

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1629/THAS.166**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Watenpaugh House**
- 7. Building Address: **228 (230) S. Oak Street**
- 8. Owner Name and Address: **Jane Watenpaugh  
P. O. Box 702  
228 S. Oak Street  
Telluride, CO 81435**

Parcel number(s):

<b>477901138006</b>



<b>THLD RATING:</b>	<b>Primary - Contributing to District Shed - Contributing to District</b>
---------------------	---

# 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** **252818 mE** **4202253 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 12, 14, 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 41 feet x Width: 32 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Fence**
21. General architectural description:  
**This is a single-story, wood frame, hip-roofed dwelling, with a hip-roofed addition to the east (rear) elevation. The house is supported by a low coursed sandstone foundation, faced with painted green beadboard. The exterior walls are clad with painted green horizontal weatherboard siding, with painted teal 1" by 4" corner boards. The roof is covered with metal roofing material, and the eaves are boxed with painted teal wood trim. The dwelling's symmetrical façade faces toward Oak Street on the west elevation. A painted green wood-paneled front door, with Queen Anne upper sash lights, and with a transom light, enters the center of the façade from a 4-step porch. This porch features a wood plank floor, an open wood railing, painted green square wood posts, and a gable roof. The porch is flanked on either side by a 1/1 double-hung sash window, with a painted green wood surround, which penetrate the façade wall. Windows elsewhere are also predominantly 1/1 double-hung sash with painted green wood surrounds. A painted teal and green wood-paneled door, with one upper sash light and with a transom light enters the addition on the north elevation. This door (which faces west) is approached by a 4-step wood porch covered by a gable hood.**
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 east side of S. 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:

**Shed (THAS #166)**

A 1.5-story wood frame secondary building is located adjacent to the alley at the rear of the property. This building is supported by a concrete foundation, and it has stained brown board-and-batten exterior walls. It is covered by a steeply-pitched side gable roof, with corrugated metal roofing material and with boxed eaves. A basement level has been excavated beneath the first floor. A painted green wood-paneled door is located at the west end of the south elevation. Two non-historic 2-light windows penetrate the south elevation. A small 1/1 double-hung sash window penetrates the north elevation's upper gable end. This is a rectangular-shaped gable-roofed building with a shed-roofed extension at the south end of the west elevation.

A shed-roofed garage, which measures 20' square, has been built onto the historic shed's north elevation. A corrugated metal garage door penetrates the garage's east elevation, facing the alley.

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1906**      Actual:

Source of information:    **Sanborn Insurance maps, July 1904 and August 1908.**

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 reveal that this property was first developed prior to 1899. The 1899 and 1904 Sanborn maps both depict a rectangular-shaped dwelling located near the front of this lot, and a smaller, square-shaped, dwelling located on the alley at the back of the lot. Both of these early dwellings were apparently razed, and the extant hip-roofed box dwelling erected, between 1904 and 1908, as the original portion of the extant dwelling is depicted on the 1908 and 1922 Sanborn maps. The Sanborn maps also indicate that the shed on the alley (THAS #166) was erected sometime between 1908 and 1922. The hip-roofed addition to the dwelling's east elevation postdates 1986.**

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

## Architectural Inventory Form

Page 4 of 7

### 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 indicate that this property was first developed with the construction of two small dwellings prior to 1899, but that the extant hip-roofed house was probably built sometime between December of 1899 and July of 1904. Biographical information about families and individuals who lived at this location in the 1890s and during the early 1900s has not been uncovered. San Miguel County Assessor records indicate that Jane Watenpugh has owned the property since at least September of 1978.**
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.**

### 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

# Architectural Inventory Form

Page 5 of 7

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 property is historically significant for its association with Telluride's residential development through the early 1900s, and the house is architecturally significant as a partially intact example of a hip-roofed box type dwelling dating from the early 1900s. Despite some loss of integrity, this property (including both the house and shed) should be rated as a "contributing" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property displays a somewhat less than optimal level 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. The original house's integrity is somewhat diminished by a rear addition; however, the addition is quite well executed. Its materials are compatible with that of the original house, its roof line projects very minimally above the original roof line, and it minimally visible from the street. Overall, a sense of time and place of a modest early twentieth century dwelling is still in evidence.**

