

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1709**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Bennett House**
- 6. Current Building Name: **Knorr House**
- 7. Building Address: **229 N. Aspen Street**
- 8. Owner Name and Address: **Andrea R. Knorr, Trustee
P. O. Box 3295
Telluride, CO 814353295**

Parcel number(s):

456536313002



THLD RATING:	Noncontributing With Qualifications
---------------------	--------------------------------------------

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252805 mE** **4202602 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 11, 13, Block 41; Lots 36, 37, 39**
 Addition: **Telluride Original Townsite; West Telluride Addition** 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: **3833 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gambrel Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Dormers, Chimney, Fence, Garage/Attached Garage**
21. General architectural description:
This dwelling consists of a historic (1894) gambrel-roofed dwelling, with a large (1990) addition to the west (rear) elevation. The original house measures 38' N-S (across) by 36½' E-W (deep). It is supported by a concrete foundation, faced with stone above grade. The exterior walls are clad with grey horizontal weatherboard, with painted white 1" by 4" corner boards. The gambrel roof is covered with brown asphalt composition shingles, and the eaves are boxed. Three gabled dormers, each with a 4/4 double-hung sash window, overlook the front porch on the east elevation (façade). The three dormer windows have painted blue wood frames and are each topped by a sunburst motif. A red brick chimney is located on the north-facing roof slope. The symmetrical façade faces toward Aspen Street on the east elevation. A stained brown wood-paneled front door, with one upper sash light and flanking sidelights, and covered by a painted blue wood screen door, enters the center of the façade from a full-width front porch. This porch measures 38' N-S by 7' E-W across the facade, and also continues along the south (side) elevation. The porch is approached by four wood steps with flanking sandstone knee walls, and features a painted white open wood railing, painted white pedestals and Tuscan columns, and a shed roof with an intersecting gable over the steps. The intersecting gable features a sunburst motif. The front door is flanked on either side by a large 1/1 single-hung sash window, each with a painted blue wood frame and painted white wood surrounds. A canted bay, with four 4/1 double-hung sash windows, is located on the south elevation. Oculus windows are located in the upper gambrel ends on the north and south elevations. Windows elsewhere are primarily 4/1 double-hung sash, with painted blue wood frames and painted white wood surrounds. The addition encompasses a garage, a lodging for a caretaker, and additional living space. Overall, it measures approximately 26' N-S by 46' E-W.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Dutch Colonial Revival**

Building type:

23. Landscape or special setting features:

This well-maintained property is located on the west side of Aspen Street, the second house south of Galena Avenue. A sandstone retaining wall, topped by a painted white picket fence, parallels the front sidewalk along Aspen Street. A planted grass front yard is nicely-landscaped with native plants, flowers, and trees, including a small grove of aspens.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1894**

Source of information: **Sanborn Insurance maps; San Miguel County Assessor records; Simmons, Laurie and Christine Whitacre, Historic Building Inventory Record, May 1986.**

26. Architect: Original: **Unknown**

1990 Addition: **Ron Bercovitz**

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

1990 Addition: **Turek, Norbert. "Preserving the Past in Modern Mountain Towns." *Aspen Sojourner* (Summer/Fall 2002), pp. B76-B80.**

27. Builder: Original: **Unknown**

1990 Addition: **Josh Kent**

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

1990 Addition: **Turek, Norbert. "Preserving the Past in Modern Mountain Towns." *Aspen Sojourner* (Summer/Fall 2002), pp. B76-B80.**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

The original gambrel-roofed front part of this residence was built in 1894. It was modernized with new siding and fenestration in the 1970s or early 1980s. The building was extensively renovated and enlarged in 1990. At that time, the original building was moved forward on the lot and placed on a new foundation with a new basement level. A new front porch and a large addition were then added to the historic building. Ron Bercovitz, a Telluride architect, completed the design work at that time, while Josh Kent served as the general contractor.

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 8

35. Historical background:

The West Telluride Addition was platted in 1891, and residential development in the neighborhood began to occur that same year. This house was built in 1893, and was a doctor's residence in the 1930s and 1940s, according to oral tradition. Gary and Claire Bennett, and family, lived here in the 1950s and 1960s. Mr. Bennett reportedly served as Telluride's fire chief for a time. In the 1970s and early 1980s, a group of guys, colorfully known as the "epoxy sisters," reportedly lived in the house. They were perhaps associated with the ski area in some way. George S. Cappis owned the property in the mid-1980s, followed by the Loomis family of Greenwich, Connecticut. In 1990, they contracted with architect Ron Bercovitz and builder Josh Kent to extensively remodel and enlarge the existing residence. In 2002, this property was featured in an article titled "Preserving the Past in Modern Mountain Towns" which appeared in *Aspen Sojourner* magazine. The property is currently owned by Andrea Knorr.

