

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
Rev. 9/98

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.1656/THAS183**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Pacstreet House**
- 7. Building Address: **464 (466) W. Pacific Avenue**
- 8. Owner Name and Address: **Pacstreet House LLC
46 Hathaway Lane
Essex Falls, NJ 07021**

Parcel number(s):

477901204005



THLD RATING:

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

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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 $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252605 mE** **4202385 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 24, 25, 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: 41 feet x Width: 22 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features:
Porch
Chimney
Window/Stained Glass
21. General architectural description:
This is a tall, angular, 2.5-story wood frame dwelling. It is supported by a non-historic concrete foundation, faced with corrugated metal skirting, and its exterior walls are clad with painted pale grey horizontal wood siding, with painted white 1" by 4" corner boards. Multi-colored, variegated wood shingles appear in the façade's upper gable end, however. The house is covered by a steeply-pitched front gable roof, with wood shingles, and with painted blue and white boxed eaves. Two red brick chimneys are located just below the ridge on the west-facing roof slope. The dwelling's symmetrical façade faces toward West Pacific Avenue on the north elevation. A painted brown and tan, with blue trim, wood-paneled front door, with an upper sash light and a transom light, enters the center of the façade from a full-width front porch. This porch features a wood plank floor, and an open wood railing. Most of the porch is uncovered; however, a small gable roof over the entry door is supported by two turned columns and two engaged turned columns. The entry door is flanked on either side by a 1/1 single-hung sash window with stained glass upper sash lights. The façade's second story wall is penetrated by two 1/1 single-hung sash windows, also with stained glass upper sash lights, and by a 1/1 double-hung sash window centered directly above the porch roof. Another 1/1 double-hung sash window penetrates the façade's upper gable end. Windows elsewhere on this building are primarily single and paired 1/1 double-hung sash with painted white

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wood frames and surrounds. A side entry door leads into the east elevation from a 5-step wood porch covered by a hip roof. A horizontal sliding or atrium type door opens onto an elevated wood deck on the south (rear) elevation.

22. Architectural style: **Late Victorian**

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.**

24. Associated buildings, features or objects:

Garage – New 2012
Secondary Residence (464 1/2 W. Pacific Avenue) (THAS #183)
A wood frame secondary residence is located adjacent to the alley at the rear of the property. This building rests on a concrete foundation, and the foundation walls are covered with rusticated corrugated metal skirting. The exterior walls are clad with stained dark brown horizontal wood siding and vertical wood planks, portions of which are covered with rusticated corrugated metal. The main portion of the building is covered by a steeply-pitched gable roof, but a small shed-roofed extension is located on the south elevation, and gable and shed roof extensions are located on the west elevation. The roof is covered with corrugated metal, with a non-historic skylight on the east-facing roof slope. A painted blue wood-paneled door, with two upper sash lights, enters the building at the south end of the east elevation. A stained brown wood-paneled door, with an upper sash light, enters the west end of the south elevation from a concrete porch with a metal railing and approached by four metal steps.

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; 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:
- 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 Journal* on May 15, 1902:**
- "At least four substantial new residences are in the course of construction on West Pacific avenue."**

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And again on August 7, 1902:

"A number of new residences have been put up this summer on West Pacific avenue."

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Multiple Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Based on its size, originally this building was probably a boardinghouse.**

35. Historical background:

Sanborn Insurance maps provide evidence that this building was erected between December of 1899 and July of 1904. Telluride Journal newspaper articles more precisely indicate that the building was probably constructed during the summer of 1902. It was most likely a boarding house, however, biographical information about the building's early owners and residents has not been thoroughly researched.

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.

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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 building is historically significant for its association with Telluride's socioeconomic development during the early 1900s, and in particular for its probable original use as a boarding house. Often operated by women, often including widows, boarding houses, or rooming houses, were an integral part of Telluride's built environment during the town's mining heyday of the 1890s and early 1900s. The building is also architecturally significant for its two-story wood frame front gabled plan, and for its Late Victorian era architectural details. These include the decorative shingles in the façade's upper gable end, turned porch columns, and stained glass windows. As such, this building rates as a "contributing" resource within the Telluride National Historic Landmark District. The secondary residence (THAS #183) also rates as a "contributing" building within the District. The new garage is non-designated.

