

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
Rev. 9/98

Architectural Inventory Form

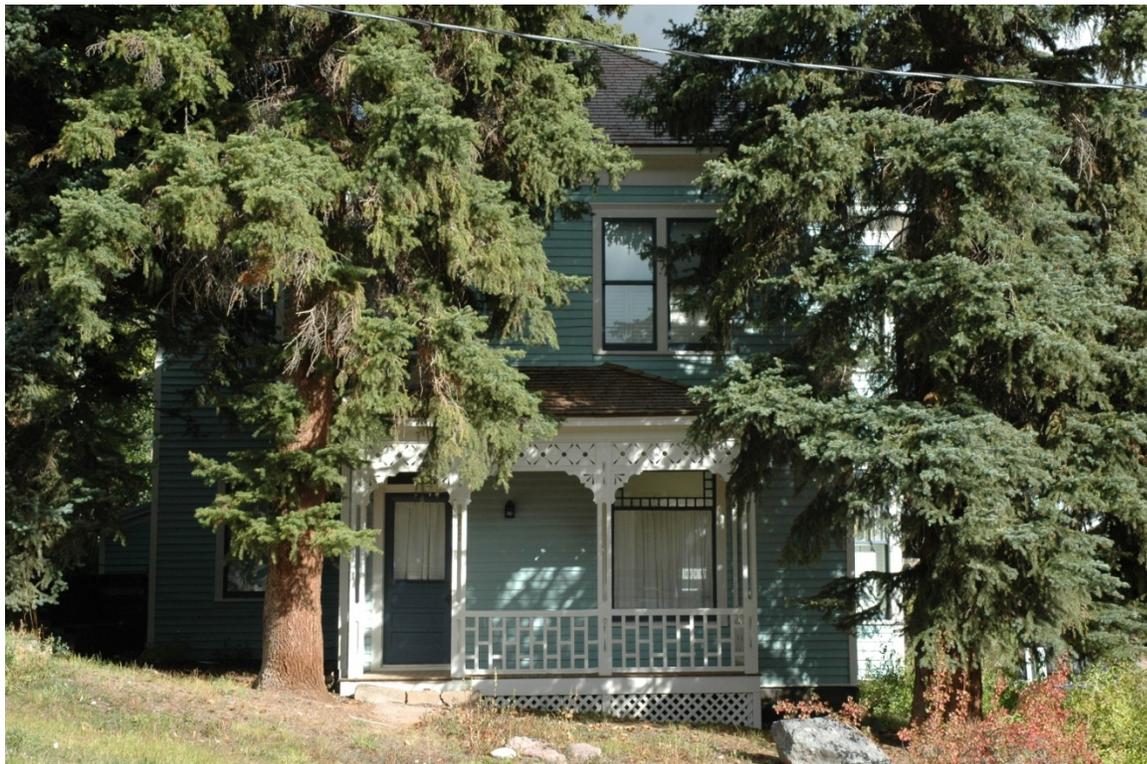
Page 1 of 8

- 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.1776**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Cronkleton House**
- 6. Current Building Name: **Smith House**
- 7. Building Address: **302 N. Spruce Street**
- 8. Owner Name and Address: **Pamela H. Smith Amended and Restated Revocable Trust  
2909 Foxhall Road NW  
Washington, DC 20016**

Parcel number(s): **456536419005**

**THLD RATING:** **Primary - Contributing to District  
Secondary Residence/Garage – Non-Designated – New Construction**

# Architectural Inventory Form

Page 2 of 8

## 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** **253215 mE** **4202518 mN**
11. USGS quad name: **Telluride, Colorado**  
Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 2, Block 33**  
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: **2314 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Stained Glass**
21. General architectural description:  
**This lovely two-story, late nineteenth century, house rests on a painted blue poured concrete foundation, or possibly a stone foundation covered with painted blue concrete partering. The exterior walls are clad with painted blue horizontal wood siding with painted white 1" by 4" corner boards. The hipped roof is steeply-pitched, with wood shingles and painted white boxed eaves. The dwelling's asymmetrical facade faces Spruce Street on the west elevation. A painted blue wood-paneled front door, with an upper sash light and a transom light, enters the facade from an open front porch. This porch measures 15' N-S by 5' E-W, and features a wood plank floor, a painted white open wood railing and bracketed columns, a pierced frieze, and a hipped roof. A single-hung sash window, with Queen Anne lights, overlooks the front porch, south of the entry door. A rectangular-shaped two-story bay, with four 1/1 double-hung first story windows and four 1/1 double-hung second story windows, is located on the south elevation, facing Galena Avenue. Windows elsewhere are primarily 1/1 double-hung sash with painted blue wood frames and painted white wood surrounds. A 1½-story hipped-roof rear section, which forms the east elevation, was remodeled in 1991, while at the same time a single-story shed-roofed addition was built onto the east end of the north elevation. A painted blue wood-paneled door, with one upper sash light, enters the rear of the house from an uncovered wood porch at the east end of the south elevation.**
22. Architectural style: **Late Victorian**

## Architectural Inventory Form

Page 3 of 8

Building type:

