

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1576/THAS193**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Dr. Nordlund's Hospital**
- 6. Current Building Name: **Leeds Telluride Properties House**
- 7. Building Address: **548 W. Colorado Avenue**
- 8. Owner Name and Address: **Leeds Telluride Properties LLC  
5931 Bellwether Drive  
Saline, MI 48176**

Parcel number(s):

<b>456536318006</b>



THLD RATING:

Primary - Supporting to District  
 Garage/Secondary Residence - Supporting to District  
 Playhouse – Non-Designated – New Construction

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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 SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252508 mE** **4202520 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 28, 29, Block 8**  
 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: 54 feet x Width: 22 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Roof Treatment/Dormer**  
**Balcony**
21. General architectural description:  
**This is a 1.5-story, wood frame building. It is supported by a low sandstone foundation, covered with concrete parquetry in some places. The exterior walls are clad with painted beige horizontal weatherboard siding on the north, south and east elevations, and with undulated asbestos shingle siding on the west elevation. The cross gable roof is steeply-pitched, and is covered with green metal roofing material. The eaves are boxed, with painted white wood trim, and a small hip-roofed dormer is located near the south end of the east-facing roof slope. Two non-historic skylights penetrate the roof also near the south end of the east-facing roof slope. The building features a symmetrical façade which faces toward West Colorado Avenue on the north elevation. A painted red wood-paneled door, with a leaded glass upper sash light, enters the east end of the façade from a full-width front porch. Extending across all of the façade, the porch features a wood floor, painted white turned columns, and a shed roof with an intersecting gable over the entry. A non-historic 1/1 single-hung sash window penetrates the façade wall to the west of the entry door. Sets of paired 1/1 double-hung sash windows are located in the upper gable ends on the façade and east and west elevations. A tall, angular, 1.5-story addition, with a walk-out basement level, appears to have been built onto the rear elevation of the original building. An elevated wood deck wraps around the rear southeast corner, while above the deck a set of paired atrium doors open from the upper half story onto a small balcony.**

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22. Architectural style: **Late Victorian**  
 Building type:

23. Landscape or special setting features:  
**This property is located on the south side of West Colorado Avenue, in the block between Townsend and Davis Streets, near the west end of the Telluride National Historic Landmark district.**

24. Associated buildings, features or objects:

<b>Garage/Secondary Residence (THAS #193)</b>
<p>A secondary building (THAS #193) is located at the rear of Lot 29, southeast of this property's primary building. (A historic dwelling located at the front of Lot 29 was removed sometime prior to 1986). The secondary building presently appears primarily to be used as a garage, although, it may have served as a secondary residence at sometime in the past. This is a 1.5-story wood frame building, with a steeply-pitched roof, and with a shed-roofed garage extension to the south elevation, and another shed-roofed extension to the west elevation. The walls of the gabled section are clad with wide horizontal wood siding (with faded green paint). The walls of the shed-roofed garage section are clad with metal, and the walls of the shed-roofed extension to the west are clad with painted white horizontal wood siding. The gable and shed roofs are covered with corrugated metal roofing material, laid over plywood and 1x wood decking, and 2x wood rafters. A set of paired plywood garage doors at the south end of the west elevation, provide vehicular access to the garage via the alley. A wood-paneled entry door, with one upper sash light, is located at the west end of the north elevation.</p>
<b>Playhouse</b>
<p>A small wood frame building (which appears possibly to have been built as a playhouse) is located directly in front of the garage/secondary residence). This is a small, rectangular-shaped, wood frame building with painted beige horizontal weatherboard exterior walls, and with a steeply-pitched front gable roof. The roof is covered with wood shingles. A wood-paneled door, with one upper sash light, enters the building at the east end of the north elevation. Angle-light fixed-pane windows penetrate the east, west, and north elevations.</p>

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:  
 Source of information: **Sanborn Insurance maps, February 1893 and December 1899; San Miguel County Assessor records.**

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**

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29. Construction history:

**San Miguel County Assessor records list 1899 as this building's year of construction. This date is probably correct, because the building is depicted on the December 1899 Sanborn Insurance map, while it is not depicted on the earlier February 1893 Sanborn map. The building could have been erected a few years prior to 1899, however. An enclosed, gabled, front entry porch which is depicted in a July 1987 historical survey photo, has since been removed, and replaced with the extant open front porch. Sanborn Insurance maps also indicate that the secondary building at the back of Lot 29 (THAS #193) was built sometime between 1899 and 1908. The date of construction for the small playhouse on Lot 29 is unknown; however, it is depicted in a historical survey photo taken in July 1987. At that time, the playhouse was located a few feet west of its present location.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Health Care/Hospital**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling; utilized as a small private hospital during the early 1900s.**

35. Historical background:

**This building was erected in the late 1890s, and served initially as a dwelling. In 1908, it was converted into a private hospital under the direction of Dr. M. Nordlund. A portion of the building also served as Dr. Norlund's residence, however. As reported by the *Telluride Daily Journal* on July 16, 1908:**

**"Dr. M. Nordlund, physician and surgeon, recently from Denver, who has located in Telluride, has equipped a private hospital at 548 West Colorado Avenue for the care and treatment of patients...The institution is completely equipped throughout with absolutely new furniture, bedding, etc., and modern appliances. Dr. Nordlund has rooms and accommodations for six patients and a corp of skilled nurses, guaranteeing the closest attention, and most devoted care."**

**Dr. Nordlund operated the hospital out of this building through at least 1915, during which years the hospital routinely advertised in the *Telluride Daily Journal*. In later years, the building was apparently converted back to use as a single family dwelling. In the late 1980s, this property was owned by Roland and Antoinette Leeds of Ann Arbor, Michigan. Presently, in 2007, the property is owned by Leeds Telluride Properties, LLC, of Saline, Michigan.**

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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>.

**Telluride Daily Journal, July 16, 1908, p. 3.**

**Telluride Daily Journal, October 4, 1910, p. 4.**

**San Miguel County Assessor records.**

**San Miguel County Commercial Property Appraisal Record.**

**Sanborn Insurance maps, February 1893, December 1899, July 1904, November 1908, October 1922.**

**Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, July 1987.**

### 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. Health/Medicine, Settlement**

40. Period of significance:                    **1878-1913**

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

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42. Statement of significance:

**This building is architecturally significant for its Late Victorian era tall, angular, front-gabled plan, which is representative of houses erected in Telluride during the mining town's heyday in the 1890s and early 1900s. The property is also historically significant for its association with Telluride's socioeconomic development from the time of its construction in the late 1890s. In particular, the building is important for its use as a private hospital in the years following 1908. Due to some loss of integrity, however, the building should be rated as "supporting" to the Telluride National Historic Landmark District. The secondary building (THAS #193) should also be rated "supporting." The playhouse is non-designated.**

43. Assessment of historic physical integrity related to significance:

**This property 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 façade, including a new front porch, and the construction of a rear addition, have diminished the primary building's integrity to some extent. Nonetheless, this property still conveys some sense of history and contributes to the district's character, although to a limited degree.**

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Supporting 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):	<b>CD #5, Images 106-111</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>07/31/2007; revised 4/10/2012</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams</b>		<b>Telluride, CO 81435</b>
	<b>Timothy Wilder</b>		
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court</b>		
	<b>Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

