

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.1628/THAS.161&167**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Jackman House**
- 7. Building Address: **222 S. Oak Street**
- 8. Owner Name and Address: **Oak Street Investments LLC
151 S Old Woodward Ave, STE 400
Birmingham, MI 48009**

Parcel number(s):

477901138012



THLD RATING:

Primary - Noncontributing With Qualifications
Secondary Residence (THAS161) – Contributing
Garage/Secondary Residence – Non-Designated – New Construction
Garage (THAS167) – Demolished 1987

Architectural Inventory Form

Page 2 of 8

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** **252837 mE** **4202277 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 10, 12, 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): **L-Shaped Plan**
15. Dimensions in feet: **Unknown**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
This is a 1.5-story, wood frame gabled-L plan dwelling, with what appears to be two additions to its east (rear) elevation. The house is supported by a low coursed sandstone foundation, and its exterior walls are clad with painted white horizontal wood siding with 1" by 4" corner boards. The cross gable roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. A red brick fireplace chimney is located on the north (side) elevation. The building's façade is located on the west elevation, and is set well back from Oak Street. A stained natural brown glass-in-wood-frame door, with ribbon-style upper sash lights, enters the house from a 16' by 8' porch which forms the north half of the façade. This porch features a concrete floor, red brick knee walls, two painted white Doric columns and two painted white engaged Doric columns, which support a shed roof. The home's windows are predominantly single and paired 1/1 double-hung sash with painted white wood frames and surrounds. An entry door, covered by a storm door, enters the south (side) elevation from a non-historic redwood deck. A pre-1986 shed-roofed addition to the south half of the east elevation features painted cream white horizontal weatherboard walls. There also appears to be a gable and shed roof addition to the rear elevation's upper half story.
22. Architectural style: **No Defined Style**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features:

This property is located on the east side of South Oak Street in the block between Pacific and San Juan Avenues. The house is set back farther from the street, compared to other nearby houses, and the front yard is enclosed by a painted white picket fence.

24. Associated buildings, features or objects:

Garage (THAS #167) (RAZED)
A historic garage which was located south of the house was illegally razed from the property in 1996. It had been surveyed in July 1987 under THAS #167.
Secondary Residence (THAS 161)
A small, older appearing, secondary residence is located adjacent to the alley at the rear of the property. This is a 1.5-story, rectangular-shaped, wood frame building. It has painted cream white horizontal weatherboard walls, with 1" by 4" corner boards, and a steeply-pitched front gable roof covered with wood shingles. A painted blue wood-paneled door, with a transom light, enters the north elevation. A 1/1 double-hung sash window, with a painted cream white wood frame, also penetrates the north elevation to the east of the door. Another painted blue wood-paneled door, with two vertically-oriented upper sash lights with rounded tops, enters the building's west elevation.
Garage/Secondary Residence
A modern 1.5-story garage, perhaps with living quarters in the upper half story, is located adjacent to the alley near the rear northeast corner of the property. This is a rectangular-shaped wood frame building supported by a concrete slab foundation. It has painted white horizontal exterior wood siding, and a steeply-pitched front gable roof. A large shed-roofed dormer is located on the south-facing roof slope. Two garage doors, beneath a pent roof, open toward the alley on the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: 1922 Actual:
- Source of information: **Sanborn Insurance maps**
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**

Architectural Inventory Form

Page 4 of 8

29. Construction history:

Sanborn Insurance maps indicate that this property was first developed between 1893 and 1899. Sanborn maps published in 1899, 1904, 1908, and 1922, all depict a rectangular-shaped dwelling, with a small rear extension, located near the north side of the property. This building, as depicted on the Sanborn maps, was located closer to the front of the lot compared with the extant L-shaped dwelling which is set farther back from the street. The extant dwelling, thus, was apparently built after 1922; however, it is certainly possible that portions of the earlier dwelling were incorporated into its construction. A historic garage on this property (surveyed in 1987 under THAS #167) was demolished illegally in 1996. The secondary residence (THAS #161) was reportedly originally associated with the Tomboy Mine up valley, and moved to this location during the early 1900s.

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**

35. Historical background:

Sanborn Insurance maps reveal that this property's extant primary dwelling was probably built after 1922. Biographical information about its early owners and residents has not been uncovered. Katherine Reece, of Telluride, was the property's owner in 1986. The Craig E. and Una Christine Jackman family, currently of Michigan, have owned the property since 1995.

