

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

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.1541** Parcel number(s): **477901119003**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Buildings Names: **Van Atta Dry Goods and Clothing/ Bank of Telluride**
- 6. Current Building Name: **Floradora Saloon**
- 7. Building Address: **103 W. Colorado Avenue**
- 8. Owner Name and Address: **Kane Corporation
266 Hillside Lane
Telluride, CO 81435**

477901119003



THLD RATING:	Noncontributing Without Qualifications to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **253027 mE** **4202398 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 57, Block 5**
 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 116 feet x Width: 50 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Facade Treatment/False Front**
Chimney
Roof Treatment/Decorative Cornice
21. General architectural description:
This large wood-frame false front building is located at the northwest corner of Colorado Avenue and Pine Street in downtown Telluride. The façade, fronting onto Colorado Avenue on the south elevation, is divided into east and west halves. The west half contains a single storefront, presently occupied by the "Floradora Saloon," a restaurant and bar. A stained dark brown wood-paneled door, with one upper sash light and with flanking sidelights, is located within a recessed entryway located near the center of the west half of the façade. This entryway is flanked on either side by a large square single-light fixed-pane display window. The east half of the façade also features a centered recessed entryway which contains a stained natural brown solid wood door, with an oval-shaped light and flanking sidelights. This entryway is flanked on either side by large storefront display windows, with painted red wood frames and with transom lights. The upper false front façade wall is mad of stained dark brown vertical and diagonal wood planks. Four false windows in the upper façade wall help give the illusion that the building contains a second story. The top of the façade wall is finished with a simple bracketed wood cornice. Behind the false front, the building is covered by a low-pitched saltbox roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A crumbling brick chimney is located near the north end of the west-facing roof slope. The building's east elevation fronts onto a concrete sidewalk which parallels Pine Street. The roof eave extends beyond the east elevation wall to cover the sidewalk, and is supported by a series of steel poles set in concrete bases. The east elevation wall is clad with unpainted board and batten, which has been applied over earlier faux brick rolled asphalt siding. A large 2-light fixed-pane display

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window, topped by four transom lights, is located at the south end of the east elevation. A stained brown wood-paneled door enters the building near the north end of the east elevation.

The building has been extended to the rear (north elevation) by what appears to be three small additions. The first of these extensions (closest to the main building) has a corrugated metal exterior wall on its north elevation, a metal-paneled wall on its west elevation, and a board and batten wall on its east elevation, beneath the roof overhang over the sidewalk. This extension also features a shed roof with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. The second extension has painted white horizontal wood siding exterior wall cladding on its exposed north and west elevations. The second extension is covered by a nearly flat shed roof. The third extension is a lower shed-roofed structure with unpainted concrete walls. Two square window openings face the alley on the north elevation.

22. Architectural style: **False Front Commercial**
 Building type:
23. Landscape or special setting features: **This property is located at the northwest corner of Colorado Avenue and Pine Street, in downtown Telluride.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1886** 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:
San Miguel County Assessor records list 1891 as this building's year of construction. Sanborn Insurance maps, though, indicate that this property was developed even earlier, with the construction of two adjacent buildings by 1886. The building to the east (at the corner of Colorado Avenue and Pine Street) was a two-story, wood-frame, structure with a stepped false-front. This building was originally a saloon, with "sleeping rooms" upstairs; however, by the early 1890s, it was occupied by W.B. Van Atta's Dry Goods and Clothing store. The smaller one-story building to the west, meanwhile, was originally a hardware store, but by 1890 had become home to the Bank of Telluride. The bank then existed at this location until February of 1920 when it moved into a new building next door to the west at 109 W. Colorado Avenue (5SM.1540). At some later date, the second story of the Van Atta building was removed, and a common false front was applied to the formerly separate facades of the Van Atta Dry Goods building and the former Bank of Telluride building. Behind the new façade, both buildings were then covered with a single saltbox roof. The Sanborn maps also indicate that the formerly separate dry goods store and bank buildings were extended to the rear multiple times in the years between 1886 and 1908.
30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**
 Commerce and Trade/Financial Institution
32. Intermediate use(s): **Commerce and Trade/Specialty Store**
 Commerce and Trade/Financial Institution
33. Current use(s): **Commerce and Trade/Restaurant**
34. Site type(s): **Wood frame false front commercial building; historically two separate buildings, respectively housing a dry goods store and a bank.**

