

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.1621/THAS.156**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Mindling House**
- 7. Building Address: **208 S. Fir Street**
- 8. Owner Name and Address: **James M. Mindling
32 Buttonball Lane
Weston, Connecticut 06883**

Parcel number(s):

477901137003



THLD RATING:

**Primary - Supporting to District
Shed – Non-Contributing without 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** **252931 mE** **4202269 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **LS 5 Ft of Lot 6 and N half of Lot 8** **Block 23**
 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): **Irregular Plan**
15. Dimensions in feet: **Length: 51 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This single story wood frame dwelling consists of the following elements: a gabled-L front section, which overall measures 26' N-S (across) by 30' E-W (deep); a rectangular-shaped, gabled, rear section which measures 17' N-S by 21' E-W; a shed-roofed extension to the east (rear) end of the north elevation which measures 5' N-S by 21' E-W; and a 10' by 4' shed-roofed extension near the west end of the north elevation. The entire building measures 26' N-S by 51' E-W. The house's façade faces toward Fir Street on the west elevation. The façade wall is clad with painted cream white horizontal wood siding, with painted buff red 1" by 4" corner boards. The south (side) elevation is primarily covered with cream white color undulated asbestos shingle siding. The east (rear) elevation wall is made of unpainted board and batten. The front end of the north (side) elevation wall is clad with horizontal wood siding, partially covered with undulated asbestos shingle siding. The 5' by 21' shed-roofed extension at the east end of the north elevation features horizontal wood plank walls. The house's intersecting gables roof is moderately-pitched, with red asphalt composition shingles, and the eaves are boxed. There are two brick chimneys: one is a red brick chimney on the west-facing roof slope; the other is a crumbling brown brick chimney near the east end of the south-facing roof slope. A painted brown wood-paneled door, with nine upper sash lights, and with a transom light, enters the house from a 16' by 5.5' open wood porch which covers the front facing gable on the façade. This porch features a concrete floor, painted salmon color with white trim, turned columns, and a shed roof. A 1/1 single-hung sash window, with a painted salmon color wood frame and surround, penetrates the façade wall to the north of the entry door. A painted white wood-paneled door enters the east elevation from a wood deck. A painted blue and white wood-paneled door enters the small 10' by 4' shed-roofed extension on the north elevation. Two 1/1 double-hung sash windows penetrate the south elevation.

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A non-historic single-light fixed-pane window is located at the west end of the north elevation. Non-historic 1x1 horizontal sliding windows are located on the north and west elevations, and in the east elevation's upper gable end.

22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features: **This property is located on the east side of South Fir Street in the block between Pacific and San Juan Avenues.**
24. Associated buildings, features or objects:
Shed (THAS #156)
 A historic wood frame shed, in extremely deteriorating condition, is located at the rear of the property. This small utilitarian structure measures 10' N-S by 6' E-W, and is supported by a wood timbers on grade foundation, with a wood plank floor. Its walls are made of unpainted board and batten, and it is covered by a shed roof, with deteriorating rolled asphalt roofing material laid over 1x wood decking. An open doorway is located at the south end of the west elevation, opening into the back yard. A plywood-covered window also penetrates the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1905** Actual:
 Source of information: **Sanborn Insurance maps, July 1904 and November 1908; San Miguel County Assessor records.**
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 1905 as this house's year of construction. Sanborn Insurance maps for Telluride which depict Block 23 in Telluride's Original Townsite (where this property is located) date from February 1893, December 1899, July 1904, November 1908, and October 1922.

The February 1893 Sanborn map depicts a rectangular-shaped building, with a small projection on its south side, in Lot 8 of Block 23. The building is set back on the lot, somewhat closer to the alley to the east than it is relative to Fir Street to the west. On this 1893 map, lot lines are not depicted in the east half of Block 23; however, they are depicted in the west half. By extending the line between lots 9 and 11, it is apparent that the building's north elevation was on or very close to the north line of Lot 8 in Block 23. The following notations appear within the building's footprint: "1" (denoting a single story), "D" (denoting its use as a dwelling), "S.P." (denoting the presence of a stove pipe), "LOG." (denoting it is of log construction). The building's address is listed as "502." "The 1893 map does not depict any other buildings in the entire west half of Block 23.

