

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403

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.1813** Parcel number(s): **477901110007**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **“Relay House”, Batchelder House, Gore House**
- 6. Current Building Name: **Rosner / Libke House**
- 7. Building Address: **601 E. Colorado Ave.**
- 8. Owner Name and Address: **Cheryl Rosner and Todd Libke  
PO BOX 4233  
Telluride, CO 81435**

<b>477901110007</b>



THLD RATING

Non-contributing with Qualifications

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253524 mE** **4202212 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 16, Block 27**  
 Addition: **East Telluride Addition** Year of addition: **1898**
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: **3042 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormers, Decorative Shingles, Garage/Attached Garage, Fence**
21. General architectural description:  
**This residence consists of a historic 1½-story front gabled dwelling (moved to this location in 1982), with a large 1½-story cross gabled addition to the north elevation, erected after the historic dwelling was moved to this location. The original portion measures 30' N-S by 24' E-W; the addition measures 36' N-S by 24' E-W, and is offset 6½' west of the original. The entire residence is supported by a poured concrete foundation, and its exterior walls are clad with painted mint green horizontal weatherboard siding with painted cream white 1" by 4" corner boards. Painted mint green variegated wood shingles appear in the upper gable ends. Underneath its siding, the original building is of squared log construction. The cross gabled roof is covered with metal roofing material, and the eaves are boxed with painted cream white and mint green wood trim. A shed-roofed dormer with two 1x1 horizontal sliding windows is on the original east-facing roof slope, along with three skylights. Another shed-roofed dormer, with two 1x1 horizontal sliding windows is on the original west-facing roof slope, along with two skylights. The dwelling's asymmetrical facade faces E. Colorado Avenue on the south elevation. A painted salmon color glass-in-wood-frame door, with a transom light, enters the east end of the facade from an open 4-step front porch. This porch measures six feet square, and has a poured concrete floor, a painted cream white open wood railing and square wood posts, and a hipped roof. A painted salmon color wood-paneled door, with an upper sash light, enters the west elevation from a 3-step wood porch. A painted salmon color wood-paneled door enters the addition's east elevation. Two upper half story porches are recessed under intersecting gables, respectively on the addition's east and west elevations. The north end of the addition's ground floor level comprises an attached garage, with vehicular access from Hemlock Street provided via a mint green color metal-paneled rollaway garage door at the north end of the west elevation. Canted hipped-roof bays, each with three 1/1**

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double-hung sash windows, are respectively located on the south and west elevations. A canted hipped-roof oriel window is in the addition's upper gable end, above the garage door near the north end of the west elevation. Oculus windows penetrate the upper gable ends on the east and west elevations, above the upper half story porches. Other windows are primarily 1/1 double-hung sash with painted cream white wood frames and surrounds.

22. Architectural style: **Modern Movements / Neo-Victorian**  
 Building type:

23. Landscape or special setting features:  
**This well-maintained property is located at the northeast corner of E. Colorado Avenue and Hemlock Street, a few blocks east of downtown Telluride. A painted white picket fence encloses a wide side yard to the east, and farther east, a historic black wrought iron fence parallels the front sidewalk along Colorado. The grounds are nicely landscaped with low native plants, flowers and shrubs. An asphalt paved alley is behind the property to the north.**

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

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1888** Actual:  
 Source of information: **Davis, Martinique. "Wagon Train Stopover' Transformed into a Stately Presence on East Main Street." *Telluride Watch*, n. d.**

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

27. Builder: **Samuel Dearborn Batchelder**  
 Source of information: **Davis, Martinique. "Wagon Train Stopover' Transformed into a Stately Presence on East Main Street." *Telluride Watch*, n. d.**

28. Original owner: **Samuel Dearborn Batchelder**  
 Source of information: **Davis, Martinique. "Wagon Train Stopover' Transformed into a Stately Presence on East Main Street." *Telluride Watch*, n. d.**

29. Construction history:  
**Written by Martinique Davis, a concise history of this building appeared in the *Telluride Watch* newspaper under the heading "' Wagon Train Stopover' Transformed into a Stately Presence on East Main Street." According primarily to this article the original portion of this residence was built in the late 1880s on Dallas Divide about two miles north of where Highway 62 is now located. Samuel Dearborn Batchelder, its original owner, constructed the building of locally cut squared logs. Batchelder operated a way station on Dallas Divide for drivers and others hauling supplies from Montrose to Telluride. The property stood at its original location for the better part of a century before it was moved to Telluride in 1982 by Joann and Robert Miller of Anchorage, Alaska.**

