

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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

- 1. Resource number: **5SM.1601**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **McClure House**
- 7. Building Address: **411 W. Colorado Avenue**
- 8. Owner Name and Address: **Joe and Gail McClure
872 Preston Rd
Cataula, GA 31804**

Parcel number(s):

456536314019



THLD RATING:

Contributing to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252760 mE** **4202493 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 3, 4, Block 4**
 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: 49 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This single-story, wood frame, dwelling measures 49' N-S (deep) by 26' E-W (across). It is supported by a low, unpainted, coursed sandstone foundation, and its exterior walls are clad with painted pale grey horizontal weatherboard siding with 1" by 4" corner boards. The house is covered by a cross gable roof, with green metal roofing material, and with painted grey boxed eaves. The house features an asymmetrical façade which faces toward Colorado Avenue on the south elevation. Two historic wood-paneled doors enter the house from an open front porch at the east end of the façade. Both of these doors are topped by transom lights, and each has two vertically-oriented upper sash lights with rounded tops. The porch is approached by five wooden steps, and features a non-historic painted white open wood railing, painted white chamfered wood posts with incised brackets, and a shed roof. A 1/1 double-hung sash window overlooks the front porch to the east of the entry doors. A canted hip-roofed bay, with four narrow 1/1 double-hung sash windows, dominates the façade wall to the west of the porch. A distinctive pierced gable ornament is located in the façade's upper gable end, directly above the bay. Windows on the home's secondary elevations are predominantly single and paired 1/1 double-hung sash with painted wood frames and surrounds. The original building appears to have been extended to the rear (north) elevation by a low-profile gabled addition. A wood-paneled door enters this portion of the house near the north end of the east elevation. Another entry door, with a storm door, enters the addition's north elevation from a "Trex" type deck. This door is topped by a transom light, and is flanked on either side by an awning type window.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features: **This well-maintained property is located on the north side of Colorado Avenue in the block between Aspen and Townsend Streets**

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1892**
 Source of information: **Sanborn Insurance maps, October 1890 and February 1893; San Miguel County Assessor records.**

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 1892 as this house's year of construction. Sanborn Insurance maps also document that the house was built sometime between October of 1890 and February of 1893. The original house appears to have been extended to the rear (north elevation) by a modest saltbox-roofed addition. A shed/secondary residence was historically located at the rear of this property, from the late 1890s through at least 1922.

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:
The West Telluride Addition was platted in 1891, and residential development throughout the neighborhood began to occur that same year. By the end of 1892, five houses had been built here in Block 4, on the north side of West Colorado Avenue between Aspen and Townsend Streets. These were respectively located on lots one and two, on lots three and four, and on lots five, ten, fourteen and fifteen. By the end of 1899, another six homes had been erected on this block, leaving only lots eleven, twelve, thirteen, sixteen and seventeen not yet developed. Another three residences had been built by the summer of 1908, with this block then boasting fourteen residences facing onto West Colorado Avenue, and with only two lots still undeveloped. This residence on Lots 3 and 4 was among those built in 1891 or 1892. Information regarding the families and individuals who lived here in the late 1890s and early 1900s has not been uncovered. This property has been owned by the Michael Bocchini family since at least the mid-1980s. The property was for sale at the time of survey in July 2007, however.

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36. Sources of information:

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.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

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 house is historically significant for its association with Telluride's residential development beginning in the late 1890s. The dwelling is also architecturally significant for its Late Victorian era architectural characteristics. As such, this property should be rated as a "contributing" resource within the Telluride National Historic Landmark District.

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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. An apparent, modest, rear addition is reasonably compatible with the house's original construction, and it is minimally visible from the street. A sense of time and place of an 1890s dwelling, from Telluride's mining boom days, remains largely intact.

VII. 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:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #5, Images 258-261 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | 07/31/2007; 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 | | |

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Sketch Map



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Location Map