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The December 1899 Sanborn map depicts the log building in the same location, except that the small projection shown on the south elevation in the 1893 map, is not depicted. The following notations appear within the building's footprint: "(Log)," "D," and "1." The building's north elevation is shown as on the north line of Lot 8. The 1899 map depicts three other single-story buildings or structures on Lot 8. One is a rectangular-shaped building labeled "D" located closer to Fir Street in the front southwest quadrant of the lot. The other two are located adjacent to the alley generally behind the log dwelling. The log building is addressed as "502." The dwelling in the front southwest quadrant of the lot is addressed as "503." The larger of the two buildings or structures on the alley is addressed as "502½."

The July 1904 Sanborn map depicts Lot 8 the same as the 1899 Sanborn map with the following exceptions: The larger of the two buildings or structures on the alley (addressed as "502½" on the 1899 map), is not depicted on the July 1904 map; the log dwelling is addressed both as "208" and as "502;" the dwelling in the front southwest quadrant of the lot is addressed both as "214" and "503."

The November 1908 Sanborn map depicts the log dwelling in approximately the same location; however, it is depicted as set in a few feet from the north property line rather than on the north property line. The 1908 map continues to show the following notations within the footprint of the log building: "(Log)," "D," and "1." The 1908 map continues to depict the dwelling in the front southwest quadrant of Lot 8, and the remaining small building or structure adjacent to the alley behind the log dwelling. The 1908 map also depicts a new L-shaped dwelling, in front of and connected to the log dwelling. Its footprint contains the notations "D" (denoting its use as a dwelling), and "1" (denoting a single story) . A single-story front porch is also depicted, along with a single-story extension on the east (rear) elevation which is shown as joining the L-shaped dwelling and the log dwelling. A small portion of the L-shaped dwelling is depicted on Lot 6, crossing the line between Lots 6 and 8. The north half of Lot 8 (containing the L-shaped dwelling and the connected log dwelling) is addressed as "208." The south half of Lot 8 (containing the dwelling in the front southwest quadrant of the lot) is addressed as "214."

The October 1922 Sanborn map depicts the single-story L-shaped dwelling (addressed as "208") with a rectangular-shaped rear extension or addition (larger than depicted on the 1908 map), which is connected to the single-story log section (which is smaller than depicted on the 1908 map). Only the front L-shaped section of the overall building is labeled "D" for dwelling, while the rear section, while still labeled "LOG" is no longer labeled as a separate dwelling. Unlike the 1908 map, this map depicts the L-shaped dwelling as located entirely within Lot 8. The October 1922 map continues to depict the dwelling at "214" Fir Street, but with a small extension at the east end of its south elevation. The 1922 map also depicts three buildings or structures adjacent to the alley, one of which is perhaps the same as depicted on the 1908 map, and two which are clearly not depicted on the 1908 map.

The building as it exists today (2013) evidences modest additions (as described above in section 21) which were constructed after 1922, but prior to the 1978 survey of the Telluride National Historic Landmark District.

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**

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35. Historical background:

San Miguel County Assessor records and Sanborn Insurance maps indicate that this dwelling, in its current configuration, was built circa 1905. Biographical information about its owners and residents during the early 1900s has not been uncovered. More recent County Assessor records indicate the property has been associated with the Ruth Mindling family since at least 1970.

36. Sources of information:

Beasley and Wellborn, Preservation / Planning Consultants. "Historical Boundaries and Landmarks Survey in Telluride, Colorado." October 1978.

Bucher, Ward. Ed. *Dictionary of Building Preservation*. New York, et. al: John Wiley and Sons, Inc., 1996.

National Register Bulletin 14: "Guidelines for Counting Contributing and Noncontributing Resources For National Register Documentation." U.S.D.I., N.P.S., Interagency Resources Division, May 1985, Revised November 1986.

