

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.1852**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Herrick House**
- 7. Building Address: **117 N. Aspen Street**
- 8. Owner Name and Address: **Jan Alyn Herrick  
P. O. Box 2675  
Telluride, CO 81435**

Parcel number(s):

**456536314025**

<b>456536314025</b>



THLD RATING:

**Supporting to District**

# Architectural Inventory Form

Page 2 of 7

## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252769 mE** **4202490 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot A, Block 4**  
 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): **Irregular Plan**
15. Dimensions in feet: **20' N-S (across) by 50' E-W (deep) overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features: **Porch, Dormers**
21. General architectural description:  
**This 1½-story wood frame dwelling overall measures 20' N-S by 50' E-W, including a glassed-in addition at the west end of the south elevation. It is supported by a low poured concrete foundation, while its exterior walls are clad with painted beige horizontal wood siding with painted brown 1" by 4" corner boards. The roof is a steeply-pitched side gable, with wood shingles and with painted brown rafter ends and a fascia board exposed beneath the eaves. Two gabled wall dormers, each with a 2/2 double-hung sash window, are located on the south elevation. A shed-roofed wall dormer, with three 2/2 double-hung sash windows, and another gabled wall dormer with one 2/2 double-hung sash window, are located on the south elevation. A red color exterior storm door enters an enclosed porch from an open uncovered wood porch which covers the western 2/3s of the south elevation (façade) and wraps around to cover the west elevation. The porch is approached by metal steps and features a wood plank floor, and an open metal railing with cannonball finials. The building's windows are predominantly 2/2 double-hung sash with simple wood cornices.**
22. Architectural style: **No Defined Style**  
 Building type:
23. Landscape or special setting features:  
**This property is located on the west side of N. Aspen Street, in the block north of Colorado Avenue. The house at 403 W. Colorado Avenue (5SM.1602) is adjacent to the south. The alley between Colorado and Columbia Avenues is to the north.**
24. Associated buildings, features or objects: **N/A**

## Architectural Inventory Form

Page 3 of 7

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1892**      Actual:
- Source of information:    **Sanborn Insurance maps October 1890 and February 1893**
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 reveal that this 1½-story dwelling was built between October 1890 and February 1893. The dwelling's footprint is depicted similarly on Sanborn maps through 1922. The house was modified prior to 1986 with the construction of a glassed-in addition to the west end of the south elevation. One or more of the dormers may also have been added at that time, and the original entry door may have been on the east elevation; however, its location is not clear on the Sanborn maps.**
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):            **Commerce Trade / Business/Professional**
34. Site type(s):               **Former residence, currently owned and occupied by Herrick and Company**
35. Historical background:
- This building was constructed circa 1892. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. It may have been under common ownership with the James Johnstone House, just to the south at 403 W. Colorado Avenue (5SM.1602), during its early years. Christopher Malone, of Tucson, Arizona, 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.**

## Architectural Inventory Form

Page 4 of 7

### 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 1892**

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 1892. The house is also architecturally significant for its representative gabled plan, and for its modest size and scale which is typical of working-class houses built in Telluride during the 1890s and very early 1900s. Despite some loss of integrity, this property rates as a "supporting" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This residence displays a somewhat less than an ideal 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. Pre-1986 alterations include a modest addition to the west end of the south elevation. The front porch may also have originally faced Aspen Street, and one or more of the dormers may not be historic. These changes, however, predate 1986, and are of appropriate size and scale. As a result, this property retains sufficient integrity to convey a sense of its historic and architectural significance, qualifying as a "supporting" resource within the Telluride National Historic Landmark District.**

## Architectural Inventory Form

Page 5 of 7

### 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): | <b>CD #6, Images 15-18</b>                                | CDs filed at: | <b>Town of Telluride</b>                    |
| 48. Report title:         | <b>Town of Telluride Re-Survey of Historic Structures</b> |               | <b>Planning and Building<br/>Department</b> |
| 49. Date(s):              | <b>August 9, 2011</b>                                     |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

