

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.1632**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **237 S. Oak Condominium Building**
- 7. Building Address: **237 S. Oak Street**
- 8. Owner Name and Address: **Mambo LLC,  
P.O. Box 37  
Telluride, CO 814350037**

Parcel number(s):

<b>477901203021</b>
<b>477901203022</b>
<b>477901203023</b>

**Michael McVean  
5500 Wichita Trail  
Flower Mound, TX 75022**



**THLD RATING:**

**Non-Designated – New Construction**

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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** **252781 mE** **4202265 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 13, Block 18**  
 Addition: **237 S Oak Condo Subdivision** Year of addition: **2002**
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: **Unknown**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**  
**Brick**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features: **Porch**  
**Roof Treatment/Dormer**  
**Balcony**
21. General architectural description:  
**This is a large, 2.5-story, rectangular-shaped, Neo-Victorian style building. A full basement is located beneath the main level, with multiple distinctive horizontally-oriented basement-level windows facing toward San Juan Avenue on the south elevation. The building's exterior walls are primarily clad with painted beige horizontal weatherboard siding, although some portions are instead clad with a red brick veneer. The building is covered by a steeply-pitched front gable roof, with multiple gable dormers on the south-facing roof slope and a large shed-roofed dormer on the north-facing roof slope. The symmetrical façade faces toward Oak Street on the east elevation. Here, a painted red glass-in-wood-frame entry door is flanked on either side by a 1/1 double-hung sash window. A balcony, with an open wood railing extends across the entire façade, and provides shelter for the first story entry. A set of paired glass-in-wood-frame atrium doors, with flanking 1/1 double-hung sash windows, open onto the balcony from the second story. A set of paired 1/1 double-hung sash windows is located in the façade's upper gable end. A covered parking area is located behind the building to the west.**
22. Architectural style: **Modern Movements/Neo-Victorian**  
 Building type:
23. Landscape or special setting features: **This property is located at the northwest corner of Oak Street and San Juan Avenue, at the southern end of the Telluride National Historic Landmark District.**

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24. Associated buildings, features or objects: **N/A**

## IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **2002**

Source of information: **Albert Roer, telephone interview with Carl McWilliams.**

26. Architect: **Ron Berkowitz**

Source of information: **Albert Roer, telephone interview with Carl McWilliams.**

27. Builder: **Jay Crowell/ Dallas Divide Construction**

Source of information: **Albert Roer, telephone interview with Carl McWilliams.**

28. Original owner: **Gondola Building, LLC**

Source of information: **San Miguel County Assessor records.**

29. Construction history:

**Completed in 2002, this building was designed by Telluride architect Ron Berkowitz, and constructed by Jay Crowell of Dallas Divide Construction Company. A small house and shed (THAS #179) which had been located on this property were razed to make way for construction of this building. Sanborn Insurance maps reveal that this lot was first developed prior to 1893, with the construction of a small dwelling. The dwelling razed prior to construction of this building was probably erected between 1908 and 1922, however, as indicated by the Sanborn maps.**

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

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**

32. Intermediate use(s): **Commerce and Trade/Business**

33. Current use(s): **Commerce and Trade/Business**

34. Site type(s): **Professional Office Building**

35. Historical background:

**This modern Neo-Victorian style building was erected in 2002. Prior to that date, this lot was occupied by a small dwelling. Detailed information regarding the families and individuals who lived in the earlier dwelling has not been researched.**

36. Sources of information:

**Roer, Albert. Telephone interview with Carl McWilliams, April 7, 2008.**

**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:                    **N/A**

40. Period of significance:                    **N/A**

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

42. Statement of significance:

**Completed in 2002, this building is of too recent construction to be considered for listing in the National Register of Historic Places, or in the State Register of Historic Properties. Due to its new construction this structure is a non-designated resource within the Telluride National Landmark Historic 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 adverse alterations, subsequent to its original construction in 2002.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Not Eligible**
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 74-78</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>                                     |               |   |

