

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_\_ Determined Eligible- NR

\_\_\_\_\_ Determined Not Eligible- NR

\_\_\_\_\_ Determined Eligible- SR

\_\_\_\_\_ Determined Not Eligible- SR

\_\_\_\_\_ Need Data

\_\_\_\_\_ Contributes to eligible NR District

\_\_\_\_\_ Noncontributing to eligible NR District

## I. IDENTIFICATION

- 1. Resource number: **5RT.2049** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145014001**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Kernaghan House, Monson House**
- 6. Current building name: **Sequoia Club Building / Sequoyah Club Building**
- 7. Building address: **141 9th Street**
- 8. Owner name and address: **Sequoia Syndicate LLP**  
**P. O. Box 773600**  
**Steamboat Springs, CO 80477-3600**



National Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Eligible**

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**II. Geographic Information**

9. P.M. **6th** Township **6N** Range **84W**  
**SE ¼ of SE ¼ of SE ¼ of SW ¼ of section 8**
10. UTM reference (NAD27)  
Zone **13**; **344515** mE **4483277** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **East 37½ feet of Lot 2** Block: **14**  
Addition: **Original Addition to Steamboat Springs** Year of Addition: **1884**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **1728 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Hipped Roof / Gable-on-Hip Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Fence**
21. General architectural description:  

**This building consists of an original (1900), Late Victorian era dwelling with a large (circa 2000) addition to the southwest elevation. The building is supported by a low stone or concrete foundation, while its exterior walls are clad with painted grey horizontal weatherboard siding with painted blue 1" by 4" corner boards and trim. A sign on the addition's southwest elevation advertises: "LANDMARK CONSULTANTS INC. ENGINEERING & SURVEYING." The original house is covered by an intersecting hip and gable roof, while the large addition is covered by a hip roof. The entire roof is covered with metal and the eaves are boxed. A painted blue wood-paneled door, with a transom light, and with a distinctive oval-shaped upper sash light, enters the southeast elevation from an open front porch. The words: "SEQUOIA CLUB BUILDING" are carved in this door. The porch floor is made of recycled material, and the porch also features an open wood railing with turned balusters, square bracketed columns, and a low-pitched hipped roof with an intersecting gable at the entry. This porch extends to cover the addition's southeast elevation, where there is another entry door. This is a painted blue door, with painted red trim, and with a segmental arch transom light and flanking sidelights. The words "SEQUOYAH CLUB BUILDING" are etched in the transom light. A two-story hipped-roof bay, with three 1/1 double-hung sash first story windows, and three 1/1 double-hung sash second story windows, and with a dentil course, is a prominent architectural feature on the northeast elevation, facing Oak Street. Windows elsewhere are primarily 1/1 double-hung sash with painted red wood frames, painted blue wood surrounds, and simple wood pediments.**

22. Architectural style/building type: **Late Victorian era Gable-on-Hip Roof Dwelling**

23. Landscaping or special setting features:

**This well-maintained property is located at the western corner of 9th and Oak Streets. The building is flanked by a nicely-landscaped planted grass lawn with two large fir trees in the front yard near 9th Street. A black wrought iron fence parallels the sidewalks along Oak and 9th. A small asphalt-paved parking lot and an asphalt-paved alley are located to the southwest.**

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

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate:           Actual: **1900**

Source of information:                   **Steamboat Pilot, September 5, 1900, p. 1.**

26. Architect:                                   **Unknown**

Source of information:                   **N/A**

27. Builder/Contractor:                   **Unknown**

Source of information:                   **N/A**

28. Original owner:                         **William H. and Agnes B. Kernaghan**

Source of information:                   **Steamboat Pilot, September 5, 1900, p. 1.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):

**This house was built at the turn of the twentieth century, as a residence for William H. and Agnes B. "Blanche" Kernaghan who were married in August of 1900. On September 5th of that year, the Steamboat Pilot reported: "On Wednesday evening August 29th, Dr. William Kernaghan and Miss Blanche Monson were united in the bonds of matrimony: that they would "take up residence in their beautiful new home at the corner of 9th and Oak Streets." Routt County Assessor records indicate that the large addition to the southwest elevation (as described above in section 21) was completed in 2000. The entire building was then uniformly covered with metal roofing material. The 1/1 double-hung windows also appear uniform on both the historic building and the 2000 addition. Thus, it is possible that the historic windows' glazing patterns were altered at that time.**

30. Original location: **Yes** Date of move(s): **N/A**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s):                         **Domestic / Single Dwelling**

**Health Care / Clinic**

32. Intermediate use(s):                   **Domestic / Single Family Dwelling**

33. Current use(s):                         **Commerce/Trade / Professional**

34. Site type(s):                            **Historically a single family residence and doctor's office; presently professional offices**

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35. Historical background:

The original, residential portion, of this building was built in 1900 and was originally the home of William H. and Agnes B. "Blanche" Kernaghan. The son of Irish immigrants, William Kernaghan was born in Canada in January 1864. He obtained a medical degree and moved to Steamboat Springs in 1890 where he began to practice medicine. Dr. Kernaghan succeeded the practice of Dr. Lucien D. Campbell, and was reportedly Steamboat's only physician for a number of years. Apart from his medical practice, Dr. Kernaghan also partnered with Charles E. Baer in establishing a drugstore and sporting goods business, reportedly located in the Welcome Hotel building.

