

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.1654**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **King Revocable Trust House, et. al.**
- 7. Building Address: **448 W. Pacific Avenue**
- 8. Owner Name and Address: **The Audrey Marsh King Restatement of Trust
P.O. Box 23707
Belleville, IL 62223**

**James Marsh King Rev. Trust
PO Box 23707
Belleville, IL 62223**

Parcel number(s):

477901204016
477901204017



THLD RATING:

Non-Designated – New Construction

Architectural Inventory Form

Page 2 of 8

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** **252641 mE** **4202373 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot B, Block 6**
 Addition: **West Pacific Townhomes Subdivision** Year of addition:
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): **Irregular Plan**
15. Dimensions in feet: **1831 square 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**
Roof Treatment/Dormer
21. General architectural description:
This is a tall 1.5-story, non-historic, wood frame dwelling. Portions of an earlier one-story building may have been incorporated into this building's design. The extant building is supported by a low concrete foundation which has been faced with stone along the north elevation (façade) and along part of the east (side) elevation. The exterior walls are clad with painted cream white horizontal wood siding, with 1" by 6" corner boards, and the steeply-pitched cross gable roof is covered with green metal roofing material. The eaves are boxed with stained brown bead board and painted white wood trim. Two shed-roofed dormers, each with three single-light casement windows, are located on the west-facing roof slope; another similar shed-roofed dormer is located on the opposite east-facing roof slope. A stained brown wood-paneled door, with a transom light, enters into "448 A" W. Pacific Avenue at the west end of the façade from a 3-step wood porch. This porch features a painted white open wood railing, 6" by 6" wood posts, and a shed roof. Another similar entry into "448 B" W. Pacific Avenue faces north, but is located on the east (side) elevation. A prominent upper half-story box bay, with a set of paired 1/1 double-hung sash windows, topped by three small 4-light windows, is a prominent architectural feature in the façade's upper gable end. Windows elsewhere are primarily 1/1 double-hung sash with painted wood frames and surrounds.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

This property is located on the south side of Pacific Avenue in the block between Aspen and Townsend Streets. The house is set back just a short distance from the front sidewalk. The property appears well-maintained and nicely-landscaped, with a red brick sidewalk leading from the main sidewalk along Pacific Avenue to the side entry.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1998** Actual:

Source of information: **San Miguel County Assessor records.**

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:

This building was erected circa 1998 having replaced a smaller dwelling which had been erected on this property circa 1902.

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/Multiple Dwelling**

34. Site type(s): **Townhome/Condominium residences**

35. Historical background:

This multiple unit dwelling was constructed circa 1998, having replaced an earlier single family home which had been built circa 1902.

36. Sources of information:

San Miguel County Assessor records.

San Miguel County Property Appraisal Record.

Architectural Inventory Form

Page 4 of 8

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.

Architectural Inventory Form

Page 5 of 8

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: **N/A**

40. Period of significance: **N/A**

41. Level of significance: National: State: Local:

42. Statement of significance:

This building is of too recent construction to be considered for listing in the National Register of Historic Places or in the State Register of Historic Properties. As new structure this property is considered a non-designated resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a 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.

Architectural Inventory Form

Page 6 of 8

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
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 485-491** 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** **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**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