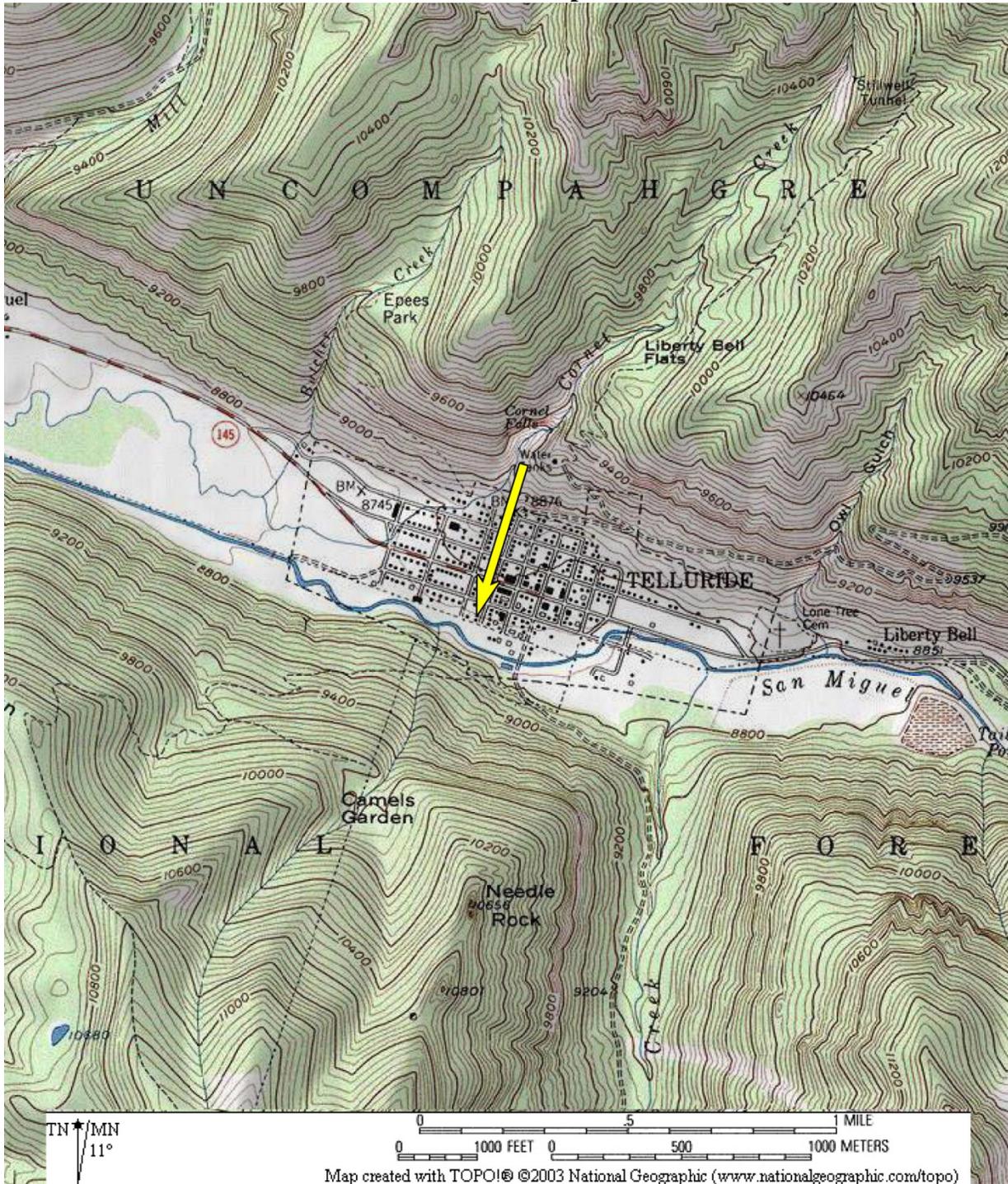
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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