

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.1593/THAS.44**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Lomax House**
- 6. Current Building Name: **Byrne House**
- 7. Building Address: **453 W. Colorado Avenue**
- 8. Owner Name and Address: **Tom Byrne
P. O. Box 219
Telluride, CO 81435**

Parcel number(s):	456536314026



THLD RATING:	Primary - Supporting to District Secondary Residence - Supporting to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252683 mE** **4202521 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 14, 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: 48 feet x Width: 20 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:
This is a single-story wood frame dwelling, which overall measures 48' N-S (deep) by 20' E-W (across). Included in these dimensions are the original, 29' by 20' dwelling, and an approximately 19' by 20' clipped gable and shed-roofed (1991) addition to the north (rear) elevation. The original house is supported by a low uncoursed sandstone foundation, and its exterior walls are clad with painted pale grey horizontal wood siding. The house is covered by a truncated hip roof, with black asphalt composition shingles, and with boxed eaves with painted red, white and grey wood trim. The house features a distinctive symmetrical façade which faces Colorado Avenue on the south elevation. Here, a set of six wooden steps lead to a 4' by 7' centered front porch which is flanked on either side by large bay windows. The comparatively small porch features a tongue-in-groove wood floor, and two sections of an open wood railing flanking the steps. A wood-paneled door, with a band of four small square upper sash lights, leads from the porch into the house. Each of the two bays contains three double-hung sash windows, with painted white wood frames and painted salmon color wood surrounds. The bays also each feature painted white and salmon color wood-panels. A low-pitched hip roof extends across all of the façade, covering both bays and the small centered porch. A small intersecting gable is positioned over the entry steps. The east (side) elevation wall is penetrated by three non-historic 1x1 horizontal sliding windows. The west (side) elevation is penetrated by one 1/1 double-hung sash window, and by a small square window. A rear entry door enters the west end of the north elevation from a small shed-roofed porch.
22. Architectural style: **No Defined Style**
 Building type:

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

24. Associated buildings, features or objects:

Secondary Residence (THAS #44)
<p>A secondary residence, which measures 20' by 16', is located adjacent to the alley at the rear of the property. Perhaps used historically as a garage, this building features board and batten exterior walls, and a gable roof with a shed roof extension to the south elevation. The roof is covered with black asphalt composition shingles, laid over 1x wood decking. A white metal-paneled door, with one upper sash light, enters the building on the west elevation. Two single-light windows penetrate the north elevation.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:
- Source of information: **Sanborn Insurance maps, December 1899 and July 1904; San Miguel County Assessor records.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Louis C. Lomax (possibly)**
- Source of information: **Historic photograph on file at the Telluride Historical Museum**
29. Construction history:
- Sanborn Insurance maps reveal that this property was initially developed between 1890 and 1893, with the construction of a small wood frame dwelling. Later Sanborn maps indicate that the extent dwelling was erected between 1893 and 1899. It is possible that portions of the earlier dwelling were incorporated into the construction of the extant dwelling. San Miguel County Assessor records indicate that the rear addition to the original dwelling was built in 1991.**
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 reveal that this dwelling was erected between February 1893 and December 1899. A historic photo of the house (dated 1911-1912), on file with the Telluride Historical Museum, identifies it as the "Lomax House." This was, thus, apparently the home of Mr. and Mrs. Louis C. Lomax. The photo depicts the front of the house, much the same as it appears today, with a mother and child posing on the porch steps, and with a baby buggy in the yard. United States census records for Telluride indicate that Louis C. Lomax had been born in England circa 1859. He immigrated to America in the early 1900s, and became a U.S. citizen in 1901, a few years after arriving in Telluride. The 1910 census lists Lomax's occupation as "Clerk - District Court," while in earlier years, local newspaper accounts indicate that he was employed as the "book and time keeper" at the Tom Boy Mine, and as proprietor of a store in Savage Basin. Lomax was also involved in local political affairs. He ran unsuccessfully for San Miguel County Treasurer on the Republican ticket in 1901.

Mr. and Mrs. Lomax were married circa 1910, and subsequently had two children: Patty, born circa 1911, and Louis C., Jr., born circa 1915. (Mrs. Lomax's first name is undecipherable in online census records; however, the census does indicate that she was a native of Nebraska). According to the census, by 1920, the Lomax family was living at Vanadium, in western San Miguel County. The *Telluride Daily Journal*, though, indicates they retained ownership of this property until the summer of 1923. On August 13, 1923, the *Journal* reported that the Lomax family had sold this house to Mrs. Anna Bappert who had previously resided on West Pacific Avenue.

In the mid-1980s, the property was owned by Ronald and Judy Jepsen of Denver. Tom Byrne is its current (2007) owner.

36. Sources of information:

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

Telluride Daily Journal, August 13, 1921.

Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, Vanadium precinct.

"Lomax House." Historic photo, No. 2004-01-035, on file with the Telluride Historical Museum

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, Northwest Telluride precinct.

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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, Ethnic Heritage/European, Settlement**

40. Period of significance: **1878-1913**

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

42. Statement of significance:

This building is architecturally significant for its distinctive 1890s, Late Victorian, architecture characteristics. Particularly notable is its small centered front porch with flanking bay windows. The house is also historically significant for its association with Telluride's residential development beginning in the 1890s, and in particular for its association with the Louis Lomax family. Due to some loss of integrity, the house should probably be rated as a "supporting" resource within the Telluride National Historic Landmark District. The shed (THAS 44) should also 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. There have been no additions to the dimensions of the original building. The construction of a rear addition in 1991 has diminished the original dwelling's integrity to a modest extent. The addition, though, is compatible with the original building in terms of its size and materials, and it is minimally visible from the street.

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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 210-215 | 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



Architectural Inventory Form

Location Map

