

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.1536**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Cronkleton Building**
- 6. Current Building Name: **Azadi Fine Rugs; Gallerie Framing**
- 7. Building Address: **217 W. Colorado Avenue**
- 8. Owner Name and Address: **Main Street Telluride LLC  
3825 Lake Austin Blvd. No. 402  
Austin, Texas 78703**

Parcel number(s):	<b>456536411009</b>



<b>THLD RATING:</b>	<b>Not Eligible / Non - Contributing Without Qualifications</b>
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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
**SE ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252920 mE** **4202437 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 31, Block 3**  
 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: 70 feet x Width: 25 feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Facade Treatment/False Front**
21. General architectural description:  
**This is a rectangular-shaped, 1.5-story wood frame commercial building, with a false front façade giving the illusion of a full second story. Comprising a single storefront, the façade fronts directly onto the wide concrete sidewalk which parallels Colorado Avenue on the south elevation. Two stained natural brown glass-in-wood-frame doors, with oval lights, enter the building from within a deeply-recessed entryway near the center of the façade. Two additional entry doors, each with an oval-shaped light, are located at either end of the façade. The door at the west end provides access to an interior staircase ascending to the upper half story, while the door at the east end leads to another interior staircase which descends to retail space presently occupied by Gallerie Framing. The recessed entryway is flanked by large expanses of storefront display windows, with transom lights and with wood-paneled kickplates. The doors and windows on the façade are divided by stained natural brown fluted wood columns. The upper false front façade wall is clad with non-historic faded green color horizontal metal siding, and sports an elephant motif above the word "SALOON." Two sets of paired 1/1 double-hung sash windows penetrate the upper façade wall. A simple wood cornice along the top of the façade wall was undergoing repair at the time of survey. Behind the false front, the building is covered by a steeply-pitched front gable roof, with corrugated metal roofing material. The building's north (rear) elevation wall is made of stained natural brown horizontal wood planks. A single-story open wood porch, covered by a shed roof, extends across all of the rear elevation. A non-historic glass-in-steel-frame door enters the rear of the building from within the porch. The west (side) elevation features black tar paper over horizontal wood planks. The east (side) elevation is not exposed.**
22. Architectural style: **Late Victorian/False Front Commercial**

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23. Landscape or special setting features: **This building is located on the north side of Colorado Avenue, near the center of the block between Oak and Fir Streets. The New Sheridan Hotel is two buildings to the west, while the First National Bank Building is to the east, at the corner of Colorado Avenue and Fir Street.**

24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1885** Actual:  
 Source of information: **Sanborn Insurance map, 1886.**

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: **"Flames Burst Forth From the Cronkleton Building and Partially Consume the Same" Telluride Daily Journal, April 10, 1899, p. 1.**

29. Construction history:  
**Sanborn Insurance maps reveal that the Cronkleton Building was erected prior to 1886, and that it was slightly enlarged between 1886 and 1890. The building is depicted in several historic photos showing streetscapes of Colorado Avenue, on file at the Denver Public Library, Western History Department. The earliest of these photos is dated circa 1890, while the most recent is dated circa 1960-1970. There have been no apparent additions to the historic building. The upper façade wall was clad with horizontal metal, apparently sometime prior to 1986. The upper façade wall was originally penetrated by two 1/1 double-hung sash windows. By the 1960s, the original windows had been replaced by two horizontally-oriented windows. These windows, in turn, were replaced by the current two sets of paired double-hung sash windows. The elephant motif and the word "SALOON" were reportedly painted on the upper façade wall as props for a movie. This building, historically, was not a saloon.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**

32. Intermediate use(s): **Commerce and Trade/Specialty Store**

33. Current use(s): **Commerce and Trade/Specialty Store**

34. Site type(s): **False-front commercial building**

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35. Historical background:

