

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1542**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Coslett and Stansbeck Building**
- 6. Current Building Name: **Toggery Building**
- 7. Building Address: **107/109 E. Colorado Avenue**
- 8. Owner Name and Address: **Terry E. Tice And Susan C Gulick
P. O. Box 123
Telluride, CO 81435**

Parcel number(s):

477901118027
477901118011



THLD RATING:	Contributing to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
SW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253062 mE** **4202387 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 98 A, Block 10**
 Addition: **Telluride Financial Center** 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 100 feet x Width: 50 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Window/Segmental Arch**
Roof Treatment/Decorative Cornice
21. General architectural description:
This is a two-story, double-storefront, brick commercial building in downtown Telluride. The façade comprises two storefronts, divided by an interior stairwell, and fronts directly onto the concrete sidewalk which parallels Colorado Avenue on the south elevation. Traditionally separate retail spaces, both halves of the ground floor are presently occupied by a single retail business - the Toggery. Each of the two storefronts features a recessed entryway, flanked by large 2-light display windows, with wood-paneled kickplates. Sets of paired glass-in-wood-frame entry doors enter into the building from within each entryway, and are each topped by a dentil course and a large transom light. The two storefronts are divided by a pair of wood-paneled doors which access the interior stairwell from the center of the façade. These doors are also topped by a dentil course and a large transom light. Brick columns appear at either end of the façade's first story, while painted beige wood columns flank the doorways and windows. A secondary cornice, with a dentil course, and a canvas awning (with intact historic hardware), separate the façade's first and second stories. The upper façade wall is made of red brick, laid in running bond, and with corbelled brickwork near the top of the wall surface. The facade's second story is penetrated by five evenly-spaced 1/1 double-hung sash windows, with sandstone lugsills, and distinctive segmental-arched metal lintels. The façade wall is topped by an ornate pressed metal bracketed cornice. The east and west (side) walls are made of red brick, laid in running bond, with stepped parapets extending above the flat roof line on both sides. The north (rear) elevation wall is also made of red brick, laid in running bond. Here, a set of non-historic, paired, glass-in-metal-frame doors, with a transom light, enter the building beneath a segmental brick arch. Another set of non-historic paired doors, also with a transom light, enter the building near

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the east end of the north elevation. The rear elevation is also penetrated by multiple 1/1 double-hung sash windows, including some with segmental arches, and some with flat arches.

Single-story shed-roofed additions to the rear elevation are of wood frame construction, with stained natural brown board-and-batten exterior walls, and with corrugated metal roofing material.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:
23. Landscape or special setting features:
This property is located on the north side of Colorado Avenue in the block between Pine and Spruce Streets, in downtown Telluride.
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1898**
 Source of information: ***Telluride Daily Journal*, July 15, 1898, p. 4; August 5, 1898, p. 4; August 17, 1898, p. 4; November 28, 1898, p. 4.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Charles P. Coslett and William H. Stansbeck**
 Source of information: **"The Finest Store In Town." *Telluride Daily Journal*, November 28, 1898, p. 4.**
29. Construction history:
This property was first developed in 1882 with the construction of the American House hotel and restaurant. The two-story American House was a Telluride landmark, and was the town's premier hostelry and eating establishment prior to the opening of the New Sheridan Hotel in the late 1890s. The American House existed at this location for sixteen years, until it was destroyed by fire on the evening of March 30, 1898. Following the fire, the property was acquired by Charles Coslett and William H. Stansbeck who arranged for construction of the extant two-story brick commercial block during the summer and fall of 1898. As completed in November 1898, the building measured 100' N-S by 50' E-W, with the ground floor divided into separate retail spaces divided by a central interior staircase to the second story.
30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Grocery Store**
 Commerce and Trade/Specialty Store
 Social/Meeting Hall
32. Intermediate use(s): **Commerce and Trade/Grocery Store**
 Commerce and Trade/Specialty Store
 Social/Meeting Hall
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Two-story brick commercial building; double-storefront**

35. Historical background:

This property was first developed in 1882 with the construction of the American House hotel and restaurant. A Telluride Landmark, the two-story American House was the town's premier hostelry and eating establishment prior to the opening of the New Sheridan Hotel in the late 1890s. The American House existed at this location for sixteen years, until it was destroyed by fire on the evening of March 30, 1898. It was originally owned and operated by John Pollock in 1882, but at the time of the fire, the hotel business was owned by Nat D. Barney, while the building itself was owned by A.C. Hart.

Following the fire, the property was acquired by business partners Charles P. Coslett and William H. Stansbeck, who arranged for construction of the extant two-story brick commercial block during the summer and fall of 1898. Coslett and Stansbeck then moved their grocery business into the west half of the main level, while leasing the second story space above their store to the Knights of Pythias. The east half of the building, meanwhile, was sold to A.P. Murphy. According to the Telluride Daily Journal, the main level on this side of the building was originally planned as a saloon; however, no record of a saloon at this location, or in association with A.P. Murphy, was found in Colorado business directories for Telluride. Moreover, Sanborn Insurance maps indicate that the building's east half contained a clothing store between 1899 and at least 1904. A hardware store was then located in the east half by 1908. The west half, meanwhile, remained as a grocery store through at least the early 1920s.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

Telluride Daily Journal, July 1, 1896, p. 4.

"The American House." [advertisement] *Telluride Daily Journal*, April 2, 1897, p. 2.

"An Old Landmark Goes Up In Smoke." *Telluride Daily Journal*, March 31, 1898, p. 1.

"The Wreck of the old American House..." *Telluride Daily Journal*, May 26, 1898, p. 4.

"The outlook is promising for a brick block..." *Telluride Daily Journal*, July 15, 1898, p. 4.

"Going Ahead With It." *Telluride Daily Journal*, August 5, 1898, p. 4.

"The new brick block..." *Telluride Daily Journal*, August 17 1898, p. 4.

"The Finest Store in Town." *Telluride Daily Journal*, November 28, 1898, p. 4.

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

<http://www.photoswest.org>

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

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>

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

39. Area(s) of significance: **Architecture, Commerce, Industry, Settlement**

40. Period of significance: **1898; 1898-1957**

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

42. Statement of significance:

This building is architecturally significant, relative to National Register Criterion C, as an excellent local example of a two-story brick commercial building, with a double storefront, and for such details as its bracketed metal cornice and narrow 1/1 double-hung sash second story windows with bracketed metal lintels. The building is also historically significant, under National Register Criterion A, for its associations with Telluride's commercial and social development beginning from the time of its construction in 1898. This building, therefore, may be considered individually eligible for inclusion in the National Register of Historic Places, and in the State Register of Historic Properties. It also rates as a contributing resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This building 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. There have been no additions, and no notable adverse alterations to the building's exterior following its original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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 #2, Images 48-52 | 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
Timothy Wilder | | Telluride, CO 81435 |
| 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



Architectural Inventory Form

Location Map

