

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
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.1641/THAS.169**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Community Banks of Colorado Building**
- 7. Building Address: **133 S. Oak Street**
- 8. Owner Name and Address: **133 S Oak LLC  
174 Callawassie Dr  
Okatie, SC 29909**

Parcel number(s):

<b>477901201015</b>



THLD RATING:

**Primary - Noncontributing With Qualifications to District  
Shed - Contributing**

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252811 mE** **4202357 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 3A, Block 2**  
 Addition: **Telluride Original Townsite** Year of addition: **1883**
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: **5389 square feet**
16. Number of stories: **1 1/2**
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**
21. General architectural description:  
**This building consists of a historic, early 1890s, 1.5-story cross-gabled dwelling, with a large 1.5-story addition to the original west (rear) elevation. The original house is supported by a low coursed sandstone foundation, and its exterior walls are clad with pale green horizontal wood siding with painted buff red 1" by 4" corner boards. The original house featured a T-shaped plan, and its cross-gable roof is covered with corrugated metal roofing material, and the eaves are boxed with painted buff red wood trim. The asymmetrical façade faces toward Oak Street on the east elevation. Here, two painted cream white wood-paneled doors enter the south end of the façade from a shed-roofed porch. This porch is approached by three concrete steps and by a concrete handicap-accessible ramp with a black pipe railing. To the north of the porch, the façade wall is penetrated by a set of paired 1/1 double-hung sash first story windows, and a set of paired 1/1 double-hung sash windows in the upper gable end. These windows have painted green wood frames and painted buff red wood surrounds. Another painted cream white wood-paneled door, with one upper sash light, enters the south elevation from a non-historic side porch covered by a low-pitched gable roof. Facing Pacific Avenue, this porch is approached by seven concrete steps, flanked by black pipe railings, and features a wood plank floor, an open wood balustrade, and turned columns supporting the gable roof.**
- The large 1.5-story addition to the west elevation has more than doubled the size of the original dwelling. The addition's exterior walls are clad with painted pale yellow horizontal wood siding, with painted buff red 1" by 4" corner boards. Its windows are predominantly casement and 1/1 double-hung sash windows. The addition's gable roof is steeply-pitched, and is covered with metal roofing material. Two sets of paired glass-in-wood-frame atrium doors enter the addition's south elevation from an elevated porch.**

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22. Architectural style: **No Defined Style**  
 Building type:
23. Landscape or special setting features: **This property is located at the northwest corner of Oak Street and Pacific Avenue.**
24. Associated buildings, features or objects:

**Shed (THAS #169)**

A historic shed, which measures approximately 12' N-S by 16' E-W, is located adjacent to the alley at the rear west end of the property. This utilitarian structure rests on a non-historic concrete slab foundation which has been faced with corrugated metal. The exterior walls are made of board and batten, and the steeply-pitched front gable roof is covered with corrugated metal roofing material laid over 1x wood decking. A set of paired vertical wood plank doors, side-hinged with metal strap hinges, open toward the alley on the west elevation. A board and batten loft door is located in the west elevation's upper gable end.

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:  
 Source of information: **Sanborn Insurance maps, October 1890 and February 1893**
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:  
**Sanborn Insurance maps indicate that the original dwelling on this property was built between October 1890 and February 1893. The house originally featured a T-shaped plan with a cross gable roof. The Sanborn maps also indicate that the shed (THAS #169) at the rear of the property probably dates to between 1908 and 1922. San Miguel County Assessor records indicate that the rear addition to the historic building was constructed circa 2001.**
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): **Vacant/Not in Use**
34. Site type(s): **Historically a single family dwelling; later converted to mixed residential and commercial use; vacant at the time of survey in 2007, but soon to be occupied by Community Banks of Colorado according to signage.**

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35. Historical background:

**Sanborn Insurance maps indicate that the original dwelling on this property was built between October 1890 and February 1893. Biographical information about the families and individuals who lived here during the 1890s and early 1900s has not been uncovered. San Miguel County Assessor records indicate that William L. McCarthy owned this property between circa 1966 and 1989. In March of 1989, the property was acquired by Telluride Limited Partnership, and it has subsequently served as a mixed residential and commercial use building. County Assessor records also indicate that Windhorse Corporation acquired the property in July of 1993, followed by Telluride Crosscut, LLC, in December of 2001. Community Banks of Colorado, the current owner, gained title to the property in March of 2007.**

36. Sources of information:

**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.**

### 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, Settlement**

40. Period of significance:                    **N/A**

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

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42. Statement of significance:

