

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.1602** Parcel number(s): **456536314025**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Johnstone House; Johnstone Rooming House**
- 6. Current Building Name: **Herrick House**
- 7. Building Address: **403 W. Colorado Avenue**
- 8. Owner Name and Address: **Jan Alyn Herrick
P. O. Box 2675
Telluride, CO 81435-2675**

456536314025



THLD RATING:	Supporting to District
---------------------	-------------------------------

Architectural Inventory Form

Page 2 of 8

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** **252772 mE** **4202489 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: **Length: 60 feet x Width: 42 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features: **Porch**
Roof Treatment/Dormer
Window/Stained Glass
21. General architectural description:
This prominent two-story dwelling is located at the northwest corner of Colorado Avenue and Aspen Street, just west of Telluride's downtown commercial district. The house is supported by an unpainted coursed sandstone foundation, and its exterior walls are clad with painted yellow horizontal wood siding with painted brown 1" by 4" corner boards. A painted brown 1" by 6" board, with a narrow wood water table, separates the foundation from the horizontal siding above. Painted yellow fishscale and octagon patterned wood shingles appear in the upper gable ends on the south and west elevations, while gable ornaments appear in the upper gable ends on the south and east elevation. The dwelling's cross gable roof is steeply-pitched, and is covered with wood shingles. The eaves are boxed with painted brown wood trim. A gabled wall dormer, with a 1/1 double-hung sash window, is located on the east elevation. The house features an asymmetrical façade which faces Colorado Avenue on the south elevation. A wrap-around porch, which covers the east end of the façade and the south end of the east elevation, has a tongue-in-groove wood floor, an open wood balustrade with turned balusters, turned columns, and a low-pitched hip roof with an intersecting gable above the entry steps. A stained natural brown wood-paneled door, with stained glass Queen Anne upper sash lights, and with a transom light, leads from the porch into the house at the east end of the façade. A large single-hung sash window, with stained glass upper sash lights, and with a sawtooth muntin between the upper and lower sashes, penetrates the façade wall to the west of the porch. Another very similar window faces toward Aspen Street on the east elevation. A set of paired 1/1 double-hung sash windows are located in the façade's upper gable end. Windows elsewhere are primarily single and paired 1/1 double-hung sash, and all of the windows feature painted red wood frames and painted brown

Architectural Inventory Form

Page 3 of 8

wood surrounds. A rear porch, covered by a low-pitched hip roof, wraps around the house's northeast corner. Two non-historic glass-in-wood-frame atrium doors enter the house from this porch. A non-historic elevated metal deck extends from the west end of the north elevation.

22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This property is located at the northwest corner of Colorado Avenue and Aspen Street.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1892**
 Source of information: **Sanborn Insurance maps, October 1890 and February 1893; San Miguel County Assessor records.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **James Johnstone (probably)**
 Source of information: **Telluride *Daily Journal*, April 22, 1903.**
29. Construction history:
San Miguel County Assessor records list 1892 as this house's year of construction. Sanborn Insurance maps corroborate this date, as they indicate that the house was built sometime between October of 1890 and February of 1893. Town of Telluride building permit files reveal that the non-historic deck was completed in 2003.
30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
Domestic/Single Dwelling
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling; also a Rooming House during the early 1900s.**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

The West Telluride Addition was platted in 1891, and residential development throughout the neighborhood began to occur that same year. By the end of 1892, five houses had been built here in Block 4, on the north side of West Colorado Avenue between Aspen and Townsend Streets. These were respectively located here on lots one and two, on lots three and four, and on lots five, ten, fourteen and fifteen. By the end of 1899, another six homes had been erected on this block, leaving only lots eleven, twelve, thirteen, sixteen and seventeen not yet developed. Another three residences had been built by the summer of 1908, with this block then boasting fourteen residences facing onto West Colorado Avenue, and with only two lots still undeveloped.

This residence at the northwest corner of Colorado Avenue and Aspen Street was among those built in 1891 or 1892. Telluride *Daily Journal* articles from the early 1900s indicate that this property was owned and occupied by the James Johnstone family. At the turn of the twentieth century, the Johnstone family consisted of James, age 48, his wife Maria Jane, age 43, and a son, Roy, age 13. Of Scottish heritage, James Johnstone was born in Canada in February 1852, while Maria Jane (maiden name unknown), and had also been born in Canada, in February 1857. James and Maria were married in Canada in 1876, but within the next decade they had moved to Colorado where their son, Roy, was born in September 1886. In Telluride, James worked as a blacksmith, and was also engaged in mining interests, while Maria augmented the family income by taking in boarders and apparently leasing out portions of their house for business purposes. The following advertisement ran in the Telluride *Daily Journal* during the fall of 1901:

"Hair dressing, manicuring, and massage, by Miss Cairns, at the residence of Mrs. Johnstone, corner Colorado avenue and Aspen streets."

Three years later, in August of 1904, the Journal reported:

"Mrs. McKim announces the removal of her studio from the Weller residence to that of Mrs. James Johnstone, corner Colorado avenue and Aspen street."

