

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.1786/THAS.132**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Bradley House**
- 7. Building Address: **132 N. Willow Street**
- 8. Owner Name and Address: **John R. and Ellen M. Bradley
C O P. O. Box 3944
Telluride, CO 814353944**

Parcel number(s):	477901114003



THLD RATING:	Primary - Noncontributing Without Qualifications Garage(THAS #132) - Contributing
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Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **253258 mE** **4202367 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 4, Block 11**
 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: **1634 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Metal, Asbestos, Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney, Fence**
21. General architectural description:
This single-story, irregular-shaped dwelling consists of: an original cross-gabled, L-shaped, section; an enclosed gabled front porch addition to the west elevation, which measures 10' by 10'; and an enclosed shed-roofed addition to the east (rear) elevation, which measures 22' N-S by 8' E-W. The additions date to the late 1970s or early 1980s. The original house is of wood frame construction, and is supported by a low stone foundation. The façade wall (west elevation) is clad with non-historic wide white horizontal metal siding; the north and south elevation walls are clad with white undulated asbestos shingle siding; the east (rear) elevation wall is clad with painted white horizontal wood siding. The roof is covered with metal roofing material while painted white rafter ends are exposed beneath the eaves. A large, non-historic, fireplace chimney is located on the west elevation of the enclosed front porch addition. The home's original windows are primarily paired 1/1 double-hung sash with painted white wood frames and surrounds; however, several windows have been altered with the installation of metal frames. A painted white wood-paneled door, with one upper sash light and with flanking sidelights, enters the north end of the west elevation from a concrete sidewalk. A painted red, 10-light, glass-in-wood-frame door enters the shed-roofed addition on the east elevation.
22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features:
This property is located at the southeast corner of North Willow Street and East Columbia Avenue. The house is surrounded by a planted grass lawn enclosed by a picket fence. A large fir tree is in the side yard north of the house.

Architectural Inventory Form

Page 3 of 7

24. Associated buildings, features or objects:

Garage (THAS #132)

A historic garage (THAS #132) is located at the rear southeast corner of the property. This building measures 36' N-S by 16' E-W, and is supported by a wood timbers on grade foundation. Its exterior walls are clad with painted white board-and-batten; rusted corrugated metal is fastened over the board-and-batten on the east elevation only. The garage is covered by a shed roof with corrugated metal roofing material laid over 1x wood decking. A spray-painted brown metal-paneled garage door on the north elevation opens onto a short gravel driveway which extends to Columbia Avenue. Three window openings, including two which are shuttered, overlook the alley on the east elevation. Four small non-historic single-light fixed-pane windows penetrate the south elevation. Two windows penetrate the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:
- Source of information: **Sanborn Insurance maps, October 1890 and February 1893**
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 initially developed with the construction of a small log cabin in the years prior to 1886. Sanborn Insurance maps, published in 1886 and 1890 depict the small cabin on this lot fronting directly onto Columbia Avenue to the north. The cabin was gone by February of 1893, having been replaced by the original portion of the extant dwelling. As depicted on that year's Sanborn map, the dwelling was a narrow L-shaped building with a bay window facing Willow Street on the west elevation and a narrow open front porch facing Columbia Avenue on the north elevation. The house is similarly depicted on subsequent Sanborn maps published in 1899, 1904, 1908 and 1922. In the late 1970s or early 1980s, the dwelling was significantly altered with the construction of a gabled enclosed front porch addition and fireplace chimney on the west elevation, and a shed-roofed addition to the east elevation. Also at that time, the original front porch and entry door on the north elevation were removed, new metal siding was applied to some exterior walls, and some windows were altered. Sanborn Insurance maps also document that the garage (THAS #132) was built sometime between 1908 and 1922. Earlier Sanborn maps depict a small group of sheds at the property's rear southeast corner.

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**

Architectural Inventory Form

Page 4 of 7

35. Historical background:

Sanborn Insurance maps document that the original section of this house was built between October of 1890 and February of 1893. Biographical information pertaining to families and individuals who lived in this home during the late 1800s and early 1900s has not been thoroughly researched. A chronology of the property's ownership from 1987 to the present is immediately available through the San Miguel County Assessor Data Site. Arlene Reid was the property's owner in the years prior to 1987, until in September of that year she deeded it to Claudia Joubert. Ms. Joubert then owned the property for just under three years, until August of 1990 when she sold it to Harvey B. and Nancy Lee Bolton. The Boltons then retained ownership until October of 1999 when they sold the property to John R. Bradley. The property's current (2011) owners are John R. and Ellen M. Bradley.

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 Whitacre, Christine. Historic Building Inventory Record, July 1987.

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department 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

Architectural Inventory Form

Page 5 of 7

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 dwelling is historically significant for its association with Telluride's residential development dating from the time of its construction, circa 1892. The dwelling is also architecturally significant as a vernacular gabled-L type dwelling dating from the late 1800s; however, this significance is diminished due to a substantial loss of integrity. Due to the loss of integrity, the dwelling should be regarded as a "noncontributing without qualifications building" within the Telluride National Historic Landmark District. Conversely, the garage on this property (THAS 132) displays a relatively high standard of integrity and should be regarded as a "Contributing" resource within the Landmark district.

43. Assessment of historic physical integrity related to significance:

This dwelling displays a 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 dwelling was significantly altered in the late 1970s or early 1980s (as described above in sections 21 and 29). As a result, the dwelling no longer conveys a sense of its historic and architectural significance. The garage (THAS 132) displays a high standard of integrity, however.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Dwelling: Not Eligible; Noncontributing Without Qualifications
 Shed (THAS 132): Eligible / Contributing**
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 292-295** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building
 Department**
49. Date(s): **August 8, 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**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

