

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.1690**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Digiacommo House**
- 7. Building Address: **327 N. Oak Street**
- 8. Owner Name and Address: **Digiacommo, Nicholas Family Trust
P. O. Box 1656
Telluride, CO 81435**

Parcel number(s):	456536407005



THLD RATING:	Noncontributing Without Qualifications
---------------------	---

Architectural Inventory Form

Page 2 of 7

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** **252924 mE** **4202672 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 13, 15, 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: 65 feet x Width: 34 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: **Metal Roof**
20. Special features: **Porch**
Roof Treatment/Dormer
21. General architectural description:
This is a .5-story, turn-of-the-twentieth-century, wood frame dwelling, with a modest, circa 2003, addition to the west (ear) elevation, and non-historic circa mid-1980s front porch. The original portion features a cross-gabled, T-shaped, plan, and measures approximately 34' N-S (across) by 50' E-W (deep). The addition measures 15' N-S by 21' E-W. The original house is supported by a low coursed sandstone foundation, and the exterior walls are clad with painted beige horizontal wood siding with 1" by 4" corner boards. The cross gable roof is steeply-pitched, and is covered with metal roofing material. The eaves are boxed with painted beige wood trim, and a gabled dormer with a 1/1 double-hung sash window overlooks the façade on the east elevation. A non-historic gable ornament is located in the façade's upper gable end. A non-historic painted beige wood-paneled door, with painted salmon color wood trim, an oval light, and a transom light, enters the façade from the non-historic front porch. This L-shaped, full-width, front porch is approached by five flagstone steps and seven wood steps, and features a wood plank floor, an open wood railing with turned balusters, turned columns with brackets, and a low-pitched hip roof with an intersecting gable over the entry. A box bay, with four 1/1 double-hung sash windows, overlooks the front porch to the north of the entry door. A hip-roofed bay is located on the south elevation. Windows elsewhere are predominantly 1/1 double-hung sash with painted beige wood frames and painted turquoise fluted architrave surrounds. The rear addition is covered by a shed roof.
22. Architectural style: **Modern Movements/Neo-Victorian**
 Building type:

Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features: **This property is located on the west side of North Oak Street in the block north of Galena Avenue, at a point where N. Oak Street and Gregory Avenue form a T-intersection. The front yard is nicely landscaped with stands of aspen trees. A stone retaining wall parallels the front sidewalk.**

24. Associated buildings, features or objects:

Garage
<p>A 1.5-story garage is located adjacent to the alley at the rear of the property. This building rests on a concrete foundation, and its exterior walls are clad with stained dark brown vertical wood siding. The front gable roof is steeply-pitched, and is covered with rusticated corrugated metal roofing material. A garage door, made of stained dark brown vertical wood siding, is located on the south elevation. The garage features 4-light awning windows, with painted red wood frames.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:

Source of information: **Sanborn Insurance maps, February 1893 and December 1899**

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 dwelling was erected prior to December of 1899. Sanborn maps dated December 1899 and July 1904, depict the original portion of this house as a single family dwelling. Interestingly, the 1908 and 1922 Sanborn maps indicate that the building had been divided into a duplex during those years.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Multiple Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Single family dwelling**

Architectural Inventory Form

Page 4 of 7

35. Historical background:

San Miguel County Assessor records and Sanborn Insurance maps indicate that this dwelling was constructed in the late 1890s. Biographical information about the families and individuals who lived here through the early 1900s 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:

Architectural Inventory Form

Page 5 of 7

42. Statement of significance:

This property is historically significant for its association with Telluride's residential development beginning in the early 1900s. Due to a rather substantial loss of integrity, however, the property should be rated as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This dwelling displays a 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. Historically an unpretentious vernacular wood frame cottage, this building has been converted into an elaborate Neo-Victorian style dwelling, with a modern, highly-decorative, full-width, front porch, and a modern gable ornament in the upper gable end. The integrity of setting is also diminished by the construction of a modern secondary dwelling and a garage on the rear half of the property. As a result, this property no longer clearly contributes to the historical character of the Telluride National Historic Landmark District.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without Qualifications**

