

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.1637**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **205 South Oak Residences Building**
- 7. Building Address: **205 S. Oak Street / 306 W. Pacific Avenue**
- 8. Owner Name and Address: **Brownstone Partners LLC
P. O. Box 2520
Telluride, CO 814352520**

Parcel number(s):	477901203047
	477901203048
	477901203049



205 S. Oak Street after construction of addition and renovation work. Photo March 2012

205 S. Oak Street before construction of addition and renovation work. Photo August 2007.

Note: The dwelling at 205 S. Oak Street was intensively surveyed in August 2007 during phase one of the Telluride Re-Survey of Historic Structures project. Subsequent to that time, the dwelling was substantially renovated and a large addition was built onto the west elevation, joined to the original by a connecting element. This form's architectural description (fields 14-21 below) relate to the dwelling's appearance as it existed in August 2007. The form's eligibility evaluation (fields 37-46 below) relates to the dwelling as it exists in April 2012, following the renovation.

THLD RATING:	Supporting to the District
---------------------	-----------------------------------

Architectural Inventory Form

Page 3 of 9

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** **252804 mE** **4202327 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 5, Block 18**
 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: **Length: 59 feet x Width: 33 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
Roof Treatment/Dormer
Chimney
Fence
21. General architectural description:
This is a 1½-story wood frame dwelling with a gabled-T plan, and with low shed-roofed extensions to the west (rear) elevation. The house's exterior walls are clad with painted blue horizontal wood siding, with painted white 1" by 4" corner boards. The cross gable roof is steeply-pitched, and is covered with wood shingles. The eaves are boxed, with painted white wood trim, and a red brick chimney is located on the ridge. A gabled wall dormer with one 1/1 double-hung sash window is located on the south elevation. The house features an asymmetrical façade which faces Oak Street on the east elevation. Two doors enter the façade from an L-shaped wrap-around wood porch. One of these is a painted blue and white wood-paneled door, with one upper sash light and with a transom light; the other is a painted red glass-in-wood-frame door, also with a transom light. The L-shaped front porch features a wood plank floor, painted white squared posts and turned columns, and a low-pitched hip roof with a spindle frieze. The façade wall is penetrated by a set of paired 1/1 double-hung sash windows, a single 1/1 double-hung sash window, and another 1/1 double-hung sash window in the upper gable end. A canted hip-roofed bay, with four 1/1 double-hung sash windows, is located on the south (side) elevation. This elevation is also penetrated by a single 1/1 double-hung sash window. All of the house's windows feature painted white

Architectural Inventory Form

Page 4 of 9

wood frames and surrounds. Another canted bay window, with three single-light fixed-pane windows, is located on the north (side) elevation, facing Pacific Avenue. An enclosed gable-roofed rear entry porch is located between the shed-roofed extensions near the center of the west elevation.

22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

This property is located at the southwest corner of Oak Street and Pacific Avenue, near the southern end of the Telluride National Historic Landmark District.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:

Source of information: **Sanborn Insurance maps, February 1893, December 1899.**

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 this building was constructed between 1893 and 1899. The rear (west elevation) shed-roofed part of the building was modified and probably enlarged in the early 1970s when it was retrofitted for commercial use as a greenhouse and flower shop. A shed (THAS #175) inventoried during the 1986 historic survey is no longer extant.

30. Original location: Moved: _____ Date of move(s): _____

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Commerce and Trade/Restaurant**

33. Current use(s): **Commerce and Trade/Business**

34. Site type(s): **Former single family dwelling**

35. Historical background:

Sanborn Insurance maps provide evidence that this building was erected between 1893 and 1899. Information about the families and individuals who lived here in the 1890s and during the early 1900s has not been uncovered. San Miguel County Assessor records indicate that Donald Dusatko owned this property in the early 1970s, and

Architectural Inventory Form

Page 5 of 9

that it was purchased by Donald Rafke, of Studio City, California and later Palm Springs, California, in March of 1975. Rafke owned the property through at least 1993, and possibly until 2002. In May of that year it was purchased by its current owner, Oak Street Crossing, LLC. The property was converted from residential to commercial use in the mid-1970s, as the main front part of the building became the China Rose greenhouse and flower shop. A ski shop, meanwhile, was located at the rear of the property for a number of years.

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.

Town of Telluride 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).

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: **1878-1913**

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

42. Statement of significance:

This building is historically significant for its association with Telluride's residential development beginning in the 1890s, and the house is architecturally significant for its Late Victorian era architectural characteristics. Due to modern alterations, however, the building rates as a supporting resource within the Telluride National Historic

Architectural Inventory Form

Page 6 of 9

Landmark District.

