

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.1785**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Mitchel House**
- 6. Current Building Name: **Halle House**
- 7. Building Address: **220 E. Columbia Avenue**
- 8. Owner Name and Address: **James S. Halle
P. O. Box 167
Stevenson, MD 211530167**

Parcel number(s):	477901117002



THLD RATING:	Supporting to District
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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** **253199 mE** **4202388 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 3, Block 9**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
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: **624 square feet**
16. Number of stories: **1**
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: **Fence**
21. General architectural description:
This single-story wood frame residence is composed of a three sections: a main front gabled section, to the north (front), which measures sixteen feet square, a slightly lower gabled section to the south (rear), which also measures sixteen feet square, and a shed-roofed extension along the east elevation, which measures 28' N-S by 8' E-W. The dwelling is supported by a poured concrete foundation covered by corrugated metal skirting above grade. The exterior walls of the gabled sections are primarily clad with white, undulated, asphalt shingle siding, while the exterior walls of the shed-roofed section are clad with painted white vertical wood siding. Portions of the south (rear) elevation are clad with painted white plywood, however. The roof is covered with corrugated metal roofing material, and the eaves are boxed with painted blue and white wood trim. A painted light blue wood-paneled door, with one upper sash light and a painted dark blue wood frame, enters an enclosed front porch, in the shed-roofed extension, at the east end of the north elevation (facade). A painted white wood-paneled door enters shed-roofed extension at the south end of the east elevation. The home's windows primarily feature painted blue wood frames and surrounds. A 15-light fixed-pane window penetrates the facade wall west of the entry door. The west elevation is penetrated by a 4x4 horizontal sliding window. Two single-light fixed-pane windows and a 1x1 horizontal sliding window penetrate the east elevation. The south elevation is penetrated by a 1/1 double-hung sash window, with a painted white wood frame and painted blue wood surrounds.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features:

This property is located on the south side of Columbia Avenue, the second house west of Willow Street. A small planted grass front yard is partially enclosed by a low woven wire fence. A short gravel driveway extends from Columbia Avenue to near the front northeast corner of the house. A fir tree is in the side yard east of the house.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1897** Actual:

Source of information: **Sanborn Insurance Maps**

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:

Sanborn Insurance maps indicate that the original section of this dwelling was built between February 1893 and December 1899. This original section measures approximately sixteen feet square and is depicted on the December 1899 Sanborn map. A second section, also measuring approximately sixteen feet square was built between 1899 and 1904, resulting in a dwelling which then measured approximately 16 feet east-west (across) by 32 feet N-S (deep). The Sanborn maps seem to indicate that the front section (which has a higher roof line), was the section built first, and that the rear section (which has a lower roof line) was the section built second. However, there is a strong possibility that the rear section was actually built first on the front part of the lot, between 1893 and 1899, and was then moved back on the lot to provide room for construction of the taller front section between 1899 and 1904. The shed-roofed extension along the east elevation is not depicted on Sanborn maps through 1922, and was thus evidently built after that date. This extension was reportedly a porch until 1970 when it was enclosed as part of remodeling work which occurred at that time. Another remodel in 1982 included application of the existing asphalt shingle siding. Door and window alterations also reportedly date from 1970 or 1982.

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:

The original part of this house was built in the mid-to-late 1890s. Robert and Gertrude Miller are listed as renting the property at this address in the 1920 federal census. Mr. Mitchel (then age 37) and Mrs. Mitchel (then age 32) were both natives of South Dakota. They had one son, named Standish, who was born in South Dakota, circa 1904. Mr. Mitchel worked as a "tram man [at] stamp mill" according to the census. Biographical information pertaining to other families associated with this property through the early 1900s has not been uncovered. Louis and Ruth Mindling, of Santa Monica, California, owned this property in the 1980s.

36. Sources of information:

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

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 Christine Whitacre. Historic Building Inventory Record, May 1986.

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit files.

U. S. Census Records.

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

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39. Area(s) of significance: **Architecture**
40. Period of significance: **Circa 1897**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development, dating from the time of its original construction prior to 1899, and from the time it was enlarged between 1899 and 1904. The house is also architecturally significant for its representative front gabled plan and modest scale. The dwelling has undergone changes over the years (as described in section 29 above), and as a result it no longer clearly contributes to the Landmark District's historic character. The dwelling, though, is judged to still convey a sense of its historic and architectural integrity. It seems to best fit in the Town of Telluride's "supporting" classification which is described as including "...buildings [that] have been altered by the addition of non-historic siding, picture windows, bay windows, historic porch enclosures, or new windows or doors." This is also consistent with National Register Bulletin 15 ("How to Apply the National Register Criteria for Evaluation") which notes that: "All properties change over time. It is not necessary for a property to retain all its historic physical characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity." The dwelling's essential features include its modest size, scale, and massing, as well as its overall simplicity and lack of ornate details.

43. Assessment of historic physical integrity related to significance:

This dwelling displays a somewhat less than ideal 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. Although the dwelling has not retained all of its historic features and characteristics, sufficient integrity remains for the dwelling to convey a sense of its historic identity. The shed-roofed addition along the east elevation was built after the district's period of significance; however, it is well over fifty years of age and it is compatible with and subservient to the original and pre-1904 construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**
 Local landmark eligibility field assessment: **Eligible / Supporting 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:

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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 289-291	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	August 8, 2011		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		

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Sketch Map



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Location Map