Dr. Kernaghan was married to Agnes B. Monson on August 29, 1900. Known as Blanche, she had been born in September 1877, the daughter of Henry Clay and Ida A. Monson. Residents of California at that time, the Monson family then included: Henry C. (born in Illinois in January 1847); his wife Ida A. (born in California in September 1854); their eldest daughter, Lanna L. (born in California in May 1872); and their eldest son, James K. (born in California in February 1874). Following Blanche's birth, two more sons were born in California, Hugh E. in October 1879, and Clay K. in May 1884. The Monson family then moved to Steamboat Springs where another son, Ray C., was born in October 1886. Stalwart pioneer farmers, the Monsons erected a log home and barn near the corner of 9th and Pine Streets, a block northeast of this location.

Following their marriage, William and Blanche Kernaghan moved into this newly-built home, in September 1900. A daughter, Lillian, was born in June 1901. The Kernaghan family lived in Steamboat Springs until 1920. They then moved to Los Angeles, where Blanche had spent her early childhood years. Dr. William H. Kernaghan died in Los Angeles on October 2, 1931 at the age of 67, survived by his wife, Blanche, and daughter, Lillian. Blanche Kernaghan continued to live in Los Angeles until she too passed away on December 15, 1961. Lillian Kernaghan graduated from the University of Southern California and embarked on a teaching career in the Los Angeles area. She was perhaps married to Joseph Brown, in Ontario, California.

After the Kernaghans moved to Los Angeles in 1920, ownership of this house was transferred to the Monson family. It was home of Ray Monson (Blanche's younger brother) for many years. Ray and other family members maintained a service station in Steamboat Springs through at least the 1960s. Monson Hall, on the Colorado Mountain College campus, was named for the Monson family. It was razed in June 2011 to provide for the construction of a new 60,000 square-foot administration and classroom building. This property at the corner of 9th and Oak, meanwhile, passed out of the Monson family in the early 1970s, and was converted into professional office space. In the late 1970s and early 1980s, John H. Grassby and Michael J. Holloran had their attorney practice located here. Mr. Holloran has remained in practice at this location to the present time (2012). Other members of the firm over the years have included Donald S. Burris, Robert H. Stickler, and Robert Weiss. In 2012, the building is also home to Landmark Consultants Inc., and engineering and surveying firm.

## 36. Sources of information:

**Kernaghan and Monson family photos, accessed through the Tread of Pioneers Museum,**  
[www.treadofpioneers.org/photos](http://www.treadofpioneers.org/photos)

**"Monson Hall Demolition Begins on CMC Campus." *Steamboat Today*, June 27, 2011.**  
[www.steamboattoday.com](http://www.steamboattoday.com)

**Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.**

**Routt County Assessor, Commercial Property Appraisal Record.**

**"Routt County Assessor/Treasurer Parcel Detail Information."**

**"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.**

**U. S. federal census records, accessed through HeritageQuest and the Denver Public Library at**  
<http://ezproxy.denverlibrary.org>

**"William H Kernaghan." <http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=dsb4&id=11884>**

**VI. Significance**

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

38A Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

**xx** 1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those

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distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

39. Area(s) of significance: **Health / Medicine**

40. Period of significance: **1900-1920**

41. Level of significance: **Local**

42. Statement of significance:

**This property is historically significant, relative to National Register Criterion B, for its initial association with Dr. William H. Kernaghan and his wife Blanche Kernaghan (nee Monson), as well as for its later association with the Monson family. Dr. Kernaghan made notable contributions to Steamboat Springs' history as one of the community's earliest physicians beginning in 1890. This building was his place of residence between 1900 and 1920, and he also had his medical practice here during many of those years. The Monson family also made notable contributions to Steamboat Springs' historical development. They were a pioneer family, having arrived in Steamboat Springs in the 1880s, and later operated a service station for several decades. The Monson's civic service to the community was such that Monson Hall on the Colorado Mountain College campus was named in their honor. Due to some loss of integrity, this property may be considered ineligible for individual listing in the national and state registers; however, it may be regarded as eligible for local landmark designation by the City of Steamboat Springs.**

