

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.1634**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Peaks Real Estate, et. al. Building**
- 7. Building Address: **225 S. Oak Street**
- 8. Owner Name and Address: **Oak Street LLC  
P.O. Box 73  
Telluride, CO 814350073**

Parcel number(s):

<b>477901203007</b>



THLD RATING:

Contributing to District

## Architectural Inventory Form

Page 2 of 7

### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
 $\frac{1}{4}$  of  $\frac{1}{4}$  of  $\frac{1}{4}$  of  $\frac{1}{4}$  of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252786 mE** **4202284 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 11, 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 31 feet x Width: 20 feet**
16. Number of stories: **1**
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**
21. General architectural description:  
**This is a small single-story, wood frame, dwelling which overall measures 20' N-S (across) by 31' E-W deep. Included within these dimensions are the main 20' by 24' hip-roofed dwelling, and a low shed-roofed extension to the south end of the east (rear) elevation which measures 13.5' N-S by 7' E-W. The house is supported by a low sandstone foundation, and its exterior walls are clad with painted lavender color horizontal wood siding with painted cream white 1" by 4" corner boards. The hip roof is steeply-pitched, and is covered with brown asphalt composition shingles. The eaves are boxed with painted green and cream white wood trim. The house features an asymmetrical façade which faces toward Oak Street on the east elevation. A painted white, with green trim, wood-paneled front door, with one upper sash light, enters the north end of the façade from a small concrete stoop. The front entry door is covered by a gable hood with knee brace supports. The façade wall to the south of the door is penetrated by one set of paired 1/1 double-hung sash windows, and a single 1/1 double-hung sash window, with painted green wood frames and painted cream white wood surrounds. Two 1/1 double-hung sash windows penetrate the south (side) elevation wall, and one 1/1 double-hung sash window penetrates the north (side) elevation wall. These windows also feature painted green wood frames and painted cream white wood surrounds. A rear entry door leads into the shed-roofed extension on the west elevation.**
22. Architectural style:  
 Building type: **Hipped-roof Box**

## Architectural Inventory Form

Page 3 of 7

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**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1902**      Actual:

Source of information:    **Sanborn Insurance maps, December 1899 and July 1904**

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 indicate that this building was erected between December 1899 and July 1904. The small shed-roofed rear extension was apparently added some years after the original construction. There have been no other additions to the original building.**

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/Business**

34. Site type(s):                **Single family dwelling**

35. Historical background:

**Sanborn Insurance maps indicate that this building was erected between December 1899 and July 1904.**

**Biographical information about the families and individuals who lived here during the 1890s and early 1900s has not been uncovered. San Miguel County Assessor records reveal that Bud McCormick of Plainview, Texas owned this property between circa 1965 and 1984. More recent owners, according to the Assessor files, include Oak Street Investors, beginning circa 1986, and the current owner, Oak Street, LLC.**

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.**

## Architectural Inventory Form

Page 4 of 7

### 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 building is architecturally significant for its early twentieth century hip-roofed box architectural plan, and it is historically significant for its association with Telluride's residential development beginning at the height of the mining boom, and continuing into the early 1900s. Displaying a high standard of integrity, the building should be rated as a contributing resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This building 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 notable adverse alterations, to the historic building.**

## Architectural Inventory Form

Page 5 of 7

### 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 83-86</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

