

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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.1751/THAS.90**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Nurses' House**
- 6. Current Building Name: **Engbring House**
- 7. Building Address: **322/326 N. Fir Street**
- 8. Owner Name and Address: **Grace and Paul Engbring
P. O. Box 365
Telluride, CO 814350365**

Parcel number(s):	456536414006



THLD RATING:	Primary - Supporting to District Garage - Supporting to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253058 mE** **4202622 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **LOT 12A ENGBRING PUD OF LOT 12 14 AND 16 BLK 1 DAKOTA ADD TO TOWN OF TELLURIDE AND PARCEL A REPLAT OF LOTS 11 13 AND 15 BLK 1 DAKOTA ADD TO THE TOWN OF TELLURIDE**
 Addition: **Dakota Addition** Year of addition: **1901**
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): **Irregular Plan**
15. Dimensions in feet: **4823 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding; Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porches, Dormer, Fences**

21. General architectural description:

This building is composed of: two historic dwellings, joined by a connecting element in 1997-1998; a large addition to the east (rear) elevation, built in 1997-1998; a basement level beneath the entire building, also built in 1997-1998. The basement level is fully above grade on the east elevation. The two historic dwellings traditionally featured cross gabled-T plans. When the two historic dwellings were previously surveyed in 1986, they were respectively addressed as 322 N. Fir Street (5SM.1752) and 326 N. Fir Street (5SM.1751). The two addresses remain unchanged; however, because they are now combined into a single building the formerly separate dwellings are now combined under a single site number (5SM.1751). The following architectural description divides the extant building into the following components: the historic dwelling at 322 N. Fir Street; the historic dwelling at 326 N. Fir Street; the 1997-1998 addition to the east (rear) elevation; the 1997-1998 walkout basement level addition beneath both historic dwellings and the addition.

Historic Dwelling (322 N. Fir Street)

Built circa 1900, this was historically the second house south of Gregory Avenue on the east side of N. Fir Street. Its foundation walls on the west elevation are covered with a grey bead board skirting, topped by a painted cream white 1x board with a water table lip. The exterior walls are clad with painted green horizontal weatherboard siding with painted beige 1" by 4' corner boards. The roof is a steeply-pitched cross gable with corrugated metal roofing material and painted beige boxed eaves. Two non-historic skylights are on the north-facing roof slope. Windows are primarily 1/1 double-hung sash with painted cream white wood frames and painted pale grey wood surrounds. A painted cream white wood-paneled door, with one upper sash light, enters

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the south end of the west elevation (facade) from an L-shaped front porch. This porch features a wood plank floor, an open wood railing, painted cream white turned columns, and a hipped roof. A connecting element on the north elevation joins this historic dwelling to:

Historic Dwelling (326 N. Fir Street)

Built circa 1899, this house was historically located at the southeast corner of N. Fir Street and Gregory Avenue. The foundation walls above grade are faced with coursed sandstone blocks, while the exterior walls are clad with painted cream white horizontal wood siding with painted beige 1" by 4" corner boards. The roof is a steeply-pitched cross gable, with corrugated metal roofing material and painted beige and white boxed eaves. A gabled wall dormer, with a 1/1 double-hung sash window, overlooks Gregory Avenue on the north elevation. A non-historic skylight penetrates the south-facing roof slope. Two wood-paneled doors, each with an upper sash light and a transom light, enter the south half of the west elevation (facade) from a shed-roofed porch. The porch is approached by two wooden steps, and features a tongue-in-groove wood floor, turned columns with brackets, and a shed roof with a small intersecting gable. The facade wall is penetrated by two 1/1 single-hung sash windows, including one with leaded glass lights. A 1/1 double-hung sash window penetrates the facade's upper gable end. Other windows are also primarily 1/1 double-hung sash with painted green wood frames.

1997-1998 Additions

The first story level of the addition is primarily to the east (rear) elevation of the historic dwelling at 322 N. Fir Street. Built above a walkout basement level, the addition's first story walls are clad with painted cream white vertical wood siding. The addition is covered by gabled roof forms, with metal roofing material and boxed eaves. Windows are 1/1 double-hung sash. The 1997-1998 basement level addition behind 322 N. Fir Street displays rusticated corrugated metal exterior walls. Windows are 1/1 double-hung sash. An entry door is on the east elevation. The walkout basement level addition behind 326 N. Fir Street extends beyond the historic dwelling's east (rear) elevation so that its flat roof also serves as a patio behind the historic dwelling. This addition's exterior walls are faced with stone. A set of paired glass-in-wood-frame doors enter the walkout basement's east elevation from the backyard.

