

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.1769**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Martin House, Schindelmeyer House**
- 6. Current Building Name: **Johnson House**
- 7. Building Address: **235 N. Spruce Street**
- 8. Owner Name and Address: **Neil R. And Mary Z. Johnson  
200 Galleria Parkway, No. 970  
Atlanta, GA 30339**

Parcel number(s): **456536417001**

<b>456536417001</b>



THLD RATING:

Contributing 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** **253163 mE** **4202502 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 17, 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): **T-Shaped Plan**
15. Dimensions in feet: **2506 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: **Metal Roof**
20. Special features: **Porch, Garage / Attached Garage, Fence**
21. General architectural description:  
**This 1½-story wood frame residence is composed of: an original (1886) gabled-T plan dwelling with a bay window on the facade; a pre-1904 shed-roofed bay addition on the north elevation; an older single-story shed-roofed addition to the west end of the south elevation, which measures 5' N-S by 15' E-W; an attached single-stall garage addition to the west (rear) elevation, which measures 20' N-S by 11' E-W. The house is supported by a poured concrete foundation faced with a sandstone veneer. The exterior walls are clad with painted green horizontal wood siding, with painted white 1" by 4" corner boards. The roof is a moderately-pitched cross gable with metal roofing material and with painted white boxed eaves. The house's asymmetrical facade faces Spruce Street on the east elevation. A painted green wood-paneled door enters the south half of the facade from a 5-step open wood porch which wraps around to cover the east end of the south elevation. The porch features a wood plank floor, an open wood balustrade with turned balusters, turned columns and a shed roof with an intersecting gable over the entry stairs. The canted bay on the facade has four 2/2 double-hung sash windows. A rectangular shed-roofed bay on the north elevation has two 2/2 double-hung sash windows. Other windows are primarily 2/2 double hung sash with painted dark green wood frames and painted white wood surrounds. A vertical wood plank garage door opens from the attached garage's west elevation onto a gravel driveway which extends to Galena Avenue to the north.**

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22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

**This property is located at the southwest corner of Spruce Street and Galena Avenue, across the street from St. Patrick's Catholic Church. A small planted grass front yard and side yard are enclosed by a non-historic wrought iron fence. A sandstone retaining wall parallels the front sidewalk.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1886**  
 Source of information: **Sanborn Insurance Map, August 1886; San Miguel County Assessor records**

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 the original T-shaped portion of this dwelling was erected in 1886. The building's footprint is depicted on the Sanborn map published in August of that year with the notation "B. C." indicating that it was being constructed at that time. A shed-roofed bay was added to the north elevation sometime prior to 1904, while a slightly larger shed-roofed addition to the south elevation apparently postdates 1922, based on the Sanborn maps. A single-stall attached garage addition to the west elevation was designed by Matt Allen in 1994 and built by Croke Construction.**

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 Residence**

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35. Historical background:

Sanborn Insurance maps indicate that this house was built in 1886. Newspaper articles in the *Telluride Daily Journal* indicate that early on, this property was owned and occupied by the John Martin family. On November 24, 1914, the *Journal* reported:

...Felix Schmidt has changed his quarters from the Page rooming house on the corner of Pine street and Galena avenue to the old Martin residence on the corner of Spruce street and Galena, directly south and across the street from the Catholic church.

Seventeen years earlier, in January 1897, the *Journal* ran the following advertisement indicating the house was then for sale: "For Sale: - one of the best homes in Telluride. Seven rooms, and all modern conveniences. Corner of Spruce street and Galena avenue. Enquire of John Martin." Then in May 1897, the *Journal* published another advertisement offering the home's furniture for sale: "For Sale: - furniture of seven room house. Enquire of Mrs. John Martin, corner of Galena avenue and Spruce street."

Whether or not the house was sold by the Martins in 1897 is unclear; however, the 1900 U. S. census lists Mike and Mary Schindelmeyer, and their daughter Viola, as the home's residents at that time. According to the census, Mike Schindelmeyer was born in France in September of 1849, and immigrated to America in 1872, while Mary Schindelmeyer (nee Schifferer) had been born in Germany in May of 1849, and immigrated to America in 1869. They were married circa 1879, and had moved to Colorado by the early 1880s. Their daughter Viola was born in Colorado in October of 1884. The 1900 census lists Mr. Schindelmeyer's occupation as "saloonkeeper" while listings in the *Telluride Business Directory* reveal that Mike Schindelmeyer and Joe Gaser were the proprietors of the *Telluride Beer Hall* during the late 1890s and very early 1900s.

A previous survey completed in 1986 indicates that this dwelling was "the original parish house for St. Patrick's Church, located across the street." This information has not been corroborated through other sources, however. According to San Miguel County Assessor records, Richard B. Negley owned this property between 1984 and 1993, followed by Neil and Mary Johnson, who have owned it from that time to the present.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

*Telluride Daily Journal*, January 14, 1897, p. 2.

*Telluride Daily Journal*, May 6, 1897, p. 4.

"Changed Quarters." *Telluride Daily Journal*, November 24, 1914, p. 4.

"San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.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.

Town of Telluride Planning Department 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
- 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**

40. Period of significance:    **1886**

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

42. Statement of significance:

**This house is historically significant for its association with Telluride's residential development, dating from the time of its construction in 1886. It is also architecturally significant for its gabled T-shaped plan and Late Victorian era architectural characteristics. These include: the front porch details, narrow double-hung sash windows, and a prominent canted bay on the facade. Displaying a reasonably high standard of integrity, this property rates as a "contributing" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property 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. An attached single-stall garage addition to the rear of the house is the only notable alteration to the historic building.**

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### 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 248-251** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building**  
**Department**
49. Date(s): **August 8, 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**
53. Phone number(s): **(970) 493-5270**

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

