

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.1768**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Brown House**
- 6. Current Building Name: **Citibank House**
- 7. Building Address: **229 N Spruce St**
- 8. Owner Name and Address: **Citibank NA  
701 Corporate Center Drive  
Raleigh, NC 27607**

Parcel number(s):	<b>456536417004</b>



THLD RATING:

Supporting to District

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SE ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253150 mE** **4202490 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 15, Block 28**  
 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): **Irregular Plan**
15. Dimensions in feet: **4082 square feet**
16. Number of stories: **1½**
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, Dormers, Garage / Attached Garage, Fence**
21. General architectural description:  
**This building consists of a historic 1½-story L-shaped dwelling, an extremely large 2½-story rear addition to the west elevation, and a shed-roofed attached garage addition to the south (side) elevation. The historic house appears to have been placed on a non-historic poured concrete foundation, faced with a stone veneer, and with a non-historic basement level. The historic house's exterior walls are clad with painted beige horizontal wood siding, with painted white 1" by 4" corner boards, while its cross gabled roof is covered with wood shingles. The eaves are boxed with painted white wood trim. The house's asymmetrical facade faces Spruce Street on the east elevation. An ornate wood-paneled front door, with stained glass Queen Anne lights, enters the facade from an open front porch. The porch is approached by seven wood steps, and features a wood plank floor, an open wood railing, painted beige 4" by 4" wood posts, and a shed roof with an intersecting gable over the entry stairs. A canted hipped-roof bay, with four 1/1 double-hung sash windows, is located on the facade south of the porch. Other historic windows are primarily 2/2 double-hung sash with painted white wood frames and surrounds.**
- The shed-roofed attached garage addition to the south (side) elevation has a concrete foundation, and its exterior walls are clad with rusticated corrugated metal. The attached garage is covered by a shed roof covered with wood shingles. A rollaway garage door on the east elevation opens onto a concrete driveway which extends to Spruce Street.**

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The very large 2½-story addition to the west (rear) elevation has stained brown horizontal wood plank walls, covered with rusticated corrugated metal on all but the west elevation. This addition is covered by a saltbox roof, with corrugated metal roofing material and stained brown boxed eaves. A large shed and hipped-roof dormer extends along most of the north-facing roof slope. A blue-paneled door, with one upper sash light, enters the west elevation. An elevated deck is on the south elevation. A hexagon window within a sunburst motif is in the west elevation's upper gable end.

22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

This is the second property south of Galena Avenue on the west side of N. Spruce Street. A painted white picket fence encloses the front yard which is nicely landscaped with native plants and flowers. Wildflowers also grow in a narrow grass strip between the front sidewalk and the curb.

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1893** Actual:

Source of information: **Sanborn Insurance maps**

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 initially developed prior to 1886 with the construction of a single-story wood frame dwelling at the north end of the lot. By 1893, the dwelling had been replaced by or enlarged into an L-shaped dwelling with a bay window on the facade. An extremely large 2½-story modern addition to the west (rear) elevation, and an attached garage addition to the south (side) elevation postdate 1986.

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 / Multiple Dwelling**

34. Site type(s): **Historically a Single Family Residence**

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35. Historical background:

**Sanborn Insurance maps indicate that this property was first developed in the late 1880s and early 1890s. Edwin and Cora Brown are listed as the residents at this address in the 1900 U. S. census. According to the census, Mr. Brown had been born in Virginia in January 1870 while Mrs. Brown (maiden name unknown) had been born in Iowa in July 1869. The 1900 census also indicates that Mr. and Mrs. Brown were married circa 1899, and it lists Mr. Brown's occupation as "tramway superintendent." O. W. Cox, employed as a "day laborer," is also listed as a "lodger" at this address in the 1900 census. Edwin and Cora Brown were not found as Telluride residents in the 1910 and 1920 census records. Biographical information about other families associated with the property through the early decades of the twentieth century has not been uncovered. Barry Tharp owned the property in the 1980s.**

36. Sources of information:

**"San Miguel County Assessor Data Site." <http://sanmiguel.valuewest.net>**

**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 Christine Whitacre. Historic Building Inventory Record, May 1986.**

**Telluride Historical Museum. [www.telluridemuseum.org](http://www.telluridemuseum.org)**

**Town of Telluride Building Department building permit files.**

**U. S. Census Records.**

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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).

**xx** 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

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- 7-505.A.5. The parcel was the site of an important historic event or activity  
**xx** 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: **ca. 1890, ca. 1890-1913**  
 41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

**This original part of this house is historically significant for its association with Telluride's residential development, dating from the time of its construction in the late nineteenth century. It is also architecturally significant for its cross gabled plan and Late Victorian era details. Due to a substantial loss of integrity the house no longer conveys a strong sense of historic or architectural significance. Nevertheless, the property rates as a "supporting" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This well-maintained residence displays a below average 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. An extremely large rear addition is badly out of scale relative to the original house and relative to historic residences in the neighborhood. The addition is minimally visible from the street, however. A more modest attached garage addition to the south (side) elevation slightly diminishes the historic dwelling's integrity as well.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **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 #5, Images 31-35** CDs filed at: **Town of Telluride**  
 48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building**  
**Department**  
 49. Date(s): **May 1, 2011** **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**

# Architectural Inventory Form

53. Phone number(s): (970) 493-5270

## Sketch Map



# Architectural Inventory Form

## Location Map

