

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.1626**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Gray House**
- 7. Building Address: **200 S. Oak Street**
- 8. Owner Name and Address: **Gray, William and Gray, Lynette
47 Prescott Avenue
Bronxville, NY 10708**

Parcel number(s):

477901138003



House at 200 S. Oak Street before renovation.
Photo August 2007



House at 200 S. Oak Street after renovation.
Photo March 2012

Note: The dwelling at 200 S. Oak Street was intensively surveyed in August 2007 during phase one of the Telluride Re-Survey of Historic Structures project. The dwelling was renovated subsequent to that time, with a new raised stone foundation, new exterior siding, a new metal roof, solar panels on the south-facing roof slope, some replacement windows, and a small intersecting gable above the existing hipped front porch roof. According to Town of Telluride building permit files, the owners used existing windows to the extent possible, working with Phoenix Window Restoration of Denver. Existing foundation stones were reused as well. The windows' overall dimensions and configuration are unchanged. The historic siding was retained as sheathing beneath the new exterior siding which is an in-kind replacement. This form's architectural description (fields 14-21 below) relate to the dwelling's appearance as it existed in August 2007. The form's eligibility evaluation (fields 37-46 below) relates to the dwelling as it exists in April 2012, following the renovation.

THLD RATING:

**Primary - Supporting to District
Secondary Residence – 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** **252842 mE** **4202313 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 6, 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 30 feet x Width: 28 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This is a 1.5-story T-shaped dwelling, which overall measures 30' N-S (across) by 28' E-W (deep). These dimensions incorporate: a front gabled south block (the top of the T), which measures 16' N-S by 28' E-W; a side gabled north block (the base of the T) which measures 14' N-S by 16' E-W; a historic shed-roofed addition which fills in the back end of the T, at the north end of the east elevation, measuring 14' N-S by 7' E-W; and an open front porch which fills in the front end of the T, measuring 14' N-S by 5' E-W. The dwelling is supported by a low coursed sandstone foundation, and its exterior walls are clad with painted blue horizontal weatherboard siding with 1" by 4" corner boards. The cross gable roof is steeply pitched, and is covered with older grey asphalt shingles. The eaves are boxed with painted blue wood trim, and there are two red brick chimneys located on the roof ridges. A painted blue wood door, with a transom light, enters the north half of the façade (west elevation) from the 14' by 5' front porch. This porch features a wood plank floor, painted blue turned columns, and a low-pitched hip roof. Two sets of 6x6 horizontal sliding windows penetrate the south elevation wall. A 6-light hopper window penetrates the low shed-roofed addition at the north end of the east elevation. Windows elsewhere are entirely single and paired 1/1 double-hung sash with painted blue wood frames and surrounds.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features:

This historic dwelling is located at the southeast corner of Oak Street and Pacific Avenue.

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: **Original: Unknown** **Post 2007 Renovation: Kristine Perpar LLC**

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 reveal that this T-shaped dwelling was erected between December 1899 and July 1904. A small, low, shed-roofed extension the north end of the east elevation was apparently added sometime after 1922. The Sanborn maps also reveal that an earlier, small rectangular-shaped dwelling had been built on this lot between 1890 and 1893. It was presumably removed to make way for construction of the extant dwelling. The extent dwelling was renovated subsequent to when it was intensively surveyed in August 2007.

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 house was built sometime between December of 1899 and July of 1904. Biographical information about families and individuals who lived here during the early 1900s 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.

Town of Telluride 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:

This dwelling is historically significant for its association with Telluride's residential development beginning in the very early 1900s. It is also architecturally significant for its intact vernacular wood frame gabled-T architectural plan. Displaying a reasonably high level of physical integrity, this building rates as a supporting resource within the Telluride National Historic Landmark District. The secondary residence is non-designated.

43. Assessment of historic physical integrity related to significance:

This historic dwelling 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. Renovation work, completed subsequent to August 2007, appears architecturally well-executed and is sensitive to the historic dwelling. The renovation work has also served to stabilize and preserve the historic building while at the same time enhancing its livability.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Supporting 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 44-47 | 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

