

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.1824/THAS.91**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Nelson House**
- 7. Building Address: **101 E. Gregory Avenue**
- 8. Owner Name and Address: **F. William and Susan J. Nelson
155 N. Roosevelt
Wichita, KS 67208**

Parcel number(s):

456536406034

456536406034



THLD RATING:

**Primary - Contributing to District
Secondary Residence - Contributing to District**

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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** **253125 mE** **4202624 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 23-25, Block A**
 Addition: **Halls Addition** Year of addition: **1907**
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: **1190 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Stained Glass**
21. General architectural description:
This is a 1½-story, rectangular-shaped, wood frame dwelling, with an open front porch on the south elevation, and an enclosed shed-roofed rear porch at the north end of the west elevation. The main 1½-story front gabled section measures 34½' N-S (deep) by 20½' E-W (across); the open front porch measures 4½' N-S by 20½' E-W; the enclosed shed-roofed rear porch measures 16' N-S by 6' E-W. The dwelling's north (rear) elevation is built into the hillside which rises sharply above Gregory Avenue. The house is supported by a low poured concrete foundation, and its exterior walls are clad with painted brown horizontal wood siding with painted cream white 1" by 4" corner boards. The front gabled roof is steeply-pitched, with metal roofing material and painted brown boxed eaves. A red brick chimney is on the ridge. The house's nearly symmetrical facade overlooks Gregory Avenue on the south elevation. A painted or stained brown wood-paneled front door, with one upper sash light and a leaded glass transom light, is covered by a 15-light stained natural brown glass-in-wood-frame storm door. This door enters the facade from the open front porch. The porch features a wood plank floor, a painted green and white open wood railing, painted white and brown chamfered wood posts with delicate brackets, a painted white and brown wood frieze, and a low-pitched hipped roof. A painted brown and cream white wood-paneled door, covered by a painted green wood screen door, enters the enclosed shed-roofed rear porch at the north end of the west elevation. The home's windows predominantly have painted green wood frames and painted cream white wood surrounds. A distinctive single-hung sash window, with stained glass upper sash lights and four lower sash lights, overlooks the front porch west of the front door. A 1/1 double-hung sash window, with functional painted white wood shutters, overlooks the front porch east of the front door. A 1/1 double-hung sash

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window penetrates the facade's upper gable end. Windows on the secondary elevations are also 1/1 double-hung sash, except for a 1x1 horizontal sliding window which penetrates the west wall of the enclosed rear porch.

22. Architectural style: **Late Victorian**
 Building type:

23. Landscape or special setting features:

This well-maintained house is located on the hillside overlooking the T-intersection of Gregory Avenue and Pine Street below the house to the south. A flight of twenty concrete steps at the front southwest corner of the property ascend from Gregory Avenue to a wooden sidewalk which leads to the west end of the front porch. The front yard is landscaped with stone terracing, while numerous aspen trees are located on the hillside behind the house to the north.

24. Associated buildings, features or objects:

Secondary Residence (THAS #91; 109½ W. Gregory Avenue)

This small historic dwelling is set back a short distance from Gregory Avenue, approximately 66 feet west of the dwelling at 101 E. Gregory Avenue. It is now addressed 109½ W. Gregory Avenue, as it is located just west of the top of Pine Street which divides Telluride's addresses from east to west. The modest house measures approximately 20' N-S by 12' E-W, supported by a poured concrete foundation which is covered by rusticated corrugated metal skirting. The exterior walls are made of stained brown vertical wood planks, with 1" by 4" corner boards, while the roof is a steeply-pitched front gable with wood shingles and nearly closed eaves. The asymmetrical facade faces Gregory Avenue on the south elevation. A stained brown vertical wood plank door, with one upper sash light, enters the west end of the facade from a small metal porch. A 1/1 double-hung sash window penetrates the facade wall east of the door. A wood-paneled door, with one upper sash light, enters the building near the north end of the east elevation. A set of small, paired, single-light windows penetrate the east elevation. Two small single-light windows which penetrate the west elevation were originally double-hung sash windows, of which the lower sashes have been filled in.

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: **Unknown**
 Source of information: **N/A**

29. Construction history:

This house was built at about the turn of the twentieth century. Details of its construction are unknown. It has been altered very minimally through the years.

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 circa 1899. According to a previous survey, land in this area was owned by John Olsen, L. L. Knutson, Martha Shute, and J. B. Hall. Hall's Addition to the Town of Telluride was platted in 1907, and encompasses this property. Biographical information about persons associated with the property through the early decades of the twentieth century has not been uncovered.

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

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

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39. Area(s) of significance: **Architecture**
40. Period of significance: **Circa 1899**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1899. The house is also architecturally significant for its representative front gabled plan, and for its Late Victorian era architectural characteristics. These include the front porch elements, a brick chimney, a transom light over a wood-paneled front door, and single-hung sash window with stained glass lights on the facade. Both the primary and secondary residence rate as "contributing" resources within the Telluride National Historic Landmark District.

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. There have been no additions, and no notable adverse exterior alterations to the historic dwelling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 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): **CD #6, Images 145-148** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **June 1, 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



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Location Map

