

Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY
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.1673/THAS.206**
2. Temporary resource number: **N/A**
3. County: **San Miguel**
4. City: **Telluride**
5. Historic Building Name: **Unknown**
6. Current Building Name: **Park House**
7. Building Address: **457 W. Pacific Avenue**

Parcel number(s): **477901202006**

8. Owner Name and Address: **Robert James Park, Sima and Laila Paglia Park
P. O. Box 60233
Boulder City, NV 89006**


THLD RATING:
Primary - Contributing to District
Shed - Contributing 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** **252640 mE** **4202430 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 15, 16, Block 5**
 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: **915 square feet**
16. Number of stories: **1**
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
21. General architectural description:
This is a single-story, cross gable, wood frame dwelling with an older gabled addition to its (north) rear elevation. The house's low foundation walls are covered with corrugated metal skirting, while the walls are clad with painted beige color horizontal weatherboard siding with 1" by 4" corner boards. The weatherboard siding in the façade's upper gable end is painted red, blue, and green, however. The cross gable roof is steeply-pitched, with metal roofing material, and with painted blue and beige boxed eaves. A red brick chimney, with a corbelled cap, is located on the roof ridge. A painted beige wood-paneled front door, with purple, green and blue panels, enters the façade (south elevation) from a 4-step wood porch. This porch features an open wood railing, painted blue turned columns with brackets, and a low-pitched hip roof. A solid wood door enters the house's north elevation. The home's windows are predominantly 1/1 double-hung sash with painted green wood frames and surrounds. The rear gabled addition features beige color corrugated metal clad walls, and corrugated metal roofing material.
22. Architectural style: **Late Victorian**
- Building type:

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23. Landscape or special setting features:

This property is located on the north side of West Pacific Avenue in the block between Aspen and Townsend Streets. A stone retaining wall parallels the front sidewalk.

24. Associated buildings, features or objects:

Shed (THAS #206)

A wood frame shed (THAS #206) is located adjacent to the alley at the rear of the property. This building measures approximately 24' N-S by 10' E-W, and is supported by a wood timbers on grade foundation. Its exterior walls are clad with rusted corrugated metal, over horizontal wood planks, while the shed roof is covered with deteriorated rusted corrugated metal over 1x wood decking. A single square window opening penetrates the west elevation. A large single-light window penetrates the east elevation. A corrugated metal clad entry door enters the shed near the south end of the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1903** Actual:

Source of information: **Sanborn Insurance maps, December 1899 and July 1904; 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:

San Miguel County Assessor records list 1903 as this house's year of construction. This date is probably accurate, because Sanborn Insurance maps provide corroborating evidence that the house and shed were built between December 1899 and July 1904. A gabled addition to the house's north (rear) elevation appears to date to the 1960s or 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:

Sanborn Insurance maps and San Miguel County Assessor records indicate that this house was built in 1903. Biographical information about its early owners and residents has not been thoroughly researched.

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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 very early 1900s. The house is also architecturally significant for its rectangular-shaped, wood frame side gable plan, and for its Late Victorian era details such as its turned porch columns and multi-colored decorative shingles in the façade's upper gable end. With only a very small loss of integrity, the house should be rated as a "contributing" resource within the Telluride National Historic Landmark District. The shed (THAS #206), which displays a high level of integrity, also rates as a "contributing" resource within the Landmark District .

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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. A modest addition to the house's north (rear) elevation is reasonably compatible with the house's original construction, and is minimally visible from the street. The shed at the rear of the property displays excellent integrity; however, it is in deteriorated condition. A sense of time and place relative to how this property appeared during the early 1900s remains reasonably intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**

Local landmark eligibility field assessment: **Eligible / Contributing 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 619-625 | 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 4/10/2013 | | 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 | | |

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Sketch Map



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Location Map