This building was erected prior to 1886, and was originally owned by Telluride businessman Seth B. Cronkleton. Among Telluride's earliest citizens, Seth, and his wife, Mary, were both natives of Ohio. Seth had been born in the Buckeye State in March of 1824, while Mary (maiden name unknown), 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 in this building for a time before leasing it out to other retail businesses. Retail space was located in the first story, with living quarters for the family of the store's proprietor upstairs in the second story. In the mid-1890s, the Kent-McWilliams grocery store was located in this building, followed in April of 1898, by the "Fair Store", a "new and second hand goods" shop operated by A.L. Warren. Newspaper accounts indicate that the Fair Store sold mostly furniture. Dr. F.A. Whiting, a physician, also maintained his medical practice in the upstairs portion during the late 1890s and early 1900s. In 1909, the "American Carpet Company" occupied the downstairs retail space, while upstairs rooms had been leased as office space by B.W. Purdy, the County Surveyor.

In early spring of 1899, the Cronkleton Building was damaged by fire, as reported by the *Telluride Daily Journal* on April 10th of that year:

"Flames bursting from the back end of the roof of the Cronkleton building, two doors east of the Sheridan hotel, lit up the neighborhood and indicated a serious conflagration. But it did not turn out nearly so bad as threatened, for when the fire boys once got a line of hose attached to a live hydrant, they made short work of the fire, and while the roof of the building was destroyed and the interior of the upstairs scorched the main part of the building suffered comparatively little, and the same will be repaired..."

Following the fire, repairs efforts apparently began almost immediately, as just a week later the *Journal* reported:

"J.W. McKie, the contractor on the Cronkleton building, is certainly a hustler, He will have the building repaired and in better shape than before the fire in a day or two."

In addition to its principal retail uses, a room in the back of this building was used as a meeting place for the Ladies Aid Society of the First Congregational Church for a number of years. (Mr. and Mrs. Cronkleton, who owned the building, were likely members of the church's congregation.) Among other meetings, the Ladies Aid Society held their monthly tea in the back of the Cronkleton Building for a number of years.

In the mid-1980s, the "Telluride Liquors" store was located in this building. Currently (in 2007) its retail space is occupied by Azadi Fine Rugs, and by Gallerie Framing.

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36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

"Meeting of City Council." *Telluride Daily Journal*, October 5, 1898, p. 5.

"A.L. Warren of the Fair...." *Telluride Daily Journal*, April 29, 1898, p. 4.

"Flames Burst Forth From the Cronkleton Building and Partially Consume the Same" *Telluride Daily Journal*, April 10, 1899, p. 1.

"J.W. McKie, the contractor...." *Telluride Daily Journal*, April 17, 1898, p. 4.

"Dr. Whiting is again re-established in the re-built Cronkleton Building...." *Telluride Daily Journal*, May 6 1899, p. 2.

"The Ladies Aid [Society] of the First Congregational Church...." *Telluride Daily Journal*, July 25, 1905, p. 3.

*Telluride Daily Journal*, April 8, 1909, p. 7.

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

<http://www.photoswest.org>

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.

Tenth Census of the United States, 1880, Sagauche County, Colorado.

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

### 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, Industry, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National: State: Local:

42. Statement of significance:

**This building is architecturally significant for its Late Nineteenth Commercial style of architecture, and it is historically significant for its association with Telluride's commercial development as a mining town beginning in the 1880s. Built prior to 1886, this building is among Telluride's oldest standing commercial structures. Due to loss of integrity, the building's level of significance in these regards is not to the extent that it would be individually eligible for listing in the National Register of Historic Places and is rate as a Non-contributing without qualifications resource within the Telluride National Historic Landmark district.**

43. Assessment of historic physical integrity related to significance:

**This building displays a less than optimal 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. Alterations to the upper and lower façade wall, including changes to the storefront and upper window openings and materials, have diminished the building's integrity.**

