

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.1680/THAS.77**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **The KM Telluride Trust House**
- 7. Building Address: **127 N. Oak Street**
- 8. Owner Name and Address: **The KM Telluride Trust  
16055 Ventura Blvd.  
Encino, CA 91436**

Parcel number(s):	<b>456536410002</b>



<b>THLD RATING:</b>	<b>Primary - Contributing to District Secondary Residence/Garage - Contributing to District</b>
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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252862 mE** **4202499 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 1, 3, Block 1**  
 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 49 feet x Width: 33 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch**  
**Chimney**  
**Window/Stained Glass**
21. General architectural description:  
**This is a 1.5-story wood frame dwelling. It is supported by a low unpainted sandstone foundation, and its exterior walls are clad with painted pale pink horizontal weatherboard siding with painted white 1" by 4" corner boards. Painted pale pink octagon shingles appear in the upper gable ends on the east elevation (façade) and on the south elevation. A painted cream white 1" by 8" board with a water table separates the stone foundation from the horizontal weatherboard siding. The house is covered by a steeply-pitched cross gable roof, with wood shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves, and are painted cream white. Painted cream white decorative brackets appear under the corner eaves on the façade. A red brick chimney and a small intersecting gable are both located on the north-facing roof slope. A painted grey wood-paneled door, with one upper sash light and a transom light, enters the asymmetrical façade from a 6-step wood porch. The porch features a tongue-in-groove wood floor with lattice work below, an open wood railing with turned balusters, painted cream white turned columns with pierced decorative brackets, a pierced frieze, and a low-pitched hip roof with a small intersecting gable above the entry steps. A painted cream white wood-paneled door, with one upper sash light, enters the west (rear) elevation from a flagstone porch. The front-facing gable which forms the north end of the façade is penetrated by two 1/1 single-hung sash windows, including one in the upper gable end. Both of these windows have stained glass Queen Anne lights in their upper sashes. A corner bay, with three 1/1 double-hung sash windows with painted white wood frames and surrounds, is located at the front southeast corner. Windows elsewhere are primarily single and paired 1/1 and 2/2 double-hung sash with painted cream white wood frames and surrounds. A modest single-story, flat-roofed and shed-roofed addition wraps around the home's rear northwest corner.**

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

23. Landscape or special setting features:  
**This property is located on the west side of Oak Street in the block south of Columbia Avenue. A planted grass front yard is enclosed by a painted white picket fence, and is nicely landscaped with native flowers and shrubs.**

24. Associated buildings, features or objects:

<b>Secondary Residence/Garage (THAS #77)</b>
<p>A secondary residence/garage (surveyed as a garage/shed under THAS #77 in 1987), is located at the rear west end of the property. This building measures approximately 20' by 24', and rests on a concrete slab foundation. Its exterior walls are clad with stained brown vertical wood planks, and it is covered by a steeply-pitched gable roof with a shed-roofed extension to the east elevation. The roof is covered with rusted corrugated metal roofing material. A vertical wood plank, horizontal sliding door penetrates the south elevation. A non-historic corrugated metal garage door opens toward the alley on the west elevation.</p>

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:  
 Source of information: **Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899 and July 1904.**

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 reveal that this property was first developed between 1886 and 1890, with the construction of a small rectangular-shaped dwelling. Subsequent Sanborn maps, though, indicate that the extant dwelling was built between December of 1899 and July of 1904. Its possible, however, that the older, early 1890s, dwelling may have been incorporated into the construction of the extant dwelling in the very early 1900s. The historic house has been modified by the construction of a modest addition which wraps around the rear northwest corner. Sanborn maps indicate that some type of outbuilding has existed on the back half of the lot since the late 1880s; however, it is unlikely that the extant secondary building (THAS #77) is that old.**

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

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                   **Domestic/Single Dwelling**
32. Intermediate use(s):           **Domestic/Single Dwelling**
33. Current use(s):                   **Domestic/Single Dwelling**
34. Site type(s):                      **Single family dwelling**
35. Historical background:
- Sanborn Insurance maps indicate that this property was first developed in the late 1880s with the construction of a small house, but that the extant dwelling was probably built between December of 1899 and July of 1904. Biographical information about the home's early owners and residents has not been uncovered. More recent San Miguel County Assessor records indicate that Wade Ward, et. al. owned this property between circa March of 1970 and November of 1973. Duke Epperson then held title to the property for the next year and a half or so, between circa November of 1973 and April of 1975. James Steinberg then owned the property from circa April of 1975 to October of 1985, followed by True Redd and Lady Margaret Redd, as owners until October of 1993. The Joseph B. Pringle family, of South Barrington, Illinois, has owned the property from that time to the present.**
36. Sources of information:
- San Miguel County Assessor records.**
- 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 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.

