

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.1732**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Kinikin House**
- 6. Current Building Name: **Johnson House**
- 7. Building Address: **533 W. Columbia Avenue**
- 8. Owner Name and Address: **James M. Johnson  
605 Oliver Building  
Pittsburgh, PA 15222**

Parcel number(s):

**456536312023**

<b>456536312023</b>



THLD RATING:

**Primary - Contributing to District  
Secondary Residence/Garage/Studio – Non-Designated – New Construction**

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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** **252601 mE** **4202649 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot D, 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: **2416 square feet**
16. Number of stories: **2½**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Hipped Roof / Gable-on-Hip Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Decorative Shingles, Chimneys, Fence**
21. General architectural description:  
**This residence is composed of the following sections: a main, 2½-story, L-shaped section which overall measures 28½' N-S (deep) by 30½' E-W; a single-story hipped-roof extension to the north (rear) elevation which measures 14' N-S by 28' E-W; a canted bay at the west end of the south elevation (facade); an open front porch, which measures approximately 6½' N-S by 15' E-W, and fills in the void created by the house's L-shaped plan. The dwelling is supported by an unpainted coursed sandstone foundation which extends approximately three feet above grade. The exterior walls are clad with older white horizontal metal siding, with painted white decorative fish scale and diamond shaped shingles in the upper gable ends. The main 2½-story section is covered by a steeply-pitched hipped roof, with intersecting gables on the south and east elevations. The roof is finished with wood shingles and painted white boxed eaves. There are two chimneys: one is a red brick fireplace chimney on the west elevation; the other is a red brick chimney with a corbelled cap on the ridge. A band of three non-historic skylights are on the north-facing roof slope. The house's asymmetrical facade faces toward Columbia Avenue on the south elevation. A painted red wood-paneled front door, with one upper sash light and a transom light, enters the east end of the facade from the open front porch. The porch is approached by five wood steps, and features a painted grey tongue-in-groove wood floor, a painted white open wood railing, tapered painted white Tuscan columns, and a hipped roof with an intersecting gable over the porch stairs. The porch's roof eave is decorated with a dentil course. All of the dwelling's windows have painted black wood frames and painted green wood surrounds. The hipped-roof facade bay has a large single-hung sash window, flanked on either side by a narrower sash window, and a dentil course beneath its roof eave. A large single or double-hung sash window overlooks the front porch at the east end of the facade. Another similar sash window is at the south**

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end of the east elevation. A small single-light window, with painted green wood surrounds, and a dentil course penetrates the facade's upper gable end. Other windows are primarily single and paired 1/1 double-hung sash.

22. Architectural style: **Late Victorian / Edwardian**

Building type:

23. Landscape or special setting features:

**This well-maintained property is located on the north side of W. Columbia Avenue, in the block between Townsend Street to the east and Cornet Creek to the west. A planted grass front yard is nicely landscaped with native plants and flower beds flanking the house. The backyard is enclosed by a wood privacy fence. A metal fence with a fleur-de-lis motif and a stone retaining wall flank the front sidewalk paralleling Columbia Avenue.**

24. Associated buildings, features or objects:

### **Secondary Residence / Garage / Studio**

**A gambrel-roofed building, located northeast of the primary dwelling, comprises a secondary residence, a studio, and a garage. Measuring 32½' N-S by 37½' E-W, this 2½-story building is supported by a poured concrete foundation, faced with sandstone above grade. The upper exterior walls are clad with wide painted white horizontal wood siding, while the gambrel roof is covered with metal roofing material. A painted white diagonal bead board garage door enters the west end of the south elevation at ground level. Two gabled dormers, each with a 4-light window, are on the north-facing roof slope. A set of paired glass-in-wood-frame doors, beneath an intersecting gable, enter the south elevation from an open wood porch which measures 8½' N-S by 30½' E-W.**

