

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.1787/THAS.131**
- 2. Temporary resource no.: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Glenn House**
- 6. Current Building Name: **120 N. Willow Street LLC Building**
- 7. Building Address: **120 N. Willow Street**
- 8. Owner Name and Address: **120 N. Willow Street LLC, , 1711 Laurel St, South Pasadena, CA 91030**
120 N. Willow Street LLC, P. O. Box 3683, Telluride, CO 81435

Parcel no.(s):

477901114006
477901114005
477901114004



THLD RATING:

- Primary - Supporting to District
- Shed - Supporting to District
- Secondary Residence – Non-Designated – New Construction

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **253253 mE** **4202353 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 2A and 2B, Block 11**
 Addition: **120 North Willow PUD Subdivision** 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): **Irregular Plan**
15. Dimensions in feet: **1643 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, Chimney, Decorative Shingles, Balcony, Fence**
21. General architectural description:
This house primarily consists of an original single-story front gabled section, which measures approximately 24½' N-S (across) by 36' E-W (deep), and a 1½-story gabled addition to the south elevation, which measures approximately 22' N-S by 15' E-W. The house is supported by a low unpainted stone foundation, while its exterior walls are clad with painted grey horizontal wood siding with painted white 1" by 4" corner boards. Painted grey fish scale shingles appear in the upper gable ends. The cross gabled roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. A red brick chimney is located on the roof ridge. The home's asymmetrical facade faces Willow Avenue on the west elevation. A stained natural brown wood-paneled door, with one upper sash light and a transom light, enters the north end of the facade from an open front porch. This porch measures 5' N-S by 3½' E-W, and is approached by a single sandstone step. It features a tongue-in-groove wood floor, a painted white chamfered 4" by 4" wood post, and a hipped roof which extends to cover a rectangular bay north of the porch. This bay contains four 1/1 double-hung sash windows with painted white wood frames and surrounds. A set of paired painted white glass-in-wood-frame doors, and a single painted white glass-in-wood-frame door, enter the east elevation of the addition from a shed-roofed porch. Above this porch, another painted white glass-in-wood-frame door opens from the upper half story onto a balcony.
22. Architectural style: **No Defined Style**

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Building type:

23. Landscape or special setting features:

This property is located on the east side of Willow Street, immediately north of the alley between Colorado and Columbia Avenues. Improvements on the property include two residences (units A and B), and a historic shed (THAS #131). The planted grass front yard, with twin aspen trees and a spruce tree, is enclosed by a painted white picket fence. The back yard is enclosed by a wood privacy fence.

24. Associated buildings, features or objects:

Secondary Residence (Unit B, 120½ N. Willow Street)
A secondary residence is located near the rear southeast corner of the property. This building is supported by a low poured concrete foundation which is faced with stone. Its exterior walls are clad with painted grey horizontal wood siding, with painted white 1" by 4" corner boards, and with painted grey fish scale shingles in the upper gable ends. The roof is a steeply-pitched cross gable, with metal roofing material and boxed eaves. A painted white glass-in-wood-frame door enters the south elevation from a shed-roofed porch with a wood plank floor. The secondary residence was constructed with an attached garage at the south end; however, this part of the building has been converted into living space and is no longer a garage. Windows are primarily 1/1 double-hung sash and small 1x1 horizontal sliders, with painted white wood frames and surrounds..
Shed (THAS #131)
A historic shed (THAS #131) is located at the rear northeast corner of the property. This 1½-story wood frame structure measures approximately 12' N-S by 20' E-W. Its exterior walls are clad with rusted corrugated metal, except for the north elevation which is clad with board and batten. The roof is a steeply-pitched gable, with corrugated metal roofing material and closed eaves. Non-historic skylights are on the north and south-facing roof slopes. A painted brown wood-paneled door, with one upper sash light, enters the east elevation from an uncovered 3-step wood stoop. The east elevation is also penetrated by a single-light window. A band of multi-paned windows penetrate the west elevation. The upper gable ends are penetrated by 4-light windows.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:
- Source of information: **Sanborn Insurance maps, October 1890 and 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**

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29. Construction history:

Sanborn Insurance maps indicate that the original portion of this house was erected in 1891 or 1892. An intersecting gabled addition to the south elevation postdates a previous survey of the property conducted in 1986. A building permit issued on August 12, 2004, describes the following scope of work: "Remodel and extension under the roof area with dormers for 40sf of additional living space on 2nd fl of front west unit listed as unit "A". Remodel of kitchen and baths on 1st and 2nd floors." The permit lists Brad Steele as the owner, Chesterson Builders as the contractor, and Eric Doud as the architect. The secondary residence postdates the 1986 survey.

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

35. Historical background:

Sanborn Insurance maps indicate that this house was built in the early 1890s. U. S. census records list Ivy L. and Henrietta Glenn as the home's residents at the turn of the twentieth century. The Glens lived in Telluride between circa 1896 and 1913, before apparently moving to Pueblo. Mr. Glenn was an undertaker, an assayer, and maintained a furniture store in Telluride. He also served as the coroner for a time in the late 1890s. Arthur W. Inama, of Denver, owned this 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

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
- 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: **1892; 1892-1913**

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 circa 1892. With some loss of integrity, the property rates as a "supporting" resource within the Telluride National Historic Landmark District. This property's historic shed (THAS #131) rates as a contributing resource within the Landmark District. The secondary residence is non-designated.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat 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 addition to the dwelling's south elevation has diminished the building's integrity. Although the addition is compatible with the original dwelling in terms of its size, scale and materials, it is highly visible from the street. The secondary residence is of modest scale; however, its presence somewhat diminishes the integrity of setting. This property no longer fully conveys a sense of its former historic and architectural significance.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / 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 #7, Images 296-300** 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 10, 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**

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Sketch Map



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Location Map

