

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.1683/THAS.70**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **221 Oak Street LLC House**
- 7. Building Address: **221 N. Oak Street**
- 8. Owner Name and Address: **221 Oak Street LLC  
1350 Connecticut Avenue NW, Suite 800  
Washington, DC 20036**

Parcel number(s):	<b>456536409003</b>



<b>THLD RATING:</b>	<b>Primary - Contributing to District Secondary Residence - Contributing to District</b>
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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252887 mE** **4202568 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 9, Block 20**  
 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: **1042 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**This is a 1.5-story wood frame hipped-roof box type dwelling. It is supported by a low sandstone foundation, and its exterior walls are clad with painted pale green horizontal weatherboard siding with 1" by 6" corner boards. A painted olive green 1" by 8" board, with a painted purple wood water table, separates the foundation from the horizontal wood siding. The house is covered by a steeply-pitched truncated hip roof, with black asphalt shingles, and with painted olive green and purple boxed eaves. An intersecting gable overlooks the façade (east elevation), and features square-cut wood shingle and a set of paired 4-light windows. A red brick chimney is located just below the ridge on the north-facing roof slope. A painted cream white, with olive green trim, glass-in-wood-frame door, with a transom light, enters the house from a cut-away porch which is recessed under the north half of the façade. The porch is approached by three wooden steps, and features a tongue-in-groove wood floor, an open wood balustrade, and chamfered square post supports with capitals. A painted white wood-paneled door enters an enclosed shed-roofed mud porch at the north end of the west (rear) elevation. A canted hip-roofed bay, with four 1/1 double-hung sash windows and decorative recessed panels, is located on the south elevation. Windows elsewhere are primarily single and paired 1/1 double-hung sash, with painted olive green and purple wood frames and surrounds.**
22. Architectural style:  
 Building type: **Hipped-roof Box**

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23. Landscape or special setting features:

**This well-maintained property is located on the west side of N. Oak Street in the block between Columbia and Galena Avenues. The planted grass front yard, and narrow side yards along the north and south sides of the house are nicely landscaped. A sandstone retaining wall parallels the front sidewalk along Oak Street.**

24. Associated buildings, features or objects:

**Secondary Residence (THAS #70)**

**A small secondary residence is located near the rear northwest corner of the property. This building measures approximately 10' N-S by 14' E-W, and is supported by a low concrete foundation. Its exterior walls are clad with stained brown manufactured half-log siding, and its side gable roof is covered with metal roofing material laid over 1x wood decking and 2x wood rafters. A vertical wood plank door enters the building at the north end of the east elevation. A set of paired 4-light casement windows penetrate the south elevation. A band of three 4-light casement windows penetrate the east elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1892**  
 Source of information:      **"Historic Building Inventory Record" prepared by Front Range Research Associates, May 1986; Sanborn Insurance maps, October 1890 and February 1893.**
26. Architect:                      **Unknown**  
 Source of information:      **N/A**
27. Builder:                        **Unknown**  
 Source of information:      **N/A**
28. Original owner:              **L. L. Nunn (probably)**  
 Source of information:      **"Historic Building Inventory Record" prepared by Front Range Research Associates, May 1986.**
29. Construction history:  
**This 1.5-story hipped-roof box type dwelling was built in 1892, and is little changed from its original construction. Sanborn Insurance maps indicate that the enclosed rear mud porch at the north end of the west elevation was added to the original building between 1899 and 1904. Another small addition at the opposite rear southwest corner apparently postdates 1922 as it is not depicted on the Sanborn maps through that date. The 1893 Sanborn map depicts only the dwelling on this property. The 1899, 1904, 1908 and 1922 Sanborn maps all also depict a shed located on the alley, centered between the north and south property lines. This may be the small secondary residence (THAS #70) now located at the rear northwest corner of the property.**
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 dwelling**

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35. Historical background:

**Sanborn Insurance maps and San Miguel County Assessor records indicate that this hip-roofed dwelling was erected in 1892. A previous inventory form for this property (prepared by Front Range Research Associates in 1986) indicates that L.L. Nunn was the home's original owner; however, this was not his primary residence. Biographical information about the home's other early owners and residents has not been uncovered.**

36. Sources of information:

**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.**

## 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:                    **Architecture, Settlement**

40. Period of significance:                    **1878-1913**

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

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42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development beginning in the early 1890s and extending into the early 1900s. It is also historically significant for its original association with L.L. Nunn, who made particularly significant contributions to broad patterns of the region's history. The house is also architecturally significant as an excellent, early, local example of a hipped-roof box type dwelling, and for such details as the canted bay window, chamfered porch columns with capitals, and the intersecting gable overlooking the façade. The primary residence and secondary residence are both rated contributing.**

