

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.1573/THAS.197**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Johnson House**
- 7. Building Address: **526 W. Colorado Avenue**
- 8. Owner Name and Address: **Stephen B. Johnson and Christine Wahle Johnson
P.O. Box 2188
Telluride, CO 814352188**

Parcel number(s):

456536318003



THLD RATING:

Primary - Supporting to District
Shed - Contributing to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252546 mE** **4202506 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 34A, Block 8**
 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 38 feet x Width: 29 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Balcony
21. General architectural description:
This is a 1½-story, front-gabled, wood frame dwelling, with a large, two-story, 2002, addition to its south (rear) elevation. The house is supported by a concrete foundation, faced with a stone veneer. The foundation is noticeably higher on the south elevation than on the north elevation, as the ground slopes upward from south-to-north. The foundation is separated from the wall surface above by a painted olive green 1" by 10" board, with a water table. Above the water table, the house's exterior walls are clad with non-historic painted pale green horizontal weatherboard siding, with painted olive green 1" by 4" corner boards. Painted olive green square-cut wood shingles appear in the upper gable end on the façade (north elevation). The original front gable, and an intersecting side gable roof which covers the rear addition, are covered with corrugated metal roofing material. The eaves are boxed with painted olive green wood trim. A non-historic stained natural brown glass-in-wood-frame door, with leaded glass lights, and a transom light, enters the façade from a non-historic front porch. This porch is approached by four steps, and features a wood plank floor, an open wood railing, turned columns, and a low-pitched hip roof. 1/1 single-hung sash windows penetrate the façade wall on either side of the porch. Windows on the east and west (side) elevations include a variety of 1/1 double-hung sashes, single-light fixed-panes, and 4-light windows, all with painted olive green wood frames and surrounds. The large 2002 rear addition features a walk-out basement level. The addition's exterior walls are clad with painted pale green vertical wood siding, penetrated by multiple 1/1 double-hung sash and casement windows, with painted olive green wood frames and surrounds. An elevated first story deck, with a balcony above, is located on the addition's south elevation.

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22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features: **This property is located on the south side of West Colorado Avenue, in the block between Townsend and Davis Streets, near the west end of the Telluride National Historic Landmark district.**
24. Associated buildings, features or objects:
Secondary Residence (former garage) (THAS #197)
A shed, of wood frame construction, is located adjacent to the alley at the rear of the property. This structure (which has the address of 526 1/2 W. Colorado Avenue) features rusted corrugated metal exterior walls, and a shed roof. The roof is also covered with rusted corrugated metal, laid over 1x wood decking and 2x wood rafters. Two vertical wood plank doors are located on the west elevation. A former garage door opening on the south elevation has been filled in, with a vertical wood plank door located within the former garage door space. This building also features non-historic awning type windows.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:
 Source of information: **San Miguel County Assessor files**
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:
The early construction history of this property is unclear. The 1922 Sanborn Insurance map depicts an L-shaped dwelling on this lot, while the earlier 1908 and 1904 Sanborn maps depict a rectangular-shaped dwelling, perhaps with an enclosed front entry porch. In 1899, and in earlier years, this property had not yet been developed. The building was altered and its condition upgraded in 2002 with the construction of a large rear addition and a new front porch. Two secondary buildings, located adjacent to the alley, are depicted on the 1922 Sanborn map. One of these is likely the extant secondary building (THAS #197), which would place its date of construction between 1908 and 1922.
30. Original location: Moved: Date of move(s):

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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 dwelling**

35. Historical background:

The West Telluride Addition was platted in 1891, but by 1893, only three houses had been built in this block on the south side of Colorado Avenue west of Townsend Street. By 1900, however, an additional nine homes had been built in this block, leaving only three lots (Lots 27, 33, and 34 of Block 8), not yet developed. Also by 1900, Bever's Corral occupied Lots 21-24 at the west end of this block, adjacent to the southeast corner of West Colorado Avenue and Townsend Street. This house on Lot 34, at 526 W. Colorado Avenue, was, thus likely constructed at or shortly after the turn of the twentieth century. Information regarding the families and individuals who lived here during the early 1900s has not been uncovered. In 1986, this property was owned by Betty Fullerton of Telluride. The property's current owners are Stephen Johnson and Christine Wahle Johnson.

36. Sources of information:

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>

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.

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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, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National: State: Local:

42. Statement of significance:

This property is historically significant for its association with Telluride's residential development during the early 1900s. The house is also architecturally significant as a representative vernacular front gabled dwelling dating from the early 1900s. Displaying a modest loss of integrity, the house rates as a supporting resource within the Telluride National Historic Landmark District. The shed at the rear of the lot (THAS #197), displays good integrity, and rates as a "contributing" resource within the district.

43. Assessment of historic physical integrity related to significance:

This building displays a slightly below average level 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. Construction of a large two-story rear addition, and a new front porch, have reduced the building's physical integrity to some extent. However, it retains sufficient integrity to qualify as a supporting resource within the landmark district. The integrity of the secondary building (THAS #197) remains relatively intact, and as such it rates as a contributing resource within the district.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**
 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:

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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #5, Images 90-95	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	07/31/2007; revised 4/10/2013		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

