

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

Architectural Inventory Form

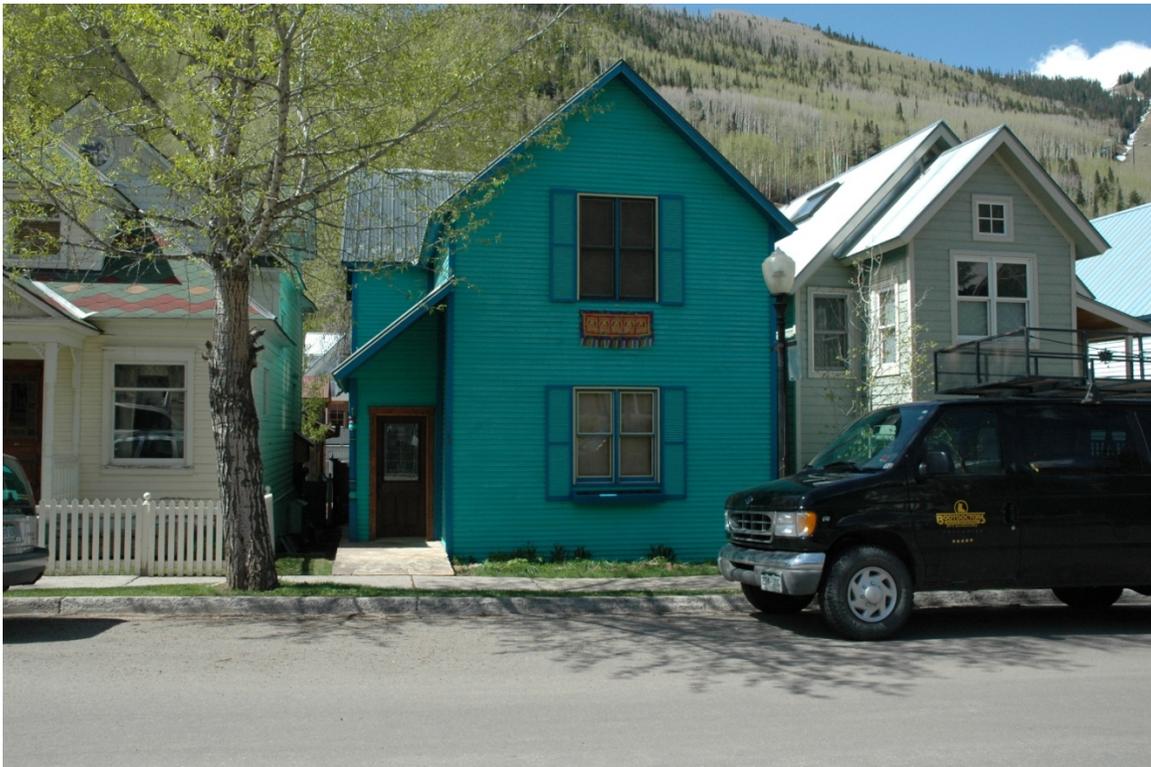
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5SM.1652**
- 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: **430 W. Pacific Avenue**
- 8. Owner Name and Address: **430 W. Pacific, LLC
375 Park Avenue, Suite 3800
New York, NY 10152**

Parcel number(s):

477901204022



THLD RATING:	Supporting to District
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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** **252667 mE** **4202364 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 32, 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: 52 feet x Width: 21 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This is a 1½-story wood frame dwelling with an older single-story shed-roofed rear addition. The entire house measures 52' N-S (deep) by 21' E-W (across), while the rear shed-roofed addition measures 8' N-S by 21' E-W. The original house is supported by a low sandstone foundation, covered with corrugated metal, and its exterior walls are clad with narrow painted turquoise horizontal wood siding, with painted blue 1" by 4" corner boards. The house is covered by a steeply-pitched cross gable roof, with metal roofing material and with painted blue boxed eaves. The house features an asymmetrical façade which faces Pacific Avenue on the north elevation. A stained brown wood-paneled front door, with a leaded glass upper sash light, enters into an enclosed shed-roofed porch at the east end of the façade. The house's windows are predominantly 1/1 double-hung sash, with painted blue and peach color wood frames and surrounds. Windows on the façade also feature decorative wood shutters. The shed-roofed addition to the south elevation is covered by an upper half story porch. A glass-in-wood-frame door, flanked by a band of fixed-pane windows enters the main level of the addition; another glass-in-wood-frame door opens from the original upper half story onto the upper half story porch above the addition.
22. Architectural style: **Late Victorian**
- Building type:

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23. Landscape or special setting features:

This well-maintained property is located on the south side of West Pacific Avenue in the block between Aspen and Townsend Streets. A narrow grass strip with deciduous trees is located between the front sidewalk and the street. The backyard is enclosed by a wood privacy fence.

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. This 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:

"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."

The July 1904 Sanborn map also depicts a small one-story secondary building located at the rear southwest corner of the property; however, no secondary buildings are currently located on 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**

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35. Historical background:

Sanborn Insurance maps document that this house was built sometime between December of 1899 and July of 1904. Historic *Telluride Daily Journal* articles, meanwhile, more precisely indicate that the dwelling was most likely erected during the summer of 1902. Biographical information about the families and individuals who lived here during the early 1900s has not been uncovered. More recent San Miguel County Assessor records indicate that the property was owned by Thomas McGhee, of Zephyr Cove, Nevada, between circa 1971 and 1984, followed by Dale and Phyllis Dean who owned the property for only about a year, between November 1984 and November 1985. The Assessor records then indicate that the property was next owned by Patty Bray, until circa 1989, followed by Frank J. Lynch and Michael J. and Kimberly Lynch in the 1990s. Eric D. and June E. Nepsky owned the property between March of 1999 and July of 2008, according to the Assessor records. The Nepskys sold the property to its current owner, 430 W. Pacific, LLC, on July 15, 2008. In 2012, 430 W. Pacific was joined with a connector to 428 W. Pacific.

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.

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

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- 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 house is historically significant for its associations with Telluride's historical development during the early 1900s, and it is also architecturally significant for its representative early twentieth century wood frame cross gabled plan, with some Late Victorian era architectural details. These include the turned front porch column, leaded glass panes in the front door, and narrow double-hung sash windows. Despite some loss of integrity, this building retains sufficient integrity to rate as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably high 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. The integrity of the historic dwelling was diminished through renovation work undertaken prior to the mid-1980s, including the construction of a small rear addition, the enclosure of the front porch, and the application of non-historic elements such as decorative window shutters on the facade. The building, however, still conveys a sense of time and place of an early twentieth century dwelling, dating from Telluride's mining boom era.

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 476-479** 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 and April 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

