

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.1823/THAS113**
- 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: **109 E. Gregory Avenue**
- 8. Owner Name and Address: **The Nelson Family Trust
4213 Stowe Way
Sacramento, CA 95864**

Parcel number(s):	456536406045



THLD RATING:	Primary - Contributing to District Shed - Contributing to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253153 mE** **4202613 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 28, 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: **1504 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**
21. General architectural description:
This house consists of a main 1½-story front gabled section, which measures 26' N-S by 22' E-W, and a single-story shed-roofed extension to the north (rear) elevation, which measures 10' N-S by 18' E-W. The house is supported by a stone or poured concrete foundation, while its exterior walls are clad with painted yellow horizontal wood siding. The front gabled roof is steeply-pitched, with metal roofing material and painted yellow boxed eaves. A distinctive pierced gable ornament, with drop pendants, is located in the facade's upper gable end. A tall red brick chimney, with a corbelled cap, is located on the roof ridge. The symmetrical facade faces Gregory Avenue on the south elevation. A painted brown and yellow wood-paneled door, with one upper sash light and a transom light, and covered by a wood screen door, enters the center of the facade from a full-width front porch. This porch is approached by thirteen wooden steps, and measures 5' N-S by 22' E-W. Porch elements include a wood plank floor, an open wood balustrade, painted brown and white turned columns with brackets, a frieze, and a low-pitched hipped roof with an intersecting gable. Two sets of paired double-hung sash windows penetrate the facade wall on either side of the front door. Other windows are also single and paired 1/1 double-hung sash with painted yellow wood frames and painted brown wood surrounds.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features:

This property is located on the upper, north, side of Gregory Avenue, in the block east of Pine Street. A planted grass front yard and an uncoursed stone retaining wall define the front of the property. A historic shed is at the rear of the property.

24. Associated buildings, features or objects:

Shed (THAS #113)

Centered at the rear north end of the property, this shed measures approximately 7' N-S by 20' E-W. It rests on a wood timbers on grade foundation, and its exterior walls are made of vertical wood planks. It is covered by a shed roof, with metal roofing material laid over 1x wood decking. A vertical wood plank door, side-hinged with metal strap hinges, enters the north end of the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:
- Source of information: **Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, 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:
- This building is depicted on the October 1922 Sanborn Insurance map for Telluride, confirming its existence at that time. Earlier Telluride Sanborn maps unfortunately do not depict this area north of Gregory Avenue. A previous survey, completed in 1986, list 1900 as this house's year of construction. The house is unaltered from its original construction.**
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:
- This house was likely constructed at about the turn of the twentieth century. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. F. W., John, and Charles Nelson owned the property in the 1980s.**

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36. Sources of information:

“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

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).
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, Settlement**

40. Period of significance: **Circa 1900**

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 1900. The house is also architecturally significant for its representative front gabled plan, and for its Late Victorian era details. Most notable are the front porch elements, as described above in section 21. This property may be regarded as individually eligible for the National Register of Historic Places, and both the primary and secondary residence rates as "contributing" resources within the Telluride National Historic Landmark District.

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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 are no additions and no notable adverse alterations to the historic dwelling. The presence of a historic shed at the rear of the property enhances the integrity of setting. A sense of time and place remains intact, relative to how this property appeared during the early decades of the twentieth century.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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 #5, Images 156-160
CD #7, Images 396-399 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | August 11, 2011 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 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

