

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Official Eligibility Determination OAH P1403
(OAH P use only) Rev. 9/98

- 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

- | | | | | | | | | | |
|---|---|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--|
| <ol style="list-style-type: none"> 1. Resource number: 2. Temporary resource number: 3. County: 4. City: 5. Historic Building Name: 6. Current Building Name: 7. Building Address: 8. Owner Name and Address: | <p>5SM.1663/THAS.188</p> <p>N/A</p> <p>San Miguel</p> <p>Telluride</p> <p>Sackett House</p> <p>West Pacific Campus LLC House</p> <p>567, 571, 573 W. Pacific Avenue</p> <p>West Pacific Campus LLC, 191 University Blvd., Suite 310, Denver, CO 80206
 Telluride Housing Authority, P. O. Box 397, Telluride, CO 81435
 Sims, William D. Jr., 4234 Shorecrest Dr., Dallas, TX 75209
 Ho, Christopher K., 260 Park Avenue South, No. 2J, New York, NY 10010
 Price, Douglas M. & Price, Hazel Stevens, 135 Franklin Street, Denver, CO 80218</p> | <p>Parcel number(s):</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">456536318061</td></tr> <tr><td style="text-align: center;">456536318057</td></tr> <tr><td style="text-align: center;">456536318062</td></tr> <tr><td style="text-align: center;">456536318058</td></tr> <tr><td style="text-align: center;">456536318059</td></tr> <tr><td style="text-align: center;">456536318060</td></tr> <tr><td style="text-align: center;"> </td></tr> </table> | 456536318061 | 456536318057 | 456536318062 | 456536318058 | 456536318059 | 456536318060 | |
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Building at 573 W. Pacific Avenue after renovation and conversion to residence. Photo March 2012.



conversion to a residence. Photo August 2007.

Note: Historically a residence, the building at 573 W. Pacific Avenue was converted into a restaurant during the latter half of the twentieth century. The building was vacant at the time of intensive-level survey in August 2007. Subsequent to that time, the building was renovated and converted back to residential use. This form's architectural description (fields 14-21 below) relate to the building's appearance as it existed in August 2007. The form's eligibility evaluation (fields 37-46 below) relates to the building exists in April 2012, after it was re-converted to residential use.

THLD RATING:	Primary - Supporting to District Log Shed - Supporting to District License Plate Building - Supporting to District Secondary Residence – Non-Designated – New Construction
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Log Shed



License Plate Building

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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** **252445 mE** **4202500 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 20A, 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: **1284 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This single-story wood frame dwelling is supported by a low, painted white, concrete foundation, and its exterior walls are clad with stained brown horizontal wood siding with 1" by 4" corner boards. The concrete foundation is separated from the horizontal siding by a painted red 1" by 8" board. The house is covered by a steeply-pitched side gable roof, with an intersecting gable overlooking the façade (south elevation), and a long, lower, intersecting gable to the north (rear) elevation. The roof is covered with red metal roofing material, and the eaves are boxed with painted green and cream white wood trim. A non-historic front door has nine upper sash lights, and is stained brown wood with painted red and green wood trim. This door enters the façade from an 8-step wood porch, with an adjacent elevated wood deck which until recently served as an outdoor dining area for a restaurant. The porch is covered by a low-pitched hip roof supported by turned columns. The building's west (side) elevation faces toward Davis Street. This elevation is penetrated by one 1/1 double-hung sash window, a large single-hung sash window, a single-light octagon window, and a horizontally-oriented awning window - all with painted green wood frames and surrounds. A large shed-roofed addition has been built onto the east (side) elevation. A small, older, shed-roofed enclosed porch addition is located at the west end of the north elevation.
22. Architectural style: **No Defined Style**

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Building type:

23. Landscape or special setting features: **This property is located at the northeast corner of Pacific Avenue and Davis Street, at the western edge of the Telluride National Historic Landmark District.**
24. Associated buildings, features or objects:

