

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.1640/THAS.171**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Bluepoint Grill**
- 7. Building Address: **123 S. Oak Street**
- 8. Owner Name and Address: **Edward L. Barlow
375 Park Ave. Suite 3800
New York, NY 10152**

Parcel number(s):

477901201005



THLD RATING:	Primary - Supporting to District Garage - Supporting to District
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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** **252818 mE** **4202376 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 1, 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): **Rectangular Plan**
15. Dimensions in feet: **4804 square feet**
16. Number of stories: **1 1/2**
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**
Chimney
21. General architectural description:
This building consists of a 1.5-story wood frame, front-gable, dwelling, with a large rear addition joined to the original building by a connecting element. It appears that a new basement has been excavated beneath the historic building. The original dwelling is supported by a low concrete foundation, and its exterior walls are clad with painted red horizontal wood siding with painted cream white 1" by 4" corner boards. The front gable roof is steeply-pitched and is covered with wood shingles. The eaves are boxed with painted cream white and green wood trim. A metal clad chimney, which has been capped, is located near the center of the roof ridge. Two non-historic skylights penetrate the south-facing roof slope. Painted red fishscale shingles appear in the façade's upper gable end. The building's asymmetrical façade faces toward Oak Street on the east elevation. Here, a stained brown wood-paneled door, with one upper sash light and with a transom light, enters the north end of the façade from a small porch. This porch features a concrete floor, and a gable roof supported by two painted cream white chamfered 4" by 4" wood posts, and two engaged 4" by 4" wood posts. Two sets of paired 1/1 double-hung sash windows, with painted cream white wood frames and surrounds, penetrate the façade wall - one set to the south of the porch, and the other in the upper gable end. The north elevation is also penetrated by a set of paired 1/1 double-hung sash windows with painted cream white wood frames and surrounds. An older 6' by 12' shed-roofed extension on the north elevation is penetrated by a single-light fixed-pane window. The south elevation is penetrated by two 15-light fixed-pane windows with painted cream white wood frames and surrounds. A set of metal stairs on the south elevation descends to a basement-level door. The large, modern, addition rests on a concrete foundation, and has painted green vertical wood exterior siding. It is covered by a steeply-pitched gable roof, with a shed-roofed dormer on the north-facing roof slope.

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22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

This property is located on the west side of South Oak Street in the block between Colorado and Pacific Avenues. It is the first building south of the alley.

24. Associated buildings, features or objects:

Garage (THAS #171)
A wood frame shed (THAS #171) is located at the rear of the property. This structure measures approximately 18' N-S by 12' E-W. It is supported by a non-historic concrete foundation which is covered with corrugated metal. The garage's walls are made of unpainted vertical wood planks, and it is covered by a shed roof with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A vertical wood plank door, side-hinged with metal strap hinges, is located on the east elevation. A set of vertical wood plank garage doors, also side-hinged with metal strap hinges, open toward the alley on the north elevation.

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 this house was built between October 1890 and February 1893. Multiple outbuildings at the rear of the lot are depicted on Sanborn maps through 1922; however, it appears that the extant garage (THAS #171) probably dates from between 1908 and 1922. The historic dwelling has been converted into a restaurant, and extended to the rear (west) elevation.

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): **Commerce and Trade/Restaurant**

34. Site type(s): **Historically a single family dwelling; presently a restaurant**

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35. Historical background:

Sanborn Insurance maps provide documentation that this building was constructed as a residence in the early 1890s. Biographical information about the families and individuals who lived here over the years has not been uncovered.

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 early 1890s, and it is also architecturally significant for its vernacular wood frame front gabled architectural plan. Its significance, though, is tempered by the presence of a large rear addition. Nonetheless, despite this loss of integrity, the primary structure and garage may still be rated as "supporting" resources within the Telluride National Historic Landmark District.