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:

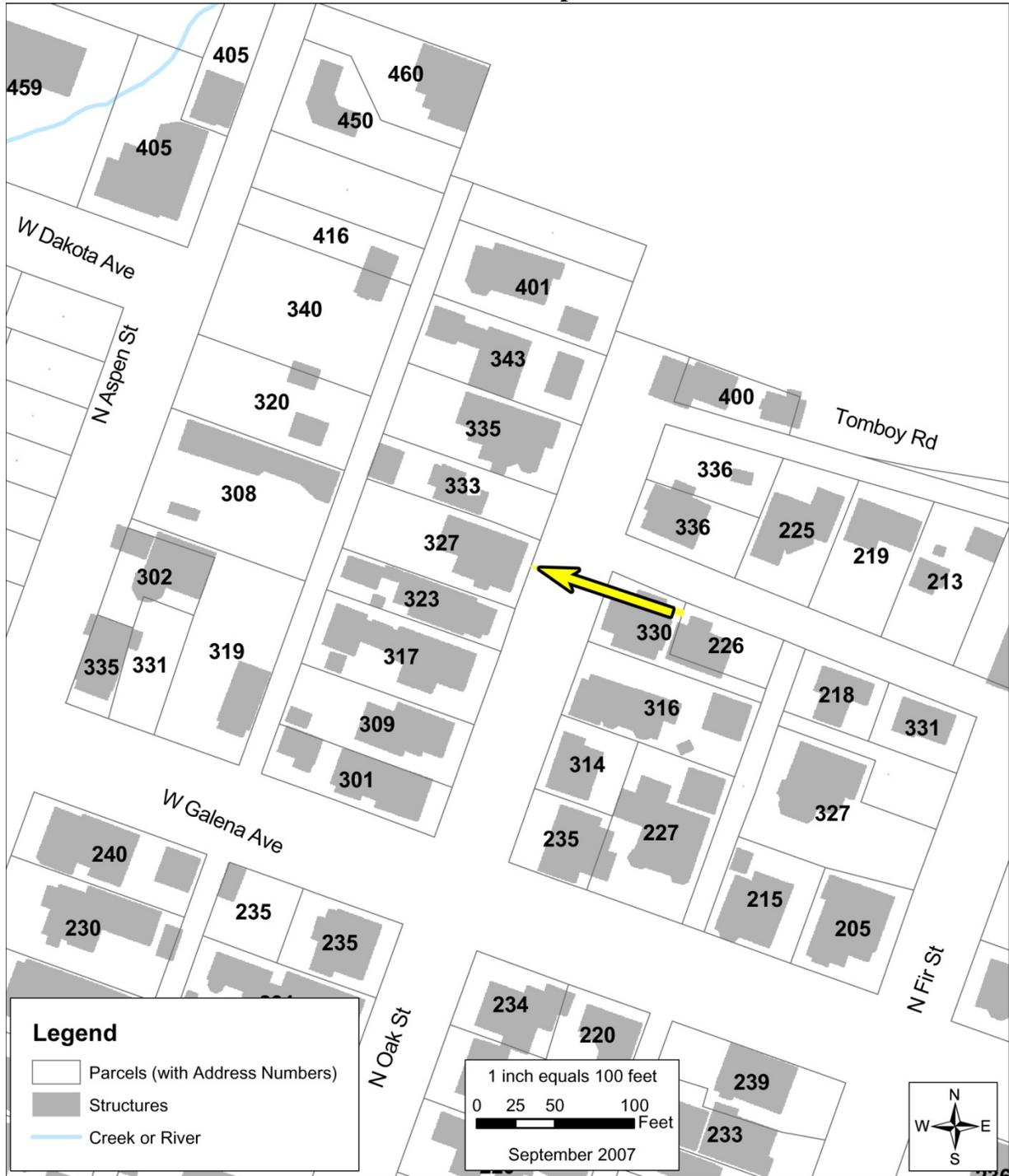
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 172-174, 188-190	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		

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