43. Assessment of historic physical integrity related to significance:

**This property 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. There have been no additions, and no noticeable adverse alterations to the historic dwelling.**

### 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):	<b>CD #7, Images 136-142</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 Department</b>
49. Date(s):	<b>09/30/2009; revised 4/10/2012</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

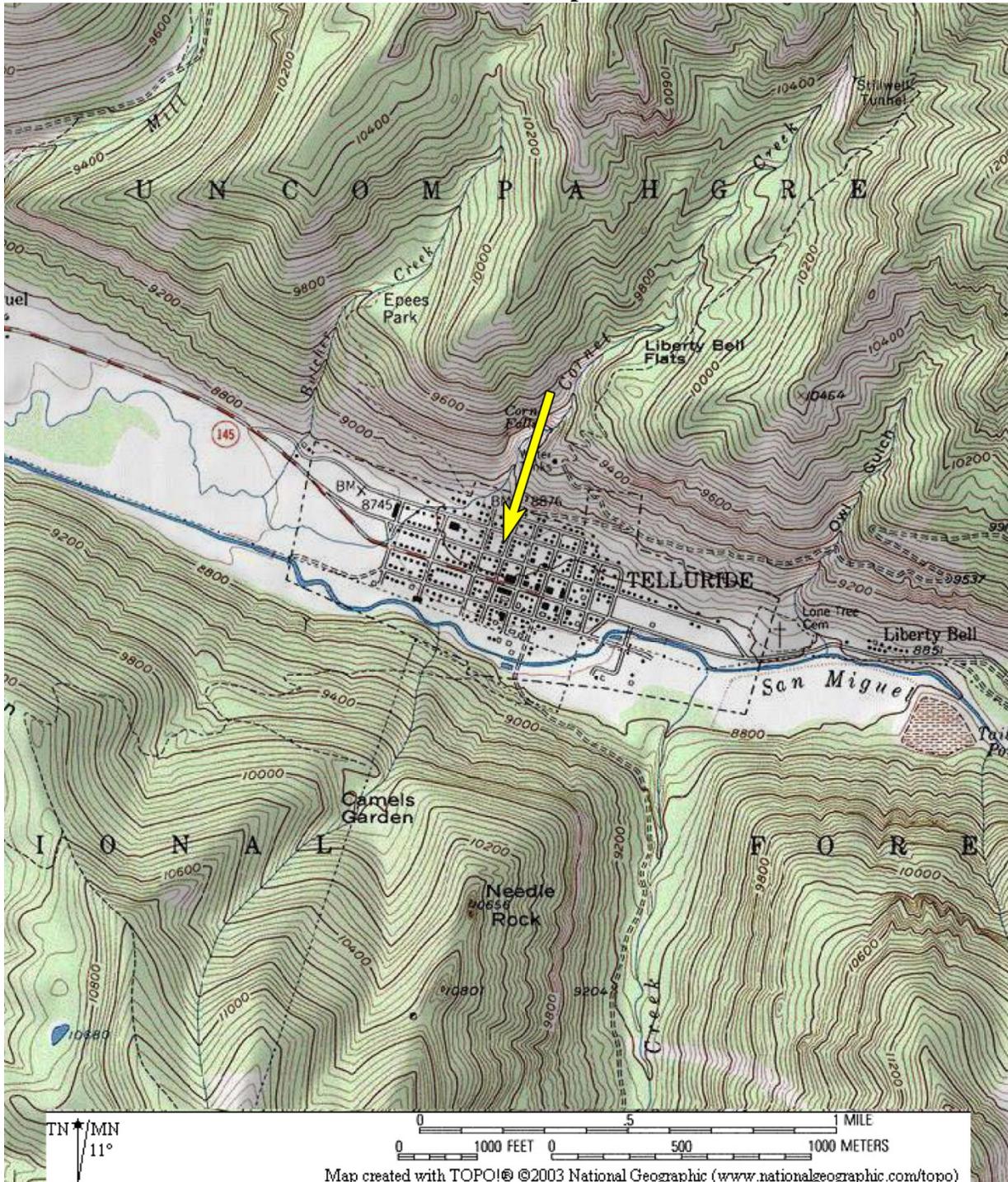
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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