**This building is historically significant for its association with Telluride's residential development beginning in the 1890s, and it is also architecturally significant for its vernacular wood frame cross-gabled architectural plan. Due to some loss of integrity, however, the building should be rated as a "non-contributing with qualifications" resource within the Telluride National Historic Landmark District. The historic shed at the rear of the property (THAS #169) rates as a contributing resource within the Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This building displays a below average 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 large addition to the original west elevation has more than doubled the size of the original building. The addition's roof line is higher than the original. Moreover, because it is on a corner lot, the addition is highly-visible. As a result this building no longer clearly contributes to the historic character of the Telluride National Historic Landmark District, and, thus, should be rated as a "noncontributing with qualifications resource within the district.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Not Eligible / Noncontributing With Qualifications**

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:

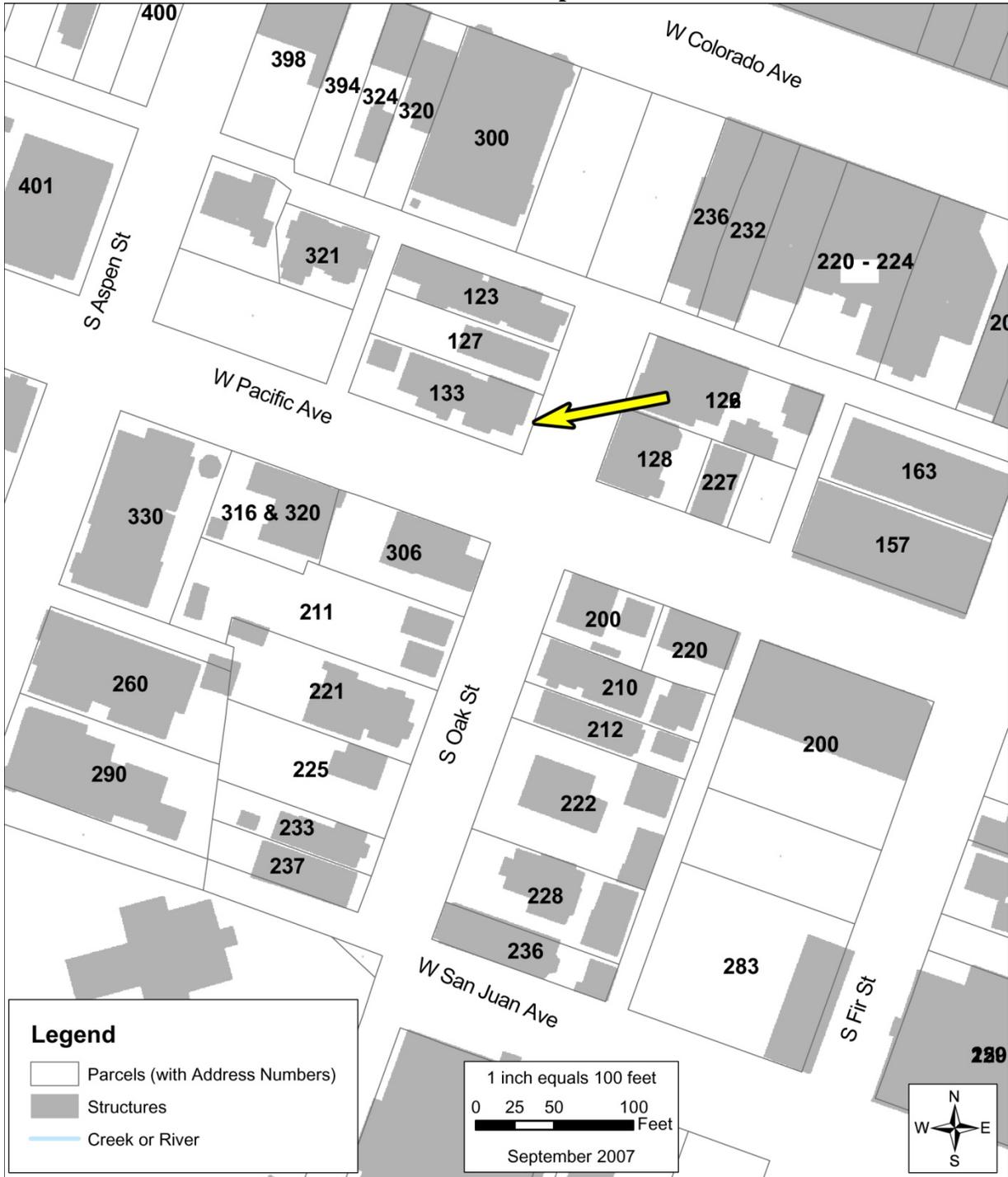
46. If the building is in existing National Register district, is it: Contributing Noncontributing  N/A:

### VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #5, Images 383-388</b>	CDs filed at:	<b>Town of Telluride</b>
48. Report title:	<b>Telluride Re-Survey of Historic Structures</b>		<b>Planning and Building Department</b>
49. Date(s):	<b>09/15/2007; revised 4/10/2012</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>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

