

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.1675  | Parcel number(s): | 477901202030 |
| 2. Temporary resource number: | N/A   |                   |              |
| 3. County:                    | San Miguel  |                   |              |
| 4. City:                      | Telluride   |                   |              |
| 5. Historic Building Name:    | Schiller House; Oklahoma Rooming House                                    |                   |              |
| 6. Current Building Name:     | Nonstandard Holdings House  |                   |              |
| 7. Building Address:          | 441 W. Pacific Avenue   |                   |              |
| 8. Owner Name and Address:    | Nonstandard Holdings LLC<br>647 West Arlington Place<br>Chicago, IL 60614 |                   |              |



House at 441 W. Pacific Avenue before renovation. Photo August 2007.



House at 441 W. Pacific Avenue after renovation with new front porch. Photo March 2012.

**Note:** The property at 441 W. Pacific Avenue was intensively surveyed in August 2007 during phase one of the Telluride Re-Survey of Historic Structures project. The dwelling was renovated subsequent to that time, with the construction of a small shed-roofed addition to the north (rear) elevation, and a new front porch. This form’s architectural description (fields 14-21 below) relate to the dwelling’s appearance as it existed in August 2007. The form’s eligibility evaluation (fields 37-46 below) relates to the dwelling as it exists in April 2012, following the renovation.

<b>THLD RATING:</b>	<b>Primary - Supporting to District</b> <b>Secondary Residence – Non-Designated – New Construction</b>
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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252661 mE** **4202423 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 12A, 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: **1440 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney**
21. General architectural description:  
**This is a 1½-story, rectangular-shaped, wood frame dwelling. Its exterior walls are clad with green color Masonite type horizontal wood siding, or plywood. The steeply-pitched front gable roof is covered with red metal roofing material, and the eaves are boxed with painted white wood trim. A red brick chimney is located on the roof ridge. A painted green and white wood-paneled front door, with a transom light, and covered by a non-historic glass-in-wood-frame storm door, enters the center of the façade (south elevation) from a 4-step wood stoop. (A gable porch roof has recently been removed.) The home's windows are primarily single and paired 1/1 double-hung sash with painted beige wood frames and painted white wood surrounds.**
22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features:  
**This property is located on the north side of West Pacific Avenue in the block between Townsend and Aspen Streets. A low stone retaining wall parallels the front sidewalk. A spruce tree is located in the east half of the front yard.**

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24. Associated buildings, features or objects:

<b>Secondary Residence</b>
A secondary residence, which will have the address of 441 1/2 W. Pacific Avenue, was under construction on the back half of this property at the time of survey in September 2007. This "Guest House" is being built by Steeprook Builders LLC.

## IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:
- Source of information: **Sanborn Insurance maps, December 1899 and July 1904; *Telluride Journal*, May 15, 1902, and August 7, 1902.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Wesley E. Schiller (possibly)**
- Source of information: ***Telluride Journal*, July 15, 1909**
29. Construction history:
- Sanborn Insurance maps document that this building was erected between December of 1899 and July of 1904. This was likely one of several dwellings erected on West Pacific Avenue during the summer of 1902, as reported by the *Telluride Journal* on May 15, 1902:**
- "At least four substantial new residences are in the course of construction on West Pacific avenue."**
- And again on August 7, 1902:**
- "A number of new residences have been put up this summer on West Pacific avenue."**
- Excavation work for an 8' by 22' single-story addition to this house's north (rear) elevation was underway in September of 2007. This addition will incorporate an enclosed rear porch and a hot tub. Excavation work for a small "guest house" to be erected on the back half of the lot was also just underway in September of 2007. An older small garage addition which had been built onto the house's rear northeast corner was removed just prior to 2003.**
30. Original location:  Moved: \_\_\_\_\_ Date of move(s): \_\_\_\_\_

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling; formerly a rooming house**

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35. Historical background:

A previous inventory form for this property (prepared by Front Range Research Associates in 1986), indicates that this building was historically "a rooming house known as the 'Oklahoma Rooms.'" *Telluride Journal* newspaper articles from the early 1900s reveal that the Oklahoma Rooming House, or "Oklahoma House" on West Pacific Avenue was owned by Mrs. Florence D. (Boucher) Stanford between July 1909 and May 1913. On July 15, 1909, the *Telluride Journal* reported:

"Mrs. Florence D. Stanford has purchased the dwelling house and property of W. E. Schiller on West Pacific Avenue. Mrs. Stanford is a sister of Mrs. S.E. Karcher and came here recently from Oklahoma."

In May of 1911, Florence leased the rooming house business to a Miss Sadie Campbell for a time, while retaining ownership of the property. A few months later, in September of 1911, Florence presented a request to the Telluride city council asking to "have a concrete sidewalk constructed in front of her Pacific Avenue property at her expense." Florence retained ownership of the rooming house until late May of 1913 when she sold it to her brother, James Boucher, who then owned it for an undetermined period of time.

W.E. Schiller, who sold this house to Florence Stanford in 1909, was likely its original owner. The 1900 U.S. census for Telluride reveals that Wesley E. and Eda B. Schiller, at that time, had one son, Robert, born in January of 1898. A carpenter by trade, Mr. Schiller may have been involved in the building's construction. He had been born in Ohio in January 1861, while his wife, Eda, had been born in Minnesota in May 1867.

36. Sources of information:

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

*Telluride Journal*, May 15, 1902.

*Telluride Journal*, August 7, 1902.

*Telluride Journal*, July 15, 1909, p. 7.

"Leases Oklahoma." *Telluride Journal*, May 25, 1911, p. 6.

*Telluride Journal*, September 21, 1911, p. 7.

"To Oklahoma." *Telluride Journal*, May 29, 1913, p. 6.

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.

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

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

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## 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, Settlement**

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

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

42. Statement of significance:

**This building is historically significant for its association with Telluride's socioeconomic development during the early 1900s, and in particular for its use as a rooming house in the years following 1909. The building is also architecturally significant for its Late Victorian era architectural characteristics, including its tall, angular, front gabled plan, and narrow double-hung sash windows. The building's level of significance in these regards is probably not to the extent that it would be individually eligible for listing in the National Register of Historic Places; however, it does rate as a supporting resource within the Telluride National Historic Landmark district. The secondary residence is non-designated.**

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. A modern front porch and a shed-roofed rear addition diminish the dwelling's integrity to some extent. A modern secondary building at the rear of the property slightly diminishes the integrity of setting. Overall, this property conveys a sufficient sense of its architectural and historic significance to rate as a supporting resource within the Telluride National Historic Landmark District.**

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### 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 #5, Images 608-610** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **09/30/2007; 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