James Johnstone passed away circa 1907; Maria Johnstone, however, continued to live in Telluride, apparently in this house, until at least the early 1920s. During these years, she maintained this residence as a more formal boardinghouse or rooming house.

Architectural Inventory Form

Page 5 of 8

36. Sources of information:

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

Telluride Daily Journal, September 18, 1901, p. 3.

Telluride Daily Journal, August 22, 1903, p. 3.

Telluride Daily Journal, August 20, 1904, p. 3.

Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, West Telluride precinct.

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

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

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

Thirteenth Census of the United States, 1910, San Miguel, County, Colorado, West Telluride precinct.

Twelfth Census of the United States, 1900, San Miguel, County, Colorado, West Telluride precinct.

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).

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: **Architecture, Ethnic Heritage/European, Settlement**

40. Period of significance: **1878-1913**

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

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This house is historically significant for its association with Telluride's residential development beginning in the early 1890s, and in particular for its use as a boardinghouse or rooming house. The dwelling is also architecturally significant for its Late Victorian era architectural characteristics. Due to some loss of integrity, though, this property should be rated as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a somewhat less than optimal 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 sense of time and place of an early 1890s dwelling, from Telluride's mining boom days, remains partially 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 1-5	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	07/31/2007; revised 4/10/2012		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		

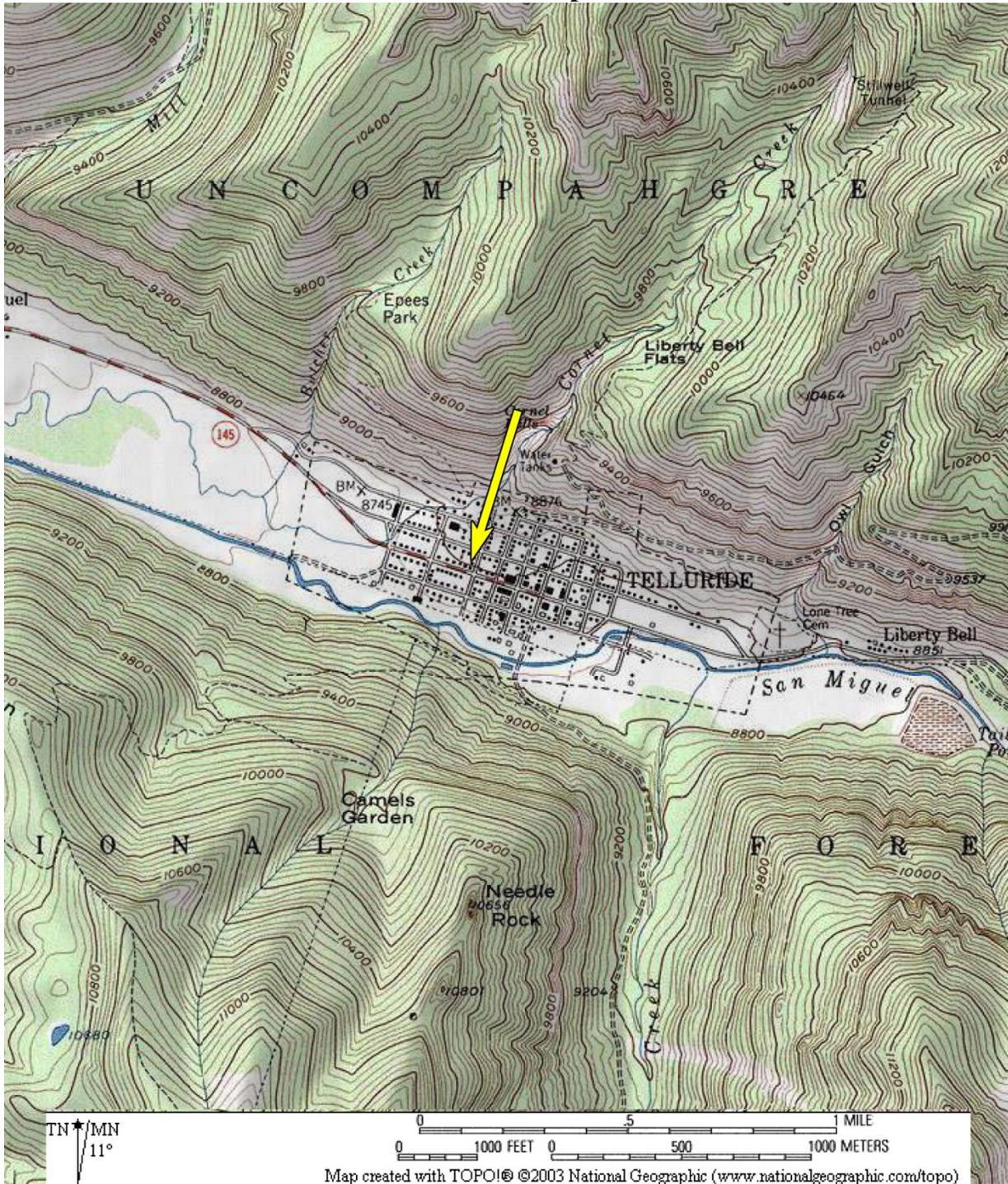
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)