

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1695**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Sleeper House; Lehmann House**
- 6. Current Building Name: **Kirk / Landry House**
- 7. Building Address: **316 N. Oak Street**
- 8. Owner Name and Address: **David B. Kirk and Caroline Landry
250 Cambridge Avenue, Suite 101
Palo Alto, CA 94306**

Parcel number(s):	456536413009



THLD RATING:	Contributing to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of NW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252967 mE** **4202640 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 10, 12, Block 2**
 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: **5875 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Side-Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features: **Tower, Porch, Chimney**
21. General architectural description:
This Queen Anne style dwelling is supported by a concrete or stone foundation, while its exterior walls are clad with painted turquoise color horizontal weatherboard siding with painted white 1" by 6" corner boards. The home's side-gabled roof is moderately-pitched, with brown wood shingles and painted white boxed eaves. A prominent tower, with a polygonal roof, is located on the west-facing roof slope overlooking the façade. A gable ornament is located in the south elevation's upper gable end. There are two corbelled red brick chimneys: one tall chimney is near the west end of the south elevation; the other chimney is on the roof ridge. A canted hipped-roof bay, with four 1/1 double-hung sash windows, is located on the south elevation. Windows elsewhere are primarily single and paired 1/1 single-hung sash and double-hung sash, with painted cream white wood frames and surrounds. A painted turquoise and white wood-paneled front door, with one upper sash light, and with a transom light, enters the north end of the façade (west elevation) from an open wraparound front porch. The porch features a wood plank floor, a painted white open wood railing, turned columns with brackets, and a low-pitched hipped roof.
22. Architectural style: **Late Victorian / Queen Anne**
 Building type:

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23. Landscape or special setting features:

This well-maintained property is located on the east side of North Oak Street, the second house south of Gregory Avenue. The front yard is professionally landscaped with native plants, flowers, and a spruce tree.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1899**
 Source of information: **Telluride Daily Journal, April 8, 1899; Sanborn Insurance maps**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **E. L. Sleeper**
 Source of information: **Telluride Daily Journal, April 8, 1899**

29. Construction history:

This house was built in the spring of 1899 as a residence for Mr. and Mrs. E. L. Sleeper. On April 8, 1899, the *Telluride Journal* reported: "E. L. Sleeper has purchased the old Howell property near the upper end of Oak Street and is making material improvements thereon. Sanborn Insurance maps and subsequent newspaper articles corroborate the 1899 date of construction. By 1907, the property was owned by Morris and Kate Lehmann. The dwelling was moved off of its foundation and substantially damaged in the Cornet Creek flood of June 27, 1914. The *Telluride Journal* reported on the flood's path in its issue published on July 28, 1914:

Continuing its course southeast, the Morris Lehmann property was torn from its foundations by the fury of the slide. The four room cottage occupied by Mr. and Mrs. E. E. Blakely was crushed and crowded against the eight room dwelling adjacent, the home of Mr. and Mrs. Lehmann. The larger building was thrown over against a tree, and though now tilted at an angle of 40 degrees, Mr. Lehmann is hopeful that the greater portion of the contents, furniture, etc., can be saved, though both residences are total wrecks, hardly fit for kindling wood.

A popular 1914 photo of the dislodged Lehmann house is on file with the Telluride Historical Museum and with the Denver Public Library, Western History Photos database. Despite the *Journal's* assessment that the house was "hardly fit for kindling wood," it was moved back onto its foundation and rehabilitated after the flood.

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:

This house was built in 1899, and was originally the residence of Mr. and Mrs. E. L. and Jessie Sleeper. Born in Canada in January of 1856, E. L. Sleeper immigrated to the United States, with his family, at the age of eight. Jessie Sleeper (maiden name unknown) was born in Ohio, in October of 1871. E. L. and Jessie were married in 1892 and by the turn of the twentieth century, they had one child, a son named Leslie, born in May of 1893. E. L. was involved in mining enterprises in and around Telluride in the late 1890s and very early 1900s. Circa 1903, the Sleeper family moved to North Carolina where E. L. worked with an investment and prospecting company. In February of 1904, the *Telluride Journal* reported that Mr. Sleeper anticipated moving to Alaska in May of that year. No further information regarding the Sleeper family was located through U. S. census records and online genealogical sources.

