

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**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.1567**
 2. Temporary resource number: **N/A**
 3. County: **San Miguel**
 4. City: **Telluride**
 5. Historic Building Name: **Floaten House; Alpine Hotel**
 6. Current Building Name: **Healey House**
 7. Building Address: **440 W. Colorado Avenue**
 8. Owner Name and Address: **Matt R. Healey
21 Whitesands Drive
Newport Coast, CA 92657**

Parcel number(s):

456536319029**THLD RATING:****Contributing to District**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 36
10. UTM reference (Datum: NAD27)
 Zone: **13** **252680 mE** **4202458 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 29R, Block 5**
 Addition: **West Telluride Addition** Year of addition: **1891**
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: 41 feet x Width: 29 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
 Other roof materials:
20. Special features: **Porch**
Roof Treatment/Dormer
Fence
Window/Stained Glass
Garage/Attached Garage
21. General architectural description:
This is a 2.5-story wood frame, which historically has served as a hotel/rooming house, a doctor's office and a residence. The building presently is supported by a high coursed sandstone foundation, or possibly sandstone facing over a concrete foundation. The foundation is higher on the south (rear) elevation than it is on the north (front) elevation, as the ground slopes upward from north to south. The building's exterior walls are clad with painted white horizontal weatherboard siding, with painted burgundy color 1" by 4" corner boards. A painted burgundy color 1" by 10" board separates the foundation from the wall surface on the façade. The building is covered by a hipped roof, with wood shingles and with painted green and burgundy boxed eaves. A small rainbow-roofed dormer is centered on each of the four roof slopes. The dormers on the east, south, and west-facing roof slopes are each penetrated by a single 1/1 double-hung sash window. The dormer overlooking the façade on the north elevation is penetrated by two 1/1 double-hung sash windows. A non-historic stained natural brown wood-paneled door, with one upper sash light, and with a transom light, enters the façade (north elevation) from the front porch. This porch covers the eastern 2/3s of the façade, and features a wood plank floor, unpainted Tuscan columns, and a low-pitched hip roof with an intersecting gable. The entry door is flanked on either side by a single-hung sash window with stained glass Queen Anne upper sash lights. Two 1/1 double-

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hung sash windows penetrate the façade's second story. Windows elsewhere are also predominantly 1/1 double-hung sash, and all of the building's windows feature painted white wood frames, painted burgundy wood surrounds, and simple wood cornices. The south elevation incorporates an addition, connecting the building to a non-historic garage/secondary residence which occupies the rear portion of the lot. Two sets of paired glass-in-wood-frame atrium doors open from the house's second story onto a balcony which also serves as part of the roof for the rear addition. The addition also features a shed-roofed section, and vertical wood sided walls. The connected garage/secondary residence features a concrete slab foundation, and rusticated corrugated metal walls, over wood frame construction. Two overhead garage doors, clad with rusticated metal panels, open from the south elevation onto a concrete driveway which extends to the alley.

22. Architectural style:

Building type: **Foursquare**

23. Landscape or special setting features: **This property is located on the south side of W. Colorado Avenue in the block between Aspen and Townsend Streets.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903**
 Source of information: **Sanborn Insurance maps, December 1899 and July 1904; San Miguel County Assessor records; Telluride *Daily Journal* articles.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Harry A. Floaten**
 Source of information: **"The frame work of Harry Floaten's new residence..." Telluride Daily Journal, July 16, 1903, p. 3.**

29. Construction history:

This building was constructed as a two-story dwelling for the Harry A. Floaten family during the summer of 1903. By 1908, Mrs. Floaten was operating a rooming house, called the Alpine Hotel, in the building. The building's second story was removed following a fire in the 1910s, and it then existed with just one-story until the 1990s when a new second story was added.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Hotel**
Domestic Single Dwelling

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Single family dwelling/ rooming house/ hotel**

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35. Historical background:

This property was initially developed with the construction of a two-story residence for the Harry A. Floaten family during the summer of 1903. The *Telluride Daily Journal* carried three small articles on the building's construction, noting on June 19th, that: "The foundation walls for H.A. Floaten's new residence on Colorado Avenue are beginning to loom up;" on June 20th, that: "The foundation walls indicate that Harry Floaten's new residence will be one of the most commodious and imposing on the avenue;" and on July 16th:

"The frame work of Harry Floaten's new residence indicates a somewhat imposing, roomy structure, with indications of all modern improvements for comfort. It is a good plan as you journey through life to live by the way, and there is no surer way of doing this than to provide a pleasant and comfortable home for yourself and family."

Harry A. and Mary E. Floaten were natives of Norway, both having immigrated to America in the mid-1880s. The Floatens had one son, named Donzel. Harry, and his brother, Andrew A. Floaten, were engaged in operating the "People's Supply Company," apparently a pro-union grocery, mercantile and mining supply company, during the early 1900s. Andrew Floaten was involved with local union activities, and in 1903 was branded a "socialist agitator," an "anarchist" and the "high priest of socialism" in articles penned by the unsympathetic editors of the *Telluride Daily Journal*. Andrew Floaten, and more than a dozen demonstrators, were arrested after staging a rally in front of Floaten's store on September 13, 1903. Charged with "obstructing the sidewalks and disturbing the peace," Floaten twice stood trial for his part in the activities. The first trial resulted in a hung jury, and in the second trial, he was acquitted.

Soon after this house was built in 1903, Harry and Mary Floaten began to use at least some of its space as a rooming house. And, by 1908, Mary had named it the "Alpine Hotel." Her name first appears in Telluride business directories as "proprietress" of the "Alpine Hotel," in 1908. Seven years later, in May of 1915, the Floatens sold the property to Mrs. A.G. Tallman, who then continued to operate the Alpine Hotel here for a number of years. In exchange for this property, the Floatens received title to Mrs. Tallman's residence on Townsend Street, along with furniture and \$4300.00 in cash.

The building's second story was removed following a fire, which reportedly occurred in the 1910s. In subsequent years, the building reportedly served as a residence and as a doctor's office. A new second story was added in the 1990s.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

Telluride Daily Journal, June 19, 1903, p. 3.

Telluride Daily Journal, June 20, 1903, p. 3.

Telluride Daily Journal, July 16, 1903, p. 3.

"Big Real Estate Deal Closed." *Telluride Daily Journal*, May 1, 1915, p. 3.

Twelfth Census of the United States, 1910, San Miguel County, Colorado, Telluride precinct.

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

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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.

"Trommer, Rosemerry Wahtola. Telluride's Victorian Vernacular: A Walking Tour. Telluride: Telluride Historical Museum, 2001.

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, Ethnic Heritage/European, 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 early 1900s American Foursquare style plan, and it is also historically significant for its association with Telluride's socioeconomic development during the early 1900s. In particular, the building is important for its original association with the Floaten family, who as Norwegian immigrants, represented Telluride's ethnic milieu; and it is also important for its early sustained use as a rooming house or hotel. Despite some loss of integrity, this property should be regarded 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 somewhat less than optimal level 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. No early historic photographs of the building were located, so how closely the new second story matches the original second story which burned in the 1910s, is unknown. A rear addition, and an attached modern secondary residence/garage at the rear of the property, detract somewhat from the overall sense of integrity. A sense of time and place of an early twentieth century thriving mining town boarding house is still largely in evidence, however.

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:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|--|---------------|-------------------------------------|
| 47. Photograph number(s): | CD #5, Images 46-53 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | 06/30/2007; 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



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Location Map

