

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.1743/THAS.49** Parcel number(s): **456536313012**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Nunn Club House, Telluride Institute House, Cornell House, Pinhead House**
- 6. Current Building Name: **Barnhill House**
- 7. Building Address: **Primary - 427 W. Columbia Avenue
Secondary – 427 1/2 W Columbia Avenue**
- 8. Owner Name and Address: **Robert B. Jr. and Janet W. Barnhill
2330 West Joppa Road, Suite 107A
Lutherville, MD 21093**

456536313012



THLD RATING:	Primary - Contributing Secondary – Non-Designated – New Construction
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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** **252764 mE** **4202591 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): **L-Shaped Plan**
15. Dimensions in feet: **2154 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Chimneys, Fence**
21. General architectural description:
This stately Late Victorian era house features an offset L-shaped plan, made up of three principal elements: a main two-story front gabled section, which measures 32½' N-S (deep) by 20' E-W (across); a lower 1½-story gabled extension to the north (rear) elevation, which measures 16½' N-S by 16½' E-W; a taller 1½-story intersecting gabled section which forms the north end of the east elevation, and measures 17' N-S by 8' E-W. The house is supported by an unpainted coursed sandstone foundation, while its exterior walls are clad with painted white horizontal wood siding with 1" by 4" corner boards. An ornate gable ornament appears in the facade's upper gable end. The front gabled roof is steeply-pitched, and is finished with wood shingles and painted white boxed eaves. Two red brick chimneys are located on the roof ridge. The asymmetrical facade faces toward Columbia Avenue on the south elevation. A painted white wood-paneled front door, with an upper sash light, a transom light, and painted yellow and red decorative panels, enters the east end of the facade from an open front porch. The porch is approached by three wood steps with painted white wood railings, and features a wood floor, painted white chamfered 4" by 4" wood posts, a pierced spindle frieze, fan-shaped brackets, and a hipped roof. A painted white wood-paneled door, similar to the one on the facade, enters the west end of the north elevation at ground level. A two-story hipped-roof canted bay is a prominent architectural feature, on the facade west of the front porch. The bay features four 1/1 double-hung sash first story windows and four 1/1 double-hung sash second story windows, with painted yellow and white decorative wood panels. Windows elsewhere are predominantly 1/1 double-hung sash with painted white wood frames and surrounds.

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22. Architectural style: **Late Victorian / Queen Anne**
 Building type:

23. Landscape or special setting features:

This well-maintained property is located on the north side of Columbia Avenue in the block between Aspen and Townsend Streets. A planted grass lawn surrounds the house, and the grounds appear professionally landscaped with low native plants, flowers, and spruce and aspen trees. The backyard is enclosed by a painted white picket fence. A stone retaining wall parallels the front sidewalk along Columbia Avenue.

24. Associated buildings, features or objects:

Secondary Residence / Garage (427½ W. Columbia Avenue) (THAS #53)

A secondary residence / garage, with the address of 427½ W. Columbia Avenue, incorporates a historic garage (THAS #53). Located just northwest of the primary dwelling, this building measures approximately 20' N-S by 28' E-W. It is supported by a poured concrete foundation, and incorporates a main 1½-story gabled section, and a single-story shed-roofed extension to the east. The exterior walls are made of stained brown board and batten, while the roof is covered with metal. Stained brown rafter ends are exposed beneath the eaves. The north elevation faces the alley and contains a stained brown wood-paneled door, with four upper sash lights, and a metal rollaway garage door. The north elevation is also penetrated by a set of paired 4-light windows in the upper gable end and one other 4-light window. The west elevation is penetrated by two 4-light casement windows. The south elevation contains a stained brown wood-paneled door with four upper sash lights, and a set of paired 4-light casement windows. Two double-hung sash windows penetrate the east elevation. This structure has been demolished.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1891**
 Source of information: **San Miguel County Assessor records; Sanborn Insurance maps; 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 (probably)**
 Source of information: **"Nunn Gives \$600,000 to Telluride School." *Telluride Journal*, June 15, 1911, p. 1.**
29. Construction history:
Sanborn Insurance maps and San Miguel County Assessor records reveal that this building was constructed in 1891. The 1½-story intersecting gabled extension at the north end of the east elevation (as described above in section 21) is not depicted on Sanborn maps through 1922.
30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Education / Education Related**
32. Intermediate use(s): **Domestic /Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Single Family Residence**

35. Historical background:

This house was built in 1891, and during its early years it was owned by L. L. Nunn. Erected a year previously, Nunn's residence in Telluride was located next door to the east at the northwest corner of Columbia Avenue and Aspen Street (5SM.1708). 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. 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.

