

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAHHP use only)

OAHHP1403 Rev. 9/98

Date \_\_\_\_\_ Initials \_\_\_\_\_

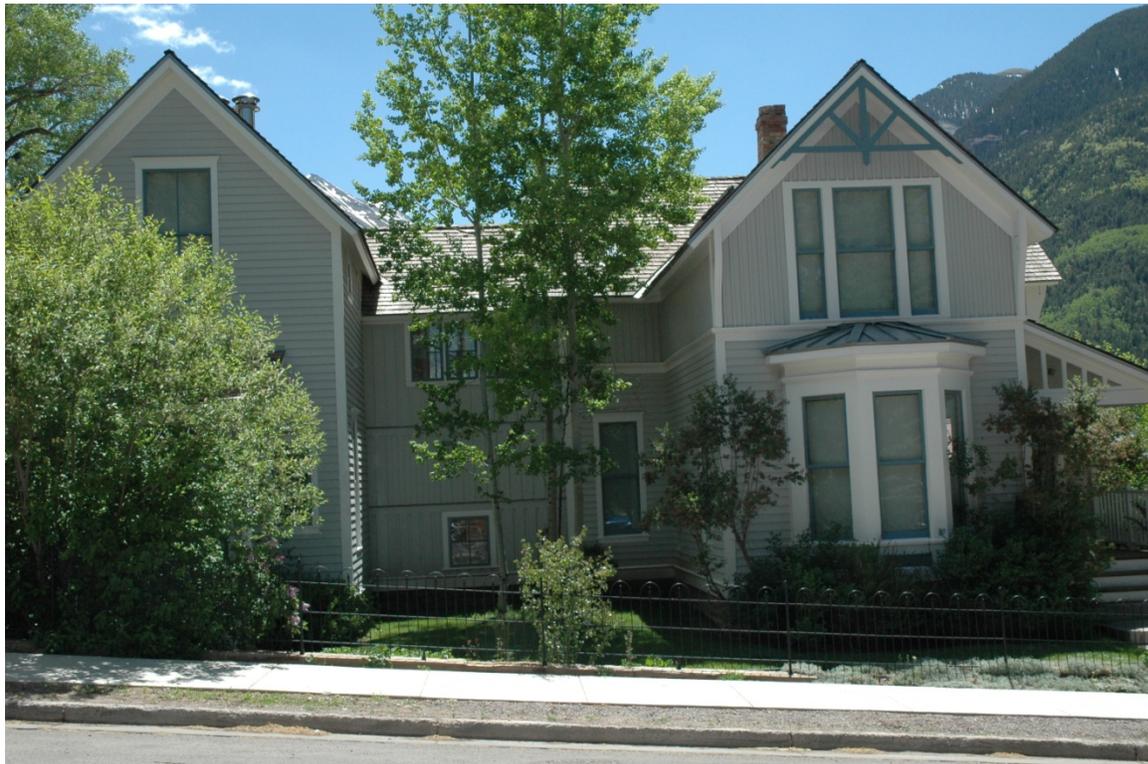
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5SM.1701**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Manning House**
- 7. Building Address: **202 N. Oak Street**
- 8. Owner Name and Address: **Betsy Manning  
2 Tokeneke Beach Drive  
Darien, CT 06820**

Parcel number(s):

|                     |
|---------------------|
| <b>456536412014</b> |
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THLD RATING:

Primary - Supporting to District  
Garage – Non-Designated – New Construction

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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** **252921 mE** **4202528 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 6, 8, Block 19**  
 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: **4375 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding; Wood / Vertical Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Chimney, Dormers, Fence**
21. General architectural description:  
**This residence consists of an original (1886) 1½-story, T-shaped, cross gabled dwelling, with a large 1½-story T-shaped addition to its north elevation (erected in 1999). The original house is supported by a low coursed sandstone foundation. Its first story walls are clad with painted light grey horizontal wood siding with painted white 1" by 4" corner boards. The upper half story walls are clad with painted light grey vertical wood siding. The cross gabled roof is steeply-pitched, with wood shingles and painted white boxed eaves. A red brick chimney with a corbelled cap is on the roof ridge. Two shed-roofed wall dormers are on the east elevation. Painted blue gable ornaments appear in the upper gable ends on the south and west elevations. The dwelling's asymmetrical facade faces Oak Street on the west elevation. A painted blue wood-paneled front door, with leaded glass upper sash lights, enters the south end of the facade from a 4-step wood porch. This porch has a painted white open wood railing, 6" by 6" wood posts, and a shed roof. A painted blue wood-paneled door, with one upper sash light and with flanking sidelights, enters a small enclosed gabled porch on the east elevation from an open 5-step wooden porch at the east end of the south elevation. This rear porch is recessed under the roof eave and features a wood floor, a painted white open wood railing, and 6" by 6" wood posts. Two canted hipped-roof bays, each with three 1/1 double-hung sash windows, are respectively located on the west and south elevations. Original windows elsewhere are primarily 1/1 double-hung sash and 4-light fixed-panes, with painted blue wood frames and painted white wood surrounds.**

