

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.1847**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Borsecnik / Weil House**
- 7. Building Address: **319 W. Galena Avenue**
- 8. Owner Name and Address: **Katherine Borsecnik and Eugene S. Weil
4711 Essex Avenue
Chevy Chase, MD 20815**

Parcel number(s):	456536407010



THLD RATING:	Supporting to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of NW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252881 mE** **4202650 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 2, 4, 6, 8, 10, Block 3**
 Addition: **Dakota Addition** Year of addition: **1901**
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: **4886 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Decorative Shingles, Garage / Attached Garage**
21. General architectural description:
This building consists of a historic (circa 1897), two-story, front-gabled dwelling, with a large two-story gabled rear addition connected to a garage/secondary residence. The original dwelling measures approximately 38' N-S (deep) by 18' E-W (across). The dwelling rests on a non-historic poured concrete foundation which is faced with a stone veneer. The exterior walls are clad with painted beige horizontal weatherboard siding, with painted white 1" by 4" corner boards. Decorative shingles and false half-timbering appear in the facade's upper gable end. The front gabled roof is steeply-pitched, with wood shingles and boxed eaves. Windows are primarily 1/1 double-hung sash with painted white wood surrounds. The house's asymmetrical facade faces Galena Avenue on the south elevation. A narrow stained brown wood-paneled door, with an upper sash light, and covered by a wood screen door, enters the west end of the facade from a full-width open front porch. This porch is approached by eleven metal steps, and features a wood plank floor, a painted white open wood railing, painted white square wood posts, and a flat roof. Completed in 2010, the two-story addition measures approximately 16' N-S by 38' E-W. A raised connecting element joins the addition's north elevation to a single stall garage / secondary residence which defines the rear north end of the property.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features:

This well-maintained property is located on the north side of Galena Avenue, the third residence east of Aspen Street. A planted grass front yard is nicely landscaped with native plants, flowers, and aspen and spruce trees. A paved alley flanks the east property line.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1897** Actual:

Source of information: **Sanborn Insurance maps, February 1893 and December 1899**

26. Architect: Original: **Unknown**

Addition: **Eric Cummings**

Source of information: Original: **N/A**

Addition: **Town of Telluride Building Permit #2008140**

27. Builder: Original: **Unknown**

Addition: **Fortenberry Construction**

Source of information: Original: **N/A**

Addition: **Town of Telluride Building Permit 2008140**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Sanborn Insurance maps reveal that the original, two-story, front gabled portion of this house was built between February 1893 and December 1899. The rear two-story gabled addition, an elevated connecting element, and a single stall garage / secondary residence, were built between November 2008 and August 2010 under Town of Telluride Building Permit #2008140.

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 / Multiple Dwelling**

34. Site type(s): **Single Family Residence, with an attached garage / guest house**

35. Historical background:

This house was constructed in the mid-to-late 1890s. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. Thomas McCormack, of Rio Vista, California, owned this property in the 1980s.

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36. Sources of information:

“San Miguel County Assessor Data Site.” <http://sanmiguel.valuewest.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.

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 1897**

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 1897. The house is also architecturally significant for its representative front gabled plan and angular two-story plan. Although this property has lost some measure of its integrity, it may be regarded as a "supporting" resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This property displays a somewhat 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. A large rear addition diminishes the integrity of the original building to some extent. The addition, though, is well executed in terms of its scale, wall and roof finishes, and placement. Built onto the rear elevation, it leaves the original facade and side elevations exposed. A sense of time and place relative to how this property appeared during the late 1800s and early 1900s remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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 #7, Images 345-349 | 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 9, 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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Sketch Map



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Location Map

