

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
Rev. 9/98

Architectural Inventory Form

Page 1 of 7

- 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.1650**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Brown House**
- 7. Building Address: **424 W. Pacific Avenue**
- 8. Owner Name and Address: **Paul Brown
8155 Kroger Farm Road
Cincinnati, OH 45243**

Parcel number(s):

477901204011



THLD RATING:	Supporting to District
---------------------	-------------------------------

Architectural Inventory Form

Page 2 of 7

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** **252681 mE** **4202359 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 34, 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 57 feet x Width: 21 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:
Porch
Chimney
Fence
21. General architectural description:
This is a 1.5-story, wood frame, cross-gabled dwelling. It is supported by a low sandstone foundation, and its exterior walls are clad with painted blue horizontal weatherboard siding with painted brown 1" by 4" corner boards. The cross-gabled roof is steeply-pitched, covered with metal roofing material, and with painted brown boxed eaves. A non-historic painted brown chimney, of concrete block construction, is located on the north elevation (façade). A painted blue wood-paneled door, with painted red, yellow and brown wood trim, enters the house from the front porch at the east end of the facade. The porch features a carpeted concrete floor, turned columns with brackets, and a steeply-pitched shed roof. The home's windows are primarily 1/1 double-hung sash with painted brown wood frames and surrounds; however, two non-historic single-light fixed-pane windows penetrate the façade wall. Moreover, the windows on the west (side) elevation are covered with painted blue plywood, as only two feet of space separate the west elevation wall from the house next door. A single-story low-pitched hip-roofed addition extends across the entire south (rear) elevation. A painted blue and white wood-paneled door enters the addition's south elevation from a 6-step wood deck.
22. Architectural style: **Late Victorian**

Architectural Inventory Form

Page 3 of 7

Building type:

23. Landscape or special setting features:

This property is located on the south side of West Pacific Avenue in the block between Aspen and Townsend Streets. A wrought iron fence parallels the front sidewalk.

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 provide evidence that this dwelling was built between 1893 and 1899. A smaller dwelling had previously been built on this lot, between 1890 and 1893. It was located at the front northeast corner of the property, unlike the larger extant dwelling which is centered near, but not at, the front of the lot.

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 reveal that this house was built in the years between 1893 and 1899. Biographical information about the property's early owners and residents has not been uncovered. San Miguel County Assessor records indicate that Robert and Georgia Holguin of Alhambra, California owned this property between circa 1979 and 1983. The Assessor records also indicate that Lawrence (Laurence?) W. Hopkins, the current owner, has held title to the property since September of 1979. Mr. Hopkins has also owned the small house next door to the east at 420 W. Pacific Avenue since circa 1979.

Architectural Inventory Form

Page 4 of 7

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 1890s. The house is also architecturally significant for its cross-gabled L-shaped plan, with some Late Victorian era architectural details such as the turned porch columns narrow double-hung sash windows, and decorative shingles. Due to some loss of integrity, though, this building should be rated as a "supporting" resource within the Telluride National Historic Landmark District.

Architectural Inventory Form

Page 5 of 7

43. Assessment of historic physical integrity related to significance:

This building displays a somewhat less than optimal level 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. A modest addition and a wood deck have been built onto the original rear elevation, some windows have been altered, and a non-historic concrete block chimney is located on the façade. As a result, this building no longer fully contributes the character of the Telluride National Historic Landmark District.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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 464-468 | 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 | | |

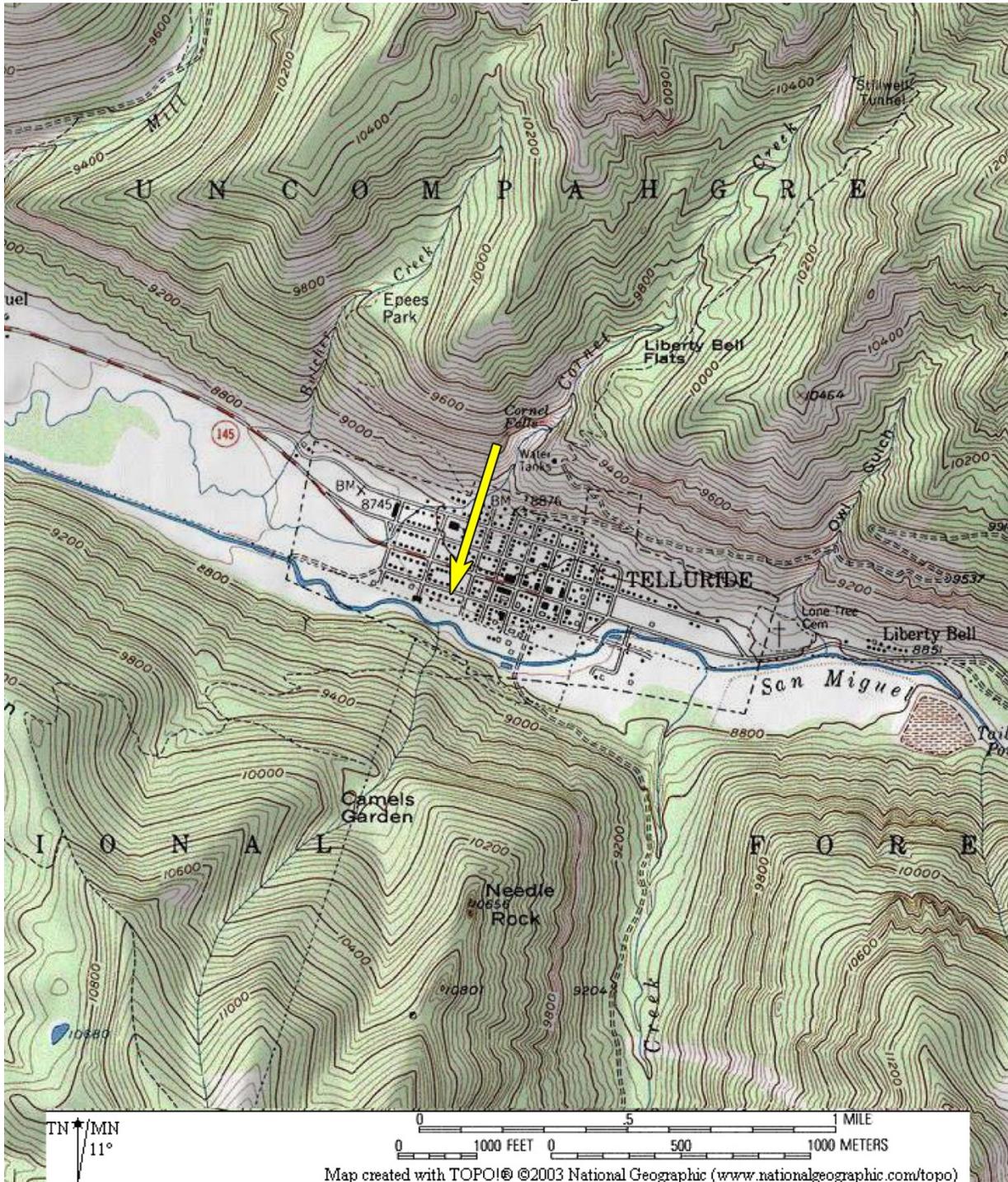
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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