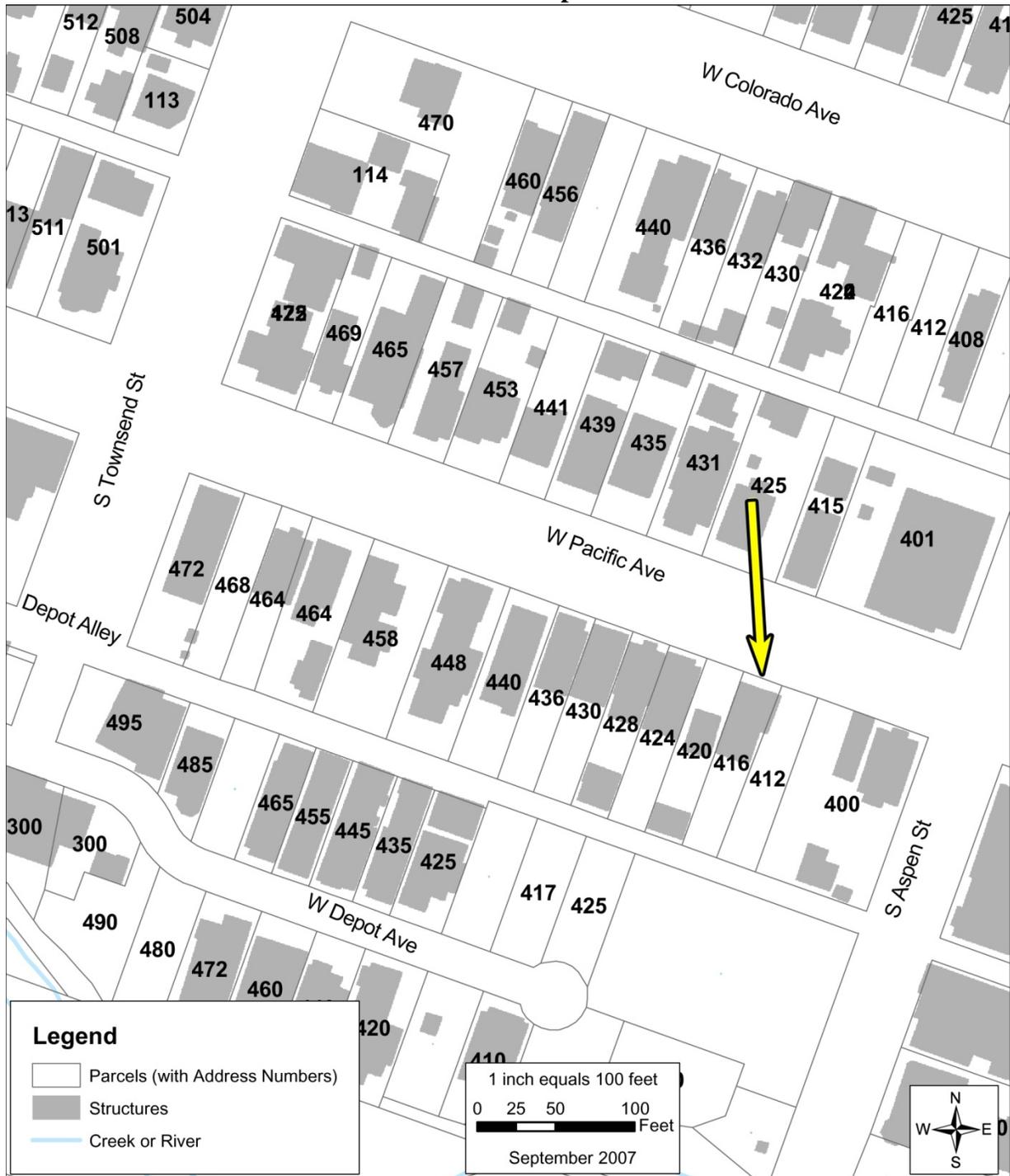
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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #5, Images 452-457	CDs filed at:	Town of Telluride
48. Report title:	Town of 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		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