43. Assessment of historic physical integrity related to significance:

**This property displays a somewhat below average level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The building's integrity has been diminished by the construction of a large addition and some alterations. Apart from its size, however, the addition is well-executed. It is compatible with the original building in terms of its materials, roof form, and architectural details. Evidence of the historic building remains sufficiently intact for this property to qualify for local landmark designation.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? **No**

Discuss: **This property is located outside the boundaries of a proposed Downtown Steamboat Springs National Register historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #2, Images 7-8, 37, 40**

CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey Phase IX**

49. Date(s): **July 31, 2012**

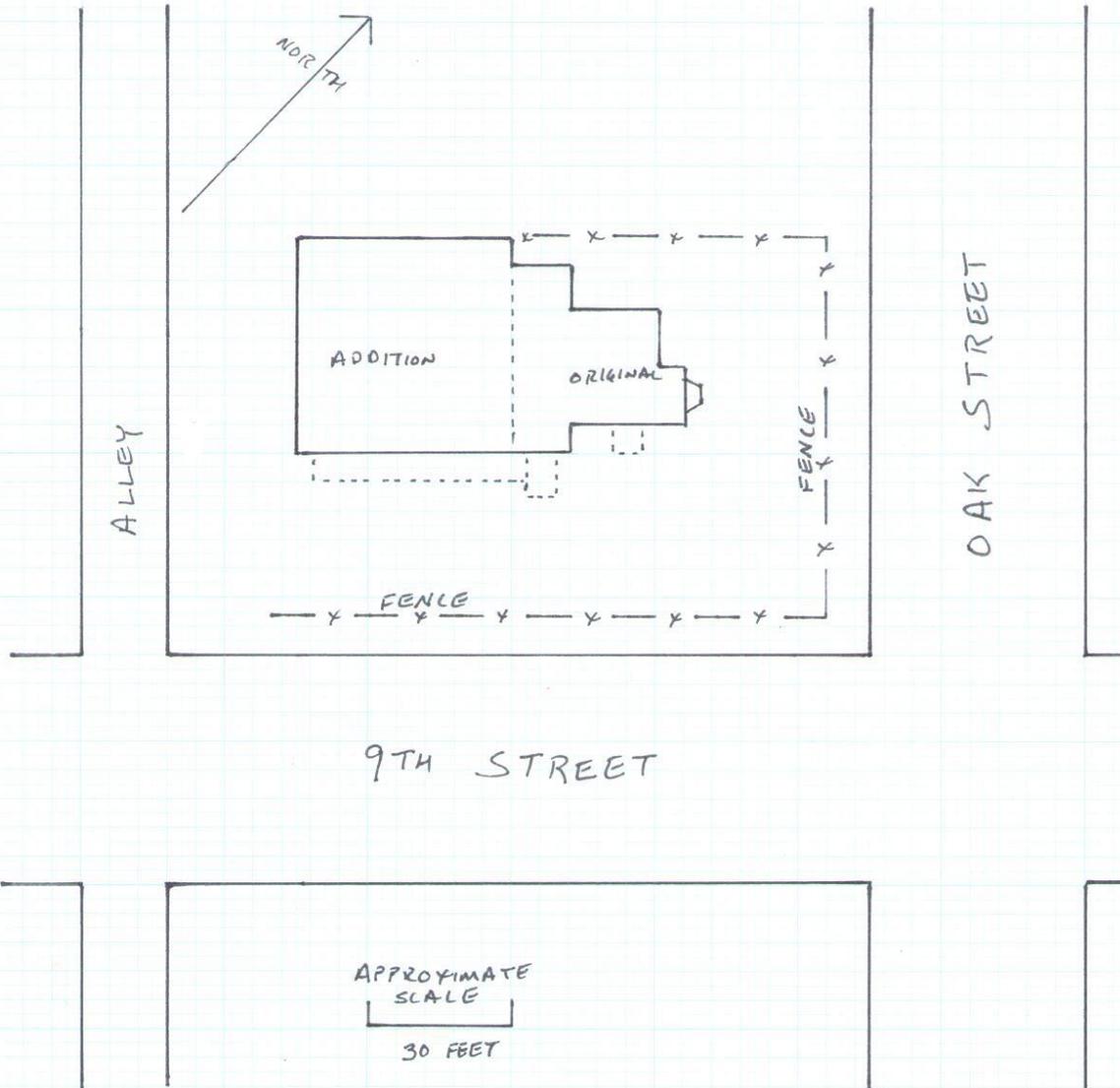
50. Recorder(s): **Carl McWilliams, Karen McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

### Sketch Map



### Location Map

