

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.1669**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Thompson House**
- 6. Current Building Name: **Caskey House**
- 7. Building Address: **517 W. Pacific Avenue**
- 8. Owner Name and Address: **Michael and Michelle D. Caskey
7740 N. Mockingbird
Paradise Valley, AZ 85253**

| | |
|-------------------|---------------------|
| Parcel number(s): | 456536318018 |
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|---------------------|-------------------------------|
| THLD RATING: | 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** **252547 mE** **4202464 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 5, 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: **Length: 50 feet x Width: 18 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Chimney
Ornamentation/Decorative Shingles
21. General architectural description:
This two-story wood frame dwelling rests on a concrete foundation, and its exterior walls are clad with painted grey horizontal weatherboard siding, with painted white, red, and green fishscale shingles in the façade's upper gable end. The house's front gable roof is steeply-pitched, and is covered with brown asphalt composition shingles. The eaves are boxed, with painted red and blue wood trim, while a red brick chimney is located on the roof ridge. The house's asymmetrical façade faces toward Pacific Avenue on the south elevation. Here, a painted grey wood-paneled front door, with painted white and blue wood trim, and with a transom light, enters the east end of the façade from a 7-step wood porch. This porch features a wood plank floor, an open wood railing, turned wooden columns, and a low-pitched hip roof. A painted blue wood-paneled door, with an upper sash light, enters the east (side) elevation from a 4-step metal porch. A large canted bay, with three 1/1 double-hung sash windows, penetrates the façade wall to the west of the entry door. A set of paired 1/1 double-hung sash windows, with painted blue wood frames and painted white wood surrounds, are located in the façade's upper gable end. Windows elsewhere are also predominantly 1/1 double-hung sash, with painted blue wood frames and painted white wood surrounds. A relatively new gabled addition to the north (rear) elevation has replaced an earlier addition.

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22. Architectural style: **Late Victorian**

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: **N/A**

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: **Thomas and Mary Seppa Thompson (possibly)**
 Source of information: **Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**

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. An earlier inventory form for this property (prepared by Front Range Research Associates in May 1986), indicates that this building was a duplex, two-family dwelling, in its early years, but that the duplex addition was torn down in 1923. The extant rear addition may have been built circa 1992. Town of Telluride Planning Department files contain references to a certificate of appropriateness (CA #4513) for an addition and secondary structure for this property in August 1992. Kumpost and Associates is listed as the project's architect, with East-Coast Development as the contractor. However, the addition as described in CA #4513 appears to have obvious differences with the house's addition as actually built.

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:

The 1986 inventory form for this property (completed by Front Range Research Associates) relates that "as recently as 1978, this home was owned by Arvo Thompson, whose family had lived in the building since 1913." Arvo Thompson is quoted in the book *Conversations at 9,000 Feet* compiled by Davine Pera and published in 2000. According to this source, Arvo Thompson was born on December 25, 1908, to Thomas and Mary Seppa Thompson. Among Telluride's immigrant Finnish population, Thomas and Mary had come to America separately in the late 1890s, and had met and married in Telluride in 1903. According to an interview with Arvo Thompson in *Conversations at 9,000 Feet*, his mother, Mary Seppa Thompson came to America at age sixteen to avoid a marriage her parents had arranged for her in Finland. She landed at Boston circa 1898, and eventually worked her way west to Telluride where she met and married Thomas Thompson who had been born in Finland in 1866.

By 1908, three children had been born, and the Thompsons then managed to return to Finland to visit family. Arvo, their fourth child, was born during the voyage on Christmas day 1908, before the family once again returned to Telluride. The *Telluride Journal* reported on the birth of another son, Herbert, on August 1, 1912: "Born this morning to Mr. and Mrs. Thomas Thompson of West Pacific Avenue, a bouncing baby boy." Thomas Thompson apparently passed away sometime between that date and 1920, as the 1920 U.S. census lists Mary Thompson as a widow and head of the family. According to the census, other members of the Thompson family in 1920 included: Lillian, a daughter, age 18; Tyne [sp.?], a daughter, age 16; Vaino [sp.?], a son, age 13; Arvo, a son, age 11; Vaino [sp.?], a daughter, age 9; and Herbert, a son, age 7. The 1920 census also indicates that Mary Thompson was self-employed as a laundress, while her two oldest daughters were employed as telephone operators. Arvo Thompson, who apparently lived in this house for much of his life, died in Montrose on December 28, 1992.

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"Fine Boy." *Telluride Journal*, August 1, 1912, p. 3.

Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, West Telluride precinct.

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000.

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.

