

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.1622/THSA.155**
- 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: **214 S. Fir Street**
- 8. Owner Name and Address: **James M. Mindling and Ruth Mindling, Trustees
32 Buttonball Lane
Weston, CT 06883**

Parcel number(s):

477901137004



THLD RATING:

Primary - Noncontributing With Qualifications
Shed - Noncontributing Without Qualifications
Garage – Non-designated – New Construction

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252927 mE** **4202257 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 8, 10, 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 37 feet x Width: 22 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **N/A**
21. General architectural description:
This single story dwelling is composed of: a main front gabled rectangular section, which measures 13' N-S (across) by 37' E-W (deep); a shed-roofed addition to the south (side) elevation, which measures 9' N-S by 24' E-W; and a small shed-roofed addition near the east (rear) end of the north elevation. The main gabled dwelling features painted white horizontal exterior wood siding, while the shed-roofed extension to the south elevation has horizontal and vertical wood plank exterior walls. The front gabled roof and the shed roof extension are covered with corrugated metal roofing material, and the eaves are boxed. A painted red solid wood door, with one upper sash light, enters the façade which faces toward Fir Street on the west elevation. (There is no front porch or stoop.) A painted red wood-paneled door, with one upper sash light, enters the east (rear) elevation. A 2/2 double-hung sash window, with a painted red wood frame, penetrates the façade wall to the north of the entry door. A single-light awning window (hinged at the top with small historic ornate hinges) penetrates the shed-roofed extension at the south end of the façade. Windows elsewhere are primarily 2/2 double-hung sash with painted red wood frames and surrounds.
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.**

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24. Associated buildings, features or objects:

Garage

A wood frame garage is located just to the south of the east end of the house's south elevation. This utilitarian structure measures 15' N-S by 27' E-W. Its south, north, and east elevation exterior walls are made of vertical wood planks, while on the west elevation, the planking has been covered with rolled brown asphalt siding, in a faux brick pattern. The garage is covered by a moderately-pitched front gable roof, with rolled green asphalt roofing material laid over 1x wood decking. A non-historic metal garage door on the west elevation opens onto a gravel driveway which extends to Fir Street to the west.

Shed (THAS #155)

A small wood frame shed, which measures approximately 8' by 6', is located at the rear of the property. This structure has unpainted board and batten walls, and a shed roof covered with non-historic corrugated metal roofing material. A wooden door enters the west elevation from the backyard.

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:
- 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. This dwelling is located near the front (west) end of the south half of Lot 8 in Block 23.

Sanborn maps depict the following in the south half of Lot 8: The February 1893 Sanborn map does not depict any buildings in the south half of Lot 8. The December 1899 Sanborn map depicts a rectangular-shaped building near the front (west) end in the south half of Lot 8. The building is depicted as one story with a small one story rear extension. It is labeled "D" (denoting its use as a dwelling), and it is addressed as "503." The July 1904 Sanborn map depicts the south half of Lot 8 the same as the 1899 Sanborn map except that the property is addressed as both "214" and "503." The November 1908 Sanborn map depicts the south half of Lot 8 the same as the July 1904 map except that the property is addressed only as "214." The October 1922 Sanborn map depicts the dwelling at "214" Fir Street with a small one story addition at the east end of the south elevation. The 1922 Sanborn map also depicts a single-story building adjacent to the alley, at the east end of the south half of Lot 8. This building is not depicted on earlier Sanborn maps. The extant shed-roofed addition to the dwelling's south elevation, and the extant detached garage (which is located on Lot 10 to the south) are not depicted on Sanborn maps through 1922, and, thus, were evidently built after that date.

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Building permit records relating to work done on the dwelling in 2004-2005 is on file with the Town of Telluride. A "Certificate of Appropriateness" dated February 9, 2004 provides for the following:

Permission is hereby granted to "Mindling Residence" to "alter" a building at: "214 S. Fir St. S ½ of Lot 8 and N ½ of Lot 10, Block 23 TOT" to be used as "Repair and Replace Siding" with the following stipulations: "This is a 'non-contributing with qualifications' 1) Rusted corrugated siding to be used as foundation skirting - to be 30" high on north, east, and south side, 12" high minimum on front (west) side. 2) Addition on south to have vertical battens added approximately 4" white 10" o. c. 3) Siding to be painted as soon as weather permits old siding 2 7/8" exposure, New siding: 4 5/8" (approx) 4) Original trim and materials to be retained where feasible."