National Register Bulletin 15: "How to Apply the National Register Criteria for Evaluation." U.S.D.I., N.P.S., Interagency Resources Division, 1990, Revised 1991, 10995, 1997, Revised for Internet, 1995, 2001, 2002.

National Register Bulletin 17: "Certification of State and Local Statutes and Historic Districts." U.S.D.I., N.P.S., Interagency Resources Division, October 1985, Revised July 1987.

San Miguel County Assessor records.

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 Whitacre, Christine. Historic Building Inventory Record, May 1986.

"Telluride National Historic Landmark District." National Register of Historic Places Registration Form, November 1987.

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department files.

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.

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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: **1878-1913**
41. Level of significance: National: State: Local:

42. Statement of significance:

This dwelling is historically and architecturally significant because it is located within the Telluride National Historic Landmark District, and because it was present during Landmark District's period of significance. The house's historic significance relates to its association with the socioeconomic development and residential life in a particular neighborhood during the district's period of significance. The house's architectural significance relates to its vernacular wood frame cross-gabled plan which is representative of dwellings that existed and were constructed during the period of significance. (The term "vernacular" in this context relates to the definition of a "vernacular building" as defined in the *Dictionary of Building Preservation*: "A building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms.") The dwelling's significance has been established previously on four separate occasions: in July 1961 (when the Telluride National Historic Landmark District was established), in October 1978 (when it was rated "supports" under the "Historic Boundaries and Landmarks Survey in Telluride, Colorado" project), in May 1986 (when it was rated as a "contributing" resource within the Landmark District, when it was intensively surveyed and a "Historic Building Inventory Record: form was completed for the property), and in November 1987 (when it was rated "contributing" under the National Register of Historic Places Registration Form completed for the Telluride National Historic Landmark District).

Although the dwelling's significance is firmly documented, to remain a supporting or contributing resource within the Landmark District, the dwelling must also continue to possess historic integrity reflecting its historic or architectural character.

43. Assessment of historic physical integrity related to significance:

To assess the building's integrity and to develop its rating classification, the following materials were reviewed and considered: The Town of Telluride's "Definition of Telluride Local Classifications," National Register Bulletin 14, National Register Bulletin 15, and National Register Bulletin 17. Previous survey data, San Miguel County Assessor files; Town of Telluride files, Sanborn Insurance maps, and other sources were also reviewed and considered.

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In considering Telluride's local classifications, the dwelling is interpreted to meet the definition of a "supporting" resource; however, it perhaps also could be interpreted to meet the definition of a "noncontributing with qualifications" resource. "Supporting" resources are defined as:

Buildings within the historic district that were built within the period of significance and, although they have experienced some alterations, still convey a sense of history. In many cases these buildings have been altered by the addition of non-historic siding, picture windows, historic porch enclosures, or new windows or doors.

"Noncontributing without qualifications" resources are defined as:

Buildings within the historic district that were built within the period of significance but have had substantial alterations and, in their present condition, do not add to the district's historic character. Typically these buildings have been altered by the addition of non-historic siding, historic porch enclosures, and remodeled windows and doors.

National Register Bulletin 15 ("How to Apply the National Register Criteria For Evaluation") provides further guidance and clarity, particularly in chapter VIII "How to Evaluate the Integrity of a Property." Evaluating a building's significance and integrity to assess whether or not it contributes to a historic district is a separate process than evaluating a building's significance and integrity to assess whether or not it is individually eligible for inclusion in the National Register. Bulletin 15 provides that:

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context.

Accordingly, most contributing resources within most historic districts throughout the nation are not regarded as individually National Register eligible. Bulletin 15 defines "integrity" as "the ability of a property to convey its significance," but further notes that "all properties change over time [and] it is not necessary for a property to retain all its historic physical features or characteristics." And: "The property must retain, however, the essential physical features that enable it to convey its historic identity."

Integrity of Location is defined as "the place where the historic property was constructed or the place where the historic event occurred." The best evidence is that the dwelling exists where it was constructed. It is documented to have existed at this location during the historic district's period of significance, and continually throughout its history to the present day. The dwelling, therefore, fully retains its integrity of location.