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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, Ethnic Heritage/European, Settlement**

40. Period of significance: **1878-1913**

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

42. Statement of significance:

This house is historically significant for its association with Telluride's residential development, beginning circa 1899, and in particular for its long association with the Thomas and Mary Thompson family, who were among the town's immigrant Finnish population during the early 1900s. The house is also architecturally significant for its representative vernacular wood frame front gabled plan. Due to a modest loss of integrity, this property should be rated as a "supporting" resource within the Telluride National Historic Landmark District. A sense of time and place of a turn-of-the-twentieth-century mining-era dwelling remains largely intact.

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43. Assessment of historic physical integrity related to significance:

This building 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 modern addition (which replaced an earlier rear extension) diminishes the historic building's integrity to some extent. This addition, though, is well-executed. Its foundation, walls, and roof materials are compatible with the original building. Moreover, its roof line is somewhat lower than the original roof line, but continues with the same roof pitch. As a result, this building continues to rate as a "supporting" resource within the Telluride National Historic Landmark District.

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 578-580 | 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 | | |

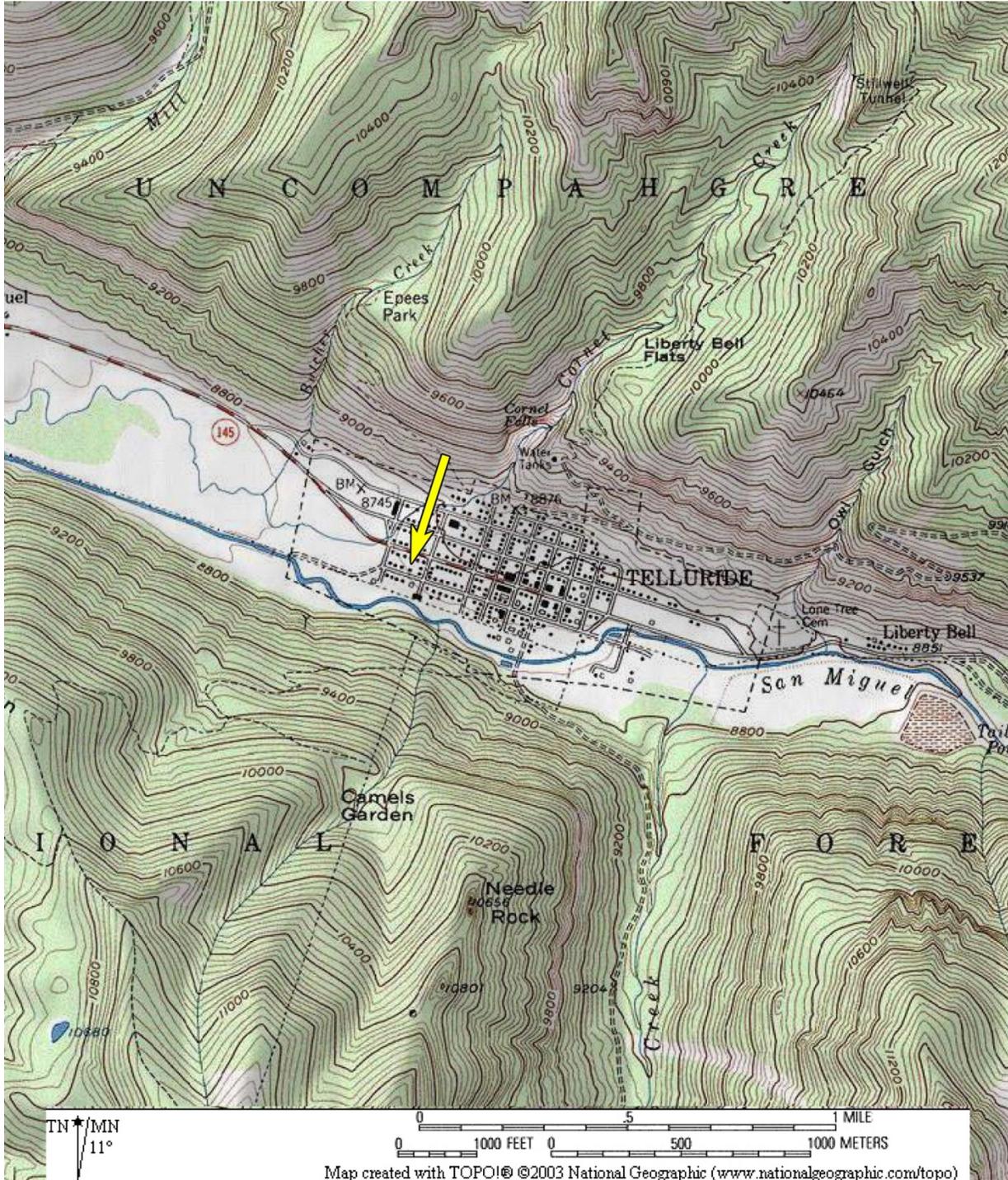
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)