

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.1693/THAS87**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Kees/Bonner House**
- 7. Building Address: **350 (400) N. Oak Street**
- 8. Owner Name and Address: **William Carl Kees and Susan Bonner
P.O. Box 931
Telluride, CO 81435**

Parcel number(s):	456536406040



THLD RATING:	Primary - Noncontributing Without Qualifications Barn/Secondary Residence - Noncontributing Without Qualifications
---------------------	---

Architectural Inventory Form

Page 2 of 7

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** **252972 mE** **4202676 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 1, Block A**
 Addition: **Halls Addition** Year of addition: **1907**
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: **1216 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This is a wood frame dwelling composed of a central 2.5-story gabled section, with a one-story gabled extension to the east elevation, and a one-story shed-roofed extension to the west elevation. The building is supported by a low uncoursed stone foundation, and its exterior walls are clad with painted pale green horizontal wood siding with painted olive green 1" by 4" corner boards. The gable and shed roofs are covered with metal roofing material, and the eaves are boxed with painted olive green boxed eaves. The house's windows are primarily non-historic casements, with painted olive green wood frames and surrounds. A non-historic stained natural brown wood-paneled door, with an upper sash light, enters the east elevation from a full-width front porch. This porch features a wood plank floor, painted olive green 6" by 6" wood post supports, and a gable roof. Another stained natural brown wood-paneled door, with two upper sash lights, enters the shed-roofed extension on the west elevation.
22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features:
This property is located at the northeast corner of N. Oak Street and Tomboy Road, at the northern edge of the Telluride National Historic Landmark District. A planted grass yard extends to the south and east of the dwelling. This property was surveyed with the address of 350 N. Oak Street in 1987; it now (in 2007) has the address of 400 N. Oak Street, or possibly 400 Tomboy Road.

Architectural Inventory Form

Page 3 of 7

24. Associated buildings, features or objects:

Barn / Secondary Residence (THAS #87)

A 1.5-story, rectangular-shaped, wood frame secondary structure is located east of the dwelling. This building measures approximately 14' N-S by 20' E-W, and is supported by a low sandstone foundation. It has unpainted vertical wood plank exterior walls, and a steeply-pitched saltbox roof with corrugated metal roofing material. A set of paired wood-paneled doors, each with two upper sash lights, enter the west elevation from a 2-step wood stoop beneath an intersecting gable porch hood. Three large non-historic single-light windows penetrate the south elevation, facing Tomboy Road.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:
- Source of information: **"Historic Building Inventory Record" prepared by Front Range Research Associates, May 1986.**
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:
- According to the previous survey conducted by Front Range Research Associates in 1986, this dwelling was erected in 1900. The dwelling and barn (THAS #87) are both depicted on the 1922 Sanborn map. Earlier Sanborn maps for Telluride unfortunately do not extend this far north.**
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**
35. Historical background:
- San Miguel County Assessor records and a previous inventory form for this property (prepared by Front Range Research Associates in 1986), estimates that this house was built in 1900. Biographical information about families and individuals associated with the property during the early twentieth century has not been uncovered.**

Architectural Inventory Form

Page 4 of 7

36. Sources of information:

San Miguel County Assessor records.

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 Whitacre, Christine. Historic Building Inventory Record, May 1986.

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

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 during the early 1900s. Due to a loss of integrity, however, both the primary and barn/secondary residence may be regarded as "noncontributing without qualifications" resources within the Telluride National Historic Landmark District.

Architectural Inventory Form

Page 5 of 7

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. A sense of time and place relative to how the e property appeared in the early 1900s is no longer intact.

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): | CD #7, Images 201-205 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | 10/15/2007; 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

