

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.1666	Parcel number(s):	456536318027
2. Temporary resource number:	N/A		456536318026
3. County:	San Miguel		456536318025
4. City:	Telluride		
5. Historic Building Name:	Unknown		
6. Current Building Name:	Capaldo House		
7. Building Address:	547 W. Pacific Avenue		
8. Owner Name and Address:	Christine M. Capaldo P.O. Box 3778 Telluride, CO 81435 The Lady Doctor Real Estate Company LLC P.O. Box 2253 Telluride, CO 81435 John D. Linzinmeir P.O. Box 442 Telluride, CO 81435		



THLD RATING:	Primary - Supporting to District Vet Clinic - Non-Designated - New Construction
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252488 mE** **4202485 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 13A, 13B, 13C, 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: **Unknown**
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: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Chimney
Roof Treatment/Dormer
21. General architectural description:
This is a 1.5-story, rectangular-shaped, wood frame dwelling, with a historic saltbox-roofed extension to the north end of the east (side) elevation, and a low shed-roofed addition to the north (rear) elevation. The house is supported by a low coursed sandstone foundation, and it is covered by a steeply-pitched front gable roof with green asphalt composition shingles and painted white boxed eaves. A red brick chimney, with a corbelled cap, is located on the roof ridge, while a shed-roofed dormer, with a 1x1 horizontal sliding window, is located on the west-facing roof slope. The façade wall, on the south elevation, is clad with painted yellow horizontal weatherboard siding; the west elevation wall is covered with yellow asbestos shingle siding; the east and north elevation walls are clad with wide, painted yellow, horizontal composition board siding. A painted yellow wood-paneled door, with a fanlight, enters the east end of the façade from a full-width front porch. The front porch connects with a non-historic deck on the east elevation, and features a wood plank floor, a painted white open wood railing, 4" by 4" wood posts, with 2" by 2" braces, a wood frieze, and a low-pitched hipped roof. A non-historic single-light fixed-pane window, with flanking casement windows, penetrates the façade wall to the west of the entry door. A set of paired 1/1 double-hung sash windows are located in the façade's upper gable end. A non-historic single-light fixed-pane "picture window" penetrates the east elevation.

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

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. A planted grass front yard is enclosed by a painted white picket fence, and is landscaped with two aspen trees and a spruce of fir tree.

24. Associated buildings, features or objects:

<p>Telluride Veterinary Clinic building</p> <p>A secondary building, which houses the Telluride Veterinary Clinic, is located adjacent to the alley at the rear of the property. This two-story building measures approximately 24' N-S by 42' E-W, and is supported by a low concrete foundation covered with metal skirting. Its exterior walls are clad with painted blue horizontal wood siding, with painted white 1" by 4" corner boards. The main two-story portion of the building is covered by a low-pitched side-gable roof, covered with grey asphalt composition shingles; but there is also a single-story shed-roofed section to the east elevation which is covered with corrugated metal roofing material. A set of paired, painted purple and blue, wood-paneled doors are centered on the north elevation beneath a gable hood. A wooden staircase on the west elevation ascends to a second story entry door. This building's windows are primarily 1/1 double-hung sash.</p>
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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1897** 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 897 as this dwelling's year of construction. This date is probably accurate as Sanborn Insurance maps provide corroborating evidence that the house was built sometime between 1893 and 1899. The Telluride Veterinary Clinic building on the alley predates 1986.

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

V. HISTORICAL ASSOCIATIONS

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

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32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling**

35. Historical background:

San Miguel County Assessor records and Sanborn Insurance maps document that this dwelling was built circa 1897. Biographical information about its early owners and residents has not been uncovered. In 1986, the property was owned by Walter Farnham of Telluride.

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.

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 building is historically significant for its association with Telluride's residential development beginning in the late 1890s, and it is architecturally significant for its representative vernacular wood frame front gabled plan. With a modest loss of integrity, the primary dwelling building rates as a "supporting" resource within the Telluride National Historic Landmark District. The veterinary clinic is non-designated.