A "Building Permit Application" dated February 20, 2004 provides for the following scope of work: "salvaging historic siding and replacing unsalvag[e]able. Residing building."

A "Building Worksheet" dated February 23, 2004, and a "Building Permit" dated March 12, 2004, both provide for the following scope of work: "Salvage historic siding, replace non-salvag[e]able. Reside entire house per HARC Guidelines. Waterproof where applicable. Lower area of structure to be corrugated metal for snow protection." A "Certificate of Completion" is dated June 8, 2005.

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:

Sanborn Insurance maps indicate that the original front gabled portion of this dwelling was erected between 1893 and 1899, and that the shed-roofed extension to the south elevation was added after 1922. Biographical information about the families and individuals who lived here during the early 1900s has not been uncovered. More recent County Assessor records indicate the property has been associated with the 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.

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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.

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 front-gabled plan which is representative of dwellings that existed and were constructed in the district 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

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without being designed by an architect or someone with similar formal training; often based on traditional or regional forms.") Although the dwelling's significance is firmly documented, to rate as a supporting or contributing resource within the Landmark District, the dwelling must also 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.

In considering Telluride's local classifications, the dwelling may reasonably be interpreted as meeting the definition of a "supporting" resource as well as 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."

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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 this 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 shed-roofed addition to the south elevation which is judged to be compatible with and subservient to the original construction. The addition's design is discernible as somewhat typical of additions to the rear and sides of small historic homes. The owners and residents of such homes routinely constructed additions, as time and money permitted, to provide for additional living space and for more modern facilities. The dwelling, therefore, retains some of its integrity of design. The shed-roofed addition does diminish the integrity of design to some extent, however, in part because it is highly-visible from the public right-of-way in front of the property.

Integrity of Setting is defined as "the physical environment of a historic property." The integrity of setting within the dwelling's specific property has been diminished by the construction of the garage after the Landmark District's period of significance. The integrity of the surrounding neighborhood has been compromised in some areas; however, it in other areas it is relatively intact. The integrity of setting to the east, where the Wilkinson Library is located, and to the south where there are modern buildings, is not intact, while in the block to the west where the Telluride Transfer Company building is located, the integrity of 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. Town of Telluride Building Permit files (as described in field 29 above) provide detailed information regarding the dwelling's exterior wall materials.

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 building 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.

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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 aligned with some in the "supporting" as well as with some 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 subsequent to the initial survey in 1978. Exterior siding work was carried out in 2004-2005, with the scope of work calling for any historic siding that could be salvaged to be reused. The 1978 survey rated the dwelling as "qualified supports." The surveyors in 1978 had difficulty in determining whether or not certain buildings retained sufficient integrity to rate "contributes," and whether or not other certain buildings (including this dwelling) retained sufficient integrity to rate "supports." In the end the 1978 surveyors created two new categories "qualified contributes" and "qualified supports." The reasons for these categories are explained in the October 1978 report "Historic Boundaries and Landmarks Survey in Telluride, Colorado."

In determining the significance of structures it became necessary to make qualified categories for "contributions" and "supports," with respect to both pre-1930 and post-1930 structures. Although most buildings very obviously fit into the defined categories, some could not be placed so neatly. In some instances, a qualification was based on the overall appearance of a property while in other cases, one glaring detail on an otherwise acceptable structure invited a qualification.

The 1986 "Historic Building Inventory Record" rated the dwelling "noncontributing," but does not further indicate whether it was regarded as "noncontributing with qualifications" or "noncontributing without qualifications." The 1986 "Historic Building Inventory Record" form unfortunately does not provide a statement of significance. The 1987 National Register of Historic Places Registration Form does not list this dwelling as a "contributing" resource within the Landmark District (only contributing resources are listed).