**The exterior walls of the front gabled section of the 1999 addition are clad with painted light grey horizontal wood siding, with painted white 1" by 6" corner boards. The exterior walls of the side-gabled section, which connects**

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the addition to the original, are clad with painted light grey vertical wood siding. The addition's cross gabled roof is steeply-pitched with painted white boxed eaves. A gabled wall dormer is on the north elevation, while skylights penetrate the north and south roof slopes. The addition's windows are primarily 2/2 double-hung sash with painted blue wood frames and painted white wood surrounds. A porch and a painted white wood-paneled door, covered by a set of paired painted blue wood storm doors, are located on the addition's west elevation. The porch has a wood plank floor, painted white 6" by 6" wood posts and a shed roof.

22. Architectural style: **Late Victorian**  
 Building type: **Gabled T-Plan (with an addition)**

23. Landscape or special setting features:

**This well-maintained property is located at the northeast corner of Oak Street and Columbia Avenue. The grounds are nicely landscaped with planted grass and low native plants and flowers. Portions of the yard are enclosed by a non-historic wrought iron fence. Narrow strips planted with low native plants and flowers parallel the curbs along Oak and Columbia.**

24. Associated buildings, features or objects:

**Garage**

**A garage (erected in 1999) is located east of the dwelling. This single-story wood frame structure measures approximately 20' by 14'. It rests on a poured concrete foundation, and its exterior walls are made of stained brown board-and-batten. The garage is covered by a front gabled roof, with corrugated metal roofing material and boxed eaves. A stained brown vertical wood plank garage door and a painted blue wood-paneled door, with one upper sash light, open onto a concrete driveway on the south elevation. The driveway extends to Columbia Avenue to the south.**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1886**  
 Source of information: **Sanborn Insurance map, August 1886; San Miguel County Assessor records**
26. Architect: Original: **Unknown**  
 1999 Addition: **Marla Croke**  
 Source of information: Original: **N/A**  
 1999 Addition: **Town of Telluride Building Permit #983306**
27. Builder: Original: **Unknown**  
 1999 Addition: **Croke Construction**  
 Source of information: Original: **N/A**  
 1999 Addition: **Town of Telluride Building Permit #983306**
28. Original owner: **Unknown**  
 Source of information: **N/A**
29. Construction history:  
**Sanborn Insurance maps reveal that the original portion of this residence was built in 1886. The 1999 addition was designed by Marla Croke, and built by Croke Construction.**
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 Residence**
35. Historical background:  
**Sanborn Insurance maps reveal that the original portion of this house was built in 1886. Biographical information about the families and individuals who lived here during the late 1800s and early 1900s has not been uncovered. Francis and Velma Warner owned the property in the 1980s and early 1990s. Subsequent owners or residents include Ray William Moreaux, Wight Martindale, and Betsy Manning.**
36. Sources of information:  
**"San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.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.

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

39. Area(s) of significance: **Architecture**
40. Period of significance: **1886**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

**This dwelling is historically significant for its association with Telluride's residential development in the late 1800s and early 1900s. It is also architecturally significant as a partially intact example of a front gabled dwelling with Victorian era details. This primary structure rates as a "supporting" resource within the Telluride National Historic Landmark District. The garage is non-designated.**

43. Assessment of historic physical integrity related to significance:

**This building displays a somewhat less than stellar 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 T-shaped addition to the original house's north (side) elevation, erected in 1999, has compromised the building's integrity to some extent. The addition is rather well-executed, however, as it was designed to appear as a separate residence when viewed from the street. Moreover, all but one elevation of the historic dwelling was left intact. Sufficient integrity remains for this property to qualify as a "supporting" resource within the Telluride National Historic Landmark District.**