30. Original location: Moved:  Date of move(s): **1982**

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s):                   **Domestic / Single Dwelling  
Hotel (Way Station)**
32. Intermediate use(s):           **Domestic / Single Dwelling**
33. Current use(s):                   **Domestic / Single Dwelling**
34. Site type(s):                     **Single Family Residence**

35. Historical background:

Written by Martinique Davis, a concise history of this building appeared in the *Telluride Watch* newspaper under the heading "'Wagon Train Stopover' Transformed into a Stately Presence on East Main Street." According primarily to this article the original portion of this residence was built in the late 1880s on Dallas Divide about two miles north of where Highway 62 is now located. Samuel Dearborn Batchelder, its original owner, constructed the building of locally cut squared logs. Batchelder operated a way station on Dallas Divide for drivers and others hauling supplies from Montrose to Telluride. Born in Massachusetts in 1851, Samuel D. Batchelder came to Colorado in the 1880s. He was married to Ellen T. Batchelder (maiden name unknown) who had been born in Michigan in August of 1855. Samuel and Ellen had two sons and one daughter, Allen T. (born in 1889), Byron D. (born circa 1891), and Bertha A. (born circa 1898). In 1920, the Batchelders were living and farming in the Leopard Creek precinct of San Miguel County, according to that year's federal census. Ellen Batchelder died in December of 1928, followed by Samuel who passed away in 1932. Both are interred at the Dallas Park Cemetery in Ridgeway.

According to the article written by Ms. Davis, members of the Gore family (who were Batchelder descendants) owned and lived in this house until 1968. Originally a way station and residence for folks traveling by wagon between Montrose and Telluride, it was later used as a stopping point along the Denver and Rio Grande Southern Railroad. Completed to Telluride in 1890, the Denver and Rio Grande Southern provided the town's first rail connection to Ridgeway, by way of Dallas Divide in 1890. Wendell Gore, who reportedly was one of the last Batchelder descendants to live in the house, wrote a detailed history of the building which he presented to new owners Joann and Robert Miller of Anchorage, Alaska. The Millers moved the dilapidated log building to this location in Telluride in 1982 where it was later renovated with a large new addition. Subsequent owners at this location include the Larson, Sucharski, and Rosner/Libke families.

36. Sources of information:

Davis, Martinique. "'Wagon Train Stopover' Transformed into a Stately Presence on East Main Street." *Telluride Watch*, n. d.

"Find A Grave." [www.findagrave.com](http://www.findagrave.com)

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

San Miguel County Property Appraisal Record.

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

Telluride Historical Museum. [www.telluridemuseum.org](http://www.telluridemuseum.org)

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

U. S. Census records: 1920, Leopard Creek Precinct, San Miguel County, Colorado

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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

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

39. Area(s) of significance:    **N/A**

40. Period of significance:    **N/A**

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

42. Statement of significance:

**The original portion of this building is historically significant for its initial use as a way station on Dallas Divide. It was used there by people hauling supplies and traveling by wagon between Montrose and Ridgeway and Telluride. It is also significant for its slightly later use as a stopping point along the Denver and Rio Grande Southern Railroad route between Ridgeway and Telluride. The original building is also architecturally significant for its log construction and representative vernacular front gabled plan. Due to a substantial loss of integrity, however, the original building is no longer able to convey a strong sense of its historical and architectural significance and is rated "Non-contributing with qualifications.**

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43. Assessment of historic physical integrity related to significance:

**This well-maintained 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. The building lost its integrity of setting and location when it was moved from its original location on Dallas Divide in 1982. Its integrity of design, materials, workmanship, feeling, and association were further compromised when the log walls were sided, and the building was renovated with a large new addition at its present location.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? Yes                      No

Discuss: **This property is located outside the boundaries of the Telluride National Historic Landmark District.**

If there is National Register district potential, is this building:    Contributing    Noncontributing    N/A:

