

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.1714** Parcel number(s): **456536409006**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Kracaw House**
- 6. Current Building Name: **Cohen / Rubenstein House**
- 7. Building Address: **216 N. Aspen Street**
- 8. Owner Name and Address: **Bonnie R. Cohen and James Rubenstein, Trustees of Sims Family Trust
1824 Phelps Place NW
Washington, DC 20008**



THLD RATING:

Supporting to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252849 mE** **4202582 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 10, Block 20**
 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: **3481 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Garage / Attached Garage**
21. General architectural description:
This is a historic, two-story, hipped-roof dwelling with a modern two-story rear addition. The original house is supported by a sandstone foundation, and its exterior walls are clad with painted yellow horizontal weatherboard siding with painted white 1" by 4" corner boards. The hipped roof is truncated, and covered with wood shingles. The eaves are boxed and painted white. The facade faces Aspen Street on the west elevation. A painted blue wood-paneled front door, with two vertically-oriented upper sash lights, enters the north end of the facade from a wraparound porch which covers the facade and the west end of the south elevation. The porch features a tongue-in-groove wood floor, a painted white open wood railing, painted blue and white turned columns, and a low-pitched hipped roof. Another wood-paneled door, painted yellow and with a transom light, enters the house from this porch on the south elevation. A canted bay, with a 1/1 single-hung sash window and flanking 2/2 double-hung sash windows, projects onto the porch on the south elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted blue wood frames and painted white wood surrounds. A single-stall attached garage is incorporated into the northeast corner of the rear addition. The addition rests on a poured concrete foundation, and its exterior walls are clad with painted yellow board and batten with painted white 1" by 4" corner boards. The addition's second story is stepped back, and is covered by a hipped roof with metal roofing material. Windows are predominantly casements with painted blue wood frames and transom lights. A painted white glass-in-wood frame atrium door enters the addition's south elevation from a flagstone patio.
22. Architectural style:
 Building type: **Foursquare**

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23. Landscape or special setting features:

This well-maintained property is located on the east side of N. Aspen Street in the block between Columbia and Galena Avenues. The grounds are nicely landscaped with a planted grass front yard and stone-lined flower beds adjacent to the front porch.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903**
 Source of information: **Telluride *Daily Journal*, May 12, 1903, p. 3; Sanborn Insurance maps, December 1899 and July 1904.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **C. E. Kracaw**
 Source of information: **Telluride *Daily Journal*, May 12, 1903, p. 3.**
29. Construction history:
This house was built in 1903 as a residence for the family of C. E. and Phoebe Kracaw. On May 12, 1903, the *Telluride Daily Journal* reported: "C. E. Kracaw has bought lot ten in block twenty of George W. Tallman and has let the contract for the erection of a residence thereon." Sanborn Insurance maps provide corroborating evidence that the house was built between December 1899 and July 1904. The 1904 and 1908 Sanborn maps depict the house with a full-width front porch; the 1922 Sanborn map depicts the house with a wraparound porch which closely matches the extant porch's configuration. A rear addition (as described above in section 21) 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**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Single Family Dwelling**

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35. Historical background:

This house was built in 1903 as a residence for the family of C. E. and Phoebe Kracaw. Charles E. "Charley" Kracaw was born in Ohio in 1857, while his wife, Phoebe (maiden name unknown), was born in California in 1862. Charley and Phoebe were married circa 1886, and by the mid-1890s they were living in Sawpit, Colorado, down valley from Telluride, where they ran a general merchandise store. The 1900 census records the Kracaw family in Sawpit, including C. E. (age 43), Phoebe (age 38), along with two sons and a daughter, Austin R. (age 13), Forrest A. (age 8), and Theodora (age 3). The Kracaw family moved to Telluride, and into this newly-built home, in 1903. They continued to operate a grocery of general merchandise business in Telluride, with Phoebe working as the store's bookkeeper. In some years, perhaps in Sawpit, the merchandise was known as Kracaw and Farnham/ C. E. Kracaw passed away during the 1910s, and Phoebe and her children then moved to her native California. Phoebe and daughter Theodora are recorded as residents of Oakland, Alameda County, California, in the 1920 census. Forrest A. Kracaw, a physician, and his wife Betty, a nurse, are also recorded in the 1920 census as residents of San Leandro precinct in Alameda County, California. Biographical information about other residents of this house during the early 1900s has not been uncovered. Everly Haynes owned the property in the mid-1980s. The property's current (2011) owners are Bonnie Cohen and James Rubenstein, of Washington D. C. They have owned the property since 1982 according to San Miguel County Assessor records.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.
 Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.
Telluride Daily Journal, May 12, 1903, p. 3.
 "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.
 Town of Telluride Planning Department files.
 Trommer, Wahtola. Telluride's Victorian Vernacular: A Walking Tour. Telluride: Telluride Historical Museum, 2001.
 U. S. Census records.

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).

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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: **1903**

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 in 1903. The house is also architecturally significant for its hipped-roof Foursquare plan, which is somewhat uncommon in Telluride. The building's architecture represents the beginning of a trend away from Victorian era styles to early twentieth century American styles and influences. This property rates as a "supporting" resource within the Telluride National Historic Landmark 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. A rear addition is compatible with the house's original construction. There have also been modest alterations to the front porch. A sense of time and place remains reasonably intact, relative to how this building appeared during the early decades of the twentieth century.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Supporting 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:

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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 72-75	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 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

