

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
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.1754/THAS.96**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Patterson House**
- 7. Building Address: **236 N. Fir Street**
- 8. Owner Name and Address: **William O. Patterson, III and Joanne Crosby Case Patterson  
4218 Sunnyside Road  
Edina, MN 55424**

Parcel number(s):	<b>456536415009</b>



<b>THLD RATING:</b>	<b>Primary - Contributing to District Shed - Contributing to District</b>
---------------------	---

# Architectural Inventory Form

Page 2 of 7

## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253031 mE** **4202549 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 14, Block 24**  
 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): **L-Shaped Plan**
15. Dimensions in feet: **1407 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Asbestos, Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormer**
21. General architectural description:  
**This house is composed of the following elements: a 1½-story side gabled section, which measures 24' N-S (across) by 17½' E-W (deep); a single-story saltbox-roofed rear section, which measures 19' N-S by 31½' E-W; an enclosed front porch, which measures 8' N-S by 7' E-W; a canted bay on the south elevation; an enclosed rear porch incorporated into the rear southeast corner. The wood frame dwelling is supported by an unpainted sandstone foundation. Its exterior walls are primarily clad with cream white color asbestos shingle siding; however, the upper wall surfaces are clad with painted white horizontal wood siding with 1" by 4" corner boards. The roof is covered with corrugated metal roofing material, while painted white rafter ends are exposed beneath the eaves. Decorative painted white purlins with knee braces are in the upper gable ends. The house's symmetrical facade faces Fir Street on the west elevation. A painted white wood-paneled door, with four upper sash lights, enters the 8' by 7' enclosed front porch at the center of the facade. The enclosed porch is partially covered by a shed roof, and is located beneath a large gabled wall dormer with a set of paired 1/1 double-hung sash windows. The canted bay on the south elevation has three 1/1 double-hung sash windows. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. The east (rear) elevation features a walkout basement level, with painted white bead board exterior walls. A painted white wood-paneled door enters the basement level on the east elevation. A band of 6-light windows penetrate the enclosed rear porch.**
22. Architectural style: **Late Victorian**  
 Building type:

## Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features:

**This property is located at the southeast corner of N. Fir Street and Galena Avenue. The house is surrounded by a planted grass lawn, with a large cottonwood or willow tree near the front northwest corner of the house.**

24. Associated buildings, features or objects:

**A shed (previously recorded as THAS #96 at the rear southeast corner of this property), is now joined with another shed (THAS #98) located at the rear of the property next door at 228 N. Fir Street (5SM.1846). The two former sheds now form a secondary residence.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:            Estimate: **1886**            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 this house was built prior to August of 1886, and that the bay on the south elevation was added prior to 1890. The front porch was enclosed, and the exterior walls were mostly sided with asbestos sometime between 1922 and 1986.**

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 records reveal that this house was built prior to 1886. Biographical information about the families and individuals who lived here through the early decades of the 1900s has not been uncovered. Lucien Ruby of San Francisco, California owned the property between 1981 and 1992, before selling it to William O. Patterson III, according to San Miguel County Assessor records. The current (2011) owners are William O. Patterson, III and Joanne Crosby Case Patterson of Edina, Minnesota.**

# Architectural Inventory Form

Page 4 of 7

36. Sources of information:

“San Miguel County Assessor Data Site.” <http://sanmiguel.valuewest.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.

## 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

**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: **Circa 1886**

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

42. Statement of significance:

**This house is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1886. It is also architecturally significant for its representative late nineteenth century side gabled plan. Displaying a high standard of integrity, the primary residence and shed rate as "contributing" resources within the Telluride National Historic Landmark District.**

## Architectural Inventory Form

Page 5 of 7

43. Assessment of historic physical integrity related to significance:

**This property displays a 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. The building's footprint appears the same as depicted on Sanborn Insurance maps from 1890 to 1922. The originally open front porch is now enclosed, and much of the house is now clad with asbestos shingle siding. Both of these alterations probably predate 1960 however. A sense of time and place remains intact relative to how this dwelling appeared in the late 1800s and early 1900s.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Eligible / Contributing 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): | <b>CD #5, Images 5-9</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<br/>Department</b> |
| 49. Date(s):              | <b>August 8, 2011</b>                                     |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

