

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.1837**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **5995 Realty Corp / EAT-0901 LLC Building**
- 7. Building Address: **127 S. Oak Street**
- 8. Owner Name and Address: **5995 Realty Corp.  
P. O. Box 43-2496  
South Miami, FL 33143**

Parcel number(s):

<b>477901201039</b>
<b>477901201038</b>

**EAT-0901 LLC  
1400 Folsom Street. Suite 102  
Boulder, CO 80302**



<b>THAS RATING:</b>	<b>Non-Designated – New Construction</b>
---------------------	--

## Architectural Inventory Form

Page 2 of 7

### 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** 252815 mE 4202367 mN
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **UNIT A AND PARKING SPACE UNIT A 127 SOUTH OAK STREET CONDOMINIUM ACC TO FIRST AMENDMENT TO THE 127 SOUTH OAK STREET CONDOMINIUM MAP, A REPLAT OF LOT 2A MINOR SUBDIVISION BLOCK 2 TELLURIDE FORMERLY WADDELL CONDOS ACC TO PLAT BK 1 PG 4279-4280 REC 10 13 2009 AND SECOND AMEND TO DECS AT 409293 UNIT B AND PARKING SPACE. UNIT B 127 SOUTH OAK STREET CONDOMINIUM ACC TO FIRST AMENDMENT TO THE 127 SOUTH OAK STREET CONDOMINIUM MAP, A REPLAT OF LOT 2A MINOR SUBDIVISION BLOCK 2 TELLURIDE FORMERLY WADDELL CONDOS ACC TO PLAT BK 1 PG 4279-4280 REC 10 13 2009 AND SECOND AMEND TO DECS AT 409293.**  
 Addition: **N/A** Year of addition: **N/A**
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: **5530 square feet**
16. Number of stories: **2½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Dormer**
21. General architectural description:  
**This 2½-story building appears to be divided into two units. It is supported by a poured concrete foundation, and its exterior walls are primarily clad with painted grey horizontal wood siding with painted burgundy corner boards. Some exterior walls are clad with painted pale grey board-and-batten, however. The building is covered by a front gabled roof, with a lower gabled section to the east (front), and a clipped-gable section to the west (rear). The roof is covered with metal, and the eaves are boxed. Three gabled wall dormers are on the south elevation, while one gabled wall dormer is on the north elevation. A boxed chimney is on the west elevation. A glass-in-wood-frame door, flanked by a 1/1 double-hung window, enters the second story through the gabled wall dormer from a second story porch on the north elevation. The building's asymmetrical facade faces Oak Street on the east elevation. A stained brown wood-paneled door, with one upper sash light, and flanked by a sidelight, enters the north half of the facade from a flagstone porch covered by a gabled roof supported by two square posts. The facade's upper gable end is penetrated by a diamond-shaped window. Windows elsewhere are predominantly 1/1 double-hung sash with painted burgundy wood surrounds. A 10-light glass-in-wood-frame door enters the south elevation. A stained brown wood-paneled door, with nine upper sash lights, and a set of paired doors, enter the ground level on the west elevation below a large second story porch. A painted grey wood-paneled door, with flanking sidelights and transom lights, enters the second story from this porch.**

## Architectural Inventory Form

Page 3 of 7

22. Architectural style: **Modern Movements / Neo-Victorian**  
 Building type:

23. Landscape or special setting features:  
**This well-maintained property is located on the west side of S. Oak Street, the second building north of Pacific Avenue. The building is set back approximately six feet from the front sidewalk. The small front yard is nicely landscaped with low native plants and flowers, and small blue spruce trees. An asphalt-paved alley is behind the building to the west.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **2007-2009**  
 Source of information: **Town of Telluride Building Permit #2007102**

26. Architect: **Gies Architects**  
 Source of information: **Town of Telluride Building Permit #2007102**

27. Builder: **Schild Construction**  
 Source of information: **Town of Telluride Building Permit #2007102**

28. Original owner: **5995 Realty Corporation**  
 Source of information: **Town of Telluride Building Permit #2007102**

29. Construction history:  
**Town of Telluride building permits reveal that this building was constructed between 2007 and 2009. It was built under permit #2007102, issued on August 22, 2007. A certificate of occupancy was issued on March 6, 2009. The building was designed by Gies Architects, while Schild Construction served as the general contractor.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Business/Professional**

32. Intermediate use(s): **Commerce/Trade / Business/Professional**

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

34. Site type(s): **Mixed use professional office building**

35. Historical background:  
**This building was constructed between August 2007 and March 2009, replacing a dwelling which had been built at this location circa 1892.**

# Architectural Inventory Form

Page 4 of 7

36. Sources of information:

“San Miguel County Assessor Data Site.” <http://sanmiguel.valuewest.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

7-505.A.6.    The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance:    **N/A**

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

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

42. Statement of significance:

**This building was constructed in 2007-2009, and thus was not historically associated with any historic themes dating from the Telluride National Historic Landmark District's period of significance. This property is ineligible for inclusion in the National and State Registers, and it is rated a non-designated structure within the Landmark district.**

## Architectural Inventory Form

Page 5 of 7

43. Assessment of historic physical integrity related to significance:

**This building displays a 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. It has not been altered subsequent to its original construction.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not Eligible**

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 86-89</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<br/>Department</b> |
| 49. Date(s):              | <b>August 8, 2011</b>                                     |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

