

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.1841**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Nicko Properties, LLC House**
- 7. Building Address: **501½ W. Pacific Avenue**
- 8. Owner Name and Address: **Nicko Properties, LLC
2364 South Court
Palo Alto, CA 94301**

Parcel number(s):	456536318052



THLD RATING:	Non-Designated – New Construction
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252578 mE** **4202462 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 1, 2, Block 8**
 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: **4254 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Garage/Attached Garage**
21. General architectural description:
This 1½-story wood frame dwelling is supported by a poured concrete foundation, clad with rusticated corrugated metal skirting. Its exterior walls are made of stained natural brown vertical wood plank siding, and the roof is a moderately-pitched cross gable with rusticated corrugated metal roofing material and metal-clad boxed eaves. Pairs of skylights penetrate the north and west roof slopes. The house's windows are predominantly single-light casements with stained brown wood surrounds. A stained brown wood-paneled door, with one upper sash light, enters the south elevation from a 5-step shed-roofed porch with a metal railing. A two-stall garage is incorporated into the dwelling's northwest quadrant. Two rusticated corrugated metal overhead garage doors at the west end of the north elevation open onto an asphalt alley.
22. Architectural style: **Modern Movements**
 Building type:
23. Landscape or special setting features:
This well-maintained property is located on the west side of S. Townsend Street in the block north of W. Pacific Avenue. It is behind the property at 501 W. Pacific Avenue to the south. A painted white picket fence encloses a small yard south of the house. An asphalt-paved alley is adjacent to the north.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **2005**
 Source of information: **San Miguel County Assessor's Office, Residential Property Appraisal Record**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Windhorse Corp.**
 Source of information: **San Miguel County Assessor's Office, Residential Property Appraisal Record**

29. Construction history:
This dwelling was constructed in 2005, replacing an earlier wood frame residence which had built prior to 1908 and was demolished in 2004. The earlier dwelling had the street address of 121 S. Townsend Street, while the extant dwelling's address is designated as 501½ W. Pacific Avenue. When it was surveyed in 1986, the previous dwelling was recorded as a single-story cross gabled residence with aluminum exterior siding.

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 Residence**

35. Historical background:
Information regarding this property's history has not been uncovered.

36. Sources of information: **N/A**

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.

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Qualifies under Criteria Considerations A through G (see Manual).

xx 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: **xx**

42. Statement of significance:

Built in 2005, this dwelling is of too recent construction and is a non-designated resource within the Telluride National Historic Landmark District

43. Assessment of historic physical integrity related to significance:

This building appears little changed from when it was constructed in 2005

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 #7, Images 403-406** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **August 9, 2011** **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



