

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination  
(OAHF use only)

OAHF1403

Rev. 9/98

Architectural Inventory Form

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- 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.1789**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Kerr House**
- 7. Building Address: **119 N. Willow Street**
- 8. Owner Name and Address: **Robert Graham Kerr  
P. O. Box 683  
Telluride, CO 814350683**

Parcel number(s): **477901117011**




THLD RATING:

Non-Designated – New Construction

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253205 mE** **4202370 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 1, Block 9**  
 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): **Rectangular Plan**
15. Dimensions in feet: **2446 square feet**
16. Number of stories: **2½**
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 2½-story wood frame residence features a rectangular plan which measures 26½' N-S (across) by 45½' E-W (deep). It is supported by a poured concrete foundation, faced with stone, and its exterior walls are clad with painted white horizontal wood siding, with painted turquoise 1" by 4" corner boards. The roof is a steeply-pitched truncated front gable, with green metal roofing material and painted turquoise boxed eaves. Three intersecting gables, each with a set of paired 1/1 double-hung sash windows, are on the south elevation. One intersecting gable, with a set of paired 1/1 double-hung sash windows, is near the west end of the north elevation. A red brick chimney is also on the north elevation. The building's facade faces Willow Street on the east elevation. A stained natural brown wood-paneled front door, with two leaded glass upper sash lights, and with slender sidelights, enters the facade from a full-width open front porch. The porch is approached by three wood steps, and features a tongue-in-groove wood floor, painted turquoise 4" by 4" wood posts, and a truncated hipped roof. The porch roof serves as a second story porch which is enclosed by an open wood railing with turned balusters. A set of paired, narrow, 10-light glass-in-wood-frame doors open onto the second story porch adjacent to a canted hipped-roof second story bay with four single-light windows. A set of paired, stained natural brown, 15-light, glass-in-wood-frame doors enter the west elevation from an uncovered wood deck on the west elevation. Windows consist of single-light fixed-panes, casements, and 1/1 double-hung sash, with painted turquoise wood surrounds.**

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22. Architectural style: **Modern Movements**

Building type:

23. Landscape or special setting features:

**This well-maintained property is located on the west side of Willow Street, just north of the alley between Columbia and Colorado Avenues. A planted grass lawn displays mature landscaping features including twin aspen trees in the front yard.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1988**  
 Source of information: **San Miguel County Residential Property Appraisal Record**

26. Architect: **Brandt Garber**  
 Source of information: **Robert G. Kerr**

27. Builder: **Bone Construction**  
 Source of information: **San Miguel County Residential Property Appraisal Record**

28. Original owner: **Robert G. Kerr**  
 Source of information: **San Miguel County Residential Property Appraisal Record**

29. Construction history:  
**This building was constructed in 1988-1989 following a fire on this property which occurred in February 1988. Two building permits for work following the fire were issued, respectively in April and June of 1988 to owner Robert G. Kerr. The extant building following the fire was designed by architect Brandt Garber and built by Bone Construction. When this property was previously surveyed in 1986, this property was occupied by a 1½-story wood frame dwelling with a saltbox roof. Sanborn Insurance maps indicate that this property was originally developed prior to 1890.**

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 property has been owned by Ben Kerr from 1979 to the present. Randy Striegel owned the property prior to that time, and a family by the name of Larson may have been an earlier owner. Mr. Kerr manages KOTO radio station in Telluride. Biographical information about people associated with this property during the late 1800s**

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and early 1900s has not been uncovered.

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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.telluridemuseum.org](http://www.telluridemuseum.org)

Town of Telluride Building Department building permit files.

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).

**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

7-505.A.6.    The structure has a "contributing or qualified contributing" rating on the THAS

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:

**Constructed in the late 1980s, this building is well under fifty years of age, and thus was not associated with any historic themes dating from the period of significance for the Telluride National Historic Landmark District. As a result, the building is ineligible for inclusion in the State and National Registers, and it rates as a non-designated property within the Landmark District.**

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43. Assessment of historic physical integrity related to significance:

**This building 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 have been no additions and no notable adverse alterations following the building's construction in 1988-1989.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not Eligible**

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):	<b>CD #5, Images 305-309</b>	CDs filed at:	<b>Town of Telluride</b>
48. Report title:	<b>Town of Telluride Re-Survey of Historic Structures</b>		<b>Planning and Building Department</b>
49. Date(s):	<b>June 1, 2011</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

