

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.1796**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Balliger House**
- 6. Current Building Name: **Cieciuch House**
- 7. Building Address: **317 E. Columbia Avenue**
- 8. Owner Name and Address: **Stephen A. Cieciuch
P. O. Box 932
Telluride, CO 814350932**

Parcel number(s):

477901115011



THLD RATING:

Contributing 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** **253284 mE** **4202402 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 6, 8, block 36**
 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: **3133 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Hipped Roof / Gable-on-Hip Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Decorative Shingles, Stained Glass**
21. General architectural description:
This residence consists of two historic buildings which were remodeled and joined by a connecting element in 1998-1999: an original (1886) L-shaped dwelling 5SM.1796, and a historic carpenter's shop (THAS #135). The original dwelling is composed of a front gabled west wing and a side gabled east wing, joined by a hipped-roof section, and with an open front porch which fills in the void formed by the L-shaped house at the east end of the south elevation (facade). The connecting element measures 12' N-S by 5½' E-W, and joins the original dwelling's north (rear) elevation to the historic carpenter shop's south elevation. The historic carpenter shop now comprises a garage in its lower level, which is built into the hill slope, and living space in its upper level.

Historic Dwelling (1886)

The house rests on a new poured concrete foundation with a new basement level which dates to 1998-1999. The foundation is faced with unpainted sandstone, and its exterior walls are clad with painted white horizontal wood siding with 1' by 4" corner boards. Painted white fish scale shingles appear in the upper gable ends on the south and east elevations. A painted white 1x board with a water table is located between the foundation and the siding. The roof is covered with corrugated metal roofing material, with painted white and green boxed eaves. There are three non-historic skylights – two on the north-facing roof slope, and one on the east-facing roof slope. A stained brown wood-paneled door enters the east half of the asymmetrical facade from an L-shaped front porch. The porch is approached by one flagstone step and six wood steps, and features a wood plank floor, a painted white open wood railing, painted white and green turned columns, and a low-pitched hipped roof. A painted white wood-paneled door, with one upper sash light, enters the east end of the north elevation from a shed-roofed

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porch. Two prominent single-hung sash windows, with stained glass and leaded glass lights, are respectively located on the south and east elevations. Windows elsewhere are 2/2 double-hung sash with painted dark green wood frames and painted light green wood surrounds.

Carpenter's Shop (built circa 1901), converted into a Garage / Secondary Residence (1998-1999)

Joined to the historic dwelling by a connecting element, this building measures 14½' N-S by 36' E-W. Built into the hill slope to the north, the ground level is a garage, while the second level comprises residential space. The garage / secondary residence rests on a relatively new (1998-1999) poured concrete foundation with a basement level, and its exterior walls are clad with rusticated corrugated metal. The roof is a steeply-pitched gable, with corrugated metal roofing material and stained brown boxed eaves. A gabled wall dormer, and a shed-roofed wall dormer, are on the south elevation. Two skylights penetrate the north-facing roof slope. Three window openings, shuttered with vertical wood planks, are on the north elevation. A corrugated metal clad overhead garage door provides vehicular access from the alley on the east elevation. A set of paired, painted white, glass-in-wood-frame doors enter the ground level from a flagstone patio on the south elevation

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

23. Landscape or special setting features:

This is the second residence east of Willow Street on the north side of E. Columbia Avenue. A high sandstone retaining wall parallels the front sidewalk along Columbia. Five sandstone steps ascend from the front sidewalk toward the porch and house. A planted grass front yard displays mature landscaping features. The property appears well cared for.

24. Associated buildings, features or objects:

N/A (The historic carpenter's shop, previously surveyed under THAS #135, was remodeled into a garage / secondary residence in 1998-1999 and joined to the historic residence by a connecting element. It is described above under section 21.)

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1886**
Source of information: **Sanborn Insurance Map, August 1886**
26. Architect: **Joseph Balliger**
Source of information: **Joan Mallory (nee Balliger) correspondence to Kendall and Steve Ciecich, July 9, 2007**
27. Builder: **Joseph Balliger**
Source of information: **Joan Mallory (nee Balliger) correspondence to Kendall and Steve Ciecich, July 9, 2007**
28. Original owner: **Joseph and Eliza Balliger**
Source of information: **Joan Mallory (nee Balliger) correspondence to Kendall and Steve Ciecich, July 9, 2007**

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29. Construction history:

