

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.1807**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Justis House**
- 7. Building Address: **503 E. Columbia Avenue**
- 8. Owner Name and Address: **Robert Y. Justis, Jr.
P.O. Box 53
Telluride, CO 81435**

Parcel number(s):

477901106006



THLD RATING:

Noncontributing With Qualifications

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **253434 mE** **4202347 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 1-3, Block 17**
 Addition: **North Maple Street Subdivision** Year of addition:
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: **2170 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney**
21. General architectural description:
This residence consists of an original hipped-roof dwelling, which measures approximately 26' N-S (deep) by 24' E-W (across), and a gabled addition to the north (rear) elevation, which measures approximately 31' N-S by 30' E-W. The house is supported by a low poured concrete foundation, and its exterior walls are clad with painted buff red horizontal wood siding with painted peach color 1" by 4" corner boards. The roof is covered with red metal roofing material, and the eaves are boxed with painted red and peach color wood trim. The house's symmetrical facade faces Columbia Avenue on the south elevation. A painted green solid wood door, with a diamond-shaped upper sash light, enters the facade from a 6½' by 18½' open front porch. The porch is approached by nine wood steps, and features a wood plank floor, an open wood railing, and a gable hood with knee braces over the entry door. The area beneath the porch floor is enclosed by a wood lattice, and the entire porch is painted buff red. Original windows are 1/1 double-hung sash, while non-original windows including those in the addition are primarily 1x1 horizontal sliders and single-light fixed panes. A painted green wood-paneled door, with nine upper sash lights, enters the gabled addition's east elevation. A stone chimney is at the north end of the addition's east-facing roof slope. A low saltbox-roofed extension to the gabled addition's north elevation measures approximately 6' by 8'.
22. Architectural style:
 Building type: **Hipped-Roof Box**

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23. Landscape or special setting features:

This property is located at the northeast corner of E. Columbia Avenue and Maple Street near the east end of the Telluride National Historic Landmark District. A crumbling concrete retaining wall parallels the front sidewalk. There is a small planted grass front yard and a wide side yard east of the dwelling. Pandora Street is behind the property to the north.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:
 Source of information: **San Miguel County Assessor records; Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.**

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 1899 as this dwelling's year of construction. The original portion of the dwelling is depicted on the 1922 Sanborn Insurance map for Telluride. Earlier Sanborn Insurance maps for Telluride unfortunately do not extend this far east, however. An addition to the original north (rear) elevation predates 1986.

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 house was constructed just prior to the turn of the twentieth century. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. An entity known as Yellow Jacket Mining, c/o Anderson TDG of New York City, owned this property in the 1980s.

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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

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

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 dwelling is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1899. The house is also architecturally significant for its hipped-roof plan (which is somewhat rare in Telluride), and for its modest size and scale which is typical of working-class houses built in Telluride during the late 1800s and early 1900s. Due to some loss of integrity, however, this property rates as a "noncontributing with qualifications" resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This dwelling displays a somewhat less than ideal 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. An addition to the original north elevation has somewhat diminished the building's integrity. As a result, it no longer fully conveys a strong sense of historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Noncontributing With 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 369-371** 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 10, 2011** **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**

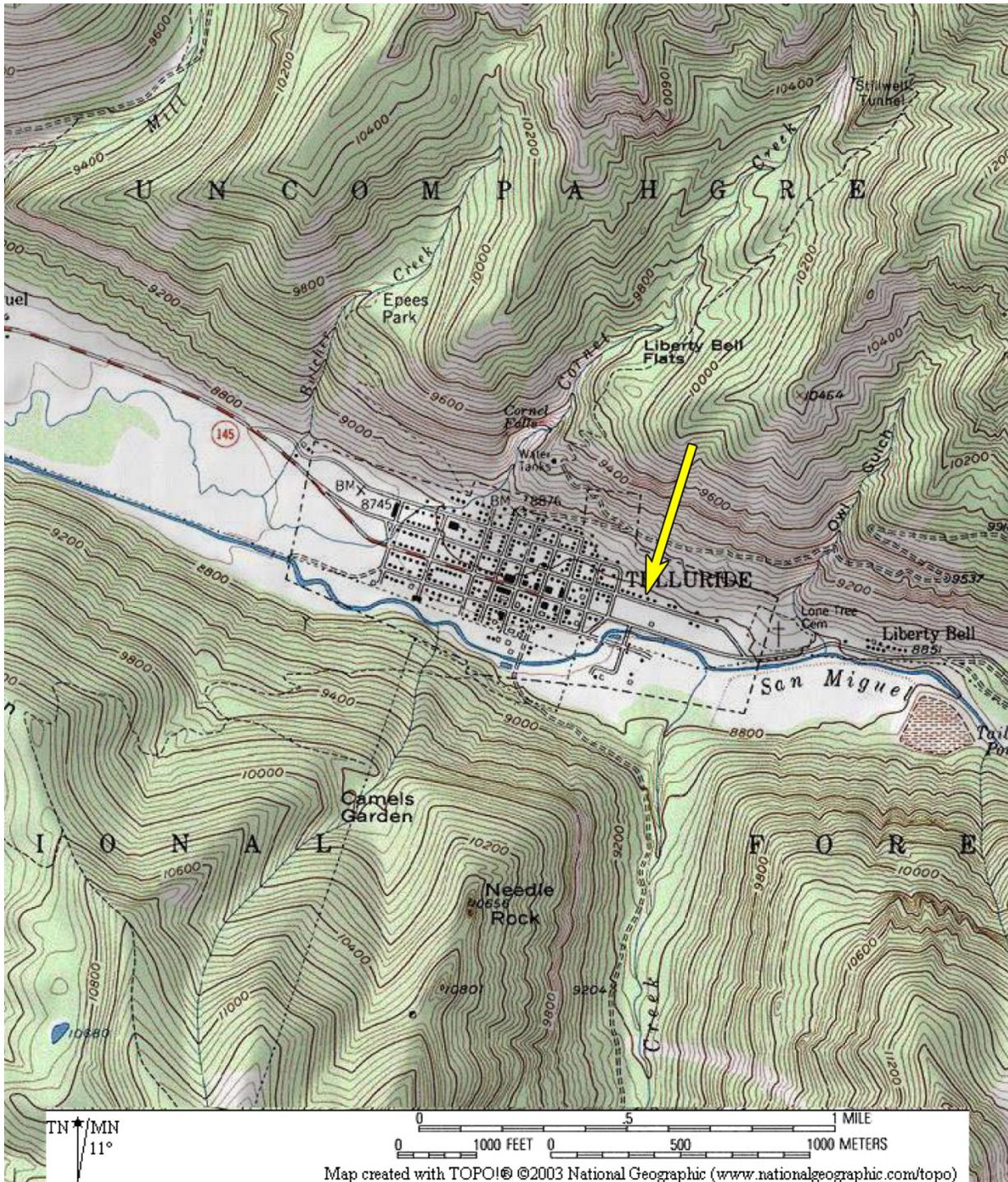
Architectural Inventory Form

Sketch Map



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Location Map



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