

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

DRAFT 4/1/13

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.1832**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Waring / Gusciora House**
- 7. Building Address: **112 E. Columbia Avenue**
- 8. Owner Name and Address: **Lance and Lise Waring and Walter Gusciora  
P. O. Box 1841  
Telluride, CO 814351841**

Parcel number(s):

<b>477901118004</b>



<b>THLD RATING:</b>	<b>Noncontributing Without Qualifications</b>
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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** **253090 mE** **4202419 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 2, 4, 6, 8, Block 7**  
 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: **1776 square feet**
16. Number of stories: **1½, with a 2½-story addition**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Dormers**
21. General architectural description:  
**This residence consists of an original (circa 1895) 1½-story front gabled dwelling, which measures 30' N-S by 15' E-W, and a (circa 1975) 2½-story gabled addition to the south elevation, which measures 24½' N-S by 15' E-W. The entire house appears to rest on an unpainted concrete block foundation, while its exterior walls are clad with painted beige horizontal wood siding with painted grey 1" by 4" corner boards. The front gabled roof is steeply-pitched, and is covered with brown asphalt composition shingles. Painted beige rafter ends are exposed beneath the eaves behind a painted grey fascia board. Shed-roofed dormers, each with two single-light windows, are located on the east and west roof slopes. The west roof slope is also penetrated by a non-historic skylight. The asymmetrical facade faces Columbia Avenue on the north elevation. A stained brown wood-paneled door, with four upper sash lights, enters the facade from an uncovered 3-step wood and concrete porch. A non-historic single-light fixed-pane window penetrates the facade wall west of the front door. A vertically-oriented single-light window, with a triangular-shaped transom light, penetrates the facade's upper gable end. Two small horizontally-oriented windows penetrate the east elevation. A non-historic single-light window is at the south end of the original west elevation. All windows have painted grey wood surrounds. The addition's wall and roof materials are similar to that of the original dwelling. Multiple skylights penetrate the addition's roof, while a single-light window penetrates the north elevation's upper gable end. The addition's north (rear) elevation features a walkout basement level, and first and second-story porches.**
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 in the block east of Pine Street.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1895** 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:

**San Miguel County Assessor records list 1895 as this house's year of construction. Sanborn Insurance maps provide corroborating evidence that the small dwelling was built between 1893 and 1899. The rear addition (as described above in section 21) dates from the mid-to-late 1970s.**

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:

**This house was constructed circa 1895. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. Lucy Boody Melzer 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](http://www.telluridemuseum.org)**

**Town of Telluride Building Department building permit files.**

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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 house is historically significant for its association with Telluride's residential development dating from the time of its construction, circa 1895. It is also architecturally notable for its unstylized front gabled plan and modest size. Due to a loss of integrity, however, the property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.**

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 integrity of the small original dwelling has been compromised by a rear addition, the alteration of several windows, and the installation of skylights and dormers.**

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### 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 #6, Images 109-112** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **January 30, 2010** **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