In conclusion, the dwelling's integrity is such that reasonable arguments may be made for both a "supporting" rating and a "noncontributing with qualifications" rating. The recommendation here is to remain consistent with the 1986 survey and continue to rate the dwelling as a "noncontributing with qualifications" resource within the Telluride National Historic Landmark District. The shed at the rear of the property (THAS #155) 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. The garage was built after the period of significance and does not contribute to or support the district's historic and architectural significance and is non-designated.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

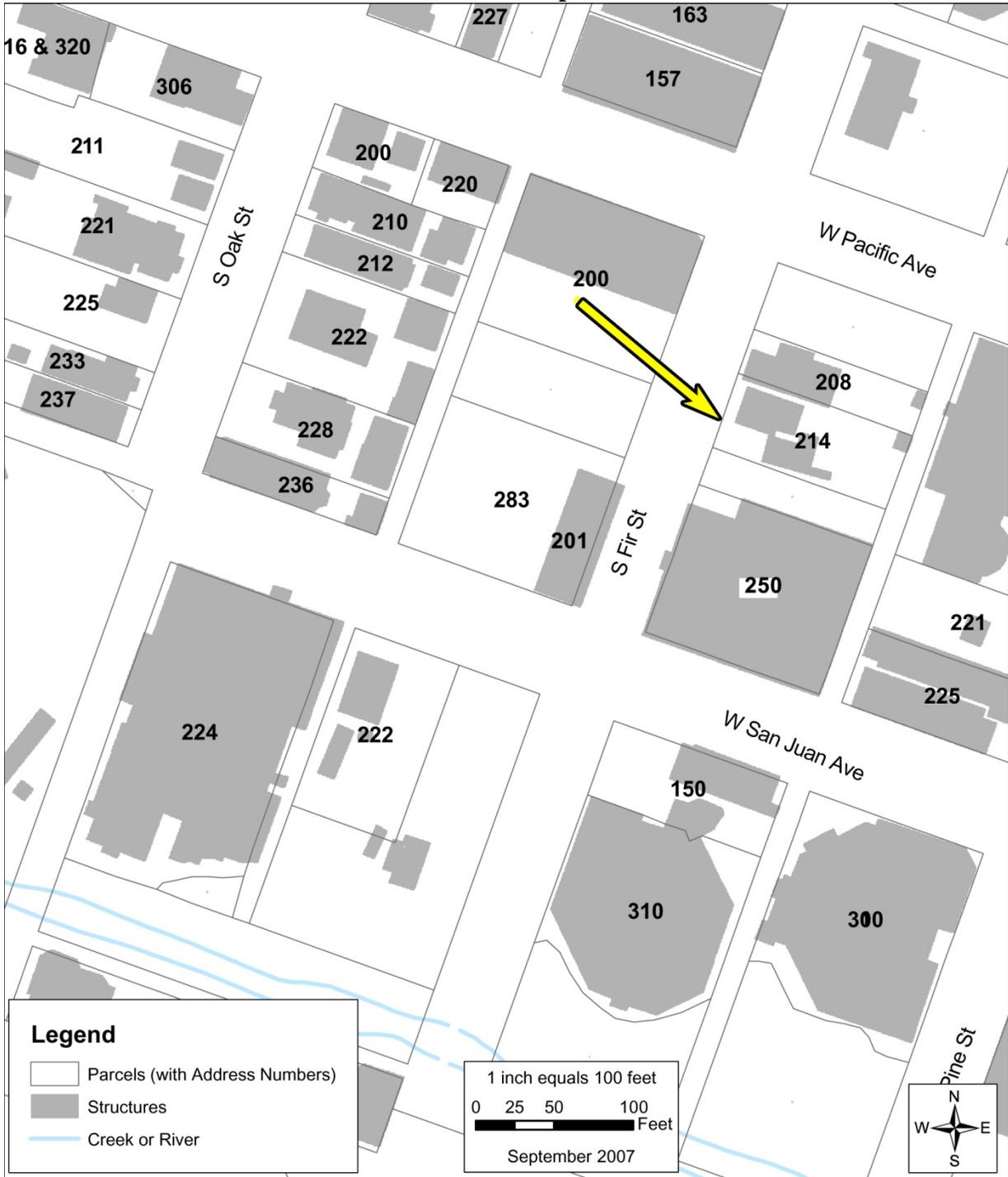
44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing With Qualifications to District**
45. Is there National Register district potential? Yes No
- Discuss: **This 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 117-121 | 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 4/16/2013 | | 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 | | |

