

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.1688/THAS63**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **317 N. Oak Street LLC House**
- 7. Building Address: **317 N Oak Street**
- 8. Owner Name and Address: **317 N Oak Street LLC  
4320 Club Drive  
Atlanta, GA 30319**

Parcel number(s):	<b>456536407007</b>



<b>THLD RATING:</b>	<b>Primary &amp; Garage – Non-Designated – New Construction Shed – Non-Contributing without Qualifications</b>
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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of NW ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252916 mE** **4202650 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 7, 9, Block 3**  
 Addition: **Dakota Addition** Year of addition: **1901**
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: 66 feet x Width: 33 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features:  
**Porch**  
**Chimney**  
**Roof Treatment/Dormer**  
**Fence**
21. General architectural description:  
**This relatively large 1.5-story Neo-Victorian style dwelling was erected in 2000. Its (probably concrete) foundation is faced with coursed sandstone blocks which is separated from the wall surface above by a painted cream white 1" by 8" board with a narrow wood water table. Above the water table, the house's exterior walls are clad with painted cream white horizontal wood siding, with 1" by 4" corner boards. Painted cream white octagon shingles appear in the façade's upper gable end (east elevation). The house is covered by a steeply-pitched cross gable roof, with wood shingles and painted cream white boxed eaves. A gable dormer, with a single-light window, is located near the west end of the north-facing roof slope, and a red brick chimney is located on the ridge. A stained dark brown wood-paneled door, with one upper sash light and a transom light, and covered by a stained brown wood screen door, enters the south half of the façade. This door leads into the house from a 4-step wood porch which features a wood plank floor, a painted cream white open wood railing with turned balusters, turned columns, and a shed roof. A hip-roofed bay, with a 4-light fixed-pane window and flanking 1/1 double-hung sash windows, penetrates the façade wall to the north of the entry porch. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted cream white wood frames and surrounds. A rear entry door enters the west elevation from a wood deck.**
22. Architectural style: **Modern Movements/Neo-Victorian**  
 Building type:

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23. Landscape or special setting features:

**This property is located on the west side of N. Oak Street in the block north of Galena Avenue. The planted grass front yard and a wide side yard along the south side of the house are nicely-landscaped, including with a stand of small aspen and a spruce tree at the front southeast corner of the yard. A low sandstone retaining wall with a black wrought iron fence parallels the front sidewalk. .**

24. Associated buildings, features or objects:

<b>Shed (THAS #63)</b>
A wood frame shed (THAS #63), which measures approximately 10' by 8', is located near the southwest corner of the property. It is supported by a non-historic concrete foundation, and its exterior walls are clad with unpainted horizontal and vertical wood planks. The shed roof is covered with corrugated metal roofing material laid over 1x wood decking. A set of concrete stairs and a deck are located on the east elevation. A paneled door enters the building from the concrete deck. Decorative stonework appears below the deck.
<b>Garage</b>
A modern (circa 2000) 1.5-stoy wood frame garage, with living space above, is located behind the house at the west end of the lot. This building measures approximately 25' N-S by 19' E-W, and is supported by a concrete slab foundation. The garage's lower walls are clad with corrugated metal, while the upper walls are made of vertical wood planks. The garage is covered by a saltbox roof, with rusticated corrugated metal roofing material and with boxed eaves. A shed-roofed dormer with two small 4-light windows and two skylights penetrate the west-facing roof slope. A stained brown vertical wood plank garage door faces the alley at the south end of the west elevation. A painted maroon wood-paneled door, with four upper sash lights, is located at the east end of the south elevation. A set of paired, painted maroon, glass-in-wood-frame doors open from the upper half story onto a small wood balcony on the south elevation.

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **2000**  
 Source of information:    **Town of Telluride building permit files.**
26. Architect:                      **Bercovitz Design Architects**  
 Source of information:    **Town of Telluride building permit files.**
27. Builder:                         **East-West Development**  
 Source of information:    **Town of Telluride building permit files.**
28. Original owner:                **Albrecht**  
 Source of information:    **Town of Telluride building permit files.**

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29. Construction history:

Sanborn Insurance maps reveal that the original dwelling on this property was erected between 1893 and 1899, and that it was modified with the construction of an addition to the south elevation sometime after 1922. The original dwelling was removed in 1999, and the extant Neo-Victorian style dwelling was erected in 2000. Town of Telluride Building Department permit #993470 reveals that the extant dwelling, known as the "Albrecht Residence," was built in 1999-2000. The permit file lists "Bercovitz" as the architect, and "East-West Development" as the contractor. The file also indicates the existing house and a shed were to be moved; however, it does not indicate where they were relocated. The house instead was evidently razed, while the shed (THAS #63) was preserved.

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:

Town of Telluride Building Department permit files indicate that this house was erected as the Albrecht residence in 1999-2000. An earlier dwelling on this property - built between 1893 and 1899, and modified by an addition to the south elevation sometime after 1922 - was razed to make way for the extant dwelling. Biographical information regarding families and individuals associated with the earlier residence has not been uncovered.

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.

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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:

**Built in 2000, this Neo-Victorian style dwelling 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. As a new primary structure and garage, these structures are rated as non-designated. The shed is a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This house 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 apparent additions to the house following its original construction in 2000. This property's historic dwelling lost all of its integrity when it was razed in 1999-2000, however.**

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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 Shed

N/A: Primary Residence and Garage

### VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #7, Images 166-168, 195-198</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 Dept.</b>
49. Date(s):	<b>10/15/2007; revised 4/10/2012</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams</b> <b>Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court</b> <b>Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