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. The building was altered to some extent when it was converted to commercial use. A large rear addition diminishes the physical integrity of the historic building. A sense of time and place relative to a late nineteenth century dwelling remains only partially intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Eligible / 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 #5, Images 377-382	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
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		

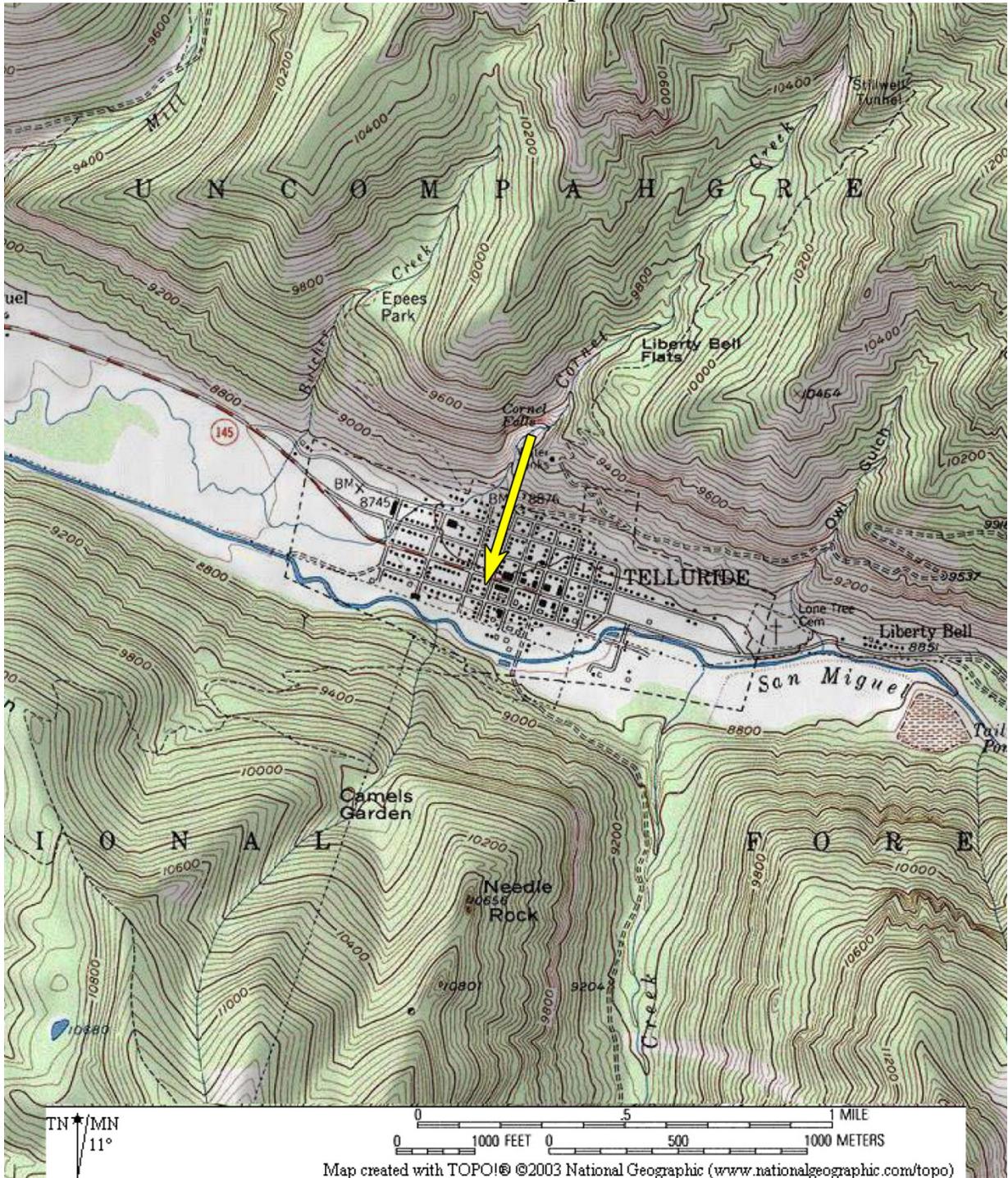
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)