

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
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.1792**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Obert House**
- 6. Current Building Name: **Plamondon House**
- 7. Building Address: **234 N. Willow Street**
- 8. Owner Name and Address: **Plamondon Family Partnership LLC  
P. O. Box 3634  
Telluride, CO 814353634**

Parcel number(s):	<b>456536421006</b>



THLD RATING:

Contributing to District

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of SW ¼ of SE ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253281 mE** **4202458 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 12, 14, Block 36**  
 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: **2874 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Hipped Roof / Gable-on-Hip Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Decorative Shingles, Dormers**
21. General architectural description:  
**This is a 1½-story, irregular-shaped, wood frame residence. It is supported by an unpainted coursed sandstone foundation, while its exterior walls are clad with painted cream yellow horizontal wood siding with painted green 1" by 4" corner boards. A painted green 1x board with a water table separates the foundation from the siding. Painted cream yellow variegated wood shingles appear in the upper gable ends on the east and south elevations. The house is covered by a steeply-pitched hipped roof with intersecting gables on the east, south, and west elevations. The roof is finished with grey asphalt composition shingles, and the eaves are boxed with painted green and cream yellow boxed eaves. Two non-historic gabled dormers and two non-historic skylights are on the north-facing roof slopes. A red brick chimney with a corbelled cap is on the ridge. The home's asymmetrical facade faces Willow Street on the west elevation. Two wood-paneled doors, each with transom lights, and each painted cream yellow with green and lavender trim, enter the south end of the facade from an open front porch. This porch is approached by five wood steps, and features a wood plank floor, an open wood railing with turned balusters, tapered turned columns, a delicate scalloped frieze, delicate wood brackets, and a shed roof. The porch elements are painted cream yellow with green and lavender wood trim; the area beneath the porch floor is enclosed by a wood lattice. A 1/1 single-hung sash window penetrates the facade wall north of the front porch. A hipped-roof rectangular bay, with five 1/1 double-hung sash windows, is near the east end of the south elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted green wood frames and surrounds. A rear**

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entry door leads into the east end of the north elevation from an uncovered wood deck.

22. Architectural style: Late Victorian / Queen Anne

Building type:

23. Landscape or special setting features:

**This well-maintained property is at the southeast corner of Willow Street and Galena Avenue. A planted grass front yard and wide side yard south of the house are nicely landscaped with native plants, flowers, and small trees. A low sandstone retaining wall parallels the front sidewalk along Willow Street.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1899**  
 Source of information: **Telluride *Daily Journal*, April 8, 1899, p. 2; Sanborn Insurance maps; San Miguel County Assessor records**
26. Architect: **Joseph S. Obert**  
 Source of information: ***Telluride Journal*, April 8, 1899, p. 2**
27. Builder: **Joseph S. Obert**  
 Source of information: ***Telluride Journal*, April 8, 1899, p. 2**
28. Original owner: **Joseph S. and Emma Obert**  
 Source of information: ***Telluride Journal*, April 8, 1899, p. 2**

29. Construction history:

**This house was built in the spring of 1899 as a residence for Joseph S. and Emma Obert. On April 8, 1899, the *Telluride Journal* briefly reported on the construction of this dwelling and others in the area of town known as Quality Hill:**

**Quality Hill is having a building boom of considerable proportions. Frank Margowski has almost enclosed his new two story, eight room residence, and J. S. Obert has a ten room house well under way at the corner of Galena street and Willow avenue. Grades and foundations for several more residences in this vicinity are in progress. At least half a dozen new homes will be built there this spring.**

**The 1900 census confirms that the Oberts new residence was at this location at 234 Willow Street. Apart from non-historic dormers and skylights on the north-facing roof slope, the house is minimally altered from its original construction.**

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

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### 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 built in the spring of 1899 as a residence for Joseph S. and Emma Obert. Mr. and Mrs. Obert are listed at this address in the 1900 federal census; however, the family is listed as residing on Columbia Avenue in the 1910 census, and as living on Fir Street in the 1920 census. Born in Pennsylvania in January 1863, Joseph Obert came to Telluride in the 1890s, entering into the bakery and grocery business. He and Emma (her maiden name was perhaps Morgan), were married circa 1896. Emma had been born in England in August 1880, and had immigrated to the United States with her family in 1885. A daughter, Amy, was born to the couple, circa 1903. A "lodger" named William H. Morgan (who may have been Emma's brother), is also listed at this address in the 1900 census. Morgan worked with Obert's bakery and grocery business for a time. Emma Obert apparently passed away during the 1910s, as the 1920 census lists Joe Obert, as a widower, living with daughter Amy, then age 17, as Telluride residents on Fir Street. Members of the Obert family were not located in the 1930 census. Robert and Carol Korn owned this property in the 1980s.**

36. Sources of information:

**Colorado Business Directory listings for Telluride, 1881-1950.**

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

**Telluride *Daily Journal*, April 8, 1899, p. 2.**

**"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.**

### 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.

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Qualifies under Criteria Considerations A through G (see Manual).

**xx** Does not meet any of the above National Register criteria.

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**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: **1899**
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 1899, and for its initial association with family of Joseph and Emma Obert. Proprietors of a bakery and grocery business, the Oberts made notable contributions to the town's socioeconomic fabric. The house is also architecturally significant for its Late Victorian era Queen Anne style and details. 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 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. Non-historic dormers and skylights are on the north-facing roof slope. There are no additions and no other apparent adverse alterations to the historic residence. A sense of time and place remains intact, relative to how the dwelling appeared when it was constructed in 1899 and during 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:

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## VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #7, Images 308-310</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 Department</b>
49. Date(s):	<b>August 10, 2011</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

