

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.1562**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Bocchini House**
- 7. Building Address: **420 W. Colorado Avenue**
- 8. Owner Name and Address: **1978 Trust LLC c/o Michael Bocchini
522 Virginia Street No. 4
Dunedin, FL 34698**

Parcel number(s):	456536305003



THLD RATING:	Supporting to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
SE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252716 mE** **4202445 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Unit A**
 Addition: **Bocchini PUD** Year of addition:
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: **832 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:
This is a 1 ½-story wood frame dwelling which is supported by a low foundation which is covered by painted white concrete pargeting. (Previous survey forms indicate that the foundation is made of concrete blocks; however, this was not independently confirmed.) The house's exterior walls are clad with painted cream white horizontal wood siding, with 1" by 4" corner boards. The roof is a moderately-pitched side gable, with a shed-roofed and gable-roofed rear addition. The roof is covered with green asphalt shingles, and the eaves are boxed. The facade, which fronts to Colorado Avenue on the north elevation, is nearly symmetrical. A painted cream white wood-paneled front entry door, with one upper sash light, is flanked on either side by a 1/1 double-hung sash window. The front entry door enters the dwelling from a full-width front porch which features a wood plank floor, painted cream white 4" by 4" wood posts, and a low-pitched hipped roof. The east (side) elevation is penetrated by two 1/1 double-hung sash first story windows, and by two 1/1 double-hung sash basement level windows. Windows on the west (side) elevation include: a 1/1 double-hung sash window located in the upper gable end; a casement type window, near the south end of the first story; and a 1/1 double-hung sash basement level window.
- A historic shed-roofed rear (south elevation) addition has been enlarged by the construction of an intersecting gable. The walk-out basement level of the rear elevation is penetrated by painted cream white paneled door, with one upper sash light, and by a 2-light window. The main level on the rear elevation is penetrated by a painted cream white wood-paneled door with one upper sash light, and by a single-light fixed-pane window. The door opens onto a non-historic wood deck.**

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A non-historic dwelling, with the address of 422 Colorado Avenue is located behind both this house and the house next door to the west at 424 W. Colorado Avenue.

22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features: **This property is located on the south side of Colorado Avenue, in the block between Aspen and Townsend Streets.**
24. Associated buildings, features or objects:

Secondary Residence
A non-historic secondary residence is located behind this dwelling and the dwelling at 424 W. Colorado Avenue, next door to the west.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:
 Source of information: **Field estimate**
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 depict this property as undeveloped through 1922. This dwelling, however, appears to date from the early 1900s. Moreover, a 1986 survey of the building noted it was supported by a concrete block foundation. These two factors indicate that the dwelling may have been moved to this location at some point in time. It is also possible that the dwelling was constructed at this location after 1922.
30. Original location: Moved: **(possibly)** Date of move(s): **unknown**

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 dated August 1886, October 1890, February 1893, December 1899, July 1904, November 1908 and October 1922, all depict this property as undeveloped. This house, though, appears to date from the early 1900s, and it appears to rest on a newer foundation and basement level. It is likely, therefore, that the house was moved to this location at some point in time. It is possible, however, that the dwelling was constructed at this location after 1922. The house was previously inventoried here in 1986. Information regarding the families and individuals who lived in this house has not been researched.

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.

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: **178-1913**

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

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42. Statement of significance:

This dwelling, although likely moved from its original location, is historically significant for its association with Telluride's residential development. The house is also architecturally notable as a representative vernacular wood frame dwelling, probably from the early 1900s. Because it was probably moved here, and because it has lost some measure of integrity, this building should be considered a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a less than optimal level 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 house was probably moved to this location, and has, thus, lost its original integrity of setting and location. The house appears to rest on a newer foundation and basement level.

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 15-17	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	06/30/2007; 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		

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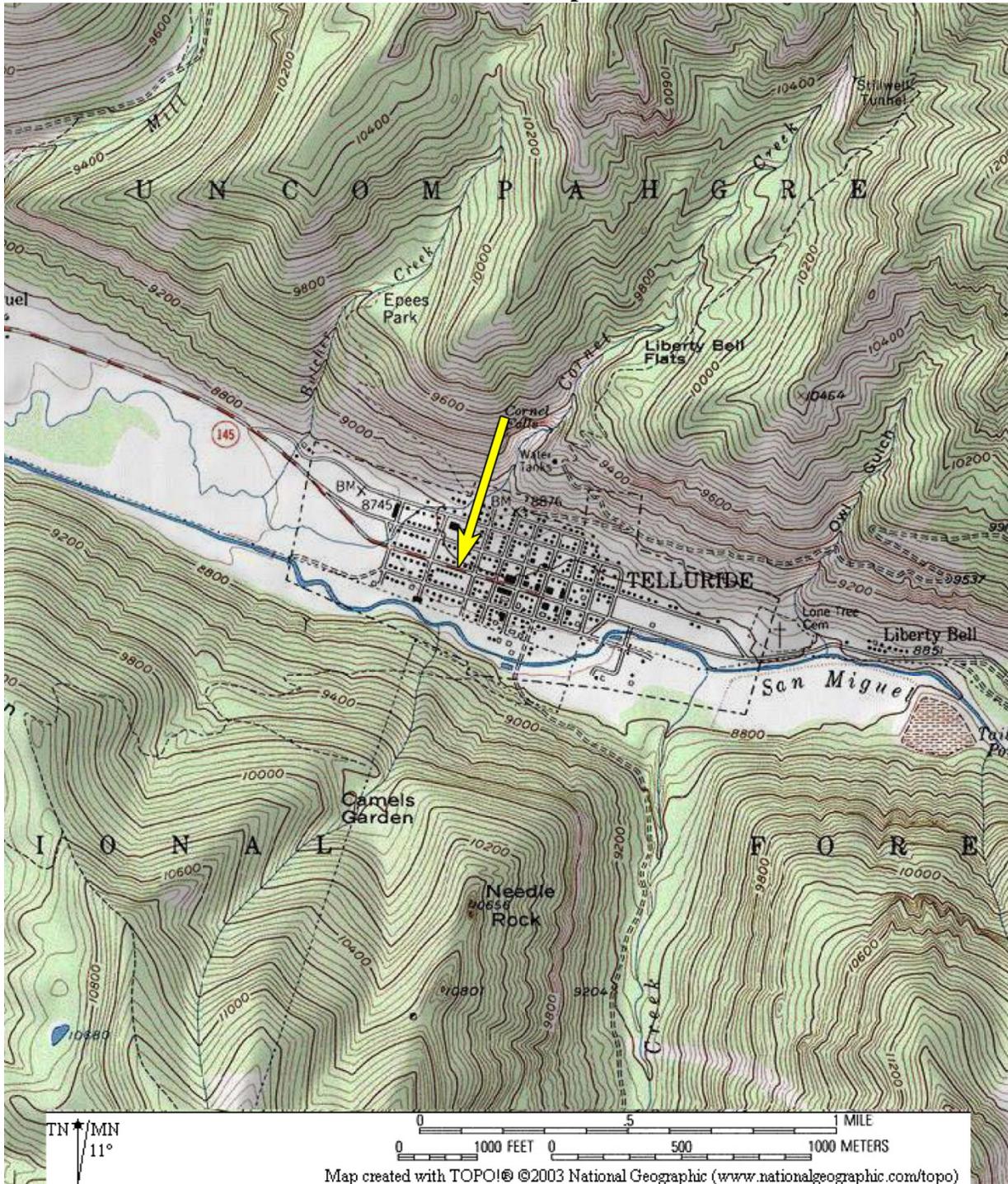
Sketch Map



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Location Map



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