Upon leaving Telluride circa 1903, the Sleepers sold their North Oak Street home to Morris and Kate Lehmann. Morris had been born in Iowa, in 1862, while Kate (maiden name unknown) had been born in Ireland, circa 1865. Mr. Lehmann was a Telluride merchant during the early twentieth century. In November of 1907, he acquired an interest in the National Club, a popular drinking establishment located in the Nunn and Wrench Block at the southeast corner of Colorado Avenue and Pine Street. As reported by the *Telluride Journal* on November 7, 1907:

L. S. McConnell has disposed of his interest in the National Club to Morris Lehmann and hereafter the firm name will be known as Joseph King and Co., the new owners taking charge at 6 o'clock yesterday evening. Sunday morning Morris will go out to Denver and when he returns will be accompanied by Mrs. Lehmann, and they will occupy the Sleeper residence on North Oak Street which Mr. Lehmann has owned for some years.

The Lehmann's house was moved off of its foundation and substantially damaged in the Cornet Creek Flood which occurred on July 27, 1914. The E. E. Blakely house, north of the Lehmanns, was washed downstream in the torrent, dislodging the Lehmann house from its foundation and leaving it braced against a tree, at a peculiar forty degree angle in the mud that remained. Mrs. Blakely (given name unknown) was reportedly the flood's only fatality. Following the flood, the Lehmann house was placed back on its foundation and rehabilitated. Mr. and Mrs. Lehmann continued to live in the home for a time before moving to Denver. They are recorded in the 1920 census as residing at 1848 Broadway in downtown Denver. Mr. Lehmann's occupation at that time is listed as "hotel proprietor." The 1929-1930 Denver Sanborn Insurance map depicts the De Soto Hotel at 1848 Broadway. Morris Lehman passed away in 1928, at the age of 66. He is interred at Congregational Emanuel Cemetery in Denver.

Oral sources indicate that in later years, this house was the residence of Jack Hawkins. In the 1980s it was owned by Gordon G. Waterfall of Tucson, Arizona. Deborah Wooddell owned the property from circa 1993 to 2006. David B. Kirk and Caroline Landry are the current (2011) owners. They purchased the property in April of 2006, according to San Miguel County Assessor records.

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36. Sources of information:

Barbour, Elizabeth. *Telluride Images of America*. Charleston, SC, et. al.: Arcadia Publishing, 2006.

Colorado Business Directory listings for Telluride, 1881-1950.

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

Telluride Journal, April 8, 1899, p. 3.

Telluride Journal, February 4, 1904, p. 3.

Telluride Journal, November 7, 1907, p. 3.

Telluride Journal, November 21, 1907, p. 3.

"Monday's Terrible Flood." *Telluride Journal*, July 28, 1914, p. 1.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

"Find A Grave." www.findagrave.com

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

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray:

Western Reflections Publishing Company, 2000.

"San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.net/>

San Miguel County Property Appraisal Record.

Sanborn Insurance maps for Telluride, August 1886, October 1890, February 1893, December 1899, July 1904,

November 1908, October 1922.

Sanborn Insurance map for Denver, 1929-1930.

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

Telluride Historical Museum. Barbour, Elizabeth. *Telluride Images of America*. Charleston, SC, et. al.: Arcadia

Publishing, 2006.

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

Trommer, Wahtola. *Telluride's Victorian Vernacular: A Walking Tour*. Telluride: Telluride Historical Museum, 2001.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

xx 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;

xx 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.

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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
- xx** 7-505.A.4. The structure has a unique historical significance beyond a local level
- xx** 7-505.A.5. The parcel was the site of an important historic event or activity
- xx** 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture; Ethnic Heritage/European**
40. Period of significance: **1899; 1899-ca. 1917**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This house is architecturally significant for its Queen Anne style of architecture dating from the Late Victorian period. Notable Queen Anne elements include a prominent polygonal-roofed tower, gable ornaments, corbelled brick chimneys, a canted hipped-roof bay, and a wraparound front porch with turned columns and brackets. The house is also historically significant for its association with Telluride's residential development dating from the time of its construction in 1899. Through the late 1910s, it was successively the home of E. L. Sleeper, a mining entrepreneur, and Morris Lehmann, a Telluride merchant. The house accrues additional significance for its well-documented association with the Cornet Creek flood of July 27, 1914. Displaying a reasonably high standard of integrity, this property is individually eligible for the National and State Registers. It also qualifies as a contributing property within the Telluride National Landmark Historic District.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably 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.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

