

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

Architectural Inventory Form

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DRAFT 3/4/13

- 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.1651**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **430 W. Pacific LLC House**
- 7. Building Address: **428 W. Pacific Avenue**
- 8. Owner Name and Address: **430 W. Pacific LLC
c/o Whitcom Partners
375 Park Avenue, Suite 3800
New York, NY 10152**

Parcel number(s):

477901204022



THLD RATING:

Primary - Supporting to District
Garage/Secondary Residence – Non-Designated – New Construction

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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** **252674 mE** **4202361 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 33, 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: 55 feet x Width: 22 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Roof Treatment/Dormer
Fence
Window/Stained Glass
Roof Treatment/Finial
21. General architectural description:
This is a 1½-story wood frame Classic Cottage style dwelling, with a large gabled addition to the south (rear) elevation. The original hipped-roof portion of the extant dwelling measures approximately 32' N-S (deep) by 22' E-W (across); the entire dwelling, with the addition measures approximately 55' N-S by 22' E-W. The original dwelling is supported by a low concrete foundation which has been faced with red brick on the façade (north elevation), and with painted yellow vertical wood planks on the east and west (side) elevations. The house's exterior walls are clad with painted yellow horizontal weatherboard siding with painted white 1" by 4" corner boards. The roof is covered with red and green diamond-pattern asphalt composition shingles, and the eaves are boxed with painted white wood trim. A hip-roofed dormer, with a 1/1 single-hung sash window is centered on the north-facing roof slope overlooking the façade. The house features a symmetrical façade which faces toward Pacific Avenue on the north elevation. A stained brown wood-paneled front door, with stained glass upper sash lights, enters the center of the façade from a 3-step wood porch. This porch features a wood floor, a painted white open wood railing with turned balusters, painted white turned columns with decorative brackets, and a gable roof with a cannonball finial. The porch is flanked on either side by a 1/1 single-hung sash window, with leaded glass in the upper sashes. A painted white glass-in-wood-frame door enters the south (rear) elevation of

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the addition from an elevated wood deck. A set of paired, painted white, 8-light glass-in-wood-frame doors open from the addition's upper half story onto a second story porch on the south elevation

22. Architectural style: **Classic Cottage**

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. The front yard is enclosed by a low painted white picket fence.

24. Associated buildings, features or objects:

Garage/ Secondary Residence (428½ W. Pacific Ave.)
A non-historic garage/secondary residence (with the address of 428½ W. Pacific Avenue) is located behind the main residence, near the alley. This building measures approximately 19' N-S by 22' E-W. It features a concrete slab foundation, and has stained brown vertical wood plank walls. The building is covered by a shed roof, with a large intersecting gable on the west elevation which is penetrated by a set of paired double-hung sash windows. The roof is covered with corrugated metal. Two vertical wood plank garage doors, with X-bracing, face the alley on the south elevation. Windows are primarily 2/2 double-hung sash.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:

Source of information: **Sanborn Insurance maps, November 1908, October 1922**

26. Architect: **Original: Unknown; 1989 Addition: Bercovitz Design**

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 the original hipped-roof Classic Cottage style dwelling on this lot was constructed between 1908 and 1922. In earlier years, this lot was undeveloped. San Miguel County Assessor records, and Town of Telluride Planning Department files indicate that the rear addition to the dwelling was built in 1989, and that the garage/secondary residence was built between 1995 and 2006. A building permit for construction of the garage/secondary residence was issued in May of 1995; however, a certificate of occupancy was not issued until February of 2006. Bercovitz Design Group was the architect in for the 1989 addition to the primary dwelling and the for the garage/secondary residence.

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

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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 document that the original Classic Cottage style dwelling on this lot was constructed between 1908 and 1922. In earlier years, this lot was undeveloped. San Miguel County Assessor records, and Town of Telluride Planning Department files indicate that the rear addition to the dwelling was built in 1989, and that the garage/secondary residence (428½ W. Pacific Avenue) was erected between 1995 and 2006. Biographical information about this house's early owners and residents has not been uncovered.

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.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

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

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- 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 associations with Telluride's historical development during the early 1900s, and it is also architecturally significant as a representative Classic Cottage style dwelling. Despite some loss of integrity, it should be regarded as a "supporting" resource within the Telluride National Historic Landmark District. The garage/secondary residence is non-designated.

