

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.1685/THAS68**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **House**
- 7. Building Address: **235 N. Oak Street**
- 8. Owner Name and Address: **A and P Telluride LLC
P.O. Box 753
Telluride, CO 814350753**

Parcel number(s):

456536409014
456536409013



THLD RATING:

**Primary - Contributing to District
Garage - Contributing to District**

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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** **252905 mE** **4202594 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 13, 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: **2053 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features:
Porch
Chimney
Fence
21. General architectural description:
This 1.5-story wood frame dwelling is supported by a low coursed sandstone foundation, and its exterior walls are clad with painted yellow horizontal weatherboard siding with painted white 1" by 4" corner boards. A painted white 1" by 8" board with a painted mint green wood water table separates the foundation from the horizontal siding. The house is covered by a steeply-pitched gable-on-hip roof, with brown wood shingles and painted white boxed eaves. A red brick chimney is located on the west-facing roof slope, while non-historic skylights are located on the east and south-facing roof slopes. Painted mint green and yellow variegated wood shingles appear in the upper gable ends. The house features an asymmetrical façade which faces toward Oak Street on the east elevation. A non-historic stained brown wood-paneled door, with one upper sash light, enters the south end of the façade from a 4-step wood porch. Approached by flagstone steps, the porch features a wood plank floor, an open wood railing with turned balusters, turned columns, and a gable roof. A stained brown wood-paneled door, with one upper sash light, enters the north end of the west (rear) elevation from a concrete patio covered by a gable roof. A three-sided bay, with three 1/1 double-hung sash windows, forms the front southeast corner of the house. Painted yellow wood panels appear beneath the bay's windows. A set of paired 1/1 double-hung sash windows penetrate the façade wall just to the north of the front porch. Sets of paired first and second story 1/1 double-hung sash windows penetrate the north end of the façade wall. Windows elsewhere are also primarily 1/1 double-hung sash with painted white wood frames and surrounds. Modest, somewhat older, shed-roofed additions are located on the south and west elevations.

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22. Architectural style: **Late Victorian**
 Building type:

23. Landscape or special setting features:

This property is located at the southwest corner of N. Oak Street and Galena Avenue. A small planted grass front yard, and narrow side yards along the house's north and south sides, are enclosed by a painted white picket fence. A low sandstone retaining wall parallels the front sidewalk along Oak Street. A large aspen tree is located near the northeast corner of the front yard.

24. Associated buildings, features or objects:

<p>Garage (THAS #68)</p> <p>A historic wood frame garage is located near the rear northwest corner of the property. This utilitarian building measures approximately 20' N-S by 10' E-W, and is supported by a wood timbers on grade foundation. Its exterior walls are clad with rusted corrugated metal, with unpainted 1" by 6" corner boards, and its shed roof is covered with corrugated metal laid over 1x wood decking and 2x wood rafters. A single wood-paneled door enters the south elevation from a 3-step wood stoop. A set of paired plywood garage doors with 2x4 X-bracing, open toward Galena Avenue on the north elevation. These doors are side-hinged with metal strap hinges; however, the track for a horizontal sliding door which apparently existed here at one time is still partially intact.</p>
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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:
 Source of information: **Sanborn Insurance maps, October 1890 and February 1893; San Miguel County Assessor records.**

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 and San Miguel County Assessor records indicate that this property was first developed circa 1891 or 1892. The 1893 Sanborn map appears to depict a modified L-shaped building on this lot, while the 1893 and subsequent Sanborn maps appear to depict the extant dwelling with the canted bay window at the front southeast corner. It is possible that the bay was simply not depicted on the 1893 map, or it may have been added, or a substantially new building erected, between 1893 and 1899. The Sanborn maps also indicate that the garage probably dates to between 1908 and 1922.

30. Original location: Moved: Date of move(s):

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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 and San Miguel County Assessor records indicate that this house was built in the early 1890s. Biographical information about its 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. Both the primary residence and the garage should be considered contributing resources within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building 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. There have been no additions. Apparent minor changes to the original dwelling are for the most part in-kind replacements of historic features.