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

23. Landscape or special setting features:

Historically consisting of neighboring historic dwellings, this property is located at the southeast corner of N. Fir Street and Gregory Avenue. A narrow front yard is hidden behind beautiful mature lilac bushes which extend along the front sidewalk. The property appears well-maintained.

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24. Associated buildings, features or objects:

Garage (THAS #90)

A garage (THAS #90) is located at the rear of the property. This single-story wood frame structure features a main gabled section which measures approximately 14' N-S by 12' E-W, and a low shed-roofed extension to the south elevation which measures approximately 10' N-S by 12' E-W. The garage rests on a poured concrete foundation and floor, with the foundation walls covered with corrugated metal skirting above grade. The exterior walls are made of vertical wood planks, while the roof is covered with corrugated metal laid over 1x wood decking. A rollaway garage door on the north elevation opens toward Gregory Avenue. A painted red wood-paneled door, with one upper sash light, is at the north end of the west elevation. A plywood-filled window is on the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899, 1900** Actual:
- Source of information:
26. Architect: Original: **Unknown**
- Additions: **Doug Reinhardt**
- Source of information: Original: **N/A**
- Additions: **Town of Telluride Building Permit #s 973048, 973051, 973094**
27. Builder: Original: **Unknown**
- Additions: **Bone Construction**
- Source of information: Original: **N/A**
- Additions: **Town of Telluride Building Permit #s 973048, 973051, 973094**
28. Original owner: **Unknown**
- Source of information: **N/A**
29. Construction history:
- Sanborn Insurance maps reveal that the house at 326 N. Fir Street was built shortly prior to December 1899, while the house next door at 322 N. Fir Street was built shortly after that date, probably in 1900. The two houses were joined by a connecting element in 1998-1999, and remodeled with new rear additions and a new walkout basement level. The work in 1998-1999 was designed by architect Doug Reinhardt with Bone Construction serving as the general contractor.**
30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwellings**
32. Intermediate use(s): **Domestic / Single Dwellings**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Historically two separate dwellings, now joined by a connecting element.**

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35. Historical background:

The two residences at 322 and 326 N. Fir Street in Telluride were built within a year or two of each other, circa 1899 and 1900. Secondary sources indicate that in some years the two buildings served as housing for doctors and nurses associated with the Miners' Hospital (5SM.1749), located just to the north at 201 W. Gregory Avenue. The house at 322 N. Fir Street is in fact labeled "NURSES HOME" on the 1922 Sanborn Insurance map for Telluride. Grace Engbring (nee DuPont) has owned both houses at 322 and 326 N. Fir Street since 1984, according to San Miguel County Assessor records. The two houses were joined with a connecting element and remodeled with an addition and basement level in 1997-1998. Grace and her husband Paul now own the entire property under joint tenancy, also according to the Assessor records.

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.

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

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39. Area(s) of significance: **Architecture**
40. Period of significance: **1899, 1900**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This property is historically significant for its association with Telluride's socioeconomic development during the early decades of the twentieth century. The two formerly separate dwellings are particularly notable for their use as residences for doctors and nurses affiliated with the Miners' Hospital which was located nearby. The formerly separate houses are also architecturally significant for their modest Late Victorian era forms and details. The primary residence and garage retain sufficient integrity to rate as "supporting" resources within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably 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. The two historic dwelling lost some measure of their historic integrity when they were combined into a single residence and remodeled in 1998-1999. The work at that time was well-executed, however. The residence still appears as two separate historic dwellings when viewed from the front. Moreover, the 1998-199 rehabilitation work stabilized the existing dwellings while making them more habitable in the modern era. This property continues to convey some sense of its historic and architectural significance within the Telluride National Historic Landmark District.

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): **CD #7, Images 219-227** 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** **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**

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Sketch Map



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Location Map

