

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Official Eligibility Determination OAH1403
(OAH1403 use only) 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.1773/THAS.118**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **McNeil House**
- 6. Current Building Name: **Knickrehm House**
- 7. Building Address: **328 N. Spruce Street**
- 8. Owner Name and Address: **Ashley Knickrehm
17 Vantage Point
Little Rock, AR 77207**

Parcel number(s):	456536419008



THLD RATING:	Primary - Noncontributing Without Qualifications Barn - Contributing
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253230 mE** **4202561 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 8, Block 33**
 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: **1114 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney, Porch, Decorative Shingles, Fence**
21. General architectural description:
This house consists of the following elements: an original (1895) T-shaped, cross gabled dwelling; a gabled addition to the east (rear) elevation; a hipped-roof addition to the west end of the south elevation where the historic open front porch was once located. The house is supported by a low, painted yellow, concrete foundation (or possibly concrete pargeting over a stone foundation). The exterior walls are clad with painted yellow horizontal wood siding, with painted gold 1' by 4" corner boards. Painted yellow diamond-shaped wood shingles appear in the upper gable end on the west elevation. The cross gabled roof is steeply-pitched, with metal roofing material and painted yellow boxed eaves. A non-historic stone fireplace chimney is at the east end of the north elevation. The original front porch and entry door, which was located at the southwest corner, has been removed and replaced with a flat-roofed addition. There is no longer an entry at that location. The only extant entry door is through the rear gabled addition near the east end of the south elevation. Here, a stained brown wood-paneled door, covered by a black metal security door, enters the addition from a brick-paved porch. The home's windows have functioning wood shutters, and primarily display painted yellow wood frames and painted gold wood surrounds. A canted hipped-roof bay faces Spruce Street on the west elevation. A single-light fixed-pane window flanks the fireplace chimney near the east end of the north elevation. Five 1/1 double-hung sash windows penetrate the south elevation. Four single-light windows penetrate the addition at the east end of the south elevation.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features:

This property is located at the southeast corner of N. Spruce Street and Galena Avenue. A black wrought iron fence parallels Spruce Street, while a woven wire fence encloses the north side of the planted grass front yard.

24. Associated buildings, features or objects:

Barn (THAS #118)
A historic barn (THAS #118) is located at the east end of the property. This 1½-story structure measures approximately 16' N-S by 10' E-W. It is supported by a wood timbers on grade foundation, and its exterior walls are made of horizontal weatherboard with 1" by 4" corner boards. The barn roof is a steeply-pitched gable, with corrugated metal roofing material. A wood-paneled door enters the west elevation. Horizontal wood plank covered openings are on the south and east elevation. The south elevation is also penetrated by an upper half story loft level opening.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1895**
 Source of information: **Sanborn Insurance maps, February 1893, December 1899; San Miguel County Assessor files; Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.**
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 and San Miguel County Assessor records provide information that the original portion of this dwelling was constructed in 1895. The Sanborn maps also indicate that the barn at the rear of the property was constructed at about the same time. The historic dwelling was substantially altered in the 1970s or early 1980s, with the construction of a rear addition, and the replacement of the original front porch with another addition. Also new at that time were a fireplace chimney on the north elevation and a bay window on the west elevation. In contrast to the dwelling, the barn appears little altered from its original construction.

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 / Dwelling**
34. Site type(s): **Single Family Residence**

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35. Historical background:

Sanborn Insurance maps and San Miguel County Assessor records reveal that this house was built circa 1895. The 1900 federal census lists the William McNeil family as the home's residents at that time. According to the census, Mr. McNeil was born in Ohio in November 1842, while his wife had been born in Kentucky in September 1863. A son, William Reid McNeil, was born in April 1895. Mr. McNeil supported the family as the proprietor of a bottling works. Biographical information relating to other families associated with the property through the early 1900s has not been uncovered. Jeanne Mammel, of Denver, owned the property in the 1980s. The property is currently owned by the Sellers family.

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 Christine Whitacre. Historic Building Inventory Record, May 1986.

Telluride Historical Museum. 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

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39. Area(s) of significance: **Architecture**
40. Period of significance: **1895**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This house is historically significant for its association with residential development in Telluride dating from the time of its construction in the 1890s. It is also architecturally significant for its Late Victorian era architectural characteristics, including a canted bay window. Due to a loss of integrity, however, this house rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District. The historic barn (THAS #118) rates as a "contributing resource within the 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. Additions to the east and north elevations, along with other alterations (as described in sections 21 and 29 above) have significantly diminished the dwelling's physical integrity. As a result, it no longer fully conveys a sense of its former historic and architectural significance. The historic barn (THAS #118) displays excellent integrity, however

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: Dwelling: **Noncontributing Without Qualifications**
 Barn: **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 264-267** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
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**

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Sketch Map



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Location Map

