

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403

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.1708**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Nunn House**
- 6. Current Building Name: **Friedman House**
- 7. Building Address: **409 W. Columbia Avenue**
- 8. Owner Name and Address: **Elsie D. Friedman
65 Raycliff Terrace
San Francisco, CA 94115**

Parcel number(s):

456536313013

456536313013



THLD RATING:

Supporting to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252796 mE** **4202579 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot B, Block 3**
 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): **Irregular Plan**
15. Dimensions in feet: **3833 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Chimney, Decorative Shingles**
21. General architectural description:
This stately two-story dwelling is supported by a low coursed sandstone foundation, while its exterior walls are clad with painted mint green horizontal wood siding with painted white 1" by 4" corner boards. A painted mint green 1x board, with a painted white water table, separates the foundation from the siding. Painted mint green fish scale shingles appear in the upper gable ends. The house is covered by a steeply-pitched cross gable roof, with wood shingles and painted white boxed eaves. A tall red brick chimney is located on the north-facing roof slope. A painted cream white wood-paneled front door, with an oval-shaped upper sash light and a transom light, enters the south end of the east elevation from a large open front porch at the home's southeast corner. The porch is approached by seven steps, and features a wood plank floor, painted cream white fluted wood pedestals and columns, a painted cream white open wood railing with turned balusters, a painted cream white spindle frieze, and a truncated hipped roof with an intersecting gable above the porch stairs at the corner. Cannonball finials adorn twin pedestals at the base of the porch stairs. A circa 1985 second story sunroom addition, with a hipped roof and bands of 1/1 double-hung sash windows, extends above the front porch roof. A circa 1985 two-story, hipped-roof, canted bay addition, with 1/1 double-hung sash and fixed-pane windows, is located on the south elevation. A single-story canted bay and an oriel window (both circa 1985 additions), each with four 1/1 double-hung sash windows with transom lights, are located on the east elevation. A fixed-pane oculus window penetrates the second story near the north end of the east elevation. A hipped-roof bay with three 1/1 double-hung sash windows is located at the southwest corner. Windows elsewhere are primarily 1/1 double-hung sash with painted cream white wood frames and surrounds. A non-historic entry door enters the house from a flagstone patio near the north end of the east elevation. The patio at this door is covered by a flat roof with an

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open wood railing which also serves as a second story porch. A painted cream white glass-in-wood-frame door, covered by a painted cream white wood screen door, enter the second floor from this second story porch. A single-stall attached garage addition is located at the west end of the north elevation. The garage has a flat roof which also serves as a deck accessed from the home's second story.

22. Architectural style: **Late Victorian**
 Building type:

23. Landscape or special setting features:
This well-maintained property comprises a spacious lot at the northwest corner of Columbia Avenue and Aspen Street. Expanses of planted grass lawns, with cottonwoods, fir, and aspen trees, flank the residence. A painted white picket fence flanks sidewalk along Aspen Street and the alley to the west. A stone retaining wall flanks the front sidewalk along Columbia Avenue.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1890**
 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: **L. L. Nunn**
 Source of information: **Sanborn Insurance maps; San Miguel County Assessor records; Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.**

29. Construction history:
The original portion of this two-story residence was built in 1890 as a residence for Lucien Lucius Nunn. Sanborn Insurance maps published in 1890, 1893, 1899, 1904, and 1908 depict the dwelling with a two-story T-shaped plan, with open porches at the front southeast and southwest corners, and with a single-story extension to the north (rear) elevation. The 1922 Sanborn map depicts the dwelling with a somewhat larger extension to the north elevation. The house was further enlarged and modified prior to 1986 as described above in section 21.

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 Residence**

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35. Historical background:

This house was built in 1890 as a residence for L. L. Nunn, one of Telluride's leading citizens during the late nineteenth century. Ohio native Lucien Lucius Nunn came to Leadville, Colorado circa 1880, before moving to Durango and then to Telluride in 1881. In Telluride, Nunn quickly established himself among the town's leading businessman. By 1891, Nunn's mining and financial interests were substantial, and in that year, he gained prominence by building the Ames electrical plant along the Lake Fork of the San Miguel River to power the Gold King Mill. Located above Ophir, the Gold King was owned and managed by L. L. Nunn and his brother Paul Nunn. Prior to that time the mill had been powered by coal, shipped in by rail at a cost of nearly \$2500.00 per month. Nunn chose to use Alternating Current (AC) power, rather than Direct Current (DC) power in the Ames plant - a decision that proved a resounding success, and reduced the Gold King Mill's operating costs to less than \$500.00 per month.

Reportedly the first commercial AC power facility in the world, the Ames plant was constructed at a time when electrical power was in its infancy, and when a great scientific debate was occurring regarding the relative merits of AC versus DC power. In what became known as the "war of currents", the development of DC power was promoted by Thomas Edison, while AC power was championed by George Westinghouse and Nikola Tesla. Following the successful installation of AC power at the Ames plant near Telluride, the Westinghouse Electric and Manufacturing Company was awarded a contract to establish an AC power plant for the Columbian Exposition (the World's Fair) at Chicago in 1893. Alternating Current subsequently became the standard power scheme used throughout the United States, with the advantages that it may be stepped up or down through a transformer, and that it can move long distances over thin copper wire.

In 1890, Nunn contracted for the construction of this house as well as for construction of the First National Bank of Telluride building at the northwest corner of Colorado Avenue and Fir Street. Nine years later, Nunn and A.M. Wrench (who was then employed as Cahier of the First National Bank of Telluride), contracted with Brown and Schrefferman to construct the Nunn and Wrench Block, a single-story brick commercial building at the southeast corner of Colorado Avenue and Pine Street. As of 1920, Nunn was retired and living in San Diego, California. He passed away in 1925.

36. Sources of information:

Buys, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998.

Colorado Business Directory listings for Telluride, 1881-1950.

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

Telluride Daily Journal, May 18, 1899, p. 1.

Telluride Daily Journal, July 21, 1899, p. 4.

Telluride Daily Journal, August 19, 1899, p. 2.

"The Year Has Been Reasonably Prosperous." *Telluride Daily Journal*, December 30, 1899, p. 1.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000.

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.

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Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.

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

Twelfth Census of the United States, 1900, 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).

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: **Architecture**

40. Period of significance: **1890**

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

42. Statement of significance:

This house is architecturally and historically significant for its Late Victorian era architectural characteristics and for its association with L. L. Nunn. Mr. Nunn made notable contributions to broad patterns of history in pioneering the use of AC electrical power, and as a leading businessman in Telluride during the height of the mining boom in the 1890s. Due to numerous additions and alterations, however, the building no longer conveys a strong sense of its historical and architectural significance. Because of its association with Mr. Nunn, its early 1890 date of construction, and the historic Victorian era details, the dwelling qualifies as a supporting resource within the Telluride Historic District.

43. Assessment of historic physical integrity related to significance:

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This property displays a less than optimal 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. Alterations include: a second story sunroom addition above the front porch roof; a two-story, hipped-roof, canted bay addition on the south elevation; a single-story canted bay addition and an oriel window addition, both located on the east elevation; an entry door, flagstone patio and second story porch on the east elevation; a single-stall attached garage addition at the west end of the north elevation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **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 #7, Images 211-215** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **June 14, 2011** **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**

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Sketch Map



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Location Map