Nunn founded the Telluride Institute of Electrical Engineering in 1891, and this house, erected that same year, was associated with the Institute for more than two decades. Known early on as the Nunn Club House, it served as an informal dormitory, place of fraternal organization, and perhaps as classrooms, for the institute's members.¹ A 1911 *Telluride Journal* article succinctly describes the Telluride Institute's history and function to that time:

When the Telluride Power Company was created [in 1891]² the science of electrical generation was in its infancy, and the engineering difficulties encountered furnished the inspiration of the Telluride Institute. Mr. Nunn gathered about him a number of young electrical workers, to whom salaries were paid, and at the same time opportunities for experimentation were furnished. Later instructors were secured and free courses in electrical science given. Through the efforts of this body of students, the Telluride Power Company was able to devise means for the carrying of high tension current to distances greater than ever before known. As the company became more prosperous, extending its lines and plants over entire western Colorado, Southern Wyoming and Utah, Mr. Nunn was able to broaden the scope of the educational institution. Bright boys were hired to care for the plants, flumes

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and lines, were paid salaries, and given instruction in the higher science of electrical engineering. No degrees have ever been granted by the Telluride Institute, but Mr. Nunn constructed and maintained at Cornell University, Ithaca, N.Y., the Telluride Institute hall, which will accommodate fifty students...Graduates of the Telluride Institute are granted scholarships, which insure them a free course at Cornell, completing the education begun here.

Nunn, thus, established the "Telluride Association" in 1911, with the construction of a Telluride Institute Hall at Cornell. Later known as the "Telluride House," this facility served as a scholarship residence for students from Nunn's institute in Telluride, and eventually from other institutes sponsored and funded by Nunn. Now celebrating its centennial, in 2011, the Telluride Association remains a highly-respected nonprofit educational organization, associated with Cornell and other institutions of higher education. Its online mission and vision statement, in part, reads:

Founded in 1911 by Lucien L. Nunn, Telluride Association is a nonprofit organization that creates and fosters educational communities that rely upon democratic participation. Telluride aims to foster an everyday synthesis of self-governance and intellectual inquiry that enables students to develop their potential for leadership and public service.

(For further information refer to: http://www.tellurideassociation.org/about/mission_vision.html)

¹ According to local lore, students at the Telluride Institute were affectionately known as "pinheads" because Nunn kept track of their locations by sticking pins in a map.

² The company's full name was the "Telluride Power Transmission Company." Created in 1896, the Telluride Power Transmission Company was previously named the San Miguel Consolidated Gold Mining Company. The name was changed in 1896 because the company's emphasis had evolved from its initial emphasis on gold mining to providing electrical power. By 1896, in addition to the Ames plant above Telluride, electrical generating plants were also in operation at Provo and Logan, Utah.

36. Sources of information:

Barbour, Elizabeth. *Telluride Images of America*. Charleston, SC, et. al.: Arcadia Publishing, 2006.

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>.

"Mines and Mills." *Telluride Journal*, February 14, 1896, p. 1.

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.

Telluride Journal, April 10, 1902, p. 3.

Telluride Journal, June 4, 1903, p. 3.

"Nunn Gives \$600,000 to Telluride School." *Telluride Journal*, June 15, 1911, p. 1.

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

<http://www.photoswest.org>

"Find A Grave." www.findagrave.com

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

Western Reflections Publishing Company, 2000.

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“San Miguel County Assessor Data Site.” <http://sanmiguel.valuwest.net>

San Miguel County Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

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

“Telluride Association 100 Years & Going Strong.” http://www.tellurideassociation.org/about/mission_vision.html

Telluride Historical Museum. www.telluridemesuem.org

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

Trommer, Wahtola. *Telluride's Victorian Vernacular: A Walking Tour*. Telluride: Telluride Historical Museum, 2001.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

xx 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;

xx 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:

xx 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

xx 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

xx 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: **1891; circa 1891 – circa 1920**

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

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42. Statement of significance:

This building is architecturally significant for its Queen Anne style of architecture. It is also historically significant for its association with L. L. Nunn and the Telluride Institute, in time affiliated with the Telluride House and Telluride Association, founded by Nunn at Cornell University in 1911. Displaying a high standard of integrity, this property is individually eligible for inclusion in the National Register of Historic Places and in the Colorado State Register of Historic Properties. It is a contributing resource within the Telluride National Historic Landmark District. The Secondary Residence / Garage, with the address of 427½ W. Columbia Avenue, is a non-designated resource within the Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a 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.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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 #7, Images 42-46	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	August 5, 2011		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams Karen McWilliams		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