## NATIONAL REGISTER ELIGIBILITY ASSESSMENT

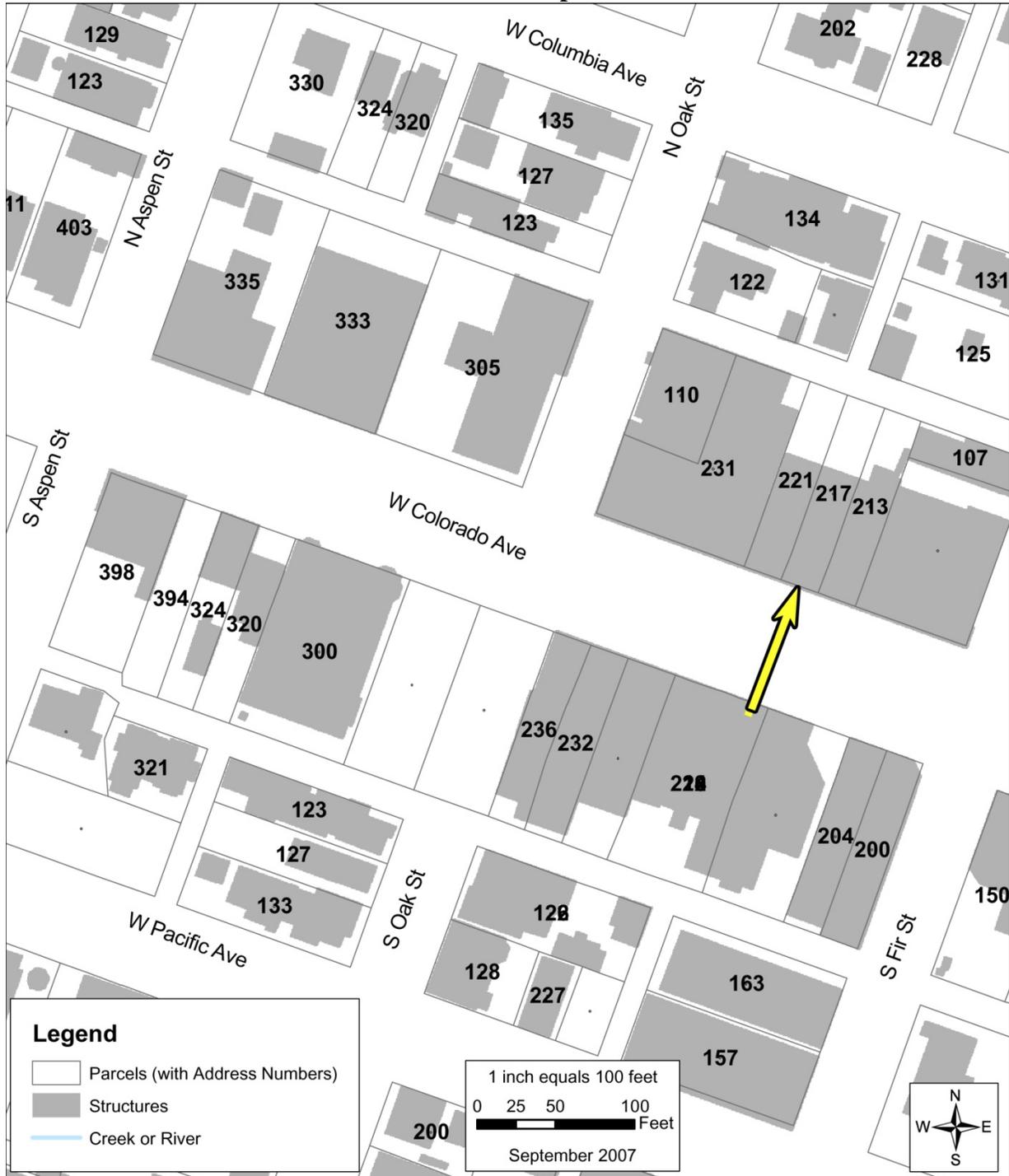
44. National Register eligibility field assessment: **Not Individually Eligible**  
Local landmark eligibility field assessment: **Not Eligible / Non-contributing to District**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the Telluride National 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:

## VII. RECORDING INFORMATION

47. Photograph number(s): **CD #1, Images 14-17** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **04/28/2007; 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

