

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.1585**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Bleak House**
- 7. Building Address: **551 W Colorado Avenue**
- 8. Owner Name and Address: **Louise Jamail
1612 Haver Street
Houston TX 77006**

Parcel number(s):

456536315019



THLD RATING:	Contributing to District
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Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252525 mE** **4202578 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 13, Block 9**
 Addition: **West Telluride Addition** Year of addition: **1891**
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): **Rectangular Plan**
15. Dimensions in feet: **Length: 42 feet x Width: 20 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Asphalt**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This 1890s-era wood frame dwelling consists of a main 1.5-story front gabled section, which measures 16' N-S (across) by 24' E-W (deep), and a one-story shed-roofed extension to the north (rear) elevation, which measures 18.5' N-S by 20'5' E-W. Overall, the building measures approximately 42.5' N-S by 20.5' E-W. Its foundation probably consists of stone piers, and its exterior walls are clad with rolled brown asphalt siding exhibiting a faux brick pattern. The front gable roof over main 1.5-story section is steeply-pitched, and is covered with brown metal roofing material. The eaves are boxed with painted white wood trim, and a red brick chimney is located on the roof ridge. The house's façade faces toward Colorado Avenue on the south elevation. A painted white wood-paneled door, with four upper sash lights and a transom light, enters the east end of the façade from a full-width front porch. This porch features a tongue-in-groove wood floor, painted white square wood posts, and a low-pitched hip roof. A boxed bay, with four 1/1 double-hung sash windows, projects out onto the porch to the west of the entry door. A set of paired 1/1 double-hung sash windows are located in the façade's upper gable end, overlooking the porch roof. Two 1/1 double-hung sash windows, with painted white wood frames and surrounds, penetrate the west elevation. Two historic (but perhaps not original) single-light windows, with painted white wood frames and surrounds, penetrate the east elevation. One 1/1 double-hung sash window, penetrates the upper gable end on the north (rear) elevation. A rear entry door enters the shed-roofed extension from beneath a 4' by 8' lean-to near the east end of the north elevation.

Architectural Inventory Form

Page 3 of 7

22. Architectural style: **Late Victorian**
 Building type:

23. Landscape or special setting features:

This property is located on the north side of Colorado Avenue in the block between Townsend and Davis Streets, near the west end of the Telluride National Historic Landmark District.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:
 Source of information: **Sanborn Insurance maps, February 1893 and December 1899.**

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 1902 as this house's year of construction. Sanborn Insurance maps, though, indicate that the house was built a few years earlier, between 1893 and 1899. The February 1893 Sanborn map depicts this lot as undeveloped; however, the December 1899 Sanborn map appears to depict this house, including both the 1.5-story gabled portion and the shed-roofed extension to the north elevation. There have been no additions to the house following its original 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 dwelling**

35. Historical background:

The West Telluride Addition was platted in 1891. By 1900, houses had been built on most of the lots in this block on the north side of West Colorado Avenue; however, some lots near the west end of this block were not developed until after the turn of the twentieth century. San Miguel County Assessor records list 1902 as this house's year of construction; however, Sanborn Insurance maps indicate it was built prior to December of 1899. Information pertaining to families and individuals who lived in this home during the early 1900s has not been uncovered. From 1986 to 2012, this property was owned by Louis and Ruth Mindling. The property is now owned by Louise Jamail.

Architectural Inventory Form

Page 4 of 7

36. Sources of information:

San Miguel County Assessor records.

San Miguel County Commercial 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.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

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: **N/A**

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

42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development beginning circa 1898. It is also architecturally significant as a representative 1½-story vernacular dwelling from the late Victorian era. Although this house appears in poor condition and is currently suffering from neglect, it displays a high standard of integrity and rates as a "contributing" resource within the Telluride National Historic Landmark District.

Architectural Inventory Form

Page 5 of 7

43. Assessment of historic physical integrity related to significance:

This house displays a high level 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. There have been no additions, and no notable adverse alterations to the original building. The most notable alteration is the application of rolled asphalt siding in a faux brick pattern. The siding, though, was likely applied well over fifty years ago, and it is representative of modest changes to Telluride's historic mining-era buildings which were carried out in part to provide protection from the region's heavy snow fall, and in part for aesthetic reasons.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not 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 #5, Images 157-161 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | 07/31/2007; revised 4/10/2012 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 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

