

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.1660**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Lagrone House**
- 7. Building Address: **548 W. Pacific Avenue**
- 8. Owner Name and Address: **KML Partners Ltd
c/o Lagrone, Mitchell Wayne
10792 Trailrider Pass
Littleton, CO 80127**

Parcel number(s):

477901205011



THLD RATING:

Supporting to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252470 mE** **4202435 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 27, 28**
 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 48 feet x Width: 20 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Hip-on-gable Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Chimney
Fence
21. General architectural description:
This is a 1.5-story wood frame dwelling with a single-story shed-roofed extension to the east end of the south (rear) elevation. The main 1.5-story portion measures 42.5' N-S (deep) by 20' E-W (across), and features an L-shaped plan, with an enclosed front porch filling in the front leg of the "L" at the east end of the façade (north elevation). The shed-roofed rear extension measures 6' N-S by 14' E-W. The house is supported by a low coursed sandstone foundation, and its exterior walls on the north, east, and south elevations are clad with painted blue horizontal weatherboard siding, with painted cream white 1" by 4" corner boards. The west elevation wall, however, is covered with rolled red asphalt with a faux brick pattern. The main 1.5-story portion of the dwelling is covered by a hip-on-intersecting gables roof, with grey asphalt composition shingles and with painted cream white boxed eaves. Two red brick chimneys are located on the roof ridge. A painted cream white wood-paneled front door, with one upper sash light, enters the 12' by 6' enclosed shed-roofed porch, from a 2-step wood stoop, at the east end of the façade. This door also features distinctive painted blue and purple wood trim. A band of 5 8-light windows penetrate the enclosed porch at the north end of the east elevation. Two sets of paired 1/1 double-hung sash windows, with painted cream white wood frames and surrounds, penetrate the façade wall - one set in the first story and the other set in the upper half story. Windows elsewhere are also primarily single or

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paired 1/1 double-hung sash with painted cream white wood frames and surrounds. A white paneled door, with one upper sash light, enters the shed-roofed extension on the south elevation.

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

Building type:

23. Landscape or special setting features: **This property is located on the south side of West Pacific Avenue in the block between Townsend and Davis Streets, near the southwestern corner of the Telluride National Historic Landmark District. A small planted grass front yard is enclosed by a painted white picket fence. A narrow vacant lot is located east of this dwelling.**

24. Associated buildings, features or objects:

No other buildings were located on this property when it was surveyed in September of 2007; however, a basement for either a secondary residence or an addition to the historic residence, was being excavated at that time. Rear addition completed in 2008.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** Actual:
 Source of information: **Sanborn Insurance maps, July 1904 and November 1908.**

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:
Sanborn Insurance maps indicate that this dwelling was erected between July of 1904 and August 1908. A dwelling, with a footprint which matches that of the extant dwelling is depicted on the August 1908 and October 1922 Sanborn maps. The July 1904, Sanborn map, though, depicts a smaller dwelling, while the even earlier December 1899 Sanborn map depicts this property is undeveloped.

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:

Sanborn Insurance maps indicate that this dwelling was erected between 1904 and 1908. Biographical information about its early owners and residents has not been uncovered. More recent San Miguel County Assessor records indicate that this property has been owned by the Lagrone family of Houston, Texas since circa 1966.

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 house is historically significant for its association with Telluride's residential development through the early 1900s, and it is architecturally significant for its representative vernacular wood frame, L-shaped, cross-gabled plan. The building also displays a reasonably high standard of integrity, and as such, it may be rated as a supporting resource within the Telluride National Historic Landmark District.

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.

NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Contributing 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:

VII. RECORDING INFORMATION

47. Photograph number(s):	CD #5, Images 514-518	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		

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