35. Historical background:

This property at 103 W. Colorado Avenue was initially developed prior to 1886 with the construction of two adjacent wood frame buildings. The building to the east - a two-story, wood-frame, structure with a stepped false-front - was originally a saloon, with "sleeping rooms" upstairs. By the early 1890s, however, it was occupied by W.B. Van Atta's Dry Goods and Clothing store. The smaller one-story building to the west, meanwhile, was originally a hardware store, but by 1890 had become home to the Bank of Telluride. The bank then existed at this location until February of 1920 when it moved into a new building next door to the west at 109 W. Colorado Avenue (5SM.1540). At some later date, the second story of the Van Atta building was removed, and a common false front was applied to the formerly separate facades of the Van Atta Dry Goods building and the former Bank of Telluride building. Behind the new façade, both buildings were then covered with a single saltbox roof, essentially creating a single building where two separate buildings had previously existed.

W.B. Van Atta, proprietor of the Van Atta Dry Goods and Clothing store, was among Telluride's leading merchants and businessmen during the 1890s and early 1900s. He had been born in Washington County, in southeastern Iowa, in April of 1857. His parents were S.F. Van Atta, (a United Presbyterian minister) and Mary S. Van Atta. W.B. Van Atta moved to Telluride in the late 1880s, with his wife, Margaret [sp?], and their young son, Fitch William Van Atta, who had been born in Iowa in January 1886. A daughter, Clara [?] Mary, was born in Telluride in October 1895. Van Atta had a younger sister, Ella (Eleanor?), born in 1859, who apparently also came west to Telluride. She is listed as a Telluride physician in the 1890 Colorado State Business Directory.

W.B. Van Atta had previously come west to Telluride in the early 1880s, where by 1884 he had co-founded the "Van Atta and Kafka Clothing" store. By the late 1880s, though, the company carried only his name. Also by the late 1880s, Van Atta had been joined in Colorado by his wife and young son. Van Atta had a younger sister, Ella (Eleanor?), born in 1859, who apparently also came west to Telluride. She is listed as a Telluride physician in the 1890 Colorado State Business Directory. The 1900 U.S. census also lists a "Fred B. Van Atta" as a lodger living with the Van Atta family. This was probably a younger brother of W.B. Van Atta, who was employed in the dry goods store here at the corner of Colorado Avenue and Pine Street. W.B. Van Atta Dry Goods advertised regularly in the *Telluride Daily Journal*, typically ending with the tagline "W.B. Van Atta the Up-To-Date Outfitter."

The Bank of Telluride was founded on May 11, 1889, and was originally housed in the small one-story wood frame building, to the west of the two-story Van Atta building. Established under the leadership of W.E. Wheeler, the Bank of Telluride was the town's second financial institution, following the San Miguel Valley Bank which had been founded circa 1883. The San Miguel Valley Bank was reorganized as the First National Bank of Telluride in

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1890, and was located at 201 W. Colorado Avenue (5SM.1537). These two banks - the Bank of Telluride and the First National Bank of Telluride were, in fact, Telluride's only two financial institutions through at least the 1920s.

When it was organized in 1889, The Bank of Telluride's officers were: J.H. Earnest [sic] Waters, president; John Nicholas, vice-president, and W.E. Wheeler, cashier and secretary. Mr. Wheeler served as the bank's cashier and secretary until 1907; he then served as the institution's president between 1907 and 1919 when he finally retired after having enjoyed a prosperous career of thirty years. Interestingly, W.B. Van Atta also served as the bank's vice-president for a time in the 1890s. For further information regarding the Bank of Telluride please refer to the inventory form for 109 W. Colorado Avenue (5SM.1540)

36. Sources of information:

Buy, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998, pp. 30-31. Colorado Business Directory listings for Telluride, 1881-1950.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

Eighth Census of the United States, 1860, Washington County, Iowa

San Miguel County Assessor records; San Miguel County Commercial Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Whitacre, Christine. *Historic Building Inventory Record*, May 1986.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

Twelfth Census of the United States, 1900, San Miguel, County, Colorado, West Telluride precinct.

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).

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

7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

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39. Area(s) of significance: **Architecture, Commerce, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National: State: Local:

42. Statement of significance:

Due to a substantial loss of integrity, this building is unable to convey a sense of its former architectural and historical significance relative to the Telluride National Historic Landmark District. It may be regarded as a "non-contributing without qualifications" resource within the district.

