

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403

Rev. 9/98

Architectural Inventory Form

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- 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.1672**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Swan House**
- 6. Current Building Name: **Toll House**
- 7. Building Address: **465 W. Pacific Avenue**
- 8. Owner Name and Address: **Robert and Jane Toll 2001 Trusts  
250 Gibraltar Road  
Horsham, PA 190442323**

|                   |                     |
|-------------------|---------------------|
| Parcel number(s): | <b>477901202005</b> |
|                   |                     |
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|---------------------|---|
| <b>THLD RATING:</b> | <b>Noncontributing Without Qualifications</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** **252629 mE** **4202434 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 16, 17, 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: **3557 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:  
**Porch**  
**Chimney**  
**Balcony**  
**Ornamentation/Decorative Shingles**  
**Fence**
21. General architectural description:  
**This is a tall 1.5-story wood frame dwelling, with a large addition to its east (side) and north (rear) elevation. The house is supported by a concrete foundation, which is faced with stone on the south elevation (façade). The exterior walls are clad with painted beige horizontal weatherboard siding, with painted green 1" by 4" corner boards; however, painted red, green, and purple fishscale shingles appear in the façade's upper gable end. The front gable roof is steeply-pitched, with brown metal roofing material, and with painted red, purple, and blue boxed eaves. A red brick chimney is located on the roof ridge, and a (probably non-historic) wrought iron widow's walk is located on the north-facing roof slope. A painted beige wood-paneled door, with painted green and purple wood trim, enters the east end of the original façade from an 8-step wood porch. This porch features an open wood railing with turned balusters, turned columns, and a flat roof which also serves as a balcony for the upper half story. An elaborate, non-historic, glass-in-wood-frame door, with flanking sidelights, and a stained glass fanlight, opens from the upper half story onto the balcony. A large canted bay, with a single-light window and flanking 1/1 double-hung sash windows, penetrates the façade wall to the west of the entry door. The large addition to the east elevation terminates at its south (front) end with an oversized octagon bay which now dominates the east end of the façade. The addition then extends along, and past, the original east elevation,**

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nearly to the alley at the rear of the property. At this point, the addition incorporates a single-stall garage, with living space above. A separate, older, flat-roofed addition is located on the original north elevation, where a wood-paneled door with a transom light enters the dwelling.

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 Aspen and Townsend Streets.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1903** Actual:  
 Source of information: **"Historic Building Inventory Record" prepared by Front Range Research Associates, May 1986.**

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:  
**According to a previous survey conducted by Front Range Research Associates in May 1986, this dwelling was originally erected circa 1903 on Lots 36 and 37. Block 6, West Telluride Addition, but was moved to this location in the 1930s. Further, in the building at this location was being remodeled down to its studs during the summer of 1986. A large addition has subsequently been built onto the east elevation. A Certificate of Appropriateness and drawings, dated May 1986, on file with the Town of Telluride Planning Department corroborate that the addition was erected in 1986. David Pedersen was the probable architect.**

30. Original location: Moved:  Date of move(s): **circa 1935**

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Multiple Dwelling**  
 32. Intermediate use(s): **Domestic/Single Dwelling**  
 33. Current use(s): **Domestic/Single Dwelling**  
 34. Site type(s): **Single family dwelling; historically, probably a boardinghouse**

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35. Historical background:

According to a previous survey conducted by Front Range Research Associates in May 1986, this house was once the residence of Ingo Swan, and further, that the dwelling was originally erected circa 1903 on Lots 36 and 37. Block 6, West Telluride Addition, before it was moved to this location in the 1930s. The Swan family is listed as living in the "West Telluride Precinct" in the 1920 U.S. census. At that time, the Swan family consisted of Marie Swan, a widow, age 47, and her four children: Hulda, a daughter, age 14; Ingo, a son, age 12; Arvid, a son, age 8; and Gustave, a son, age 6. Also according to the 1920 census, Marie Swan supported her family by operating a boardinghouse, perhaps in this building at its original location.

Born in Finland, circa 1873, Marie had immigrated to America in 1896 and obtained U.S. citizenship in 1905. She was among Telluride's Swedish-Finn population most of who lived in this area along West Pacific Avenue. (Immigrants from Scandinavia represented Telluride's largest ethnic population, and were divided culturally into three groups: "pure" Swedes, who generally settled in the vicinity of Tomboy Road, Finns (from Finland), and Swede-Finns, or Swedish-Finns, who generally settled along West Pacific Avenue. Immigrants of Swede-Finn descent had been born in southern Finland, near the Swedish border, and spoke Swedish, not Finnish. Although they were born in Finland, Swede-Finns identified culturally more with Sweden than Finland.)

Marie Swan may be the person known as "Swede Marie" referenced in the book *Conversations at 9,000 Feet*, compiled by Davine Pera (pp. 189-190).

36. Sources of information:

Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, Central Telluride precinct.  
Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray:  
Western Reflections Publishing Company, 2000.

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.

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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, Ethnic Heritage/European, 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 residential development during the early 1900s, and for its association with the community's Swedish-Finn immigrant population. Due to a substantial loss of integrity, however, it should be rated as a "non-contributing without qualifications" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property displays a below average 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 and additions to the historic building have substantially diminished its physical integrity. As a result, the property no longer contributes to the historical character of 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: **Not Eligible / Noncontributing Without Qualifications**
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 626-632** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building**  
**Department**
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