43. Assessment of historic physical integrity related to significance:

This building 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 integrity of the original front gabled house has been diminished by older additions to the east and north elevations, the construction of a shed-roofed dormer, and alterations of some window openings and wall materials. The integrity of setting has also been diminished by the construction of a secondary building on the alley. As a result, this property no longer fully conveys a sense of its historic and architectural significance.

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 559-563	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		

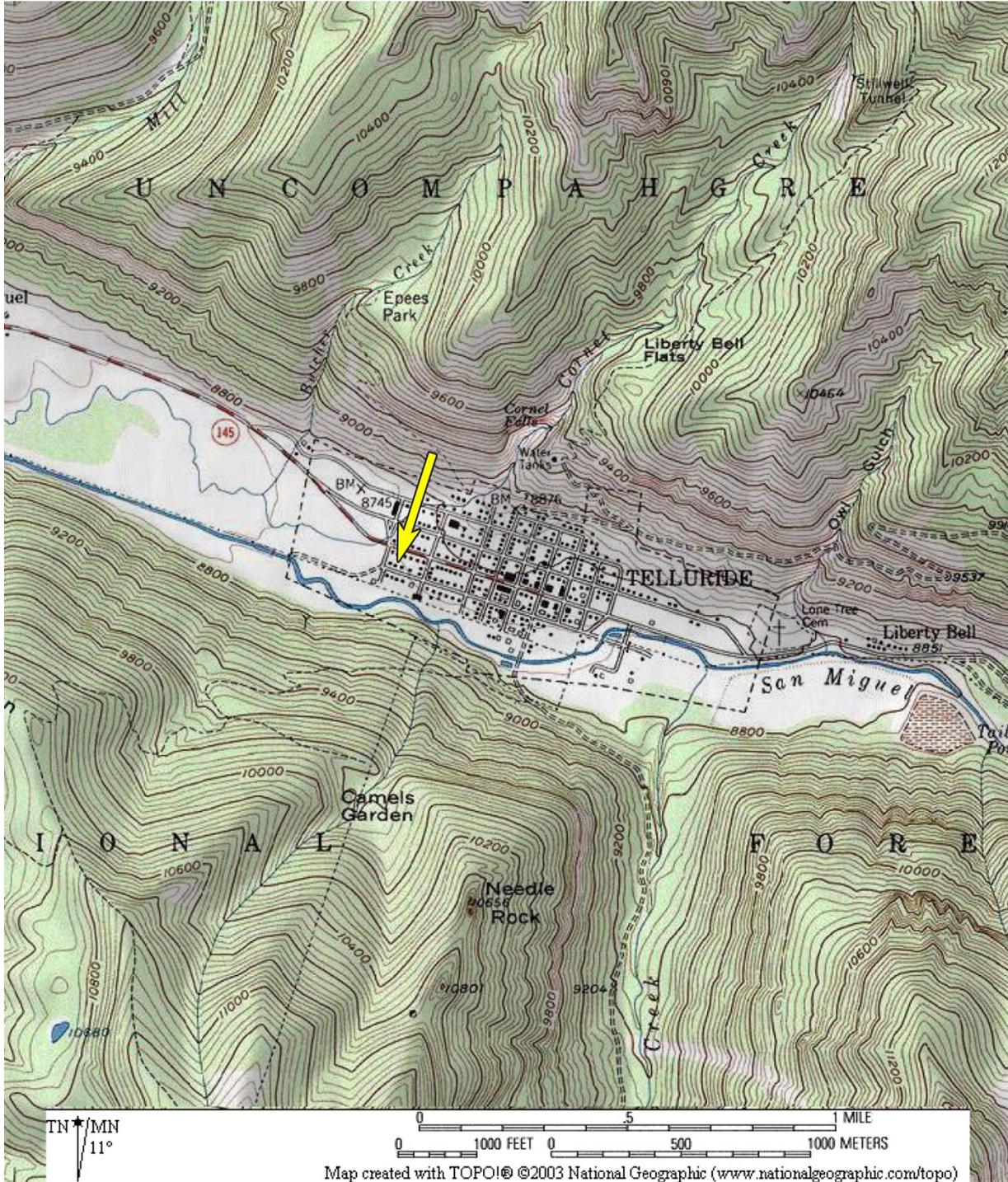
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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