Secondary Residence – License Plate Building
Secondary Residence (THAS #188)
Historically an outbuilding, this building has been converted into a small secondary residence and now has the address of 573 1/2 W. Pacific Avenue. This building is located at the rear northwest corner of the property, with the alley immediately to the north and Davis Street just to the west. It features a concrete foundation, and unpainted whole log walls, with lapped, but nearly flush, corners. It is covered by a shed roof, with rolled green asphalt roofing material laid over 1x wood decking, and heavy, 3" by 6" wood rafters. A set of paired horizontal wood plank and diagonal wood-plank garage doors, side-hinged with metal strap hinges, open toward Davis Street on the west elevation. (The building apparently no longer serves as a garage, however.) A non-historic glass-in-wood-frame entry door is located on the south elevation. A set of paired casement windows, with painted green wood frames and surrounds, penetrate the south elevation.
Secondary Residence (573B W. Pacific Avenue)
A large, modern, secondary residence has been erected behind the primary dwelling, and although it faces onto Davis Street, this dwelling's address is 573B W. Pacific Avenue. This 2.5-story house has a painted white concrete foundation, and its exterior walls are clad with painted blue/grey horizontal wood siding, with painted red 1" by 4" corner boards. The steeply-pitched front gable roof is covered with metal roofing material, and the eaves are boxed with painted red wood trim. A recessed entry door is located beneath a balcony on the west elevation, facing Davis Street.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1913** Actual:
- Source of information: **San Miguel County Assessor records; Sanborn Insurance maps, November 1908 and October 1922.**
26. Architect: **Original: Unknown**
Post 2007 Renovation: Peter Lundeen, Smart Living Design
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Edward H. Sackett (possibly)**
- Source of information: **Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**
29. Construction history:
San Miguel County Assessor records list 1913 as this building's year of construction. This date is probably accurate as Sanborn Insurance maps provide corroborating evidence that it was built sometime between 1908 and 1922. Historically a residence, the building was converted into a restaurant and tavern during the latter half of the twentieth century. It was then re-converted into a residence in the years following 2007. The log building

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(THAS #188) at the rear northwest corner of the property is not depicted on the 1922 Sanborn map; however, a secondary building is depicted at the property's rear northeast corner. Town of Telluride Building Department permit files reveal that in June of 1996, contractor Lance Lee obtained a permit for this property for "moving a structure, [a] new foundation, and remodel of [a] shed."

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
 32. Intermediate use(s): **Commerce and Trade/Restaurant; Vacant / Not in Use**
 33. Current use(s): **Domestic / Single Dwelling**
 34. Site type(s): **Historically a single family dwelling and later a restaurant; currently a residence (in 2012).**

35. Historical background:

A previous inventory form for this property, prepared by Laurie Simmons and Christine Whitacre in May 1986, indicates that this house was "once the Sackett Residence," and that "Sackett was part owner of the Telluride Iron Works." Telluride *Daily Journal* articles from the late 1890s and early 1900s indicate that the Telluride Iron Works (also known as the Telluride Foundry and Iron Works) was founded circa 1898, and in 1899 it was under the proprietorship of H. M. Sackett. Sanborn Insurance maps reveal that the Telluride Iron Works was located on the south side of Pacific Avenue between Davis and Townsend Streets, less than a block from where this house is located. H. M. Sackett is listed as a resident in the South Telluride Precinct in the 1900 U.S. census. According to that year's census: H. M. Sackett was then 42 years of age, having been born in Illinois in October of 1857; he was single; and his occupation was given as "Manager Foundry & Mach. [?] Shop." Mr. Sackett is not listed as a Telluride resident in the 1910 and 1920; census records; however, the 1910 and 1920 census records list an "Edward H. Sackett.

According to the 1910 census: Edward Sackett was then 36 years old, having been born in Illinois in 1874; he had been married to his wife Louisa for thirteen years; and his occupation was listed as "owner foundry." In addition to Edward and his wife Louisa, other members of the Sackett household in 1910 included two stepdaughters and one stepson of Edward: Anna, age 23, employed as a public school teacher; Henry, age 19, employed as an ironmonger (presumably at the Telluride Iron Works), and Augusta, age 19, with no employment listed. Henry and Augusta were perhaps twins. The relationship between H. M. Sackett and Edward H. Sackett is unknown. They were perhaps brothers; however, according to the census, H. M. was seventeen years older than Edward. Efforts to uncover further information about the Sackett family in Illinois through the 1880 census were unsuccessful. The 1920 census for Telluride indicates that Edward H. Sackett and his stepson Henry Sackett were still Telluride residents, and were both still employed at the Telluride Iron Works.

36. Sources of information:

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

"The Telluride Iron Works." *Telluride Journal*, May 13, 1899, p. 1.

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

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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.

Thirteenth Census of the United States, 1910, San Miguel, County, Colorado, Southwest Telluride precinct.

Twelfth Census of the United States, 1900, San Miguel, County, Colorado, South Telluride precinct.

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:

42. Statement of significance:

This property is historically significant for its associations with Telluride's historical development during the early 1900s, and for its reported association with the Sackett family who were affiliated with the Telluride Iron Works. Displaying a reasonably high standard of integrity, the primary residence, the License Plate Building and the log shed rates as supporting resources within the Telluride National Historic Landmark District. The new secondary residence is non-deiignated.

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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. Post 2007 renovation work, related to re-converting the building to residential use, has restored much of the building's physical integrity. As a result, this property rates 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 542-552** 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

