

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.1739**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Cottage Properties LLC House**
- 7. Building Address: **512 W. Galena Avenue**
- 8. Owner Name and Address: **Cottage Properties LLC
564 Warren Street
Needham, MA 02492**

Parcel number(s):

456536312026



THLD RATING:

Noncontributing Without Qualifications

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of NW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252629 mE** **4202682 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 36, Block 10**
 Addition: **West Telluride Addition** Year of addition: **1891**
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: **1264 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Chimney, Dormer, Balcony, Fence**
21. General architectural description:
This is a 1½-story, cross gabled, L-shaped dwelling of wood frame construction. The west (front gabled) wing measures 28½' N-S by 16' E-W. The west (side gabled) wing measures 23½' N-S by 14' E-W. The house is supported by a low unpainted coursed sandstone foundation, while its exterior walls are clad with painted cream yellow horizontal weatherboard siding with painted copper color 1" by 4" corner boards. The cross gabled roof is covered with black asphalt composition shingles, and the eaves are boxed with painted copper color wood trim. A non-historic red brick fireplace chimney is on the east elevation. A painted copper color wood-paneled front door, with one upper sash light, enters the upper gable end on the north elevation. This door is accessed by a non-historic, angled, exterior wooden staircase in the front yard. A gabled upper half story addition to the west end of the south (rear) elevation dates to the early 1980s. The addition features a gabled wall dormer, with a 1/1 double-hung sash window, on the west elevation, and a gabled dormer on the east elevation. A set of paired glass-in-wood-frame doors open from the upper half story onto a balcony on the south elevation. Another set of paired glass-in-wood frame doors enter the main level on the south elevation from a wood deck. Many of the home's windows were altered in the early 1980s. Windows include double-hung sash, single-light fixed-panes and awning types..
22. Architectural style: **No Defined Style**
 Building type: **Gabled Ell**

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23. Landscape or special setting features:

This property is located on the south side of Galena Avenue in the block west of Townsend Street. A planted grass backyard is enclosed by a low painted white picket fence. A small planted grass front yard is minimally maintained with a short gravel driveway.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:
 Source of information: **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 1900 as this dwelling's year of construction. This date is plausible given the house's architectural form and characteristics. The dwelling is depicted on the 1922 Sanborn Insurance map; earlier Sanborn maps do not depict this property, however.

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:

San Miguel County Assessor records indicate that this dwelling was erected at the turn of the twentieth century. Biographical information about the families and individuals who lived here through the early decades of the 1900s has not been uncovered. Robert Forsberg owned the property in the 1980s and early 1990s.

36. Sources of information:

"San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.net>

San Miguel County Property Appraisal Record.

Sanborn Insurance map, October 1922.

Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.

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:

This property is historically significant, to a limited extent, for its association with Telluride's residential development, dating from the time of its construction circa 1900. Due to a substantial loss of integrity, 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 house was extensively remodeled in the early 1980s, with a new upper half story addition, a new balcony, and new door and window openings. A sense of time and place relative to how this dwelling historically appeared is no longer in evidence.

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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 #7, Images 177-179 | 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 5, 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 | | |

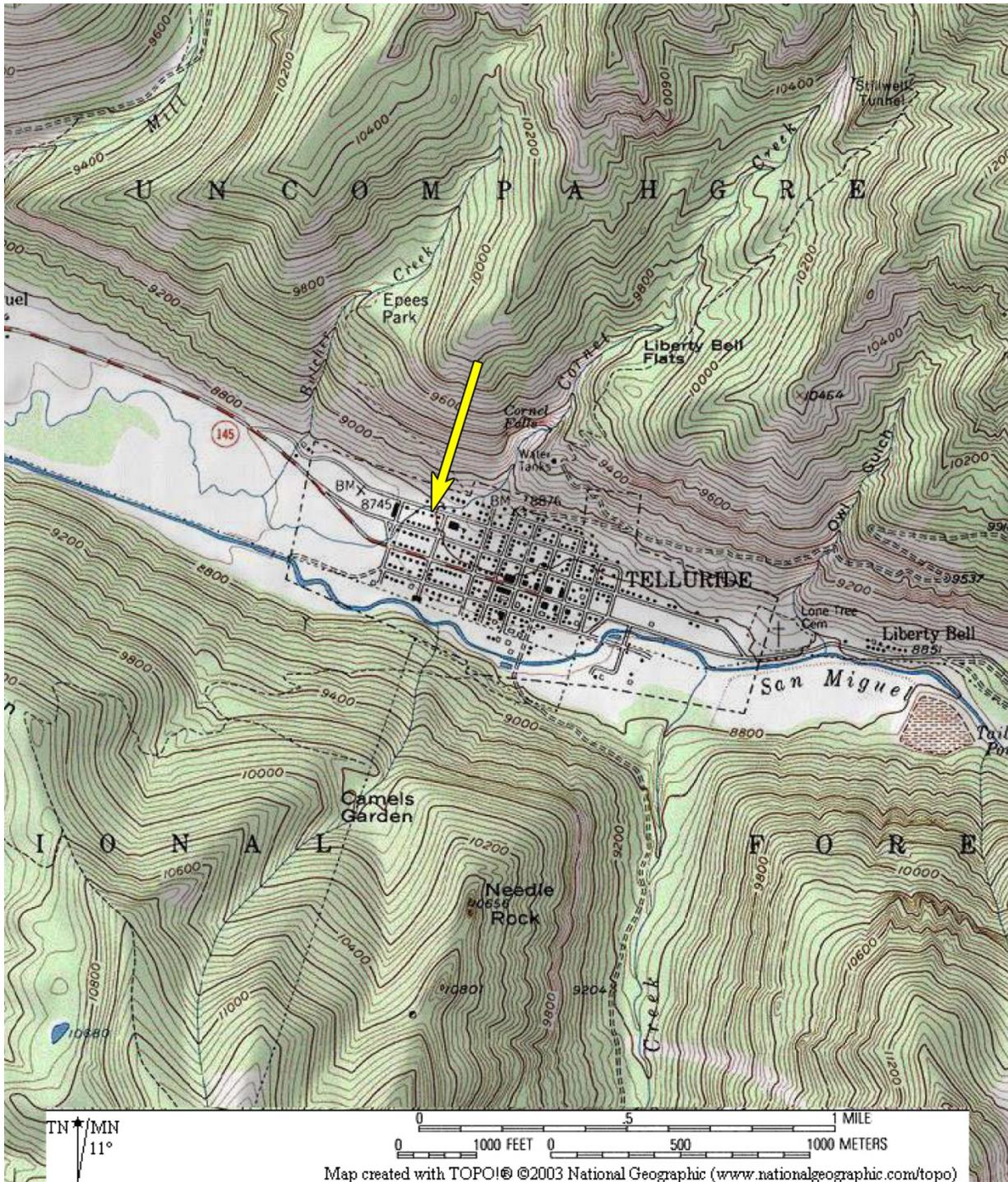
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Sketch Map



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Location Map



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