

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1627**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Telluride Real Estate Solutions Building**
- 7. Building Address: **210 S. Oak Street**
- 8. Owner Name and Address: **Telluride Real Estate Solutions II
120 S. Pine Street
Telluride, CO 81435**

Parcel number(s):

477901138004



THLD RATING:

Noncontributing Without Qualifications

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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** **252845 mE** **4202300 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 6, 8, Block 17**
 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: 69 feet x Width: 22 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
Chimney
Fence
Roof Treatment/Dormer
21. General architectural description:
The present building at 210 S. Oak Street consists of a historic 1.5-story dwelling, and large modern, two-story rear addition which has significantly more than doubled the size of the original house. No longer used as a residence, the building presently is home to Alpine Lodging and Real Estate and Montana Placer Inn. The original house is supported by a low sandstone foundation, and its exterior walls are clad with painted green horizontal wood siding with painted cream white 1" by 6" corner boards. The original house is covered by a steeply-pitched cross gable roof, with wood shingles and boxed eaves. A red brick chimney is located on the ridge, while a non-historic skylight is located on the south-facing roof slope. A stained natural brown glass-in-wood-frame front door enters the façade (west elevation) from a 3-step wood porch. This non-historic porch features a wood plank floor, an open painted white wood railing, turned columns and a gable and shed roof. The façade wall is penetrated by a set of paired 1/1 double-hung sash windows, and by a single 1/1 double-hung sash window in the upper gable end. There is also a gabled wall dormer with a 1/1 double-hung sash window. The large, two-story rear addition is presently utilized as lodging by the Montana Placer Inn. The addition's exterior walls are made of painted beige vertical wood siding, with painted white 1" by 6" corner boards. The addition's gable roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. Two large shed-roofed dormers are located on the north-facing roof slope. Multiple entry doors enter the addition's north elevation from a full-length shed-roofed porch.

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22. Architectural style: **Modern Movements/Neo-Victorian**
 Building type:
23. Landscape or special setting features:
This property is located on the east side of Oak Street in the block between Pacific and San Juan Avenues.
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 and 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 property was first developed between 1893 and 1899. The February 1893 Sanborn map depicts this lot as undeveloped, while Sanborn maps published in December 1899, July 1904 and August 1908, all depict a rectangular-shaped dwelling, with a rear extension, and a small projection (probably a porch) on the north side. The 1922 Sanborn map depicts a larger L-shaped dwelling, with two rear extensions, including one of log construction. It appears most likely that the earlier rectangular-shaped dwelling was enlarged between 1908 and 1922. A large, two-story addition was built onto the rear of the historic dwelling circa 2004. The façade was also substantially altered so that the building now exhibits a modern Neo-Victorian style.
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/Business**
34. Site type(s): **Historically a single family dwelling; presently occupied by Alpine Lodging and Real Estate and Montana Placer Inn.**

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35. Historical background:

Sanborn Insurance maps provide evidence that this property was first developed between 1893 and 1899. The original dwelling has undergone numerous alterations over the years. Biographical 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 the property was purchased by Norman Hoffman in April of 1979, who owned it through at least 1986. The property was later acquired by F.W. DeFelice, in July of 1987, followed by Thomas L. and Mary L. Meyer, in December of 1988. South Oak Expedition, LLC, the current owner, has held title to the property since July of 1998.

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

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39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
41. Level of significance: National: State: Local:

42. Statement of significance:

Due to a loss of integrity, this building should be considered a noncontributing without qualifications resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a below average 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, incompatible addition to the rear of the original dwelling, and insensitive alterations to the façade have significantly diminished the building's integrity. As such it is no longer able to convey a sense of its former historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without Qualifications**
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 #7, Images 48-52** 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** **Telluride, CO 81435**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

