

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.1659/THAS185**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Reese House**
- 7. Building Address: **540 W. Pacific Avenue**
- 8. Owner Name and Address: **Reese, Louis G. IV, and Reese, Susan B.
8626 Douglas Avenue
Dallas, TX 75225**

Parcel number(s):

477901205002



THLD RATING:

- Primary - Supporting to District
- Shed - Supporting to District
- Secondary Residence – 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** **252488 mE** **4202428 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 30, Block 7**
 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: 45 feet x Width: 14 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:
Roof Treatment/Dormer
Porch
Window/Glass Block
Fence
21. General architectural description:
This is a small rectangular-shaped, 1.5-story, wood frame dwelling, with a modest gabled addition to its south (rear) elevation. The historic house is supported by a low concrete foundation, which is faced with corrugated metal skirting. The exterior walls are clad with painted purple horizontal weatherboard siding, with painted beige 1" by 4" corner boards, while the front gable roof is covered with corrugated metal. The eaves are boxed with painted beige wood trim, and a shed-roofed dormer with a single-light window is located on the east-facing roof slope. The house's asymmetrical façade faces toward Pacific Avenue on the north elevation. A painted pale blue wood-paneled door, with one upper sash light, enters the east end of the façade from a small, non-historic, uncovered wood plank porch. All of the house's windows feature painted beige wood frames and surrounds. Three 1/1 double-hung sash windows penetrate the façade wall to the west of the entry door; another 1/1 double-hung sash window is located in the façade's upper gable end. The building's west (side) elevation is penetrated by a small, horizontally-oriented glass block window, and a horizontally-oriented single-light fixed-pane window. The east (side) elevation is penetrated by one 1/1 double-hung sash window. The original south (rear) elevation is penetrated by a 1/1 double-hung sash window, and by a non-historic triangular-shaped window in the upper

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gable end. The small rear addition features stained or painted grey vertical wood plank walls, and a steeply-pitched gable roof which is slightly lower than the roof of the original dwelling.

22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

This property is located on the south side of Pacific Avenue in the block between Davis and Townsend Streets. A small planted grass front yard is enclosed by a low picket fence. A small grove of three deciduous trees is located near the front northwest corner of the house.

24. Associated buildings, features or objects:

Shed (THAS #185)
A historic shed (THAS #185) is located adjacent to the alley at the rear of the property. This wood frame building measures approximately 14' by 8', and its exterior walls are clad with painted black horizontal wood siding with 1" by 4" corner boards. The shed is covered by a gable roof, with non-historic wood shake shingles, and with painted black boxed eaves. A painted black wood-paneled door is centered on the south elevation. A single-light window is located at the north end of the west elevation. A 4-light window is located at the north end of the east elevation.
Secondary Residence
A non-historic secondary residence is located directly south of (behind) the historic house. This is a two-story building, supported by a concrete foundation, and with stained brown vertical wood plank walls. This residence is covered by a shed roof, with multiple 4-light casement windows, an entry door, and a balcony on the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1908** Actual:
- Source of information: **San Miguel County Assessor records; Sanborn Insurance maps.**
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**

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29. Construction history:

San Miguel County Assessor records list 1908 as this house's year of construction. Sanborn Insurance maps indicate that this lot was undeveloped through at least 1893. By 1899, though, a 1.5-story dwelling had been built near the front of the lot, and two outbuildings had been erected on the back half of the lot. One of these was located a short distance behind the house, while the other, smaller, outbuilding straddled the property line between this lot (30) and lot 29 next door to the west. This configuration of buildings is depicted on the 1899 and 1904 Sanborn maps; however, by 1908, the two outbuildings are no longer depicted, having been replaced by a somewhat larger outbuilding at the rear southeast corner of the property. The footprint of the house is depicted the same on the 1899, 1904, and 1908 Sanborn maps; however, it is depicted somewhat differently on the 1922 Sanborn map. It is likely, therefore, that the original house was either enlarged, or perhaps replaced entirely between 1908 and 1922. The 1922 Sanborn map also depicts a secondary building centered at the rear of the lot, which appears to match the location of the extant secondary building (THAS # 185). The house has undergone rehabilitation work subsequent to the 1986 historic survey of Telluride.

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 files indicate that this house was constructed circa 1908. Biographical information about its early owners and residents has not been thoroughly researched. More recent County Assessor records indicate that the property was owned by the Joan Ball Lane family, of Aspen, between circa 1968 and 1987. Joan Ball Lane held title to the property between circa October 1968 and December 1986 when ownership passed into the hands of Thomas C. and Michael B. Lane. An entity known as "Last Gasp Inc." next gained title to the property in September of 1987, followed by Peter Pitts in December of 1989. Douglas E. Berry, the current owner, has held title to the property since August of 1901, according to the Assessor files.

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.

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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, 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 during the early 1900s. The house is also architecturally significant for its representative vernacular wood frame front gabled plan. Due to some loss of integrity, though, the house and historic shed (THAS #185) should be rated as "supporting" resources within the Telluride National Historic Landmark District. The new secondary residence is non-designated.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat 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 historic dwelling's physical integrity has been minimally diminished by the construction of a rear addition. This addition, though, is well-executed: its materials are compatible with the original dwelling; it is built onto the rear elevation; it is narrower than the original dwelling; and its roof line is slightly lower than the original dwelling's roof line. The integrity of setting is diminished by the presence of a modern secondary residence.

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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 504-513** 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