## **IV. ARCHITECTURAL HISTORY**

25. Date of construction: Estimate: Actual: **1901**  
 Source of information: **Sanborn Insurance maps, December 1899 and July 1904; San Miguel County Assessor records**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Luther C. and Gertrude M. Kinikin**  
 Source of information: **Telluride *Daily Journal*, August 21, 1901, p. 1; 1900 U. S. Census.**

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29. Construction history:

This house was built in 1901 as a residence for the family of Luther C. and Gertrude M. Kinikin. Replacing an earlier single-story dwelling, the new 2½-story house was mentioned briefly in the August 21, 1901 edition of the *Telluride Daily Journal*. Under the heading "A Merry Social", the *Journal* reported: "Quite a party will start from the new Kinikin residence on west Columbia Avenue..." The 1900 U.S. Census, Sanborn Insurance maps, and San Miguel Assessor records document that the Kinikin house was located here at 533 W. Columbia Avenue. There have been no additions to the original dwelling; however, its exterior walls were sided with horizontal metal sometime prior to 1986. The secondary residence / garage / studio was built circa 1991. It was designed by Ron Bercovitz, a Telluride architect, while Corey Fortenberry served as the general contractor. A historic structure (THAS #11), which had existed on this lot, was moved to 114 S. Townsend Street where it was recorded at that location (5SM.1840).

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:

This house was built in 1901 as a residence for the family of Luther C. and Gertrude M. Kinikin. Luther C. Kinikin was born in Ohio in September 1866, while Gertrude (maiden name unknown) was born in Missouri in July 1873. They were married in 1892, and by 1896 they had moved to Telluride. An attorney, Mr. Kinikin had his law office in the Sheridan Block during the late 1890s and early 1900s. In addition to private practice, Mr. Kinikin served as Telluride's City Attorney for a number of years. Mr. and Mrs. Kinikin resided in an earlier single-story dwelling on this property before having the extant 2½-story house built in 1901. A son, Edwin, was born in 1902. In 1910, the Kinikin family moved to a ranch some eight miles southeast of Telluride, and by 1920, they had moved to Montrose. Mr. Kinikin was employed as the Deputy Assessor for Montrose County, at that time, according to federal census records. Members of the Kinikin family were not found in the 1930 federal census records, nor were obituaries for Mr. and Mrs. Kinikin found in online sources. The property's current owner is James M. Johnson. He purchased it in 1989, according to San Miguel County Assessor records. Robert Weatherford has been the property's caretaker for over thirty years.

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36. Sources of information:

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

"A Merry Social." *Telluride Daily Journal*, August 21, 1901 p. 1.

"L. C. Kinikin has moved..." *Telluride Journal*, September 29, 1910 p. 8.

"San Miguel County Assessor Data Site." <http://sanmiguel.valuewest.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.

U. S. Census records.

Weatherford, Robert. Interview with Carl McWilliams.

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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

**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:    **1901**

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

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42. Statement of significance:

**This property is historically significant for its association with residential development in Telluride dating from the time of its construction in 1901, and for its association with Luther C. Kinikin. A lawyer, Mr. Kinikin made notable contributions to broad patterns of local history as Telluride's City Attorney. The house is also architecturally significant for its Edwardian style of architecture and because it is among Telluride's larger historic homes. Notable features include: the front porch with its tapered Tuscan columns, an open wood railing, and a dentil course, a canted bay, a sandstone foundation, a brick chimney, and decorative wood shingles in the upper gable ends. The primary residence is rated as a contributing resource. The secondary residence/Garage/ Studio are rated as non-designated.**

43. Assessment of historic physical integrity related to significance:

**This property displays a reasonably high 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. There are no additions to the original dwelling; however its exterior walls were sided with metal sometime prior to 1986. The integrity of setting was somewhat diminished when a historic shed (THAS #11) was moved from this property to 114 S. Townsend Street. A sense of time and place relative to how this property appeared during the early 1900s remains largely intact.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Contributing 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 #7, Images 139-143</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 Department</b>
49. Date(s):	<b>August 5, 2011</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

