

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.1761/THAS.108	Parcel number(s):	456536417013
2. Temporary resource number:	N/A		
3. County:	San Miguel		
4. City:	Telluride		
5. Historic Building Name:	Bristow House, Freeman House, Maxwell House, Sheldon House		
6. Current Building Name:	Patterson House		
7. Building Address:	238 N. Pine Street		
8. Owner Name and Address:	Stephen T. and Virginia W. Patterson P. O. Box 125 Telluride, CO 814350125		



THLD RATING:	Primary - Noncontributing Without Qualifications Secondary Residence - Contributing
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253118 mE** **4202518 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 18, Block 28**
 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: **1299 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Garage/Attached Garage**
21. General architectural description:
This is a single-story wood frame residence with a two-stall garage incorporated into its east end. The house is supported by an unpainted concrete foundation, and its exterior walls are clad with white horizontal metal siding, with blue metal corner pieces. Painted white fish scale shingles appear in the upper gable ends. The roof is a moderately-pitched cross gable, with metal roofing material and with painted blue boxed eaves. A non-historic red brick fireplace chimney is located at the west end of the north elevation. A stained brown wood-paneled door, with a fanlight, enters the south elevation from a non-historic open wood deck. The deck is approached by three wood steps, and features a wood plank floor and a painted blue and white open wood railing. Part of the deck is covered by a low-pitched hipped roof supported by painted blue chamfered 4" by 4" wood posts. A stained brown vertical wood plank door, with nine upper sash lights, enters a small enclosed gabled porch at ground level at the east end of the south elevation. A white metal-paneled garage door on the east elevation opens onto a gravel driveway. Two single-light fixed-pane windows, with flanking narrow 1/1 double-hung sash windows, and two 1x1 horizontal sliding windows, overlook the deck on the south elevation. Windows elsewhere are primarily non-historic 1x1 horizontal sliders in metal frames.
22. Architectural style: **No Defined Style**

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Building type:

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23. Landscape or special setting features:

This well-maintained property is located at the southeast corner of N. Pine Street and Galena Avenue. A planted grass lawn surrounds the house, with a large fir tree and a small deciduous tree near the front of the property. The perimeters of the house are landscaped with low native plants and flowers.

24. Associated buildings, features or objects:

Secondary Building THAS #108)

A historic secondary building (THAS #108) is located near the southeast corner of the property. This building appears to have been a small dwelling (historically located on the south half of Lot 18 and addressed as 232 N. Pine Street). It was moved to the back end of the lot when the primary dwelling at 238 N. Pine Street was remodeled and enlarged in 1906. No longer used as a residence, this building measures approximately 14' N-S by 24' E-W. It is supported by a wood timbers on grade foundation, and its exterior walls are clad with vertical wood planks. The front gabled roof is covered with rusted corrugated metal roofing material, and the eaves are boxed. Wood-paneled doors enter the east and west elevations. A vertical wood plank shuttered opening penetrates the upper gable end on the east elevation, side-hinged with metal strap hinges. Another similar shuttered opening is located adjacent to the door on the west elevation. Single 4/4 double-hung sash windows, with painted wood frames and surrounds, penetrate the north and south elevations. Some cut nails are visible, indicating an early date of construction.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1888** Actual:
- Source of information: **Sanborn Insurance maps**
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 reveal that Lot 18, Block 28, in Telluride's Original Township was initially developed in the 1880s. By 1886, a small log cabin was centered near the rear east end of the lot. Two small wood frame dwellings were then constructed on the front west end of the lot, between 1886 and 1890. These two dwellings faced west, and were respectively addressed as 232 N. Pine Street and 238 S. Pine Street. The dwelling at 238 N. Pine Street (on the north half of Lot 18) was remodeled and enlarged in 1906. C. W. Maxwell, the property owner at that time, hired Lafayette "Lafe" Felton, a Telluride contractor, to complete the work. The Telluride *Daily Journal* ran a small item regarding the property on March 1, 1906:

C. W. Maxwell has recently bought the Bristow place on the corner of Galena avenue and Pine street, and will make some additions and changes to the cottage which will not only enhance its value but will make it one of the most desirable homes in the city.

One week later the Journal reported: "Lafe Felton is utilizing this spell of good weather in doing the outside work on C. W. Maxwell's cottage on the corner of East Galena avenue and Pine street."

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Sanborn Insurance maps indicate that circa 1906, the small log cabin at the rear of the property was razed, and that the small dwelling at 232 N. Pine Street was moved to the rear of its property. It was then converted to other various uses. When that building was previously surveyed in 1987, it was assigned the inventory number THAS #108. This dwelling at 238 N. Pine Street was substantially remodeled and altered in the years prior to 1987.

Alterations include an attached garage addition, a large deck on the south elevation, a concrete block chimney on the north elevation, metal siding, and altered windows with metal frames.

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): **Domestic /Single Dwelling**
 34. Site type(s): **Single Family Residence**

35. Historical background:

Sanborn Insurance maps and San Miguel County Assessor files indicate that the original portion of this house was built between 1886 and 1890. Telluride *Daily Journal* articles reveal that it was enlarged and extensively remodeled in 1906. *Daily Journal* articles from that time period also reveal that the property was owned by C. R. Bristow in the very early 1900s. It was next owned by C. W. Maxwell, between 1906 and 1908, followed by Dr. J. G. Sheldon who owned the property through at least 1913. The 1900 U. S. census indicates that the Bristow family lived at Wright's Mesa near Norwood, however, they apparently also owned this property in Telluride. Ernest and Minnie Freeman, who apparently leased from the Bristows, are listed as this property's residents in the 1900 census. Mr. and Mrs. Freeman were Swedish immigrants, Ernest having been born in that country in 1868, and Minnie having been born there in 1874. They immigrated with their respective families, Ernest in 1881 and Minnie in 1893. They met in Telluride where they were married in 1899.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

Telluride *Daily Journal*, February 10, 1906, p. 3.

Telluride *Daily Journal*, March 1, 1906, p. 3.

Telluride *Daily Journal*, March 4, 1906, p. 3.

Telluride *Daily Journal*, March 8, 1906, p. 3.

Telluride *Daily Journal*, May 16, 1913, p. 3.

"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.

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.

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**

40. Period of significance: **Circa 1888, 1906**

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, dating from the time of its construction circa 1888. The second historic building on the property (previously surveyed as THAS #108) is also architecturally significant for its vernacular front gabled plan. Built of wood frame construction with some original cut nails still visible, it is among Telluride's oldest and most intact historic buildings.

43. Assessment of historic physical integrity related to significance:

There are two historic dwellings on this property. The property's primary dwelling displays poor 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 to the historic building include an attached garage addition, a large deck on the south elevation, a concrete block chimney on the north elevation, metal siding, and altered windows with metal frames. That dwelling no longer conveys a sense of historical or architectural significance, and should be rated as a "Noncontributing Without Qualifications resource within the Telluride National Historic Landmark District. The second building (THAS 108) was originally a small dwelling with the address of 232 N. Pine Street. It was moved to the back half of its lot, circa 1906, and converted to other uses. That building displays excellent integrity, and should be rated as a 'contributing' resource within the 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: **Primary Dwelling: Noncontributing Without Qualifications**
Secondary Dwelling: (THAS #108): Contributing
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 26-30** 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



Architectural Inventory Form

Location Map