Architectural Inventory Form

Page 7 of 9

43. Assessment of historic physical integrity related to significance:

This building 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. Renovation work and a large addition, completed after August 2007, have somewhat diminished the building's physical integrity. Joined to the historic building by a connecting element, the addition is compatible with the property's historic dwelling in terms of its size, height, scale, and materials.

NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing With Qualifications 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:

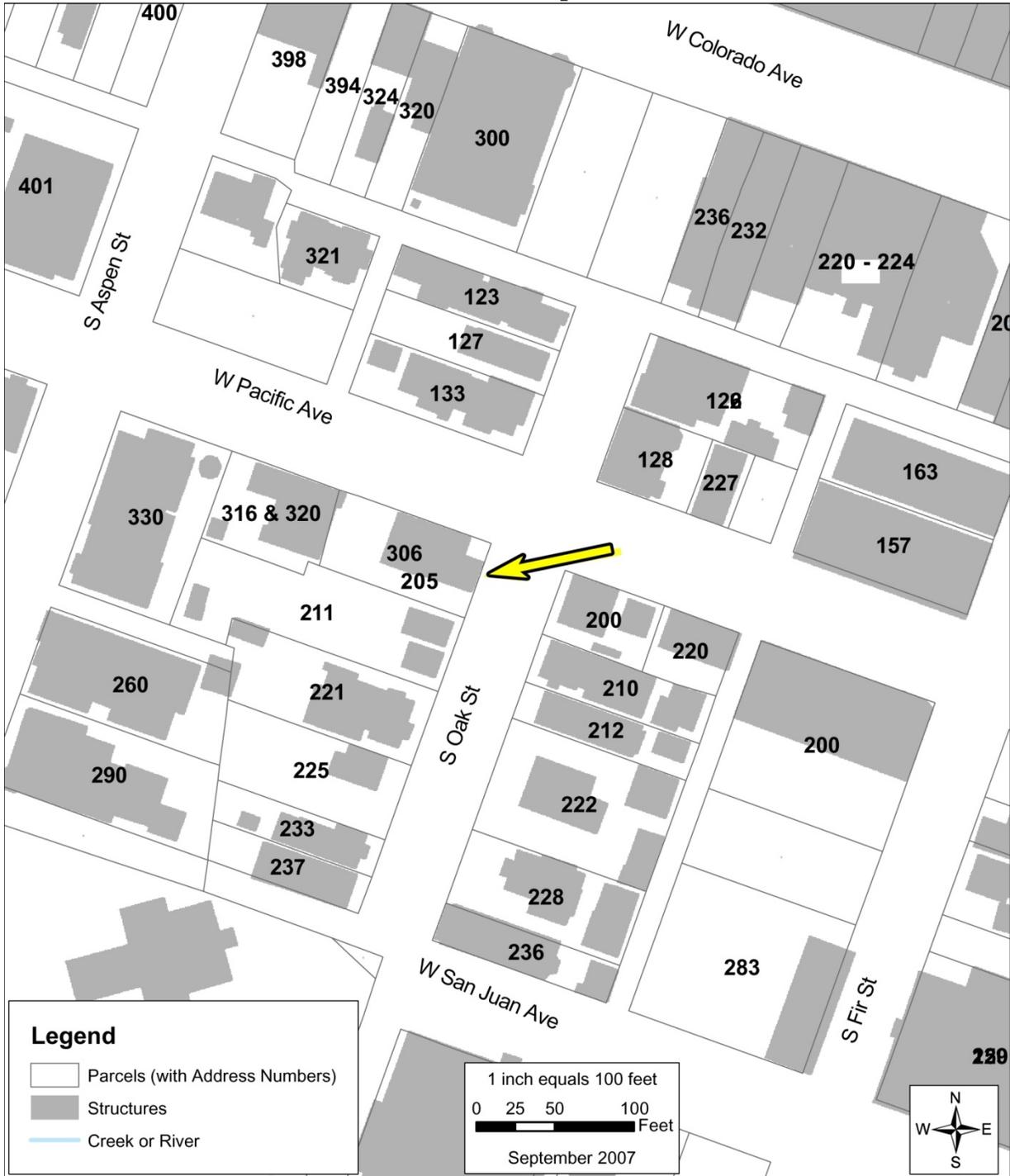
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|------------------------------------|
| 47. Photograph number(s): | CD #7, Images 101-106 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | 08/31/2007; revised 4/10/2012 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 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