### 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:

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## VIII. RECORDING INFORMATION

|                           |   |               |   |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | <b>CD #7, Images 22-25</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>June 14, 2011</b>                                      |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Karen McWilliams</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>                                     |               |   |

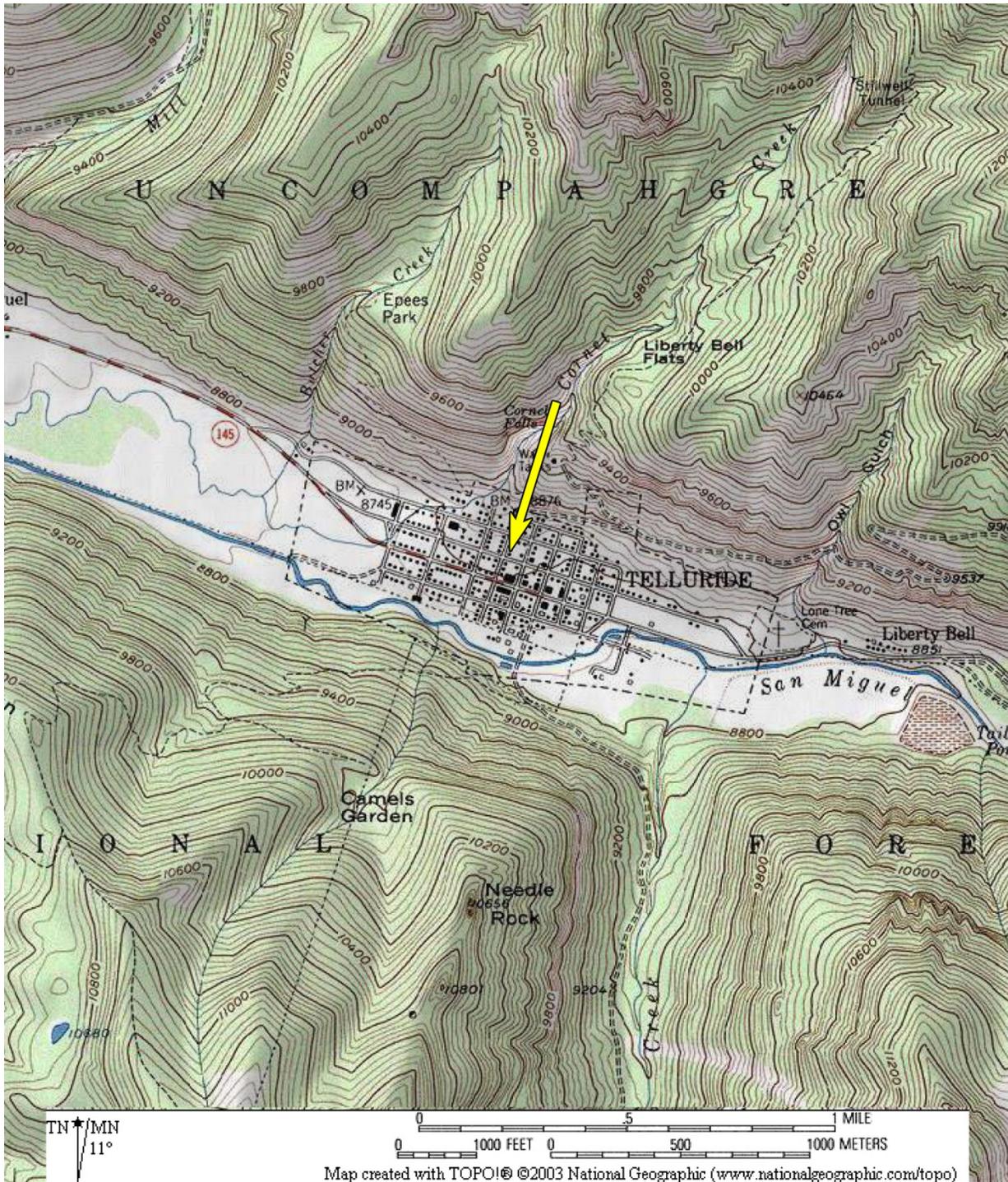
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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