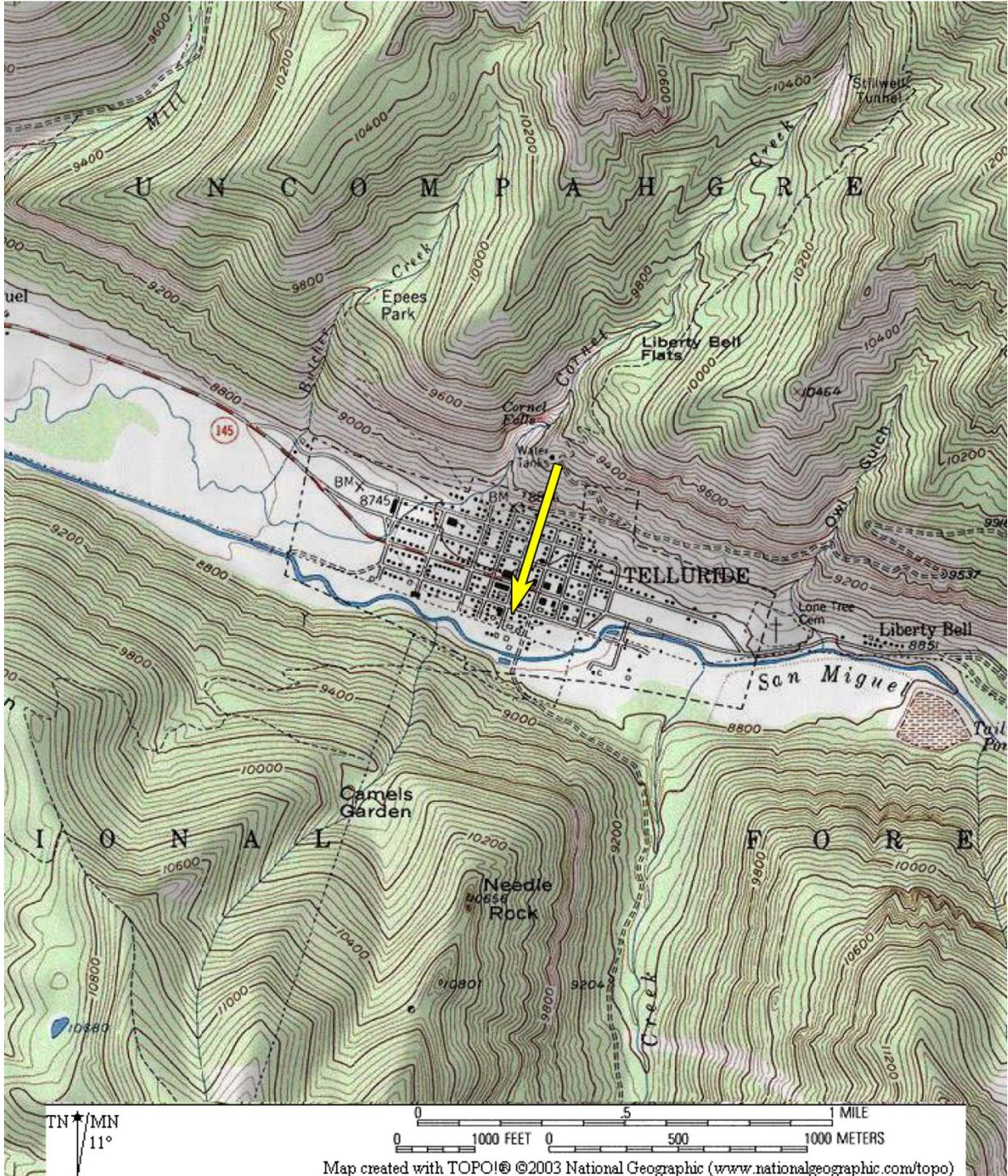
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Sketch Map



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Location Map



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