

Architectural Inventory Form

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252931 mE** **4202540 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 34 feet x Width: 16 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Chimney
Fence
Window/Stained Glass
21. General architectural description:
This 1½-story wood frame dwelling is supported by a low concrete foundation, and its exterior walls are clad with painted green horizontal wood siding with painted white 1" by 4" corner boards. The house is covered by a steeply-pitched front gable roof, with black asphalt composition shingles and with painted white boxed eaves. Two non-historic skylights penetrate the south-facing roof slope. A red brick chimney is located on the roof ridge. A non-original single-light fixed-pane window is located on the south elevation. Windows elsewhere are predominantly 1/1 double-hung sash with painted white wood frames and surrounds. A stained natural brown wood-paneled front door, with one upper sash light and with a stained glass transom light, enters the south end of the asymmetrical façade (west elevation) from a concrete sidewalk. A shed-roofed extension is located on the east (rear) elevation. A rear entry door leads into the shed-roofed extension near the south end of the east elevation.
22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This house is located on the east side of North Oak Street, the third house north of Columbia Avenue. A painted white picket fence encloses the front yard.**
24. Associated buildings, features or objects: **N/A**

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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 reveal that this dwelling was erected between February 1893 and December 1899. The house is depicted in a photo taken in the aftermath of the Cornet Creek flood in July of 1914. As originally built, the house was a simple 1½-story front gabled building which measured 16' N-S (across) by 24' E-W (deep), with a small shed-roofed extension (probably a rear mud porch) at the south end of the east elevation. Sanborn maps indicate that the house's footprint was unchanged through October of 1922. Sanborn maps also reveal that an earlier L-shaped dwelling, which was set back much deeper on the lot, and an outbuilding on the alley, had existed previously on this lot. The earlier house was built prior to August 1886, and was presumably removed to make way for the extant dwelling sometime between 1893 and 1899.

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): **Domestic/Single Dwelling**
34. Site type(s): **Single family residence**

35. Historical background:

Sanborn Insurance maps and San Miguel County Assessor records indicate that this residence was erected in the years between 1893 and 1899. Biographical information about the home's owners and residents through the early 1900s has not been uncovered. One photo of the house - taken after the July 27, 1914 Cornet Creek flood - was located on file at the Telluride Historical Museum. In more recent years, the property was owned by Howard and Lois Stern between circa 1977 and 1999, followed by Rosamond "Roz" Strong between circa 1999 and 2007. The property is presently owned by Richard and Pamela Manley of Key West, Florida, and 212 N. Oak Street LLC.

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36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

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.

Telluride Historical Museum, online photo database. <http://www.telluridemuseum.org>

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: **Not Applicable**

40. Period of significance: **Not Applicable**

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 1890s, and the house is architecturally significant as a reasonably intact 1½-story front-gabled dwelling dating from the heyday of Telluride's mining boom in the 1890s. As such, this property may be rated as a "contributing" resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This property 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. Although modest alterations have been made to the house's exterior over the years, and a large addition on the rear, a sense of time and place relative to the modest historic front gabled dwelling is still very much in evidence. A non-original single-light fixed-pane window on the south elevation, and two non-historic skylights on the south-facing roof slope, represent notable alterations to the original building.

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:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #7, Images 18-21 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | June 14, 2011 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Karen McWilliams | | Telluride, CO 81435 |
| 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

