

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
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.1784**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Armstrong House**
- 6. Current Building Name: **235 E. Columbia, LLC House**
- 7. Building Address: **235 E. Columbia Avenue**
- 8. Owner Name and Address: **235 E. Columbia, LLC
11 Indian Creek Village
Miami Beach, FL 33154**

Parcel number(s):

456536420011

456536420011



THLD RATING:

Contributing to District

Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **253234 mE** **4202419 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 5, 7, Block 32**
 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: **879 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimneys**
21. General architectural description:
This building consists of the following elements: an original cross gabled section, which measures approximately 30' N-S (deep) by 24½' E-W (across); a narrow shed-roofed extension along the west elevation, a small, low, gabled addition at the west end of the north (rear) elevation, and two small, low, low shed-roofed additions at the east end of the north elevation. The building is supported by a painted yellow poured concrete foundation (or possibly painted yellow concrete pargeting over a low stone foundation). The exterior walls are clad with painted yellow horizontal wood siding, with painted white 1" by 4" corner boards. The main cross gabled roof is steeply-pitched, with metal roofing material and painted white boxed eaves. There are two red brick chimneys with corbelled caps, one on the front ridge, and the other on the intersecting rear ridge. The original windows are 2/2 double-hung sash with painted white wood frames and surrounds. The shed roofed extension along the west elevation is penetrated by two 1/1 double-hung sash windows with painted white wood frames and surrounds. The asymmetrical facade faces Columbia Avenue on the south elevation. A painted white wood-paneled front door, with two vertically-oriented upper sash lights with rounded tops, enters the east end of the facade from an open front porch. This porch measures 4' N-S by 20' E-W, and features a wood plank floor, painted white pierced wood supports, pierced fan shaped brackets, and a shed roof. Another painted white wood-paneled door, with two vertically-oriented upper sash lights with rounded tops, and with a transom light, enters the north end of the east elevation from a small concrete porch. This porch is covered by a shed roof with knee brace supports. A painted white solid wood door enters a shed roofed extension at the north end of the east elevation.
22. Architectural style: **Late Victorian**
 Building type:

Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features:

This well-maintained property is located at the northwest corner of Columbia Avenue and Willow Street. A planted grass lawn surrounds the building, with two fir trees in the front yard and an aspen tree in the side yard near the east property line.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1890** Actual:

Source of information: **Sanborn Insurance maps, August 1886 and October 1890**

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:

Sanborn Insurance maps indicate that this building was erected as a dwelling between August 1886 and October 1890. Subsequent Sanborn maps suggest that the small gabled extension at the west end of the north elevation predates 1922, while the other small extensions to the north and west elevations likely postdate 1922.

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

V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): **Commerce/Trade / Business/Professional**

34. Site type(s): **Historically a single family residence; currently an architect's office**

35. Historical background:

Sanborn Insurance maps indicate that this house was built circa 1890. Charles and Jessie Armstrong, along with a boarder named Nathan Linsecum, are listed as the home's residents in the 1900 U. S. census. According to the census, Charles F. Armstrong was born in Missouri in April 1865, while Jessie (maiden name unknown) was born in Colorado Territory in June 1869. They were married circa 1894, and apparently had no children as of the turn of the twentieth century. Mr. Armstrong worked as a "Tinner" in Telluride. The Armstrongs were not found as Telluride residents in the 1910 and 1920 federal census records. The Stowers family, of Russellville, Arkansas, owned this property from the 1980s (and perhaps earlier) until 2007.

Architectural Inventory Form

Page 4 of 7

36. Sources of information:

"San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.net>

San Miguel County Property Appraisal Record.

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

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

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit files.

U. S. Census Records.

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).

xx 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

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

39. Area(s) of significance: **Architecture**

40. Period of significance: **Circa 1890**

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

42. Statement of significance:

This house is historically significant for its association with Telluride's residential development through the early 1900s. It is also architecturally significant for its representative cross gabled plan and modest scale, and for its Late Victorian era details. This property rates as a "contributing" resource within the Telluride National Historic Landmark District.

Architectural Inventory Form

Page 5 of 7

-
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. Modest additions to the original building appear over fifty years of age, are to the side and rear, and are compatible with and subservient to the original construction. A sense of time and place remains intact, relative to how this building appeared during the late nineteenth century and the early decades of the twentieth century.

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 #7, Images 286-288 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | August 8, 2011 | | 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 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