43. Assessment of historic physical integrity related to significance:

This property displays an overall 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.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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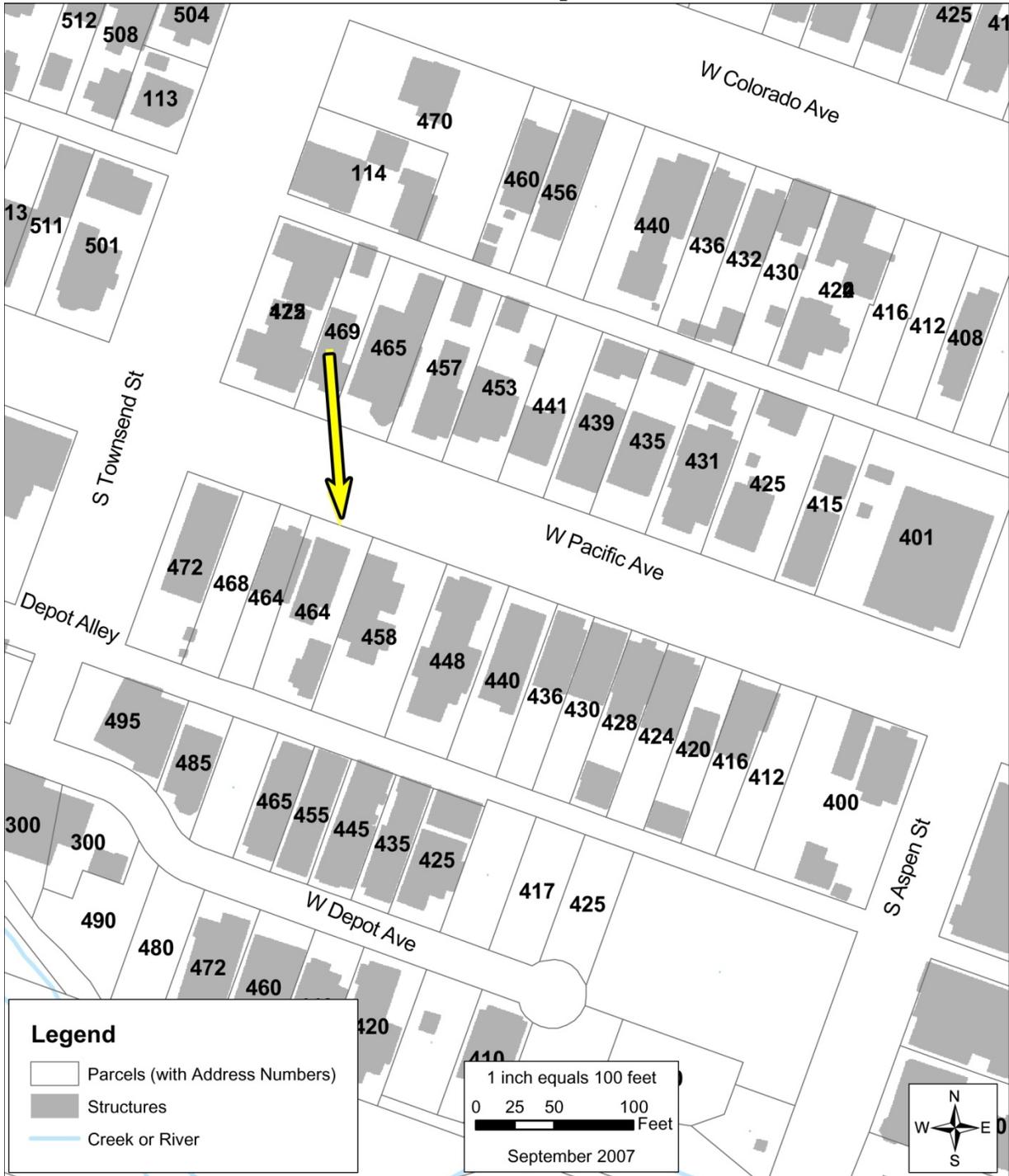
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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #5, Images 496-503	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		

