

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1838/THAS.187** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **586 West Pacific LLC House**
- 7. Building Address: **586 W. Pacific Avenue**
- 8. Owner Name and Address: **586 West Pacific LLC
P. O. Box 2849
Telluride, CO 81435**

456536305017 (Unit A)
456536305018 (Unit B)

**Matthew C. Beaudin
P.O. Box 2983
Telluride, CO 81435**



THLD RATING:	Primary - Noncontributing Without Qualifications 586 ½ - Secondary Residence - Supporting
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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** 252448 mE 4202444 mN
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 23, 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): **L-Shaped Plan**
15. Dimensions in feet: **1020 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormer, Decorative Shingles**
21. General architectural description:
This is a 1½-story, L-shaped, cross-gabled dwelling with a single-story shed-roofed extension to the south (rear) elevation. The house is supported by a low, unpainted, poured concrete foundation, while its exterior walls are clad with painted turquoise color horizontal wood siding with painted cream white 1" by 4" corner boards. A painted cream white 1x board with a water table lip separates the foundation from the siding. The cross-gabled roof is steeply-pitched, with corrugated metal roofing material, and with painted burgundy and cream white boxed eaves. A large, non-historic, gabled dormer, with a 1/1 double-hung sash window and a delicate gable ornament, overlooks the front porch on the north elevation. Non-historic skylights penetrate the south and west roof slopes. A non-historic, two-story, gabled, rectangular bay is a prominent architectural feature on the west end of the north elevation (façade) This bay features two 1/1 double-hung sash first story windows, two 1/1 double-hung sash second story windows, recessed panels, and a delicate gable ornament. A painted white glass-in-wood-frame door enters the east half of the façade from the front porch which is approached by four wood steps and features a wood plank floor, an open wood balustrade with turned balusters, turned columns, a spindle frieze and a shed roof. A rear entry door at the west end of the south elevation enters the single-story shed-roofed extension from an uncovered wood porch with a wood railing.
22. Architectural style: **Late Victorian**

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Building type:

23. Landscape or special setting features:

This dwelling is located on the south side of West Pacific Avenue, the second property east of Davis Street, near the southwestern edge of Telluride's National Historic Landmark District. The property is well-maintained with a small planted grass front yard with aspen trees.

24. Associated buildings, features or objects:

Secondary Residence (586½ W. Pacific Avenue) (THAS #187)

A secondary residence, with the address of 586½ W. Pacific Avenue is located on a separate parcel, adjacent to the alley. This building is supported by a non-historic concrete foundation covered with rusticated corrugated metal skirting. The building is set into the grade so that the foundation is higher on the south end than on the north end. The exterior walls are made of stained natural brown vertical wood planks and horizontal wood planks. The roof is a moderately-pitched side gable, with rusted corrugated metal roofing material and with minimally overhanging boxed eaves. A painted beige wood-paneled door enters the east elevation from an uncovered wood porch. The east elevation is also penetrated by a large 2-light window. A 1/1 double-hung sash window faces the alley on the south elevation. Two small single-light awning windows penetrate the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** Actual:
- Source of information: **Sanborn Insurance maps; San Miguel County Assessor records; Simmons, Laurie and Christine Whitacre, Historic Building Inventory Record, May 1986.**
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 and San Miguel County Assessor records indicate that this house was built circa 1906. The house was extensively remodeled in the mid-1980s. Work at that time included the construction of a two-story facade bay and a gabled dormer overlooking the front porch.. A development review was pending at the time of survey in 2009

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**

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33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single Family Residence**

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35. Historical background:

This house was constructed in 1890. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. E. J. C. Investments, of Nashville, Tennessee, owned this property in the 1980s.

36. Sources of information:

"San Miguel County Assessor Data Site." <http://sanmiguel.valuewest.net>

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 Christine Whitacre. Historic Building Inventory Record, May 1986.

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit 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).

xx 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: **N/A**

40. Period of significance: **N/A**

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

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42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development, dating from the time of its construction in the early 1900s. The house is also architecturally significant for its representative L-shaped cross gabled plan. Due to a loss of integrity, though, the primary structure rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District. 586 ½ West Pacific on the alley is rated as a supporting structure.

43. Assessment of historic physical integrity related to significance:

This well-maintained residence displays a below average 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. Renovations in recent decades have significantly altered the historic building. As a result, this property does not convey a strong sense of historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without Qualifications**

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 #6, Images 80-85 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | November 12, 2009; revised April 12, 2013 | | 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