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 149-156	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	10/15/2007; 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		

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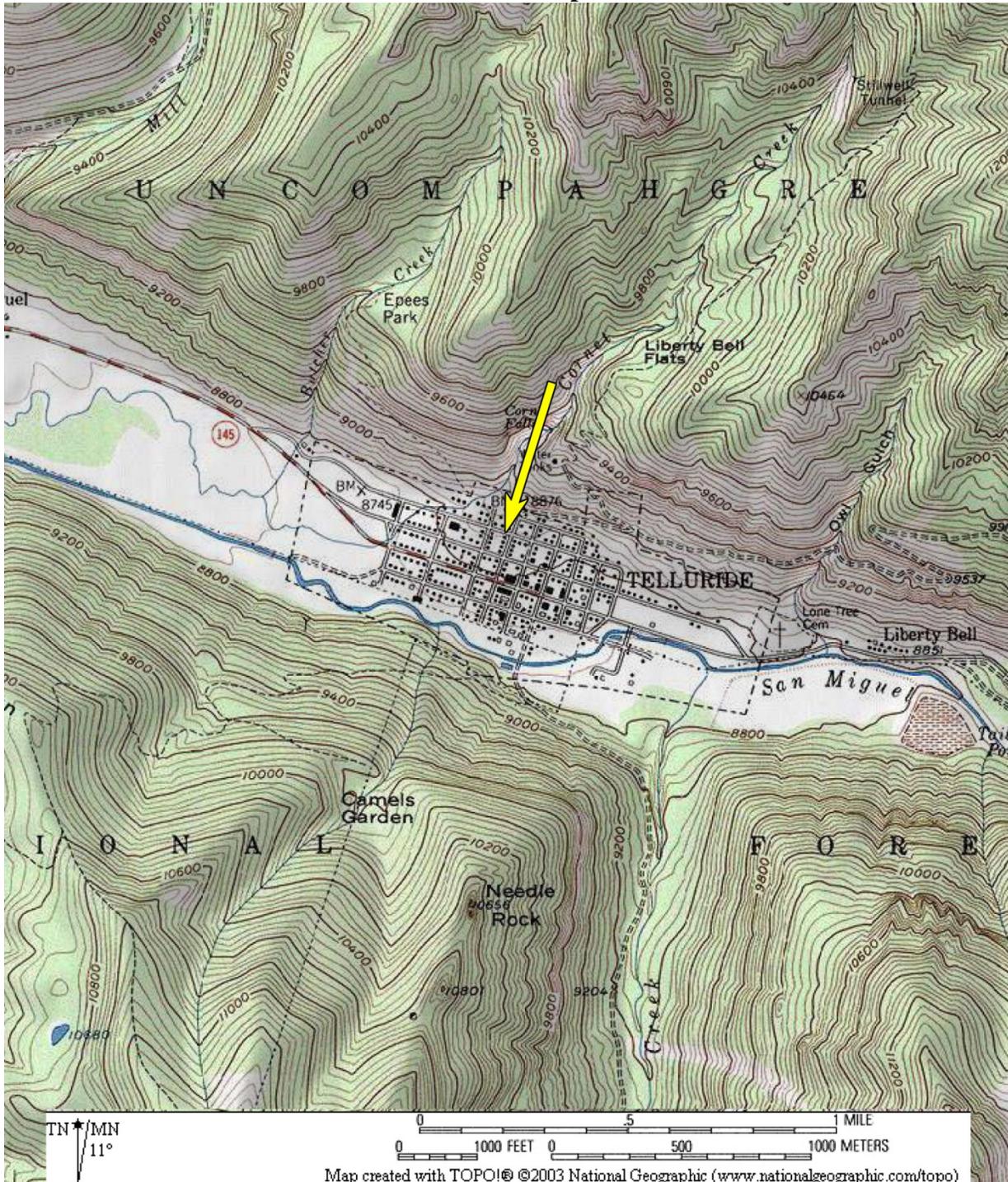
Sketch Map



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Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)