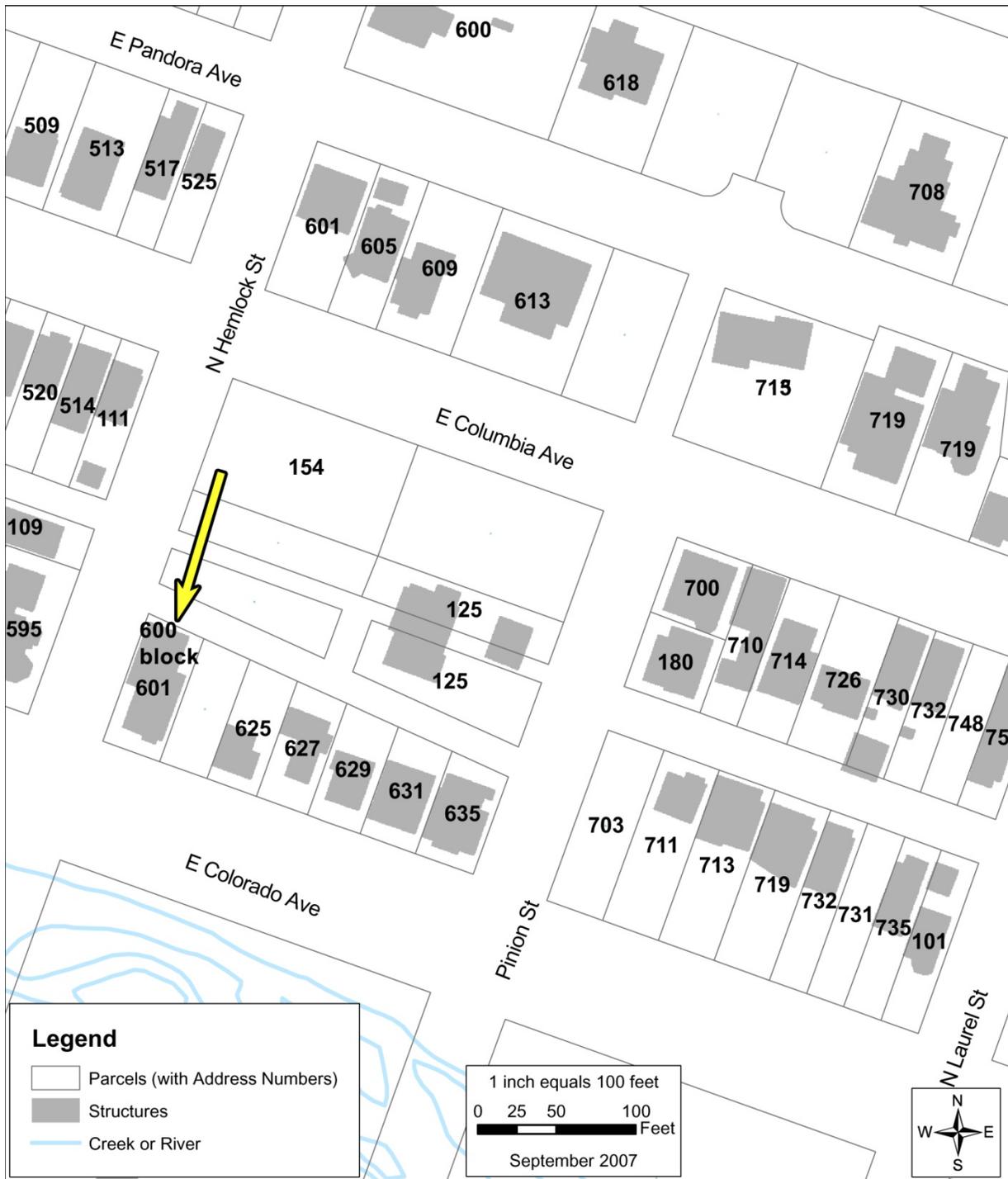
46. If the building is in existing National Register district, is it:    Contributing    Noncontributing  N/A:

### VIII. RECORDING INFORMATION

- |                           |                                                           |               |                                    |
|---------------------------|-----------------------------------------------------------|---------------|------------------------------------|
| 47. Photograph number(s): | <b>CD #6, Images 130-134</b>                              | CDs filed at: | <b>Town of Telluride</b>           |
| 48. Report title:         | <b>Town of Telluride Re-Survey of Historic Structures</b> |               | <b>Planning and Building Dept.</b> |
| 49. Date(s):              | <b>August 11, 2011</b>                                    |               | <b>113 West Columbia Avenue</b>    |
| 50. Recorder(s):          | <b>Carl McWilliams</b><br><b>Timothy Wilder</b>           |               | <b>Telluride, CO 81435</b>         |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |                                    |
| 52. Address:              | <b>Dogwood Court</b><br><b>Fort Collins, CO 80525</b>     |               |                                    |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |                                    |

