

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.1736**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Swanson House**
- 6. Current Building Name: **McManemin House**
- 7. Building Address: **231 N Townsend St**
- 8. Owner Name and Address: **William Casey and Megan L. McManemin  
3838 Oak Lawn Avenue, Suite 425  
Dallas, TX 752194523**

Parcel number(s): **456536312022**




**THLD RATING: Noncontributing Without Qualifications**

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of NE ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252654 mE** **4202665 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **South 57.5 feet of Lots 39-41, Block 10**  
 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: **1466 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Metal / Tin**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Fence**
21. General architectural description:  
**This wood frame residence features a basic rectangular plan which measures 24½' N-S (across) by 41' E-W (deep). It is supported by a stacked stone foundation, and its exterior walls are clad with yellow horizontal metal siding with green 1" by 4" vertical corner pieces. The roof is a steeply-pitched front gable, with brown metal roofing material and painted yellow and green boxed eaves. A red brick chimney with a corbelled cap is located just below the ridge on the south-facing roof slope. The house's asymmetrical facade faces toward Townsend Street on the east elevation. A painted red wood-paneled door, with one upper sash light, and covered by a painted red wood screen door, enters the facade from an open front porch. This 5' by 5' porch is approached by two poured concrete steps, and features a poured concrete floor, two painted green tapered wood posts, and a gabled roof. A painted red wood-paneled door, with one upper sash light, enters the west (rear) elevation from a non-historic 6-step wooden stoop. All of the home's windows feature painted green wood frames and surrounds, and all except one have been altered from the original. A 42-light fixed-pane window, decorated with a flower box, penetrates the facade wall north of the entry porch. A set of paired 9-light windows penetrate the facade wall south of the entry porch. An octagon-shaped window and a set of paired 1/1 double-hung sash windows penetrate the facade's second story. Windows on the south elevation's first story include a hipped-roof oriel window, and a band of three 9-light windows. Three awning type windows penetrate the second story on the south elevation. The west elevation contains a 1/1 double-hung sash first story window and two 1/1 double-hung**

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**sash second story windows. One large single-light fixed-pane window is located on the north elevation.**

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22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

**This well-maintained property is located on the west side of N. Townsend Street, just north of the alley between Columbia and Galena Streets. A painted white picket fence encloses a nicely-landscaped yard with native plants and flowers, and aspen and willow trees.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:

Source of information: **San Miguel County Assessor records**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **John M. and Julia A. Swanson (probably)**

Source of information: **1900 U. S. Census, West Telluride Precinct, San Miguel County, Colorado**

29. Construction history:

**San Miguel County Assessor records and U. S. federal census records indicate that this house was built just prior to the turn of the twentieth century. The dwelling is depicted on the 1922 Sanborn Insurance map for Telluride. Earlier Sanborn maps do not depict this block west of Townsend Street and north of the alley between Columbia and Galena Avenues. Information provided by the current owner reveals that the extant entry threshold is an addition completed subsequent to a major amendment of the original building. And further, that the building partially burned at some point in time before it was subsequently renovated.**

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**

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35. Historical background:

San Miguel County Assessor records and U. S. federal census records indicate that this house was built just prior to the turn of the twentieth century. John and Julia Swanson are listed as the home's residents in the 1900 U. S. Census. John M. Swanson and his wife Julia Swanson (nee Pearson) were Swedish immigrants, John having been born in that country in August 1867 and Julia having been born there in 1870. They immigrated to America, separately, respectively in 1886 and 1887, and by the early 1890s both were members of Telluride's Scandinavian immigrant community. John and Julia were married on September 14, 1897 at the home of S. V. Kirkeby in Telluride, and they moved into this house not long afterwards. A son, whom they named Clarence, was born the following summer. Mr. Swanson worked as a laborer in Telluride, before the family established a ranch, perhaps near Wilson's Mesa, during the early 1900s. In July 1903, the Swanson family moved to a house on Oak Street north of Galena Avenue. Biographical information about other families and individuals who lived in this house during the early 1900s has not been uncovered. William and Christine Sands owned this property in the late 1970s and through the 1980s, followed by Joshua and Catherine Kent in the early 1990s. William Casey and Megan L. McManemin, the property's current owners, purchased it in September 2002, according to San Miguel County Assessor records.

36. Sources of information:

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

"Married." *Telluride Daily Journal*, September 15, 1897, p. 4.

*Telluride Daily Journal*, July 9, 1903, p. 3.

McManemin, Casey. E-mail correspondence to Mike Davenport, June 24, 2013

"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.

U. S. Census Records.

## 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
  - 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS
39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
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 1899, and for its association with the family of John and Julia Swanson who were Swedish immigrants. Persons of Scandinavian descent, particularly from Finland and Sweden, represented Telluride's largest ethnic population, and contributed significantly to the town's social and economic fabric. The house is also architecturally significant for its representative front gabled plan. Displaying a less than ideal standard of integrity, however, this property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.**
43. Assessment of historic physical integrity related to significance:  
**This building displays a somewhat 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. The house's primary entry has been altered, and all but one window opening have been altered from their historic configuration.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**  
 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:

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### VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #7, Images 157-158</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 5, 2011; revised July, 2013</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