## 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 62-66** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
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**

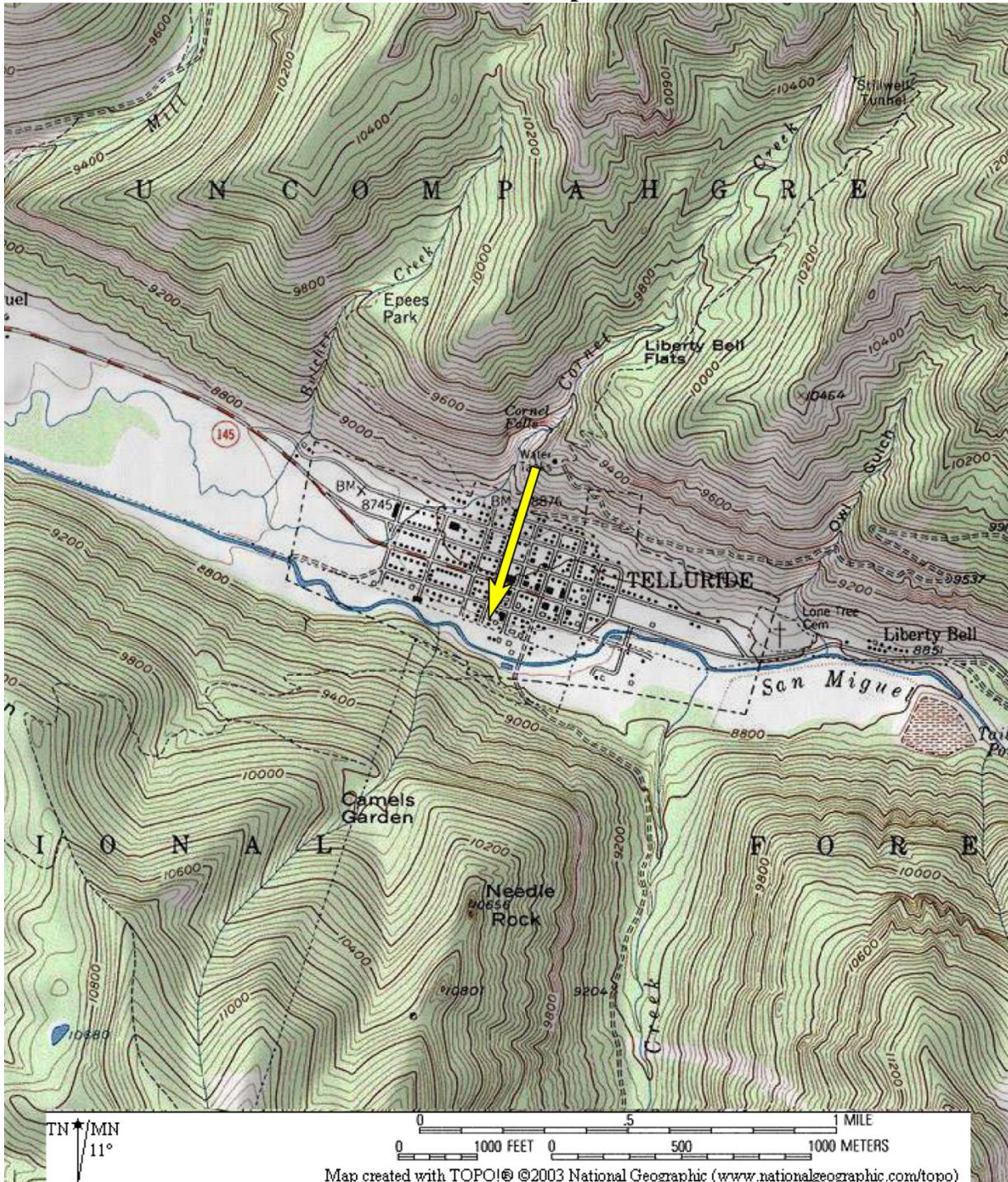
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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