Integrity of Design is defined as "the combination of elements that create the form, plan, space, structure, and style of a property." The original dwelling's basic form, massing, scale, and proportion remain discernible. They are also distinguishable from the modest additions which are judged to be compatible with and subservient to the original construction. The design of the additions are discernible as typical of additions to the rear and sides of small historic homes. The owners and residents of such homes routinely constructed such additions, as time and money permitted, to provide for additional living space and for more modern facilities. The dwelling, therefore, retains much of its integrity of design.

Integrity of Setting is defined as "the physical environment of a historic property." The integrity of setting within the dwelling's specific property appears relatively intact. The integrity of the surrounding neighborhood has been compromised in some areas; however, it in other area's it is relatively intact. The setting to the east, where the

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Wilkinson Library is located, is not intact, while in the block to the west where the Telluride Transfer Company building is located, the setting is quite intact.

Integrity of Materials is defined as "the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property." The dwelling appears to consist of materials dating from the historic district's period of significance, as well as from later time periods.

Integrity of Workmanship is defined as "the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory." Because this dwelling was constructed as a modest vernacular building, it does not display highly visible workmanship or craftsmanship that may be found, for example, in a high-style Queen Anne residence with an abundance of ornate details. This does not, however, mean that the dwelling is devoid of workmanship. The workmanship in a house such as this is more subtle. It is seen, for example, in whether or not horizontal members are level and vertical members are plumb, in the uniformity of related elements and features, and in the durability of the overall construction. The fact that the dwelling continues to exist and serve as a residence after more than one hundred years evidences some level of workmanship.

Integrity of Feeling is defined as "a property's expression of the aesthetic or historic sense of a particular period of time." Integrity of feeling is subjective and personal. For many people the dwelling's physical characteristics, and its setting or environment, will evoke feelings relating to what life was like in Telluride during the period of significance; for others they perhaps may not.

Integrity of Association is defined as "the direct link between an important historic event or person and a historic property." This dwelling is associated with the socioeconomic development and residential life in a particular neighborhood during the Landmark District's period of significance. Integrity of association is also subjective and personal. This building's associations will be discernible to some observers, but perhaps not to others.

Bulletin 15 provides further guidance in assessing integrity by providing that "for some properties, comparison with similar properties should be considered during the evaluation of integrity." This appears particularly relevant in considering whether or not a building should be considered a contributing resource within a historic district. In comparing this dwelling with others throughout the historic district, it appears more closely aligned with those in the "supporting" category than it is with those in the "noncontributing with qualifications" category. Considered in a vacuum, and strictly interpreted, some aspects of the dwelling's integrity may be judged to have been severely compromised. What is actually evidenced, however, is the building having changed gradually over time, which is anticipated and allowable to a certain extent, under both National Register and Town of Telluride guidelines and established practice. It is doubtful that any building within the district still has its pre-1913 roof, dating from the period of significance, yet many of those same buildings still rate as supporting and even contributing. Numerous historic buildings, similarly, have been placed on new foundations, have new basements, modern exterior wall materials, and/or modern additions. Yet many such buildings rate as supporting.

A final consideration is to reflect on the dwelling's rating during previous surveys. There have been no additions and no major exterior alterations subsequent to the initial survey in 1978. That survey rated the dwelling as "supports." The 1986 "Historic Building Inventory Record" rated the dwelling "contributing" and provided the following statement of significance: "This building, representative of the town's predominantly vernacular architecture, was constructed during the period of significance, and contributes to the district through its size,

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scale and integrity." The 1987 National Register of Historic Places Registration Form also rated the dwelling as "contributing." Absent any information that those evaluations were in error, this dwelling should continue to rate as a contributing ("supporting") resource within the Telluride National Historic Landmark District. The shed at the rear of the property (THAS #156) has been rated and should continue to rate as a "noncontributing without qualifications" resource within the Landmark District. It is in extremely deteriorated condition, and includes substantial elements which appear to postdate the district's period of significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