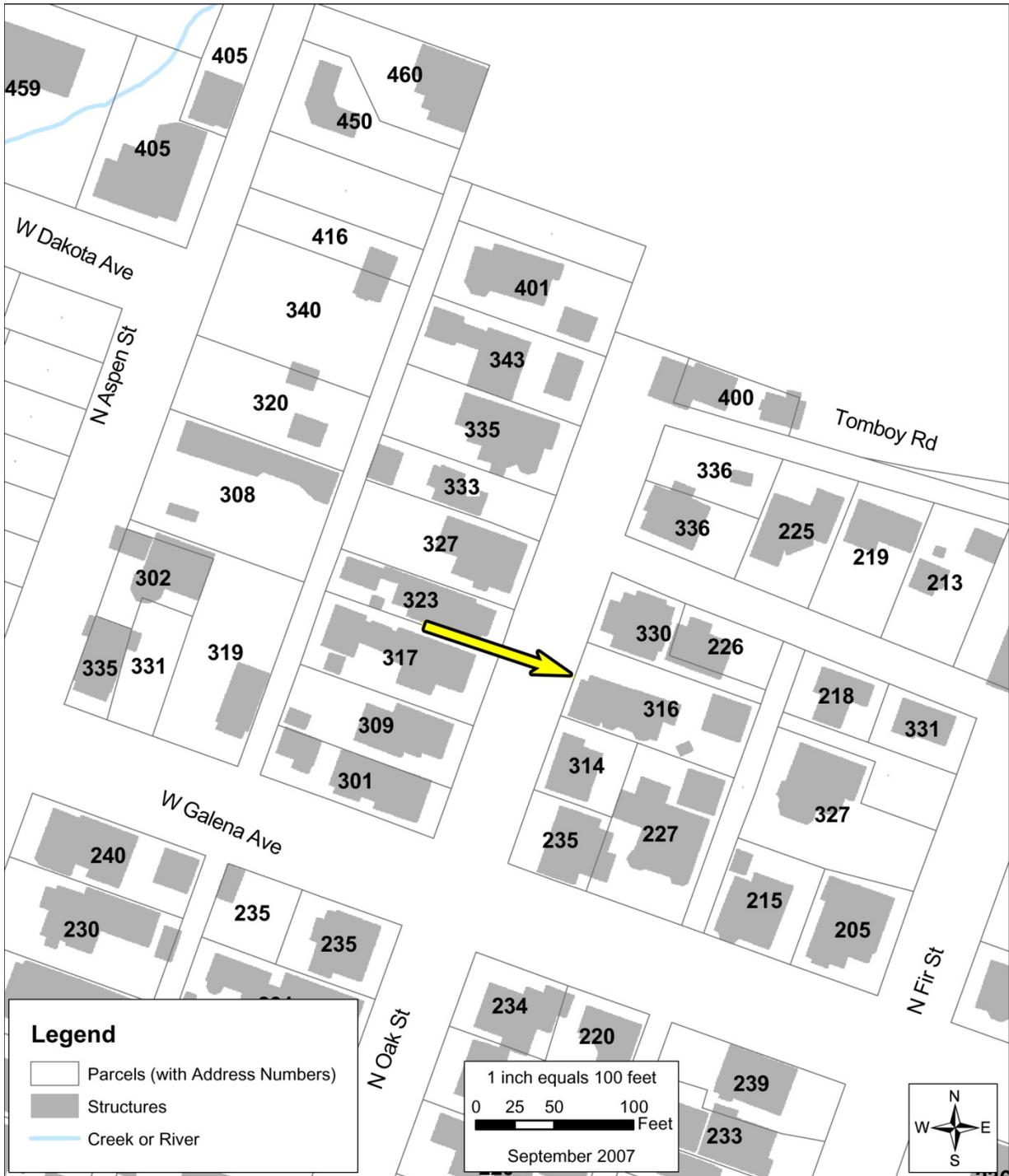
44. National Register eligibility field assessment: **Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Contributing to District**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the Telluride National Historic Landmark 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 #7, Images 4-6 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | June 14, 2011 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams | | Telluride, CO 81435 |
| | Karen McWilliams | | |
| 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



Architectural Inventory Form

Location Map