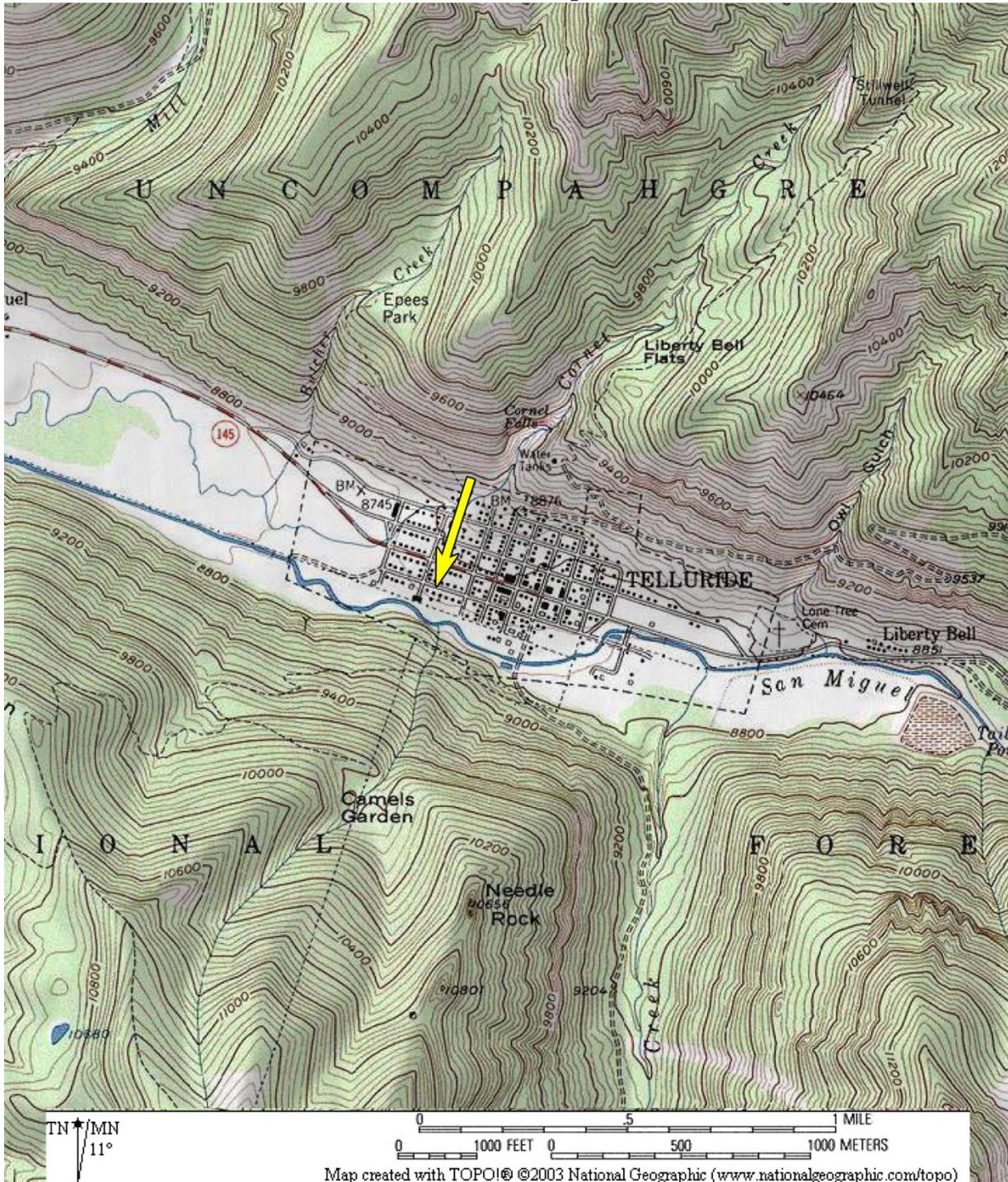
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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