

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.1697**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Olson House**
- 6. Current Building Name: **234 N. Oak Street LLC House**
- 7. Building Address: **234 N. Oak Street**
- 8. Owner Name and Address: **234 N. Oak Street, LLC
40 Blackland Road NW
Atlanta, GA 30342**

Parcel number(s):

456536412009



THLD RATING:	Contributing to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252938 mE** **4202582 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 14, Block 19**
 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: **2221 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Hipped Roof / Gable-On-Hipped Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Decorative Shingles, Fence, Carport**
21. General architectural description:
According to *Telluride's Victorian Vernacular: A Walking Tour*, the original portion of this house is of log construction, covered with horizontal wood siding. The extant building is supported by a low stone or concrete foundation, while the exterior walls are clad with painted pale blue horizontal wood siding with painted dark blue 1" by 4" corner boards. The house is covered by a moderately-pitched hipped roof, with multiple intersecting gables. The roof is finished with black asphalt composition shingles and painted blue boxed eaves. A non-historic bubble skylight penetrates the north-facing roof slope. A highly-decorative wood-paneled front door, with a leaded glass upper sash light, and a transom light, enters the south end of the façade (west elevation) from a wraparound front porch. The porch features a tongue-in-groove wood floor, an open wood railing with turned balusters, turned columns with brackets, a decorative pierced frieze, and a shed roof. A two-story rectangular bay, with two 1/1 double-hung first story windows and two 1/1 double-hung sash second story windows, is located north of the porch. Painted white, diamond-shaped wood shingles appear in the bay's upper gable end. Windows elsewhere are also predominantly 1/1 double-hung sash, with painted white wood frames and painted blue wood surrounds .
- A 1½-story rear addition postdates 1986, having replaced two older shed-roofed extensions. A carport, with a low-pitched gable roof, has been built onto the rear northeast corner. A wood-paneled door, with two vertically-oriented upper sash lights, enters the dwelling's east elevation from within the carport.**
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features:

This well-maintained property is located at the southeast corner of Oak Street and Galena Avenue, toward the north end of the Telluride National Historic Landmark District. A painted white picket fence encloses the front yard and side yards. The grounds are nicely landscaped with low native plants and flowers, including numerous columbines.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1886** Actual:
- Source of information: **Sanborn Insurance maps, August 1886 and November 1890**
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 property was developed prior to August of 1886, with the construction of an L-shaped two story dwelling with a single story extension. According to previous surveys and to *Telluride's Victorian Vernacular: A Walking Tour*, this original portion is of log construction and remains intact within the extant dwelling. Subsequent Sanborn maps indicate that the building was enlarged and modified between 1886 and 1890, and again in the years prior to 1899. The extant dwelling principally dates from the late 1890s, although a 1½-story rear addition postdates 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**
Domestic / Multiple Dwelling
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Single Family Residence**

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35. Historical background:

Constructed of logs, the original portion of this dwelling predates August 1886. The original building was modified and enlarged prior to 1890, and again circa 1899 by which time its exterior walls were clad with horizontal wood siding. John P. and Emma Olson owned and lived in the house between the mid-1890s and 1907. A saloonkeeper, John Olson was proprietor of the Mint Saloon in the late 1890s, before operating the Sheridan Saloon between circa 1900 and 1907. He was also involved in various mining enterprises. Established prior to 1886, the Sheridan was among Telluride's earliest and best-known drinking establishments.

The 1900 U.S. census records the Olson family as the owners and residents of this house. Family members included" John P. (born January 1854 in Sweden), his wife Emma (born October 1860 in Sweden), and two sons and a daughter, all born in Colorado: Walter F. (born November 1893), John Ames (born December 1895), and Esther A. (born July 1899). Another son, Rudolph, would be born in 1901. The Olsons moved to Pueblo in 1907, and to Arvada shortly thereafter. Census records for 1910 and 1920 lists the family as residing on Ralston Avenue in Arvada , where in 1910 John worked as a "gardener" at a "truck farm." By 1920, he was employed as a "factory watchman," while son John, had also gained employment as a "tire builder" in a "rubber factory." John P. Olson died in Arvada in June 1923. Emma, his widow, passed five years later, in 1928. Both are interred in Crown Hill Cemetery in Wheatridge.

According to a previous survey, completed in 1986, this property was later known as the "Harris House." No further information regarding the Harris family, or other families associated with the property through the first half of the twentieth century has been uncovered. By the mid-1980s, the property was owned by James Phelps of Irvine, California. In May of 2004, Phelps deeded the property to an entity known as Rose Oak LLC. In August of 2006, the property was acquired by Robert and Karen Sullivan of Glenview, Illinois. The house is currently owned by an entity known as 234 North Oak Street LLC which has an Atlanta, Georgia mailing address.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

"Well Known Former Telluride Man is Dead in Arvada Home." (John P. Olson obituary) *Telluride Daily Journal*, June 15, 1923, p. 1..

"Find A Grave." www.findagrave.com

Fourteenth Census of the United States, 1920, Jefferson, County, Colorado, Arvada, precinct 21.

"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.

Thirteenth Census of the United States, 1910, Jefferson, County, Colorado, Arvada, precinct 21.

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

Trommer, Wahtola. *Telluride's Victorian Vernacular: A Walking Tour*. Telluride: Telluride Historical Museum, 2001.

Twelfth Census of the United States, 1900, San Miguel, County, Colorado, Central Telluride precinct.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:
 Designating authority:
38. Applicable National Register criteria:
- xx** 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;
 - xx** 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
- xx** 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Ethnic Heritage/European**
40. Period of significance: **Circa 1886, Circa 1895-1907**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This house is architecturally significant for its early (pre-1886) original log construction (preserved within the extant dwelling), and for its Late Victorian architectural characteristics which date primarily from the late 1890s. Notable Queen Anne elements include a highly-decorative wood-paneled front door, leaded glass lights, a wraparound porch with turned balusters, bracketed turned columns, and a decorative pierced frieze, and a two-story bay on the façade. The house is also historically significant for its association with Telluride's socioeconomic development during the late 1800s and early 1900s, and in particular for its association with Swedish immigrants John P. and Emma Olson. Displaying a reasonably high standard of integrity, this property is individually eligible for the National and State Registers. It also qualifies as a contributing property within the Telluride National Landmark Historic District.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably 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 historic building has been modified by the construction of a 1½-story rear addition and a carport addition.

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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 #7, Images 7-9 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | June 14, 2011 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Karen McWilliams | | Telluride, CO 81435 |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

