

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.1579/THAS.35**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Perpar Residence**
- 7. Building Address: **575 W. Colorado Avenue**
- 8. Owner Name and Address: **Kristine Perpar  
P.O. Box 3206  
Telluride, CO 81435**

Parcel number(s): **456536315013**

<b>456536315013</b>



THLD RATING:

**Primary - Supporting to District  
Shed – Contributing to District**

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252475 mE** **4202596 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 20, Block 9**  
 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 1/2**
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**  
**Fence**
21. General architectural description:  
**This 1.5-story wood frame building is presently used as a residence and as an art gallery. Overall, it measures 48' N-S (deep) by 20' E-W (across). Included in these dimensions is a tall, angular, 1.5-story, cross-gabled addition to the north (rear) elevation which measures 12.5' by 20'. The dwelling/art gallery is supported by a low coursed sandstone foundation, and its exterior walls are clad with painted cream white horizontal weatherboard siding, with painted turquoise 1" by 4" corner boards. The cross gable roof is covered with metal roofing material, and the eaves are boxed with painted turquoise wood trim. Non-historic (but pre-1986) skylights are located on the south and east facing roof slopes. The front entry porch, at the east end of the façade (south elevation) has been altered since 1986. The porch now features a painted purple glass-in-wood-frame door, with sidelights, and a segmental transom light, which enters the enclosed porch from a 3-step flagstone stoop. The enclosed porch is covered by a shed-roof extension of a front-gabled addition at the front of the building. A band of three, non-historic, casement windows penetrate the façade wall to the west of the porch. A set of paired glass-in-wood-frame doors, covered by a gable hood, enters the building's west elevation.**
22. Architectural style: **No Defined Style**  
 Building type:

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23. Landscape or special setting features:

**This property is located at the northeast corner of W. Colorado Avenue and Davis Street, at the west end of the Telluride National Historic Landmark District. A wood privacy fence paralleling Davis Street on the west property line is adorned with multiple three-dimensional artistic items. Cornet Creek flows generally north-to-south, just to the west of this property.**

24. Associated buildings, features or objects:

<b>Shed (THAS #35)</b>
<b>A shed is located at the rear northwest corner of the property. This wood frame building measures 11' N-S by 22' E-W, and is supported by a wood timbers on grade foundation. It has board-and-batten exterior walls, and a shed roof with corrugated metal roofing material. Two horizontal and diagonal wood plank doors, both side-hinged with metal strap hinges, are located on the south elevation. A 1/1 double-hung sash window, and a single-light fixed-pane window, penetrate the shed's north elevation.</b>

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    1913      Actual:
- Source of information:    **Sanborn Insurance maps, November 1908 and October 1922; 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 1913 as this building's year of construction. Sanborn Insurance maps, meanwhile, indicates that it was built as a dwelling in the years between 1908 and 1922. Thus, the Assessor's 1913 date of construction is probably accurate. In 1986, owner Glen Kilcrease was interviewed by Christine Whitacre of Front Range Research Associates during the course of a previous survey. At that time, Mr. Kilcrease related that the west half of the shed (THAS #35) was built in 1890, but that the east half had been built much more recently, circa 1980.**
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):            **Commerce and Trade/Specialty Store**
34. Site type(s):                **Historically a single family dwelling; presently a dwelling**

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35. Historical background:

The West Telluride Addition was platted in 1891, and by 1900, most lots in this block on the north side of West Colorado Avenue had been developed. This house at the far west end of the block was not built until circa 1913, however. According to a previous survey conducted by Front Range Research Associates in 1986, San Miguel County plat books indicate that this property was originally owned by "H. H. ToceeKing" (sic), and later owned by "Morris Lehman and Nancy Watson." A "Harry King," age 37, listed as a Telluride resident in the 1910 U.S. census, may be the person referenced as "H. H. ToceeKing." Morris Lehman, and his wife Kate, are also listed in the 1910 census. Lehman at that time was 48 years of age, and the census listed his employment as "merchant - retail liquor. Telluride *Daily Journal* newspaper articles indicate that Morris Lehman was involved in operating the National Club Saloon, located in the Nunn-Wrench Block at the southeast corner of Colorado Avenue and Pine Street. Further information pertaining to early owners and residents of this property has not been uncovered. In 1986, the property was owned by Glen Kilcrease of Telluride.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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.

### 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.

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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 dwelling is historically significant for its association with Telluride's residential development beginning circa 1913. It is also architecturally significant for its representative late Victorian-era architectural characteristics. Due to some loss of integrity, though, the building should be rated as a "supporting" resource within the Telluride National Historic Landmark District. The shed is rated as a "contributing" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property displays a below average 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. Alterations to the façade, including a substantially new front porch, and the construction of a large rear addition, have substantially diminished the property's historical integrity. At present, this property only minimally contributes to the district's historic character.**

### 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 120-124** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **07/31/2007; 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

