

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.1592/THAS.43**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Kirkhoff House**
- 7. Building Address: **457 W Colorado Ave**
- 8. Owner Name and Address: **Joel Kirkhoff  
P.O. Box 982  
Telluride, CO 81435**

Parcel number(s):

<b>456536314027</b>



THLD RATING:

Primary - Contributing to District  
Shed - Supporting to District

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252675 mE** **4202524 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 15, 16, Block 4**  
 Addition: **West Telluride Addition** Year of addition: **1891**
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: **Length: 48 feet x Width: 22 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Roof Treatment/Dormer**  
**Ornamentation/Decorative Shingles**
21. General architectural description:  
**This 1.5-story wood frame dwelling is supported by a coursed sandstone foundation, and its exterior walls are clad with painted dark green horizontal weatherboard siding with painted white 1" by 4" corner boards. Painted dark green square-cut wood shingles appear in the upper gable ends, and the lower portion of the east elevation is covered with dark green asbestos shingle siding. The house is covered by a steeply-pitched cross gable roof, with corrugated metal roofing material, and with painted red and white boxed eaves. A 6-step open wood porch comprises the east half of the façade (south elevation). This porch features a wood plank floor, a painted white open wood railing with turned balusters, painted white turned columns with incised curved brackets, and a shed porch roof. A wood-paneled door, with one upper sash light, enters the house from the west end of the porch. The façade wall is penetrated by two 1/1 single-hung sash windows - one overlooking the front porch, and the other to the west of the porch. A gabled dormer, with a 1/1 double-hung sash window, is located on the south-facing roof slope, overlooking the façade. Windows on the secondary elevations are also primarily 1/1 double-hung sash, and all of the house's windows feature painted red wood frames and painted white wood surrounds. A single-story shed-roofed extension to the north (rear) elevation, measures approximately 10' N-S by 22' E-W, and appears to comprise an older addition. A painted white wood-paneled door, with four upper sash lights, enters an enclosed rear porch extension at the west end of the north elevation.**
22. Architectural style: **Late Victorian**  
 Building type:

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23. Landscape or special setting features: **This property is located on the north side of Colorado Avenue, in the block between Aspen and Townsend Streets.**

24. Associated buildings, features or objects:

<b>Shed (THAS #43)</b>
<b>A wood frame shed, which measures approximately 12' N-S by 10' E-W, is located near the rear of the property. This small utilitarian building features multi-colored asphalt shingle exterior siding, and a gable roof with rusted corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. Boarded-over window openings penetrate the north and west elevations. A painted red wood-paneled door on the south elevation enters the building from the backyard.</b>

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:
- Source of information: **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: **Unknown**
- Source of information: **N/A**

29. Construction history:

**Sanborn Insurance maps reveal that this lot was initially developed between 1893 and 1899 with the construction of a small wood frame dwelling which was set well back from the street, and with the construction of a small shed at the lot's rear northeast corner. Sanborn maps also reveal that the extant dwelling was built between December 1899 and July 1904. The Sanborn maps also suggest that the shed at the rear of the property was probably erected between 1904 and 1908.**

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:

**The West Telluride Addition was platted in 1891, and residential development throughout the neighborhood began to occur that same year. By the end of 1892, five houses had been built here in Block 4, on the north side of West Colorado Avenue between Aspen and Townsend Streets. These were respectively located on lots one and two, on lots three and four, and on lots five, ten, fourteen and fifteen. By the end of 1899, another six homes had been erected on this block, leaving only lots eleven, twelve, thirteen, sixteen and seventeen not yet developed. Another three residences had been built by the summer of 1908, with this block then boasting fourteen residences facing onto West Colorado Avenue, and with only two lots still undeveloped. This residence, on Lots 15 and 16 was among those built between 1893 and 1899. Information regarding the families and individuals who lived here in the late 1890s and early 1900s has not been uncovered. In 1986, this property was owned by John and Carlotta Horn of Telluride.**

36. Sources of information:

**San Miguel County Assessor records.**

**San Miguel County Commercial Property Appraisal Record.**

**Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.**

**Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**

**Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>**

## 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).

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, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National:  State: Local:

42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development beginning in the late 1890s. The house is also architecturally significant as an example of a late nineteenth century 1.5-story cross gabled dwelling, with Late Victorian era details. As such, this property, including the house should be rated as a "contributing" and secondary building (THAS #43), should be rated as a "Supporting" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property displays a reasonably high level of 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. Modest additions to the north (rear) elevation have minimally diminished the historic house's physical integrity. Overall, this property continues to convey a strong sense of its historic and architectural significance.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Eligible / Contributing 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:

### VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 204-209** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **07/31/2007; revised 4/10/2012** **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**

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