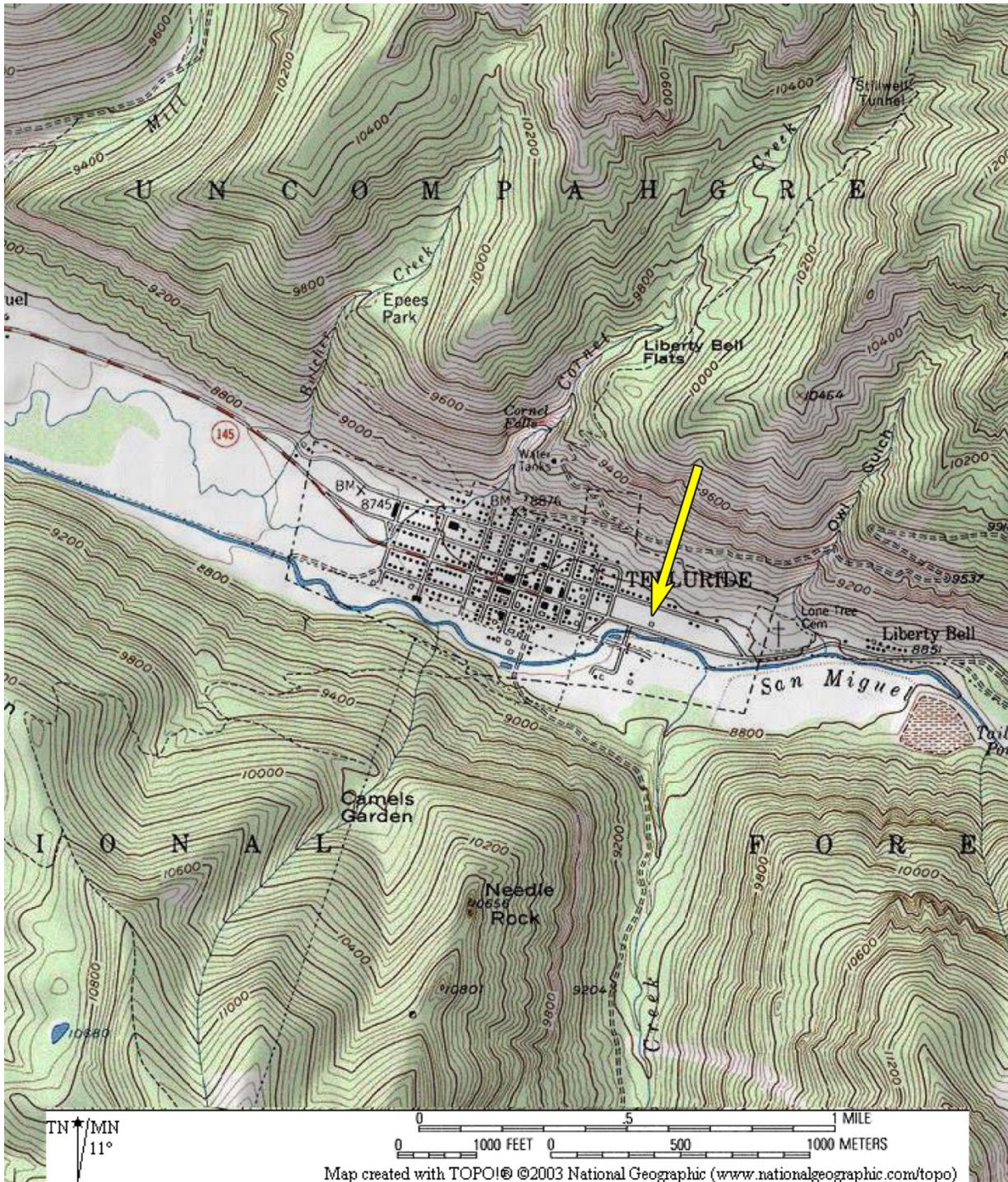
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



Map created with TOPO!® ©2003 National Geographic ([www.nationalgeographic.com/topo](http://www.nationalgeographic.com/topo))