

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.1780**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Umsted House, Miller House**
- 6. Current Building Name: **Ferenbach House**
- 7. Building Address: **202 N. Spruce Street**
- 8. Owner Name and Address: **Carl Ferenbach  
2 Commonwealth Avenue PH No. 5  
Boston, MA 02116**

Parcel number(s):	<b>456536420004</b>



<b>THLD RATING:</b>	<b>Primary – Non-Contributing with Qualifications Secondary Residence - Contributing to District</b>
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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SE ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253183 mE** **4202429 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 10, 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): **Irregular Plan**
15. Dimensions in feet: **2088 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, Dormer, Fence**
21. General architectural description:  
**This single-story wood frame residence is supported by an unpainted coursed sandstone foundation, with a bulkhead cellar entrance on the south elevation. The exterior walls are clad with painted green horizontal wood siding, with painted dark green 1" by 4" corner boards. The house is covered by a steeply-pitched cross gabled roof, with red metal roofing material and with painted green boxed eaves. A gabled dormer, with a set of paired casement windows with latticed lights, is on the south-facing roof slope. There are two red brick chimneys, one on the ridge and the other on the south-facing roof slope. The dwelling's facade faces Spruce Street on the west elevation. A painted salmon color wood-paneled front door, with a small leaded and stained glass upper sash light, enters the facade from an open front porch. This porch wraps around the house's front southwest corner, and features a sandstone foundation, recycled flooring, painted green Tuscan columns, and a low-pitched hipped porch roof. Another painted salmon color wood-paneled door enters the house from this same porch where it wraps around on the south elevation. A painted salmon color wood-paneled door, with one upper sash light, enters the east end of the south elevation from a shed-roofed porch. A painted salmon color wood-paneled door, with one upper sash light, enters the east (rear) elevation from another shed-roofed porch. The home's windows are predominantly single and paired 1/1 double-hung sash with painted salmon color wood frames and painted green wood surrounds.**
22. Architectural style: **Late Victorian**  
 Building type:

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23. Landscape or special setting features:

**This well-maintained property is located at the northeast corner of Spruce Street and Columbia Avenue. Small front and back yards and narrow side yards flank the house and are nicely landscaped. A black wrought fence parallels the front sidewalk along Spruce Street. A narrow landscaped strip is located between the front sidewalk and the curb. A wood privacy fence extends along the north property line.**

24. Associated buildings, features or objects:

**Secondary Residence (previously recorded as 5SM.1781)**

A secondary residence is located adjacent to the alley at the rear of the property. This building consists of an original (circa 1896) 1½-story gabled section which measures 18' N-S by 34' E-W, and a single-story shed-roofed (circa 1906) addition to the east end of the south elevation which measures 14' N-S by 9' E-W. The entire building rests on an unpainted poured concrete foundation, and its exterior walls are clad with stained brown board and batten. The 1½-story gabled section and the single-story shed-roofed section both have corrugated metal roofing material, with exposed 2x wood rafter ends covered by a fascia board. Two non-historic skylights penetrate the south slope; one non-historic skylight penetrates the north slope. A large gabled wall dormer, with a set of 2/2 double-hung sash windows, is on the south elevation. Windows are primarily 1/1 double-hung sash with painted red wood frames and surrounds. Painted red glass-in-wood-frame atrium doors enter the west elevation. A painted red wood-paneled door, with one upper sash light, enters the south elevation from a small shed-roofed wood porch. Two painted red wood-paneled doors enter the shed-roofed extension's west elevation. A set of paired vertical wood plank doors enter the south elevation of the shed-roofed extension. 4-light windows penetrate the east and west elevation of the shed-roofed extension.

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      1886  
 Source of information:      Sanborn Insurance map, 1886
26. Architect:                      Unknown  
 Source of information:      N/A
27. Builder:                        Unknown  
 Source of information:      N/A
28. Original owner:              David and Maria Umsted  
 Source of information:      "The Passing of Pioneers." Telluride *Daily Journal*, May 12, 1902, p. 1.
29. Construction history:
- Sanborn Insurance maps reveal that this dwelling was constructed in 1886. The earliest available (1886) Sanborn map for Telluride depicts this dwelling with an irregular offset cross-shaped plan quite similar to the dwelling's plan as it exists today. On that map, the building's footprint is labeled "Dwg." (dwelling), "B. C.", and "NEW." The house was extensively renovated in 1986. Taken down to its studs at that time, the house was clad with new exterior wood siding, and received new door and window trim. The basic footprint changed minimally, however, and the front porch, door, and window configurations remained essentially the same, although the trim likely changed. The new siding in 1986 appears to have been an in-kind replacement of the historic siding. The original roof pitch also remained unchanged and the two historic red brick chimneys were preserved as well.**

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The secondary residence at the rear of the property was recorded separately in 1986, under site #5SM.1781. Because the secondary residence and the primary residence are presently under common ownership, and they historically have been under common ownership, their architectural inventory is being combined in this form under site number 5SM.1780. Sanborn Insurance maps reveal that the secondary residence was built between 1893 and 1899. It apparently served originally as a small boardinghouse, as on the 1899 Sanborn map it is labeled "Furn'd Rooms" (Furnished Rooms). On later Sanborn maps, though, the building is labeled "Shed." Subsequent Sanborn maps indicate that the shed-roofed extension to the south elevation was erected between 1904 and 1908.

