

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.1649/THAS.182**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Hopkins House**
- 7. Building Address: **420 W. Pacific Avenue**
- 8. Owner Name and Address: **Lawrence White Hopkins
P. O. Box 888
Telluride, CO 814350888**

Parcel number(s):

477901204010



THLD RATING:

Primary - Supporting to District
Shed - Supporting 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 Section **1**
10. UTM reference (Datum: NAD27)
 Zone: **13** **252688 mE** **4202356 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 35, 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: 24 feet x Width: 14 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney**
21. General architectural description:
This is a small, rectangular-shaped, one-story, wood-frame dwelling which measures 24' 4" N-S (deep) by 14' 6" E-W (across), with an addition to the south elevation which measures approximately 14' 5" by 3' 6". Its exterior walls are made of painted red board-and-batten, and its steeply-pitched front gable roof is covered with rusted corrugated metal. The eaves are boxed with painted white wood trim. A red brick chimney is located on the roof ridge. The small house's asymmetrical façade faces toward Pacific Avenue on the north elevation. A non-historic painted red, with white trim, metal front door, covered by a non-historic white metal storm door, enters the west end of the façade from a concrete stoop. The dwelling's windows are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds; however, a non-historic (1970s) fixed-pane window is located in the south elevation's upper gable end. A painted white wood-paneled door enters a small non-historic shed-roofed extension from a 4-step wood stoop on the south elevation.
22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features:

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This property is located on the south side of Pacific Avenue in the block between Aspen and Townsend Streets. The small house is set back farther from the street compared with other nearby dwellings.

24. Associated buildings, features or objects:

Shed (THAS #182)

A shed, which measures 16.5' N-S by 22.5' E-W, is located adjacent to the alley at the rear, south, end of the property. This building features rusted corrugated metal exterior wall cladding, over horizontal wood planks. The shed roof is covered with corrugated metal roofing material (reportedly non historic "pro panel" roofing.) laid over 1x wood decking. A set of non-historic paired plywood doors, side-hinged with metal strap hinges, open toward the alley on the south elevation. Two corrugated metal clad doors, also side-hinged with metal strap hinges, are located on the non-original north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:

Source of information: **Sanborn Insurance maps, October 1890 and February 1893.**

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 provide evidence that this dwelling was erected between October of 1890 and February of 1893. The Sanborn maps also indicate that the original portion of the shed at the rear of the property was built between 1908 and 1922, but that the shed was enlarged sometime after 1922. Sanborn maps also indicate that the dwelling was repositioned on the lot between 1908 and 1922. The maps indicate that during those years, the dwelling was moved from near the west property line to at or near the center of the lot, and also moved a few feet closer to the north property line along Pacific Avenue. The small rear addition and an upper half story loft reportedly date from the 1970s.

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:

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Sanborn Insurance maps reveal that this house was built in the early 1890s. Biographical information about the property's early owners and residents has not been uncovered. San Miguel County Assessor records indicate that Lawrence (Laurence?) W. Hopkins has owned the property since September of 1979.

36. Sources of information:

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.

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 beginning in the early 1890s, and extending through the early 1900s. The small house is also architecturally significant for its representative vernacular wood frame front gabled plan. Displaying comparatively high levels of integrity, this

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property's house and shed (THAS 182) both rate as a "supporting" resources within the Telluride National Historic Landmark District. In accordance with the "supporting" category, although both buildings have experienced some alteration they still convey a sense of history.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably 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. The house was modified in the 1970s by the construction of a small rear addition and upper half story loft. These modest alterations are subservient to, and compatible with, the historic dwelling. Based on the Sanborn maps, the shed was apparently enlarged sometime after 1922. The post-1922 portion of the shed is subservient to and compatible with the original shed's construction, and is not readily apparent.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**
 Local landmark eligibility field assessment: **Eligible / Supporting 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 458-464 | 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 4/14/2013 | | 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 | | |

