

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.1802**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Kennedy House**
- 7. Building Address: **225 N. Alder Street**
- 8. Owner Name and Address: **Steven R. and Ann S. Kennedy
P. O. Box 1963
Telluride, CO 814351963**

Parcel number(s):

456536421008



THLD RATING:

Primary – Non-Designated – New Construction
Secondary Residence – Non-Designated – New Construction

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253324 mE** **4202429 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 11, Block 36**
 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: **1152 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Decorative Shingles**
21. General architectural description:
This is a rectangular-shaped, two-story, wood frame residence which measures 18' N-S (across) by 32' E-W (deep). It is supported by an unpainted concrete foundation, and its exterior walls are clad with painted purple horizontal wood siding with painted white 1" by 4" corner boards. Painted purple variegated wood shingles appear in the upper gable ends. The front gabled roof is steeply-pitched, with metal roofing material and painted white boxed eaves. A white metal-paneled door, with one upper sash light, enters the south elevation from an open 4-step wood porch. This porch is covered by a flat roof which also serves as a second story porch. A white metal-paneled door with two upper sash lights enters the west elevation from an uncovered stoop. A large 2-light window penetrates the east elevation's upper gable end. Windows elsewhere are 1x1 horizontal sliders and awning type windows with painted white wood frames and surrounds.
22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features:
This dwelling is located on the west side of Alder Street, the third property north of Columbia Avenue. A gravel driveway extends along the south side of the dwelling.

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24. Associated buildings, features or objects:

Secondary Residence (221 N. Alder Street)

A modern Neo-Victorian style secondary residence, with the address 221 N. Alder Street, is located adjacent to the alley at the west end of the property. This is a two-story dwelling with a walkout basement level. The building rests on a poured concrete foundation, and its exterior walls are clad with painted yellow horizontal weatherboard siding with painted white 1" by 4" corner boards. The roof is a steeply-pitched side gable, with corrugated metal roofing material and painted white boxed eaves. Two skylights are on the west-facing roof slope. A six-sided corner bay, with a conical turret, is at the front southeast corner. A canted bay is on the east elevation. An oculus window penetrates the south elevation's upper gable end. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds. The primary entry door is at the south end of the east elevation, adjacent to the corner bay. A door enters the second story on the south elevation from the roof of a single-story flat-roofed extension

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1987**
 Source of information: **San Miguel County Assessor records; Town of Telluride Building Permit files**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Steven R. and Ann S. Kennedy**
 Source of information: **San Miguel County Assessor records**
29. Construction history:
Sanborn Insurance maps reveal that this property was first developed between October 1890 and February 1893 with the construction of a single-story wood frame dwelling. San Miguel County Assessor records more precisely list 1891 as that building's year of construction. The historic dwelling was razed in 1987 and replaced with the extant two-story dwelling.
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 was first developed with the construction of a small wood frame residence in 1891. Biographical information pertaining to individuals and families associated with that residence during the 1890s and the early decades of the twentieth century has not been uncovered. The extant dwelling and a secondary residence were built after the historic dwelling was razed in 1987. Steven R. and Ann S. Kennedy have owned the property from that time to the present (2011).

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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.

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
- 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 1987, this residence, along with a secondary residence at the rear of this lot, are well under fifty years of age. As such, they are not associated with any historic themes dating from the Telluride National Historic Landmark District's period of significance. This Primary and Secondary Residence is ineligible for inclusion in the National and State Registers, and are non-designated structures within the Landmark district.

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43. Assessment of historic physical integrity related to significance:

This property 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. This dwelling and a secondary residence are both little changed from their original construction. The property's historic residence, built in 1891, was razed in 1987.

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): | CD #7, Images 353-356 | 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 10, 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

