

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.1724**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Miller House**
- 6. Current Building Name: **Kat Mak M LLC House**
- 7. Building Address: **542 W. Columbia Avenue**
- 8. Owner Name and Address: **Kat Mat M LLC
311 E. Chicago Street, Suite 210
Milwaukee, WI 53202**

Parcel number(s):

456536315007



THLD RATING:

Noncontributing Without Qualifications

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252549 mE** **4202611 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 29, 30, 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: **2299 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Dormer, Garage / Attached Garage, Fence**
21. General architectural description:
This building consists of an original (circa 1899) 1½-story, wood frame, front gabled dwelling, which measures 37' N-S (deep) by 19' E-W (across), and a long gabled addition to the south (rear) elevation, which measures 47' N-S by 19' E-W. The original house rests on a concrete block foundation, while its exterior walls are clad with gold color horizontal metal siding. The front gabled roof is steeply-pitched, and covered with metal roofing material. A shed-roofed dormer and a non-original red brick fireplace chimney are on the east elevation. The asymmetrical facade faces Columbia Avenue on the north elevation. A stained brown solid wood door, with three stepped upper sash lights, and covered by a metal storm door, enters the west end of the facade from an L-shaped porch which wraps around the home's front northwest corner. The porch features a poured concrete floor, a painted white open wood railing with turned balusters, painted white turned columns, and a low-pitched hipped roof. A large, non-original, fixed-pane window penetrates the facade wall east of the porch. Two non-original horizontal sliding casement windows penetrate the west elevation. The original home's other windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds. The long rear addition is somewhat lower than the original; however, a single-stall garage is incorporated into its ground floor level. The addition has a poured concrete foundation, while its exterior walls are clad with gold color horizontal metal siding. The addition's gabled roof is low-pitched, covered with metal roofing material, and with boxed eaves. A door, covered by a metal storm door, enters the garage at the south end of the west elevation. A brown metal rollaway garage door faces the alley on the south elevation. Another door enters the upper level from an elevated wood porch near the north end of the west elevation.

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

23. Landscape or special setting features:
This property is located on the south side of W. Columbia Avenue in the block between Townsend and Davis Streets. A chain link fence encloses the front yard and side yards. Mature landscaping features include native plants and flowers, spruce and aspen trees.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:
 Source of information: **Sanborn Insurance map, December 1899**

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

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Charles and Barbara Miller (probably)**
 Source of information: **U. S. Census, 1900, West Telluride Precinct, San Miguel County, CO**

29. Construction history:
San Miguel County Assessor records list 1900 as this building's year of construction. The dwelling is depicted on the December 1899 Sanborn Insurance map, however, indicating it was built just prior to the turn of the twentieth century.

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**

35. Historical background:
Sanborn Insurance maps and San Miguel County Assessor records indicate that this house was built circa 1899. Charles Miller (age 28) is listed as the head of household at this address in the 1900 federal census. Other family members at that time included his wife, Barbara (age 27), a son, Charles George (age 3), and a daughter, Gertrude Laura (age 1). Mr. Miller worked as a barber in Telluride. The Miller family is not listed as Telluride residents in the 1910, 1920, and 1930 census records. Biographical information about other families and individuals associated with this property during the early years of the twentieth century has not been uncovered. George and Gay Cappis owned and lived here from the 1940s to at least the mid-1980s. Gay Cappis served for many years as the Telluride City Clerk. More recent owners include James Little, and Robert and Priscilla Anderson.

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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

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:

This dwelling is historically significant for its association with Telluride's residential development dating from the time of its construction circa 1899. The house is also architecturally significant for its representative front gabled plan and Late Victorian era details. Due to a substantial loss of integrity, however, the property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This building 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 historic dwelling's integrity has been diminished by a large rear addition, the application of gold metal siding, a large fireplace chimney, the alteration of several windows, and alterations to the front porch. As a result, this property no longer conveys a sense of historic or architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **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 107-109 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department
113 West Columbia Avenue
Telluride, CO 81435 |
| 49. Date(s): | August 4, 2011 | | |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | |
| 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