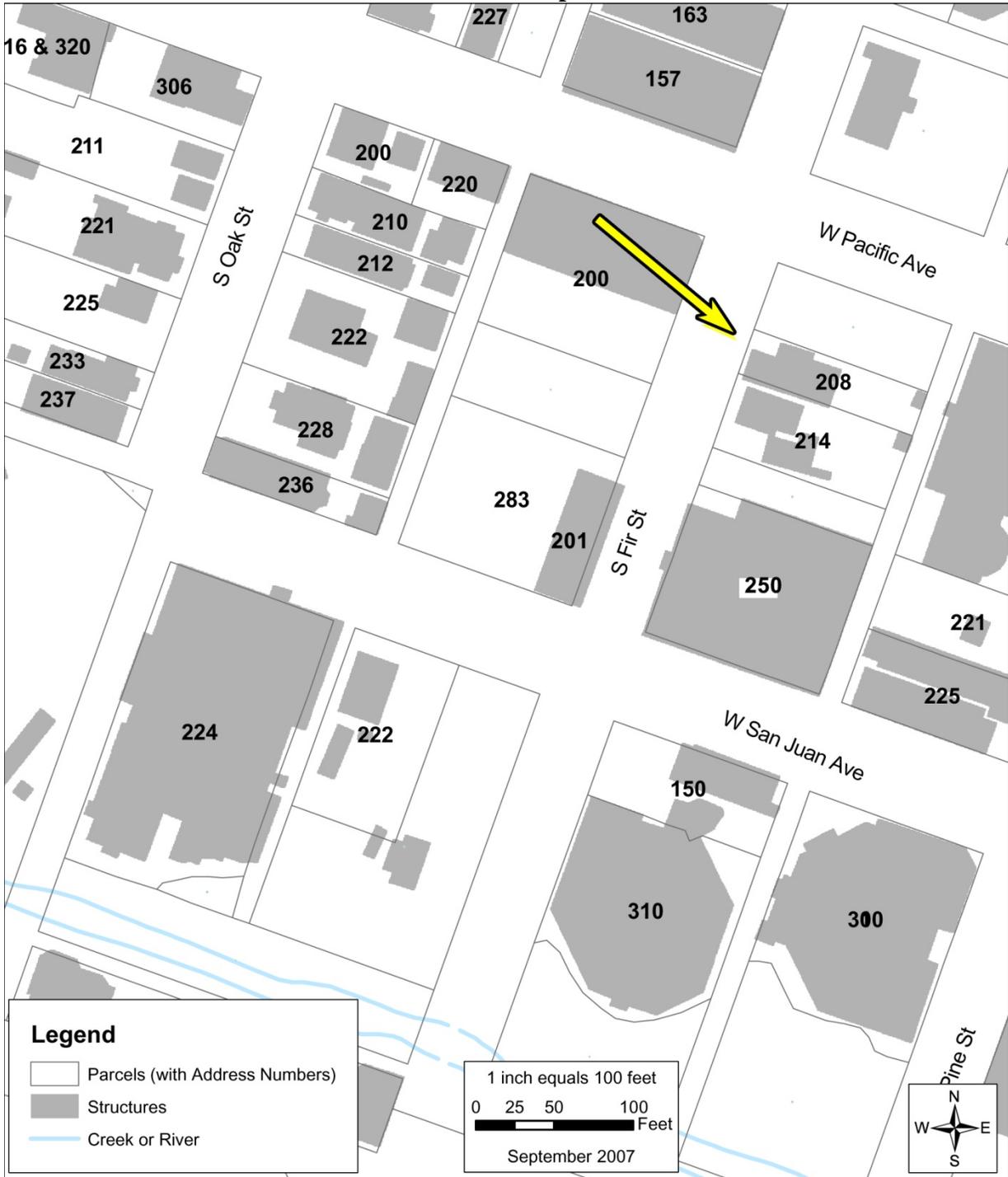
44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**
 Local landmark eligibility field assessment: **Eligible / Supporting to District**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the Telluride 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:
-

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|------------------------------------|
| 47. Photograph number(s): | CD #4, Images 112-116 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | 04/30/2007; revised 4/12/2013 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams | | Telluride, CO 81435 |
| | 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



Architectural Inventory Form

Location Map