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

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic / Single Dwelling  
 32. Intermediate use(s): Domestic / Single Dwelling  
 33. Current use(s): Domestic / Single Dwelling  
 34. Site type(s): Single Family Residence

35. Historical background:

This house was built in 1886, and was originally the home of David and Maria Umsted. Among the region's earliest pioneers, Mr. and Mrs. Umsted had arrived in the San Miguel Valley in July 1881. David had been born in Maryland in March 1825, while Maria was born in Ohio in January 1846. They were married circa 1876, with David having apparently been married previously. Members of the Umsted household living at this address in 1900 included: David (age 75), Maria (age 54), Charles (David's son and Maria's stepson, age 43), Florence Wright (David's daughter and Maria's stepdaughter, age 34 and married), Lola M. (David and Maria's son, age 23), and Grace (David and Maria's daughter, age 21). Florence, the eldest daughter, who had married circa 1883, was with the family only temporarily in 1900, having already settled elsewhere with her family. The rest of the Umsted family was not destined to remain together for long, as fate would deal them a series of heartfelt blows in the coming years. Four members of the family, Maria, Lola, Charles and David would die during a five-year span between 1902 and 1907, leaving only Grace as a Telluride resident. Maria Umsted passed away on May 10, 1902, and the Telluride *Daily Journal* ran the following obituary two days later:

Mrs. David Umsted, whose death Saturday afternoon was briefly noted...was a model woman, an affectionate mother, a benevolent and sympathetic neighbor...with her family she located in Telluride when the present populous and thrifty village was an embryo mountain camp of two or three families. Mrs. Umsted was born in Seneca County, Ohio, on January 16, 1846...She lived there until the spring of 1881 when she removed to Colorado coming directly to Telluride. Besides a husband, a few years her senior, she leaves to mourn her death a step-son, Chas W., who resides here, a step-daughter, married and leaving Telluride several years ago, a son Lola, and a daughter, Grace.

Lola Umsted died violently in August of 1904, at the young age of 27, shot by Fred Leaming at the Tremont Saloon. As reported by the *Daily Journal*, the two men had been at odds for two or three months before the fatal encounter. Leaming was arrested immediately after the shooting; a jury, however, ruled that Umsted's death was a case of "justifiable homicide." Charles Umsted died of pneumonia, just a few months later, in November 1904. He was just 47 years old, and had been ill for only a brief time. David Umsted, the family patriarch, then passed away in May of 1907, at the age of 82.

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In 1902, Grace Umsted, the youngest daughter, was wed to Harry Miller, a well-known Telluride barber. Harry and Grace made 202 N. Spruce Street their home following the death of Grace's father in 1907. U. S. census records indicate that Harry and Grace Miller (nee Umsted) owned and lived in this house through at least 1930. They apparently had no children. Harry Miller had been born in Ohio, circa 1874, and had come to Telluride in the late 1890s or very early 1900s.

More recent owners of this property include John and Mary Allen, of Manchester, Vermont, in the 1980s, followed by J. Marek Kaniewska, of Los Angeles, in the 1990s, and the current owner, Carl Ferenbach. of Boston.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

Telluride *Daily Journal*, May 9, 1902, p. 3.

"The Passing of Pioneers." (Maria Umsted obituary) *Telluride Daily Journal*, May 12, 1902, p. 1.

"Justifiable Homicide." *Telluride Daily Journal*, August 10, 1904, p. 1.

"Fatal Shooting Affair at the Tremont." *Telluride Daily Journal*, August 11, 1904, p. 1.

"The funeral of Lola Umsted..." *Telluride Daily Journal*, August 11, 1904, p. 3.

"Death of Charles W. Umsted." *Telluride Daily Journal*, November 1, 1904, p. 7.

"Death of a Pioneer." (David Umsted obituary) *Telluride Daily Journal*, May 10, 1907, p. 1.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

"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](http://www.telluridemuseum.org)

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

U. S. Census records.

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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).

xx Does not meet any of the above National Register criteria.

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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: **1886**

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

42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development during the late 1800s and early 1900s, and in particular for its long original associations with the Umsted and Miller families. The dwelling is also architecturally significant as a relatively intact late nineteenth century cross-gabled house with Late Victorian era detailing. These details include the wraparound front porch with turned columns, a gabled dormer with lattice lights, corbelled brick chimneys, and use of stained glass. The primary residence rates as a non-contributing with qualifications and the and secondary residences qualifies as a contributing resources within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This building 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. Although the house was renovated in the mid-1980s, a sense of time and place relative to how this property appeared in the very late 1800s and early 1900s remains mostly intact.**

### 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:

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## VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #7, Images 271-277</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>August 8, 2011</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

