

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1635/THS.177&178**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **221 S. Oak Street A Bistro**
- 7. Building Address: **221 S. Oak Street**
- 8. Owner Name and Address: **Anderson South Oak Limited Liability Company  
1864 Sweetwater Road  
Gypsum, CO 81637**

Parcel number(s):	<b>477901203008</b>



<b>THLD RATING:</b>	<b>Primary - Supporting to District Shed (THAS177) Supporting to District Shed (THAS178) Supporting to District</b>
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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** **252789 mE** **4202299 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 9, block 18**  
 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: 62 feet x Width: 33 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**This building consists of an original single story, side gabled dwelling, with a large 1.5-story gabled rear addition. The historic side gabled dwelling portion of the building measures just 28' N-S (across) by 18' E-W (deep), while the addition measures approximately 33' N-S by 40' E-W. The entire building is supported by a non-historic concrete foundation, and it appears a modern basement has been excavated beneath the historic dwelling. The original house's exterior walls are clad with painted cream white horizontal weatherboard siding, with painted green 1" by 4" corner boards, and the side gable roof is steeply pitched, and is covered with corrugated metal roofing material. The eaves are boxed with painted green wood trim, and a red brick chimney is located on the ridge. The façade of the original house faces toward Oak Street on the east elevation. A stained brown wood-paneled front door, with one upper sash light and with a transom light, enters the façade from a small concrete porch covered by a gable roof. The porch roof is supported by two painted green chamfered 4" by 4" wood posts, and by two painted green engaged wood posts. Variegated wood shingles appear in the porch roof's upper gable end. The porch is flanked on either side by a 2/2 double-hung sash window with painted cream white wood frames, painted green wood surrounds, and painted purple wood cornices. The north and south (side) elevations are also penetrated by 2/2 double-hung sash windows with painted cream white wood frames, painted green wood surrounds, and painted purple wood cornices. A wooden staircase, covered by a shed-roofed awning, descends to a basement-level door on the north elevation. The large rear (west elevation) addition features stained brown vertical wood plank walls, and a steeply pitched gable roof with metal roofing material. The entire building is now utilized by the "221 South Oak Street A Bistro" restaurant.**

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22. Architectural style: **No Defined Style**

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:

<b>Shed (THAS #177)</b>
A wood frame shed which measures approximately 8' by 20', is located near the rear northwest corner of the property. This building is supported by a non-historic concrete foundation, and its exterior walls are clad with rusted corrugated metal and metal panels exhibiting a faux brick pattern. Beneath the metal, the build's walls are made of horizontal wood planks. The building is covered by a shed roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A vertical wood plank horizontal sliding wagon door, with 2x X-bracing, penetrates the west half of the south elevation. A single wood-paneled door is located near the east end of the south elevation. A small window opening, covered with horizontal wood planks, is also located on the south elevation.
<b>Shed (THAS #178)</b>
This wood frame building is located near the rear southwest corner of the property. It features a main gable roofed section with a shed-roofed extension on its east elevation. The walls and roof are covered with corrugated metal. A wood-paneled door is located at the west end of the north elevation.

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:
- Source of information: **Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**
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**

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29. Construction history:

**A previous inventory form for this property (prepared by Laurie Simmons and Christine Whitacre of Front Range Research Associates in 1986), lists 1900 as this house's year of construction. Their source was: "First assessment; San Miguel County Assessor's records, 1950s." Sanborn maps seem to corroborate a 1900 construction date. The December 1899 Sanborn map depicts a small irregular-shaped dwelling at the front end of this lot, while the July 1904 and November 1908 Sanborn maps depict a somewhat larger, nearly rectangular-shaped dwelling at the same location. The pre-1899 dwelling was, thus, probably replaced by the original part of the extant dwelling between the end of 1899 and July of 1904. The 1922 Sanborn map suggests the house had been modified and perhaps enlarged between 1908 and 1922. More recent San Miguel County Assessor records indicate that the large modern rear addition dates to 1992, and that it replaced or incorporated the rear portion of the historic dwelling.**

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/Restaurant**  
 34. Site type(s):                      **Historically a single family dwelling; presently a restaurant**

35. Historical background:

**The 1986 survey for this property and Sanborn Insurance maps indicate that this house was probably built in 1900. Biographical information about the families and individuals who lived here during the early 1900s has not been uncovered. San Miguel County Assessor records indicate that Charles Nugent of Tucson, Arizona purchased this property in May of 1967. Subsequent owners include: Robert William Simpson of Phoenix, Arizona (circa 1987-1990); James Andrew Spencer of Berryville, Virginia (circa 1990-1991); and Hope L. Anderson ("Hope, A Partnership") (circa early-mid-1990s). The property is currently co-owned by Lynne N. and Joseph F. Horning of Washington, D.C, and by the Anderson family through the Anderson South Oak Limited Liability Company.**

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:                    **Architecture, Settlement**

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

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

42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development through the early 1900s, and the house is architecturally significant an example of a vernacular wood frame side-gabled dwelling dating from the turn of the twentieth century, although with some loss of integrity. This property, including the primary building and two sheds, should be rated as a "supporting" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property displays a somewhat 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. The historic dwelling was altered by the construction of a rear addition, apparently when it t was converted into a restaurant in the early 1990s. As a result, it no longer fully conveys a sense of its historic and architectural significance. The two secondary sheds display good integrity, however. Overall, a sense of time and place of a turn of the twentieth century house remains sufficiently in place so that the property may be rated as a "supporting" resource within the Telluride National Historic Landmark District.**

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### 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:

### VIII. RECORDING INFORMATION

- |                           |   |               |   |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | <b>CD #7, Images 87-95</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