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.telluridemesuem.org

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

Turek, Norbert. "Preserving the Past in Modern Mountain Towns." *Aspen Sojourner* (Summer/Fall 2002), pp. B76-B80.

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.

Architectural Inventory Form

Page 5 of 8

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**
40. Period of significance: **1894**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This house is historically significant for its association with Telluride's residential development, dating from the time of its construction, in 1894. It is also architecturally significant for its Dutch Colonial Revival style of architecture. Although beautifully remodeled and enlarged in 1990, present dwelling appears quite different than the historic one. As a result, this property is not individually eligible for inclusion in the National or State Registers, and it rates as a "Noncontributing With Qualifications" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This dwelling displays a less than optimal 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. Rehabilitation work completed in 1990 (as described in sections 21 and 29) has compromised the historic dwelling's integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Noncontributing With Qualifications**
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:

Architectural Inventory Form

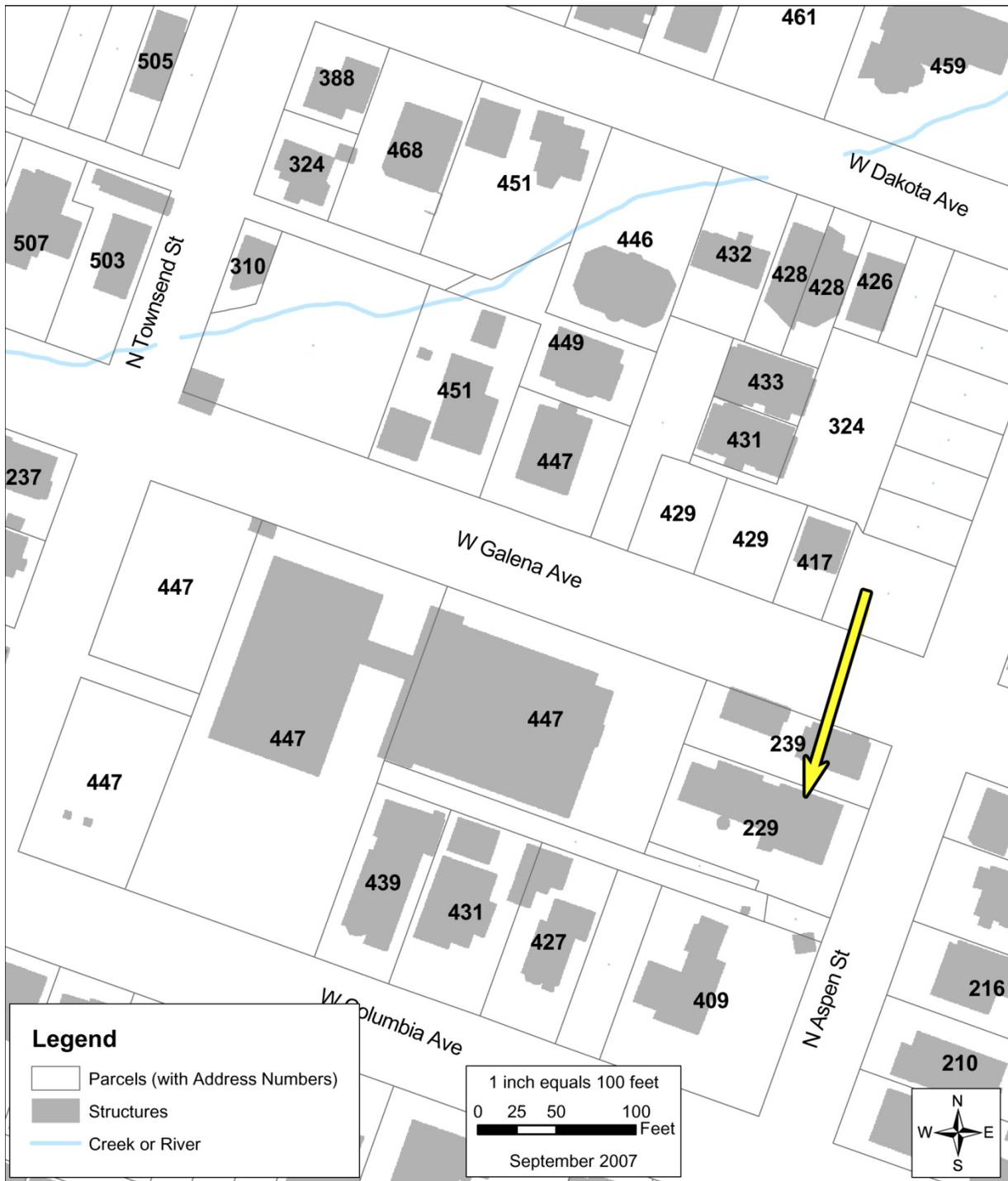
Page 6 of 8

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 47-52	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		

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

