

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
Rev. 9/98

Architectural Inventory Form

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- 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.1678**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Warehouse; Ice House**
- 6. Current Building Name: **La Marmotte Restaurant Francais**
- 7. Building Address: **150 W. San Juan Avenue**
- 8. Owner Name and Address: **Camels Garden Partnership  
EAT 0733 LLC  
330 W. Bridge Street, No. 504  
Hotchkiss, CO 81419**

Parcel number(s):	<b>477901140027</b>
	<b>477901140028</b>



<b>THLD RATING:</b>	<b>Noncontributing With Qualifications to District</b>
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## 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** **252903 mE** **4202189 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 2A, Block 22**  
 Addition: **Fago Towers Subdivisions** Year of addition:
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: 55 feet x Width: 24 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney**
21. General architectural description:  
**This building consists of a historic, early 1890s, brick warehouse, with a circa 1970s wood frame gabled addition to its west elevation. The original warehouse rests on a low sandstone foundation, and there is apparently a cellar under at least part of the building as there is a bulkhead cellar entrance on the south elevation. The original building's walls, exposed on the north, south, and east elevations, are made of red brick laid in common bond. A side gable roof is moderately-pitched, and is covered with red metal roofing material laid over 1x wood decking, and with red metal-clad eaves. A monitor roof, with a band of four 8-light clerestory windows, projects above the main roof on the north elevation - facing San Juan Avenue. A red brick chimney is located on the roof ridge. Rusted corrugated metal appears in the upper gable end on the east elevation. A painted red plywood-shuttered window, side-hinged with metal strap hinges, penetrates the upper gable end on the east elevation. The east elevation also features a painted red glass-in-wood-frame door, with a transom light, which enters the building from a 5-step wood stoop. A utility door enters the south elevation. The circa 1970s gabled addition to the west elevation is supported by a concrete foundation, and has stained brown vertical wood plank walls. A stained brown glass-in-wood-frame door enters an enclosed 8' by 6' shed-roofed porch from a wood deck on the addition's west elevation. A large 20-light window penetrates the addition's south elevation.**
22. Architectural style: **No Defined Style**

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Building type:

23. Landscape or special setting features:

**This former warehouse building is located on the south side of San Juan Avenue between Pine and Fir Streets, at the southern end of the Telluride National Historic Landmark District.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1890**      Actual:
- Source of information:    **Sanborn Insurance map, February 1893.**
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:

**The original warehouse portion of this building is depicted on Sanborn Insurance maps published in February 1893, December 1899, July 1904, August 1908, and October 1922. On each of the maps, the building is labeled "W HO." (Warehouse) or "STORAGE HO." with the notation that its gables are iron clad ("IR. CL."). Earlier Sanborn maps published in 1886 and 1890 do not cover this area of town south of Pacific Avenue. The gabled addition was reportedly built onto the west elevation in the 1970s as part of an extensive remodeling effort as the building was converted into a restaurant.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):              **Commerce and Trade/Warehouse**
32. Intermediate use(s):        **Commerce and Trade/Warehouse**
33. Current use(s):              **Commerce and Trade/Restaurant**
34. Site type(s):                 **Former warehouse; presently a restaurant.**

35. Historical background:

**Sanborn Insurance maps reveal that this building was erected prior to 1893, and that it served as a warehouse through at least the early 1920s. Secondary sources indicate that it was known as the "Ice House." The building's location along the railroad tracks three blocks east of the depot would have made it an ideal location for a warehouse. In the 1970s, the building was converted into a restaurant, with the interior space significantly remodeled, and a gabled addition built onto the west elevation. The Cimarron Restaurant was reportedly located here for a time. The La Marmotte Restaurant has been located here since circa 1987.**

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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

39. Area(s) of significance:                    **Architecture, Commerce**

40. Period of significance:                    **1878-1913**

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

42. Statement of significance:

**This property was historically significant for its historic use as a warehouse in Telluride beginning in the early 1890s. It was also architecturally notable for its brick construction. Due to a loss of integrity, though, the building is now able to convey only a limited sense of its former historical and architectural significance. As a result, this building should be regarded as a "noncontributing with qualifications" resource within the Telluride National Historic Landmark District.**

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43. Assessment of historic physical integrity related to significance:

