

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
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.1753**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Dempsey House**
- 7. Building Address: **314 N. Fir Street**
- 8. Owner Name and Address: **Stephanie Dempsey  
P. O. Box 1710  
Telluride, CO 81435**

Parcel number(s):

<b>456536414009</b>



THLD RATING:

Noncontributing Without Qualifications

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253049 mE** **4202599 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 8, 10, Block 1**  
 Addition: **Dakota Addition** Year of addition: **1901**
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: **3462 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood ? Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Fence, Garage / Attached Garage**
21. General architectural description:  
**This residence consists of a historic (1903) 1½-story cross gabled dwelling with modern (post 1986) additions and alterations. The residence's exterior walls are clad with painted beige horizontal wood siding, while its roof is covered with wood shingles and the eaves are boxed with painted lavender color wood trim. The original cross gabled roof has been modified by the addition of a truncated hipped-roof upper half story addition. The house's asymmetrical facade faces Fir Street on the west elevation. A non-historic painted blue wood-paneled door with one upper sash light enters a non-historic enclosed porch at the south end of the facade. A formerly open front porch at the north end of the facade has been fully enclosed. The addition is to the east and south elevation. It comprises 2½-stories, and its exterior walls are clad with painted beige horizontal wood siding. Windows in the addition are mostly single-light casements. A two-stall garage is incorporated into the addition's lower level, with vehicular access from the alley to the east.**
22. Architectural style: **Modern Movements**  
 Building type:
23. Landscape or special setting features:  
**This property is located on the east side of Fir Street in the block between Galena and Gregory Avenues. A small front yard is landscaped with native plants and four small deciduous trees. A wide side yard south of the house is enclosed by a low black wrought iron fence.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903**  
 Source of information: **San Miguel County Assessor Records, Sanborn Insurance maps**
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:  
**San Miguel County Assessor records list 1903 as this house's year of construction. Sanborn Insurance maps corroborate that the house was built between December 1899 and July 1904.**
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:  
**San Miguel County Assessor records and Sanborn Insurance maps reveal that this house was built in 1903. Biographical information about families and individuals associated with the property during the early 1900s has not been uncovered. The Dempsey family has owned the property from 1985 to the present, according to San Miguel County Assessor records.**
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.**

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## 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:

**This property is historically significant, to a limited extent, for its association with Telluride's residential development through the early 1900s. With a substantial loss of integrity, however, the property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property 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. The historic dwelling's integrity has been diminished by a large addition, and by alterations to the historic facade including the enclosure of the front porch. As a result, this property no longer conveys a sense of historic or architectural significance.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without 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:

### VIII. RECORDING INFORMATION

- |                           |   |               |   |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | <b>CD #7, Images 224-226</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<br/>Department</b> |
| 49. Date(s):              | <b>August 8, 2011</b>                                     |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

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## Sketch Map



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## Location Map

