

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.1825**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Paak House**
- 7. Building Address: **129. W. Gregory Avenue**
- 8. Owner Name and Address: **Paak Family Limited Partnership  
2006 Eastlawn Avenue  
Durango, CO 81301**

Parcel number(s):

<b>456536406018</b>



<b>THLD RATING:</b>	<b>Contributing to District</b>
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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253065 mE** **4202648 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 15A, Block A**  
 Addition: **Halls Addition** Year of addition: **1907**
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: **2877 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney**
21. General architectural description:  
**This residence is composed of an original (circa 1900) L-shaped, cross gabled dwelling, and a rectangular-shaped cross gabled (2002) addition to the north (rear) elevation. The original house's south, front-gabled, wing measures 20' N-S by 45' E-W, while its short side-gabled wing to the east measures 25' N-S by 6' E-W. The 2002 rear addition measures 22' N-S by 39' E-W. The house is built into the hillside, thus the poured concrete foundation ranges in height from six feet above grade on the south elevation to at grade on the north elevation. The basement level foundation wall at the south end is clad with corrugated metal and penetrated by 1x1 horizontal sliding egress windows. The exterior walls are clad with painted blue horizontal wood siding, with painted burgundy 1" by 4" corner boards. A gable ornament is in the south elevation's upper gable end. The roof is covered with corrugated metal, and the eaves are boxed with painted burgundy and light blue wood trim. A red brick chimney is on the ridge. The home's windows are entirely single and paired 1/1 double-hung sash, with painted white wood frames and surrounds, except for a single-light bathroom window on the west elevation. Two wood-paneled doors enter the east elevation from an open L-shaped porch which covers all of the south elevation and the south end of the east elevation. One of these doors is painted white with one upper sash light, while the other is painted green and white with nine upper sash lights. Ten wooden steps approach the east side of the porch which features a wood plank floor, a painted white open wood railing, painted white and burgundy turned columns, painted green pierced brackets, and a low-pitched hipped roof. The addition's walls are clad with painted light blue vertical wood siding. A painted white wood-paneled door, with a fanlight, and covered by a metal storm door, enters the addition's south elevation where it extends past the east wall of the original dwelling.**

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22. Architectural style: **No Defined Style**  
 Building type: **Gabled EII**

23. Landscape or special setting features:  
**This property is located on the north side of Gregory Avenue, just east of that Avenue's T-intersection with Fir Street. The Telluride Historical Museum is next door to the west. The house is set back just a few feet from the curb, with the hillside which ascends behind the house to the north displays natural, native, vegetation.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:  
 Source of information: **Sanborn Insurance maps, December 1899 and July 1904; San Miguel County Assessor records.**

26. Architect: Original: **Unknown**  
 Addition: **George Greenbank**  
 Source of information: Original: **N/A**  
 Addition: **Town of Telluride Building Permit #983265**

27. Builder: Original: **Unknown**  
 Addition: **Ray Bennett**  
 Source of information: Original: **N/A**  
 Addition: **Town of Telluride Building Permit #983265**

28. Original owner: **Unknown**  
 Source of information: **N/A**

29. Construction history:  
**San Miguel County Assessor records list 1900 as this dwelling's year of construction. Sanborn Insurance maps provide corroborating evidence that the house was built sometime between December 1899 and July 1904. As originally built, the dwelling featured a 1½-story, L-shaped, cross gable plan. A gabled rear addition, designed by Telluride architect George Greenbank, was erected in 2002.**

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 / Multiple Dwelling**  
 34. Site type(s): **Historically a single family residence, now a duplex**

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35. Historical background:

**This house was constructed in 1890. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. The Paak family, presently of Durango, Colorado, has owned this property from circa 1963 to the present (2011).**

36. Sources of information:

**"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 Historical Museum. [www.telluridemuseum.org](http://www.telluridemuseum.org)**

**Town of Telluride Building Department building permit files.**

### 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

**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:    **Circa 1900**

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

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42. Statement of significance:

**This dwelling is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1900. The dwelling is also architecturally significant for its representative L-shaped cross gabled plan. With a modest loss of integrity, this property rates as a "contributing" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This residence 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. A 2002 addition to the original north (rear) elevation is well-executed. The addition is compatible with and subservient to the original house in terms of its scale, height, and materials. A sense of time and place remains intact, relative to how this dwelling appeared during the early decades of the twentieth century.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not 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):	<b>CD #6, Images 141-144</b>	CDs filed at:	<b>Town of Telluride</b>
48. Report title:	<b>Town of Telluride Re-Survey of Historic Structures</b>		<b>Planning and Building Department</b>
49. Date(s):	<b>June 1, 2011</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

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## Sketch Map



# Architectural Inventory Form

## Location Map