23. Landscape or special setting features:

**This well-maintained property is located at the northeast corner of Spruce Street and Galena Avenue. A low sandstone retaining wall parallels Galena Avenue to the south. Three large spruce or fir trees are located in the front yard. St. Patrick's Church is directly across Spruce Street to the west.**

24. Associated buildings, features or objects:

**Secondary Residence / Garage**

**A 1½-story building at the rear of the property has a garage in its ground floor level and a residence in its upper half story. Constructed in 1990-1991, this building measures approximately 24' N-S by 16' E-W, and is supported by a poured concrete slab foundation. The exterior walls are clad with painted pale green horizontal wood siding, with painted dark green 1" by 4" corner boards. The building is covered by a steeply-pitched hipped roof with wood shingles and painted green boxed eaves. A very large projecting hipped-roof wall dormer, with two 1/1 double-hung windows, is located on the upper south elevation. Skylights penetrate the east and north roof slopes. A set of paired diagonal plank garage doors, side-hinged with metal strap hinges, on the south elevation, open onto a gravel driveway which extends to Galena Avenue. A single door enters the upper half story on the west elevation from an elevated wood porch. A set of paired 1/1 double-hung windows face the alley on the east elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual: **1896**  
 Source of information:    **Telluride *Daily Journal*, July 24, 1896; San Miguel County Assessor records; 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:                **Seth B. Cronkleton**  
 Source of information:    **Telluride *Daily Journal*, July 24, 1896, p. 1.**

29. Construction history:

**Sanborn Insurance maps reveal that this property was originally developed prior to 1886 with the construction of a small log cabin. The cabin is depicted on Telluride's 1886, 1890, and 1893 Sanborn maps; however, the extant two-story dwelling is depicted on later Sanborn maps published in 1899, 1904, 1908, and 1922. San Miguel County Assessor records list 1895 as this house's year of construction; however, a Telluride *Daily Journal* article reveals that the house was actually completed during the summer of 1896. Seth B. Cronkleton was the original owner. The rear of the house was remodeled with an addition in 1990- 1991. A garage / secondary residence at the rear of the property was built in 1990-1991, as well.**

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

## Architectural Inventory Form

Page 4 of 8

### 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**

35. Historical background:

This house was constructed in 1896 as a residence for the family of Seth B. Cronkleton. On July 24, 1896, the *Telluride Daily Journal* reported: "Work on the residence of S. B. Cronkleton is progressing rapidly and it will shortly be completed." Other newspaper articles from the 1890s, and the 1900 U. S. census, place the Cronkleton house at this 302 N. Spruce Street location. An early Telluride pioneer, Cronkleton owned this property and adjacent lots to the north. He and his family likely lived at 310 N. Spruce Street, next door to the north, between circa 1890 and 1896, prior to when this house was built. The adjacent lots were sold respectively to Harry Taylor and J. M. Ruggles, at about the same time. Known as "Deacon," Seth B. Cronkleton, and his wife, Mary (maiden name unknown), were both natives of Ohio. Seth had been born in the Buckeye State in March of 1824, while Mary had been born there in August of 1828. In 1860, the Cronkleton family, including Seth, Mary, and a daughter named Florence, was still living in Ohio, according to U.S. Census records. By 1880, though, Mr. and Mrs. Cronkleton had moved to Saguache County, Colorado, and by circa 1885, they had moved to Telluride. A cabinetmaker by trade, Mr. Cronkleton operated a furniture store at 217 W. Colorado Avenue (5SM.1536) from the late 1880s to the very early 1900s. He passed away in Telluride, in February 1904, at the age of 75.

Clarence and Pat Tooker, of Grand Junction, owned this property in the 1980s. Pamela H. Smith has owned the property from 1998 to the present, according to San Miguel County Assessor records.

36. Sources of information:

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

*Telluride Daily Journal*, July 24, 1896, p. 4.

Seth B. Cronkleton (obituary) *Telluride Daily Journal*, February 16, 1904, p. 3.

"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.

U. S. Census Records.

## Architectural Inventory Form

Page 5 of 8

### 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:    **1896**

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

42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development, dating from the time of its construction in 1896, and for its original association with the family of Seth and Mary Cronkleton. Mr. Cronkleton made notable contributions to Telluride's economy as a cabinetmaker and as the proprietor of a furniture store for well over a decade. Mr. and Mrs. Cronkleton were also prominent members of Telluride's cultural community. The house is also architecturally significant for its two-story hipped-roof plan, and for its Late Victorian era details. Displaying an overall high standard of integrity, this property rates as a "contributing" resource within the Telluride National Historic Landmark District. The secondary residence/garage is non-Designated.**

## Architectural Inventory Form

Page 6 of 8

43. Assessment of historic physical integrity related to significance:

**This property displays a 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. Modest alterations and a small rear addition, completed in 1991, are well executed and do not detract from the house's historic integrity. A sense of time and place remains intact, relative to how this property appeared during the late 1890s and the early decades of the twentieth century.**

### 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): | <b>CD #5, Images 40-44</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<br/>Department</b> |
| 49. Date(s):              | <b>August 8, 2011</b>                                     |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