**This building 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. A relatively large, and somewhat incompatible, addition to the original west elevation has diminished the building's integrity so that it no longer clearly contributes the landmark district's historic character.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

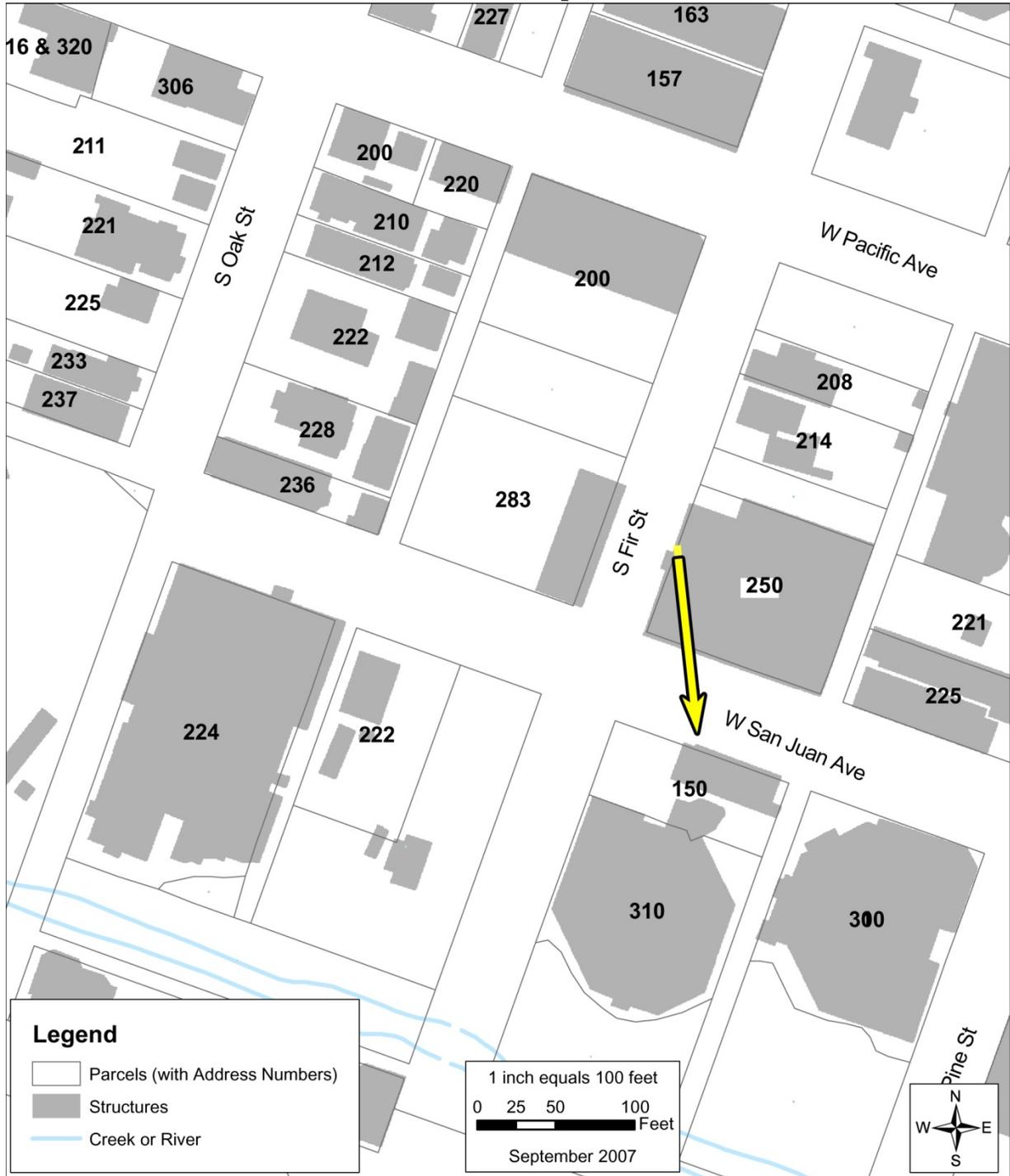
44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing With Qualifications**
45. Is there National Register district potential? Yes  No  
 Discuss: **This property is located within the Telluride 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): | <b>CD #7, Images 124-127</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>Telluride, CO 81435</b>         |
|                           | <b>Timothy Wilder</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