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.
 Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>
 Town of Telluride Building Department building permit files.
 Town of Telluride Planning Department files.**

Architectural Inventory Form

Page 5 of 8

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:

Apparently built after 1922, this property's primary dwelling postdates the period of significance for the Telluride National Historic Landmark District. Although the house is historically significant for its association with Telluride's residential growth beginning in the early 1920s, and it is architecturally significant, to a modest extent, for its representative wood frame gabled-L plan, it should probably be rated as a "non-contributing with qualifications resource within the Landmark District's boundaries. This property's secondary residence (THAS #161) rates as a contributing resource within the Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat less than optimal 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 rear addition projects above the dwelling's original roof line modestly diminishing its physical integrity.

Architectural Inventory Form

Page 6 of 8

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

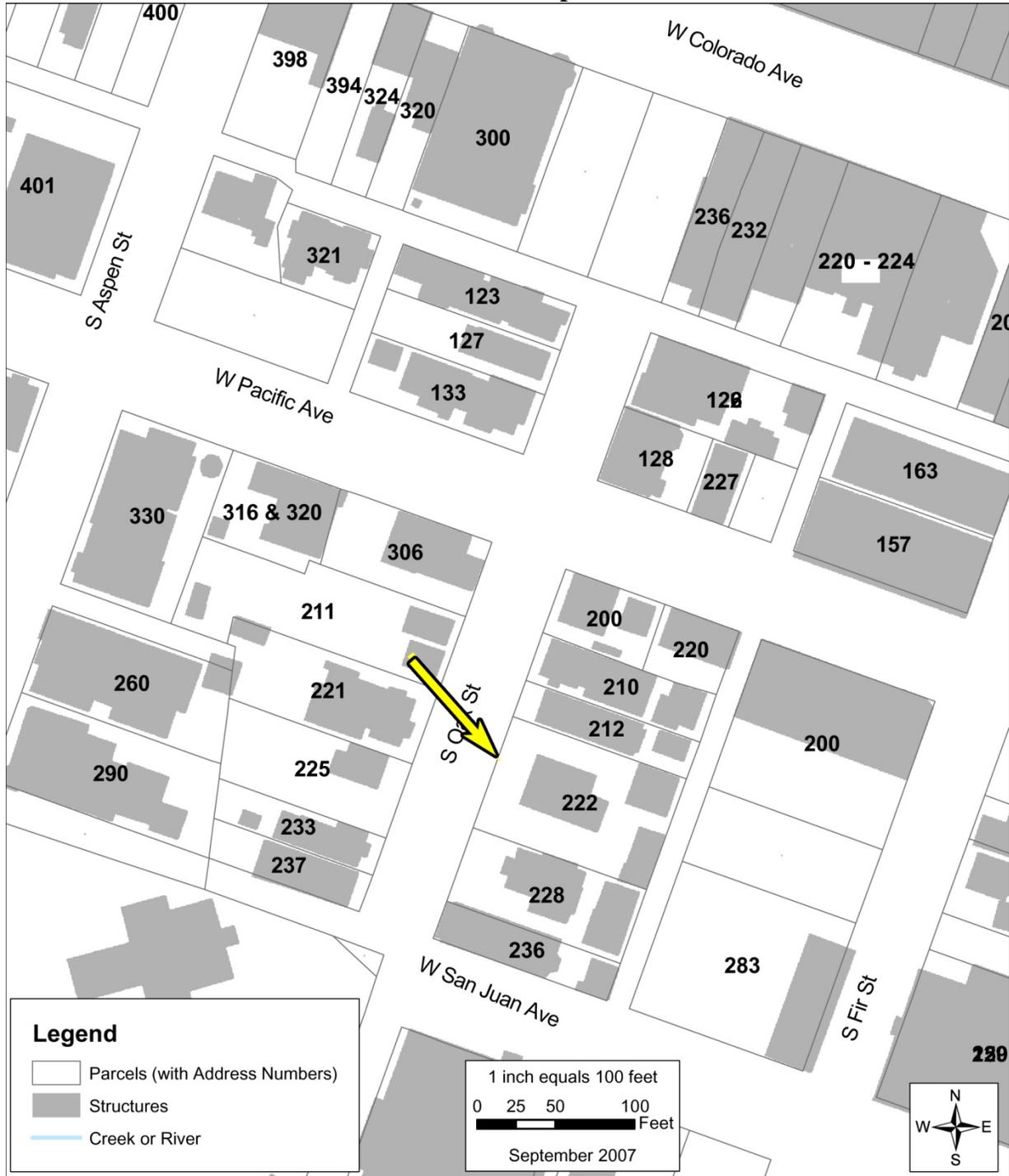
44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without Qualifications**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the Telluride 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 53-61 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 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 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