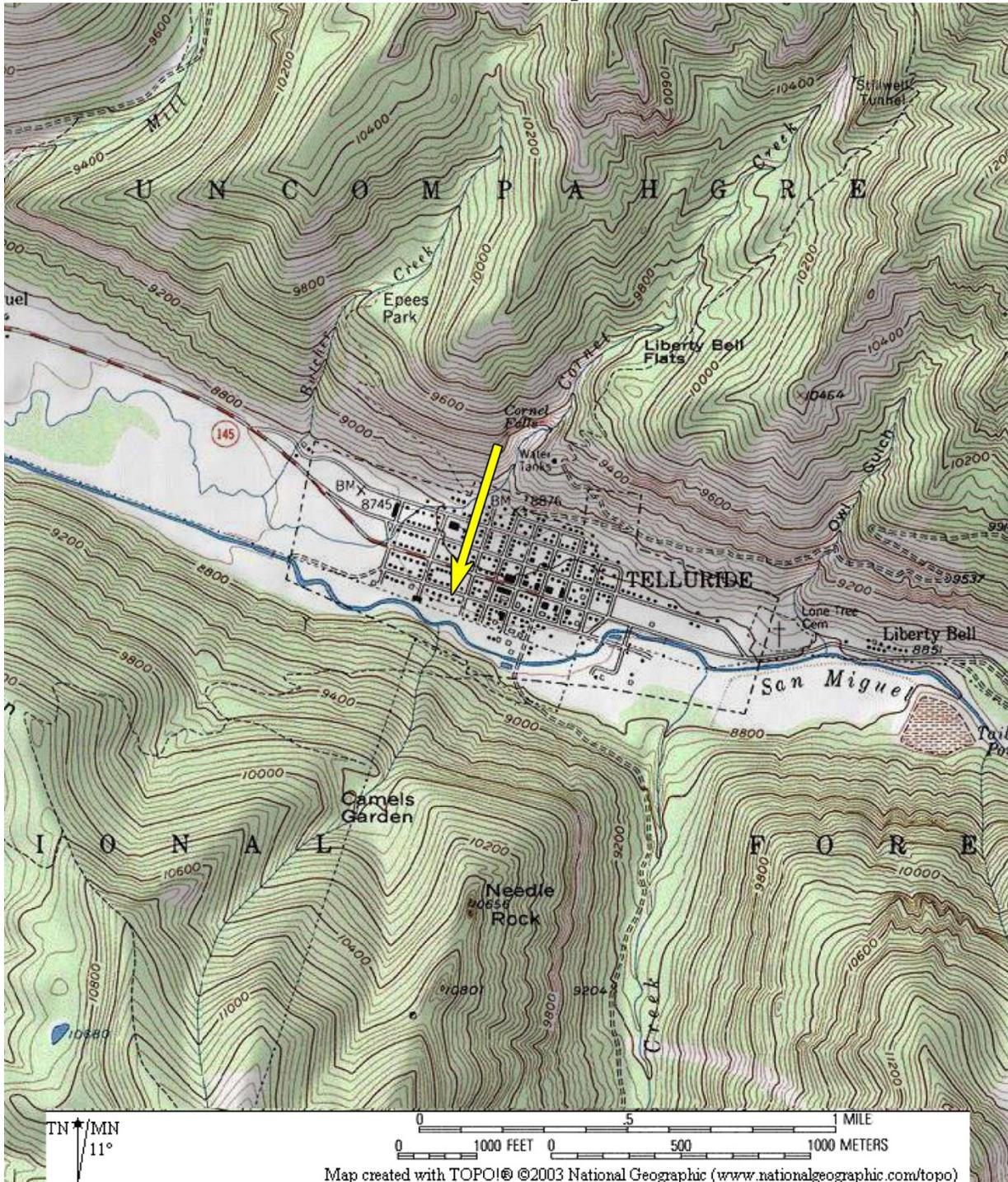
Architectural Inventory Form

Sketch Map



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Location Map



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