43. Assessment of historic physical integrity related to significance:

This building 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 integrity of the historic Classic Cottage style dwelling has been diminished by the construction of a rear addition. The addition is compatible with the original construction in terms of its materials; however, its roof line projects above the house's original roof line, and as a result, the addition is visible from the street.

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 469-475** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **September 2007 (revised December 2009)** **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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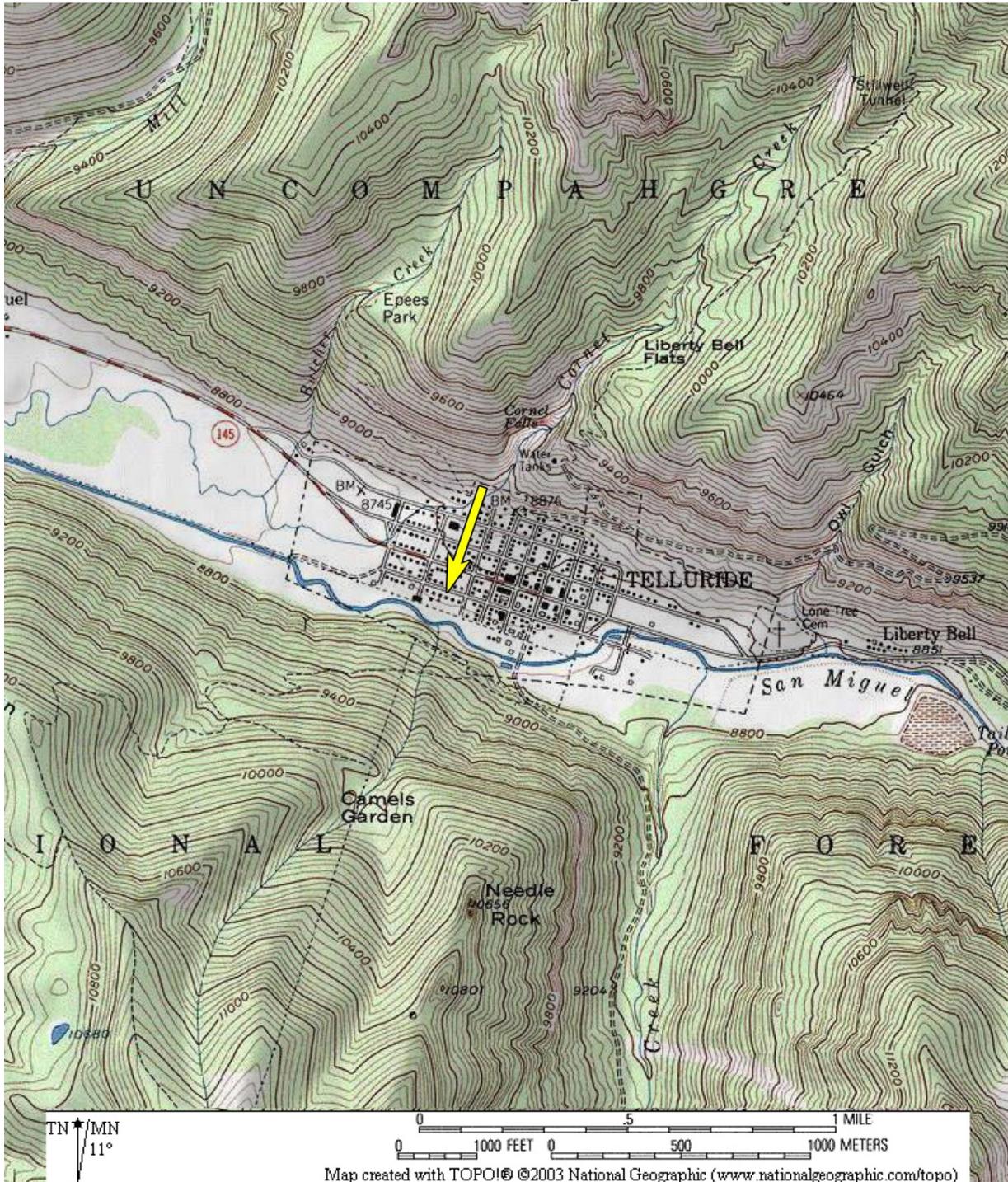
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Sketch Map



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Location Map



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