Sanborn Insurance maps reveal that this dwelling was erected in 1886. The L-shaped house is depicted on the Sanborn map published in August of that year, with the notation "B. C." indicating that it was then under construction. Interestingly, the house is still labeled "B. C." on the October 1890 Sanborn map, perhaps indicating that it took some time to build, or was rehabilitated in some way at that time. Subsequent Sanborn maps indicate that the carpenter's shop was built between 1899 and 1904, replacing a smaller shed which had previously existed at the rear of the property. In 1998-1999, the historic dwelling and carpenter's shop were rehabilitated, placed on new foundations with new basement levels, and joined by a connecting element. The carpenter's shop was converted into a garage / secondary residence. Marla Croke, a Telluride architect, completed the design work at that time, while her husband, Steve Croke, of Croke Construction, was the general contractor.

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 built in the late 1880s, and was owned and occupied by Joseph and Elisa Balliger from that time until their respective deaths in the early 1930s. A carpenter by trade, Mr. Balliger was responsible for the home's construction. Biographical information related to the Balliger family was gleaned from census records, period articles from the Telluride *Daily Journal*, and from correspondence provided by Joan Mallory, their granddaughter, to the property's current owners in 2007. Joseph Balliger was born in Zurich, Switzerland on January 8, 1863, and immigrated to America in 1883. In February 1889, he was wed to Miss Elisa (Elise?) A. Bachmann. (Census records and newspaper articles also show Elisa's given name as Eliza and Elizabeth.) Also a native of Zurich, Elisa was born on November 29, 1863, and immigrated to America in 1880. Mr. and Mrs. Balliger were residents of Telluride by the late 1880s where Joseph worked to support the family as a skilled carpenter. They built this house during that same time period. Seven children, including four daughters and three sons, were born into the family between 1890 and 1899: Lillie (born February 14, 1890), Mamie (born 1891 and died 1894), Wilhelm "Willie" (born November 12, 1892), Marie "Mary" (born November 30, 1894 and died March 1915), Walter (born February 6, 1896), Julie (born June 5, 1897 and died September 1897), and Louis "Louie" (born May 10, 1899). The Telluride *Daily Journal* published articles regarding the family at various times during the 1890s and early 1900s, including the death of infant daughter Julie, of cholera, in September 1897, and the birth of youngest son Louis in May 1899. On May 10, 1899, the Journal reported: "Dr. Anna F. S. Brown ushered a fine son into the home of Joe Balliger at 3 a. m. this morning and Joe is a little the proudest man in town today." The *Journal* also printed articles describing Mr. and Mrs. Balligers' twentieth wedding celebration in February 1909, and the and the sad death of their daughter, Mary (Marie), of spinal meningitis, in March of 1915. Just twenty years old, at the time of her passing, Mary had been engaged to Theodore S. Abbot who mourned her loss along with the Balliger family. Elisa Balliger died in Telluride on April 21, 1933 at the age of sixty-nine. Joseph Balliger passed away on September 9, 1934 at the age of 71. Both are interred in Telluride's Lone Tree Cemetery, along with other family members. Louis Balliger, the youngest son, lived a long full life before passing away in 1994.

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36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Telluride Daily Journal, September 17, 1897, p. 4.

Telluride Daily Journal, May 10, 1899, p. 5.

Telluride Daily Journal, February 18, 1909, p. 5..

Telluride Daily Journal, March 17, 1915, p. 1.

Mallory, Joan. Correspondence with photos and genealogical data, mailed to Kendall and Steve Ciecich, July 9, 2007. (Joan Mallory is the granddaughter of Joseph and Elisa Balliger; Mr. and Mrs. Ciecich are the current property owners.)

"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.

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).

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

xx 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture**

40. Period of significance: **Circa 1886**

41. Level of significance: National: State: Local: **xx**

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42. Statement of significance:

This property is historically significant for its association with Telluride's residential development, dating from the time of its construction in the late 1880s, and for its long association with the family of Joseph and Elisa Balliger. Immigrants from Zurich Switzerland, Mr. and Mrs. Balliger, and their descendants, contributed significantly to the Telluride's socioeconomic fabric for several decades. The house is also architecturally significant for its representative cross gabled plan and for its Late Victorian era details. This property rates as a "contributing" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a high 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. Rehabilitation work in 1998-1999, which joined the historic house and carpenter's shop, was well-executed. The historical integrity of the house was preserved at that time, while the carpenter's shop was adaptively remodeled into a garage / secondary residence while also preserving a large share of its integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Contributing 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 #7, Images 318-321	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 10, 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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Location Map