43. Assessment of historic physical integrity related to significance:

This property 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. Virtually no tangible evidence of the historic Van Atta Dry Goods building, or the original Bank of Telluride building now remains.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

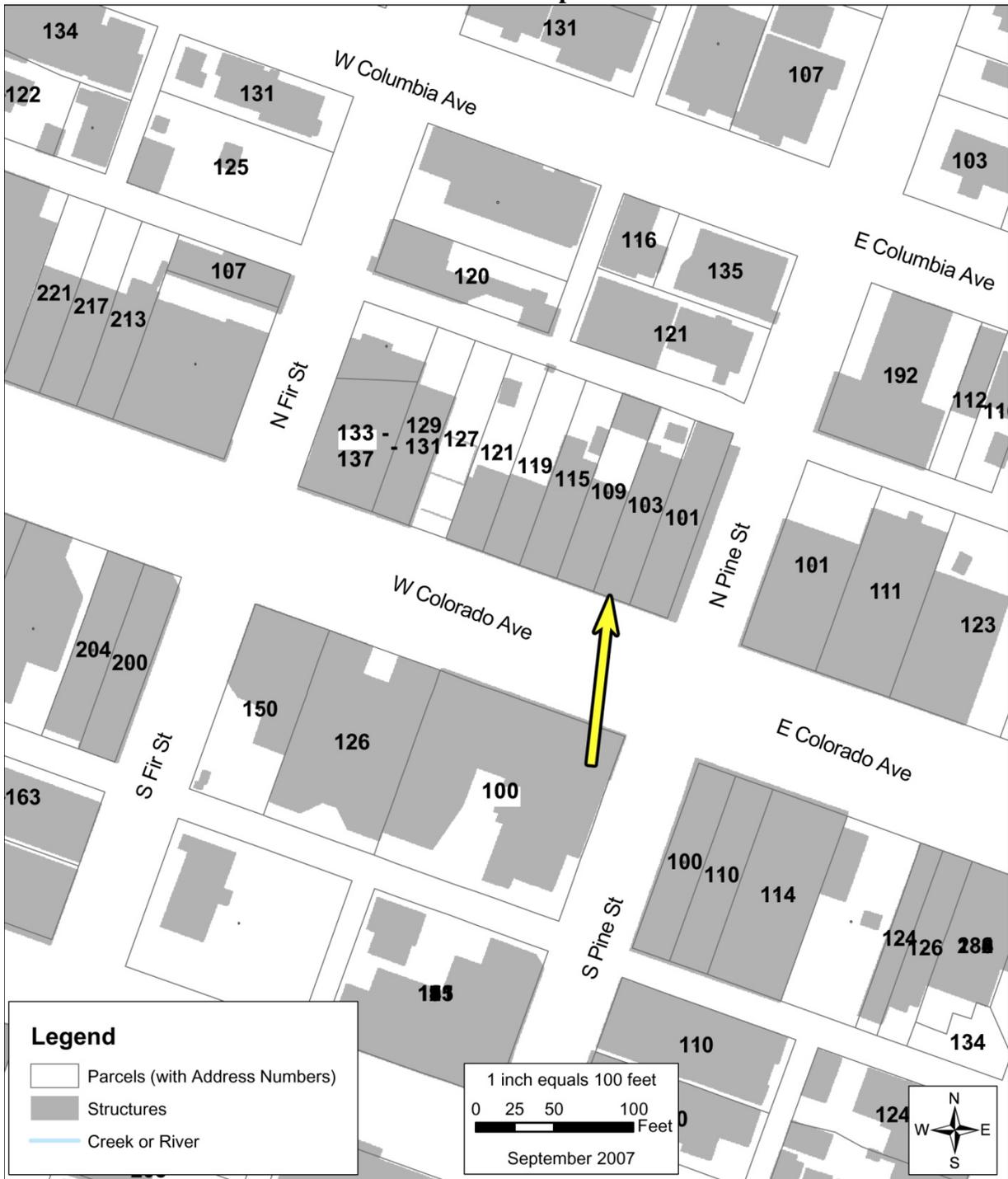
44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Noncontributing Without Qualifications**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located within the Telluride National Historic 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 #2, Images 44-47** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **05/30/2008; revised 4/10/2012** **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

