

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.1699/THAS85**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **McKown House, McHenry House**
- 6. Current Building Name: **McCarthy House**
- 7. Building Address: **220 N. Oak Street**
- 8. Owner Name and Address: **M. Ann McCarthy and Carroll W. McCarthy
P. O. Box 1203
Telluride, CO 814351203**

Parcel number(s):	456536412016



THLD RATING:	Primary - Contributing to District Shed - Contributing to District Secondary Residence – Non-designated – New Construction
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252935 mE** **4202551 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 10, Block 19**
 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: **4837 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: **Metal Roof**
20. Special features: **Porch, Dormer**
21. General architectural description:
This building consists of a small, original, late 19th century, front gabled dwelling, and an extremely large, modern, 1½-story, cross gabled addition. Predating 1886, the exposed original portion measures just 16½' N-S (across) by 18' E-W (deep), with a canted bay on the façade (west elevation). The addition, which primarily extends east and north of the original dwelling, comprises over 4000 square feet. The small original portion is supported by a low painted pale grey concrete foundation, while its exterior walls are clad with painted beige horizontal wood siding with painted pale grey 1" by 4" corner boards. A painted pale grey 1x board, with a water table, separates the foundation and the siding. The roof over the original house is a steeply-pitched front gable, with black metal roofing material and boxed eaves. A stained natural brown wood-paneled front door, with two vertically-oriented upper sash lights, enters the façade from an uncovered three-step wood porch. A canted hipped-roof bay, with three 1/1 double-hung sash windows, is located north of the entry door. A set of paired 1/1 double-hung windows penetrate the façade's upper gable end.
- The addition's foundation, walls, and roof materials are the same or similar to the original. A large gabled wall dormer overlooks the addition's west elevation. A stained natural brown wood-paneled door, with an oval-shaped light, enters the addition's west elevation from a large open porch. This porch is approached by four wood steps, and features an open wood railing, square wood columns, and a shed roof with an intersecting gable over the entry stairs.**

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22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

This well-maintained property is located on the east side of N. Oak Street, the third house south of Galena Avenue. An aspen tree and a blue spruce tree are located in the front yard.

24. Associated buildings, features or objects:

Shed (THAS #85)

A historic shed (THAS #85) is located southeast of the dwelling. This single-story structure measures approximately 10' by 8'. Its exterior walls are made of board-and-batten, and it is covered by a shed roof with metal roofing material. A horizontal wood plank door enters the west elevation.

Secondary Residence

A modern secondary residence is located adjacent to the alley at the rear of the property.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1886** Actual:

Source of information: **Sanborn Insurance map, August 1886.**

26. Architect: **Original: Unknown** **Addition: Carroll McCarthy**

Source of information: **Original: N/A** **Addition: McCarthy Construction Corp.**

27. Builder: **Original: Unknown** **Addition: McCarthy Construction**

Source of information: **Original: N/A** **Addition: McCarthy Construction Corp.**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Sanborn Insurance maps reveal that the small, original, front gabled portion of this residence was built prior to August of 1886. A original deed, cited by the McCarthy Construction Corporation, indicates the house was built in 1882 and was originally owned by S. B. Cronkleton. Subsequent Sanborn maps indicate that the canted bay on the façade was added between 1899 and 1904. The historic dwelling also featured a small shed-roofed extension to the east (rear) elevation. The large addition was built between May of 1990 and May of 1992. It was designed by property owner Carroll W. McCarthy, and erected by McCarthy 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 / Single Dwelling**

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

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35. Historical background:

The small, original, front gabled section of this dwelling predates 1886. Ownership information provided by the current owners reveals that S. B. Cronkleton purchased the property for \$10.50 on September 5, 1882 (when Telluride was still known as Columbia). Research through the *Telluride Journal* indicates the following: E. D. and Laura McKown, resided here from the 1890s until circa 1930. Eugene D. McKown was born near Marshal, Missouri in April of 1864, while Laura (maiden name unknown) was born in Nebraska in June of 1869. They were married in 1888 and came to Telluride during the 1890s. Mr. McKown worked as a printer for the *Telluride Journal* newspaper in the 1890s and very early 1900s. He later owned and published the *San Miguel Examiner* newspaper. Mr. and Mrs. McKown had an adopted daughter, named Margaret, who was born circa 1909. By 1930, this property had become the home of Catherine McHenry, a widow, and her adopted daughter, Mary McHenry. According to the 1930 U. S. census, Mary, then age 21, was employed as Deputy County Treasurer. Ten years earlier, the 1920 census lists Catherine McHenry (age 50), Mary McHenry (age 11), and Joseph O'Brien, Catherine's nephew (age 21) as residents of the Ophir Loop precinct. Biographical information pertaining to other families and individuals associated with this home from circa 1930 to 1980 has not been thoroughly researched. The property's current (2011) owners are Marian and Carroll McCarthy. Members of the McCarthy family have owned the property since at least 1981, according to San Miguel County Assessor files.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Telluride Journal, January 14, 1899, p. 3.

Telluride Journal, March 18, 1899, p. 3.

Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, Central Telluride precinct.

"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.telluridemesuem.org

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department 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

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

39. Area(s) of significance: **Architecture**

40. Period of significance: **Circa 1886, 1900**

41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This house is architecturally significant for its modest Late Victorian era front gabled plan, and for its notable canted bay on the facade. It is also historically significant for its association with Telluride's residential development during the late 1800s and early 1900s. The original house is particularly significant for its early associations with S. B. Cronkleton and Eugene D. McKown, both of whom made notable contributions to broad patterns of regional history. McKown was the owner and publisher of the *San Miguel Examiner* newspaper. Due to a small loss of integrity the house does not qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It does qualify as a "contributing" resource within the Telluride National Historic Landmark District. Also displaying a high standard of integrity, the property's shed (THAS #85) also rates as a "contributing" resource within the district. The secondary residence is non-designated.

43. Assessment of historic physical integrity related to significance:

This property displays an overall 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. The physical integrity of the small original dwelling is slightly compromised by the construction of a large rear addition. A modern secondary residence on the alley diminishes the integrity of setting.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**
 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 #7, Images 13-17 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | June 14, 2011; revised April 10, 2013 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Karen McWilliams | | Telluride, CO 81435 |
| 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