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**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 property is historically significant for its association with Telluride's residential development beginning in the early 1890s, and the house is architecturally significant for its expression of the Queen Anne style of architecture in the Late Victorian era. Displaying a high standard of integrity, this property (including both the house and secondary building) may be rated as a "contributing" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property displays an overall high level 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 house's integrity has been minimally diminished by the construction of a modest rear addition. The secondary building's integrity has been more noticeably diminished as it has been adapted for modern usage as a garage and secondary residence. A sense of time and place relative to how this property appeared during the early 1900s remains reasonably intact, however.**

### 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:

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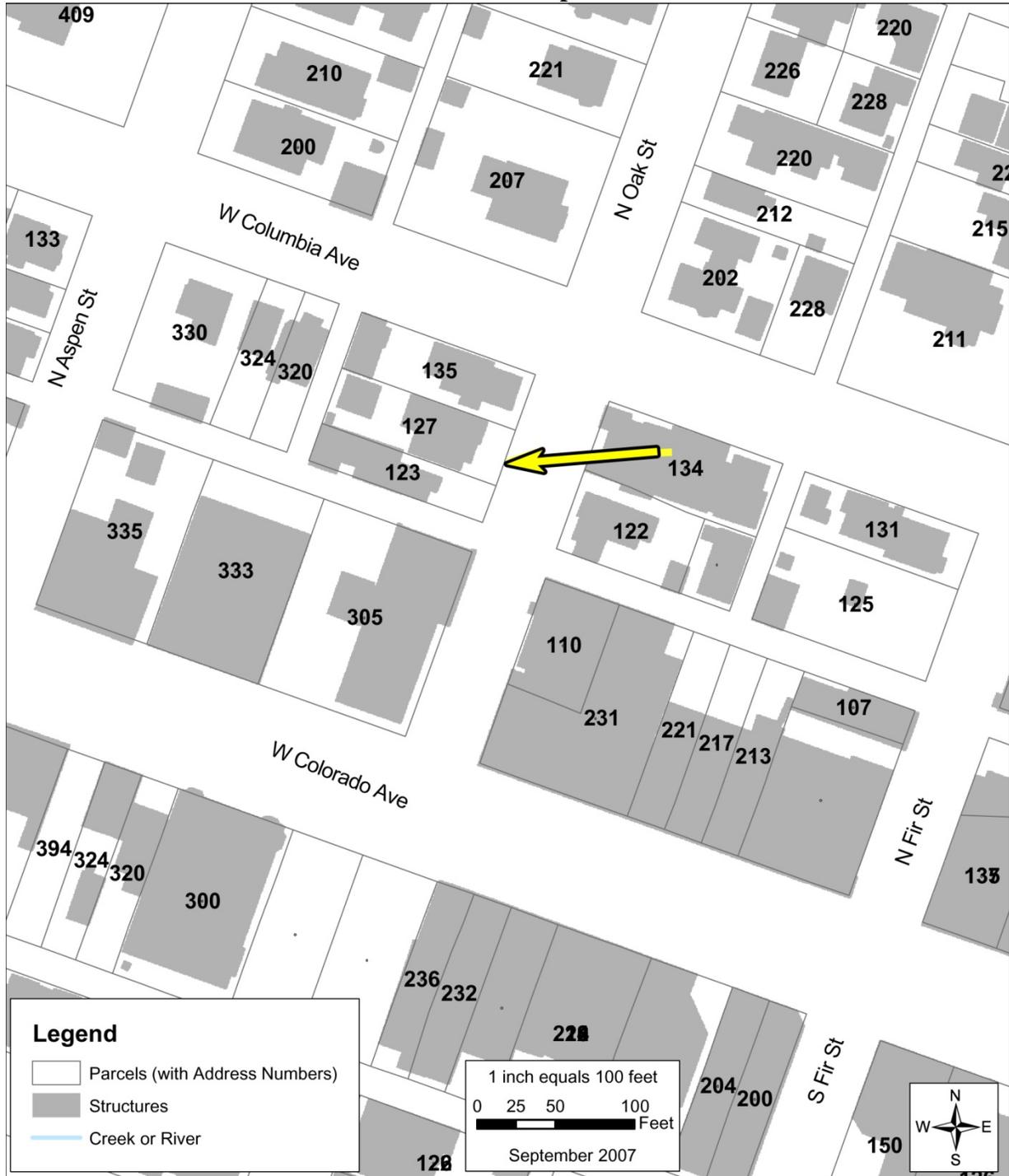
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## VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #7, Images 344-348</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>09/30/09; 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

