

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.1636**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **211 South Oak Residences**
- 7. Building Address: **211 S. Oak Street**

Parcel number(s):

<b>477901205024</b>
<b>477901205025</b>
<b>477901205023</b>

- 8. Owner Name and Address:  
**211 South Oak Unit B LLC, 820 Shades Creek Parkway, Birmingham, AL 35209**  
**Eugene S. Weil and Katherine Borsechnik, 4711 Essex Avenue, Chevy Chase, MD 20815**  
**Brownstone Partners LLC, P. O. Box 2520, Telluride, CO 81435**



THLD RATING:

**Primary - Non-Designated – New Construction**  
**Garage – Demolished - Non-Designated**  
**Shed - Contributing**

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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** **252786 mE** **4202316 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Block 18 Lot 7A**  
 Addition: **211 S Oak Residences Subdivision** Year of addition:
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: 59 feet x Width: 47 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**  
**Balcony**  
**Fence**
21. General architectural description:  
**The "211 South Oak Residences" building is a large multi-unit residential building. It is supported by a concrete foundation, and its exterior walls are clad either with horizontal wood siding or with vertical wood siding. The building features multiple gable roofs. A primary entry door leads into the south end of the east elevation (façade) from a concrete porch. The roof over this porch also serves as a balcony for the upper half story. Windows are predominantly 2/2 double-hung sash. Two large fireplace chimneys are generally located along the south (side) elevation. Additional entry doors are located on the north and south elevations.**
22. Architectural style: **Modern Movements**  
 Building type:
23. Landscape or special setting features:  
**This property is located on the west side of South Oak Street in the block between Pacific and San Juan Avenues, near the south end of the Telluride National Historic Landmark District.**
24. Associated buildings, features or objects: **N/A**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **2003-2004**  
 Source of information:      **San Miguel County Assessor records.**
26. Architect:                      **Unknown**  
 Source of information:      **N/A**
27. Builder:                        **Unknown**  
 Source of information:      **N/A**
28. Original owner:              **South Oak Partnership, LLC**  
 Source of information:      **N/A**
29. Construction history:  
**San Miguel County Assessor records indicate that this building was erected in 2003-2004, replacing an earlier dwelling.**
30. Original location:       Moved:                      Date of move(s):

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):              **Domestic/Multiple Dwelling**
32. Intermediate use(s):        **Domestic/Multiple Dwelling**
33. Current use(s):              **Domestic/Multiple Dwelling**
34. Site type(s):                 **Multiple-unit dwelling**
35. Historical background:  
**San Miguel County Assessor records indicate that this multiple-unit residential building was built in 2003-2004, having replaced an earlier single-family dwelling at this location. The earlier dwelling had been rated as a "non-contributing with qualifications resource within the Telluride National Historic Landmark District.**
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.**

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### 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:                    **N/A**

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

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

42. Statement of significance:

**This building is of too recent construction to be considered for listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to being new construction the primary structure is non-designated. The Garage has been demolished and is non-designated. The shed is a contributing resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This building displays a reasonably 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.**

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### 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 #7, Images 96-100</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>08/31/2007; revised 4/10/2012</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

