

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.1670/THAS.201**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Echnoz House**
- 7. Building Address: **513 W. Pacific Avenue**
- 8. Owner Name and Address: **Charles L. and Kirsten L. Echnoz
145 Saddle Club Road
Kittanning, PA 16201**

**Jeffrey DeGraff
8 Arrowcrest Drive
Croton HDSN, NY 10520**

Parcel number(s):	456536318055
	456536318053



THLD RATING:	Primary - Supporting to District Secondary Residence - Supporting to District
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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** **252556 mE** **4202460 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 4, Block 8**
 Addition: **513 West Pacific Residences (replat of 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: **2160 square feet**
16. Number of stories: **2**
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
Balcony
Roof Treatment/Dormer
21. General architectural description:
This is a two-story, rectangular-shaped, wood frame dwelling, with a single-story shed-roofed extension to its north (rear) elevation. The house is supported by a low concrete foundation, and its exterior walls are clad with painted beige horizontal weatherboard siding, with painted white 1" by 4" corner boards. The dwelling's cross gable roof is steeply-pitched, and is covered with metal roofing material. The eaves are boxed, with painted red and wood trim, and two short red brick chimneys are located on the ridge. A painted red/purple wood-paneled front door, with one upper sash light, enters the center of the façade from a 6-step wood porch which covers the eastern 2/3s of the façade (south elevation). This porch features a painted red wood plank floor, a painted white open wood railing, painted white chamfered 4" by 4" wood posts, and a flat roof which also serves as a second story balcony. A painted purple/red 10-light glass-in-wood-frame door opens from the second story onto the balcony. A shed-roofed dormer is located near the north (rear) end of the west-facing roof slope. The walls of the shed-roofed extension to the north elevation are clad with corrugated metal.
22. Architectural style: **No Defined Style**

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Building type:

23. Landscape or special setting features: **This property is located on the north side of West Pacific Avenue in the block between Townsend and Davis Streets.**

24. Associated buildings, features or objects:

Secondary Residence (513 1/2 W. Pacific Avenue) (THAS #201)

A 1.5-story secondary residence (THAS #201), which measures approximately 20' N-S by 16' E-W, is located on the back half of the property. This building is supported by a concrete foundation, has stained brown board-and-batten exterior walls, and a steeply-pitched side gable roof covered with corrugated metal roofing material. The eaves are boxed with painted brown wood trim, and a skylight penetrates the west-facing roof slope. A painted brown wood-paneled door, with one upper sash light, enters the east elevation beneath a shed-roof hood with knee brace supports. A 4-light window penetrates the north elevation's upper gable end. Vertical wood plank doors, side-hinged with metal strap hinges (apparently no longer in use), face toward the alley on the north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:
 Source of information: **San Miguel County Assessor records; Sanborn Insurance maps, February 1893 and December 1899.**

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 1899 as this house's year of construction. This date is probably accurate as Sanborn Insurance maps provide corroborating evidence that the house was built sometime between February of 1893 and December of 1899. Town of Telluride Building Department and Planning files indicate that the secondary building (THAS #207) was reconstructed in 2003. George Greenbank was the project architect, while Steve Green was the contactor.

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:

San Miguel County Assessor records and Sanborn Insurance maps indicate that this house was built circa 1899. Biographical information about the families and individuals who lived in the home has not been uncovered.

36. Sources of information:

San Miguel County Assessor records.

San Miguel County Commercial 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.

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

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:

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42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development beginning circa 1899, and it is also architecturally significant for its late nineteenth century vernacular wood frame cross-gable architectural plan. Due to some loss of integrity it should be considered a supporting resource within the Telluride National Historic Landmark District. The rehabilitated secondary building (THAS #207) also qualifies as as a "supporting" resource within the district.

43. Assessment of historic physical integrity related to significance:

This building displays a less than optimal 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. The front porch and balcony, and a shed-roofed dormer on the west-facing roof slope, are non-historic features which detract from the historic building's physical integrity. The secondary building (THAS #207) has been rehabilitated for modern usage, but has retained much of its integrity.

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 581-585	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
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		

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Sketch Map



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Location Map

