

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.1731/THAS10**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Hanson House**
- 6. Current Building Name: **Johnson House**
- 7. Building Address: **539 W. Columbia Avenue**
- 8. Owner Name and Address: **James M. Johnson
605 Oliver Building
Pittsburgh, PA 15222**

Parcel number(s):

456536312014

456536312014



THLD RATING:

**Primary - Contributing 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 NW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252583 mE** **4202655 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot C, 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: **913 square feet**
16. Number of stories: **1½**
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, Stained Glass, Fence**
21. General architectural description:
This residence is composed of the following elements: an original (circa 1892), L-shaped, 1½-story, cross gabled section which overall measures 40' N-S (deep) by 20½' E-W (across); a historic shed-roofed single-story extension to the north (rear) elevation which measures 7' N-S by 14' E-W; a rectangular hipped-roof bay on the south elevation (facade) which measures 3' N-S by 8½' E-W; another rectangular hipped-roof bay on the west elevation which measures 7' N-S by 2½' E-W. The house is supported by an unpainted coursed sandstone foundation, while its exterior walls are clad with painted cream yellow horizontal wood siding with painted blue 1" by 4" corner boards. The roof is covered with wood shingles, and the eaves are boxed with painted blue wood trim. A painted peach color wood-paneled door, with stained glass upper sash lights, enters the west end of the facade from an open 6-step porch. This porch measures six feet square and fills in the space formed by the house's gabled-L plan. The porch has a wood plank floor, a painted yellow open wood railing, painted blue a 4" by 4" wood post, and a shed roof. The facade bay contains five 1/1 double-hung sash windows with painted blue wood frames. The bay on the west elevation contains four 1/1 double-hung sash windows also with painted blue wood frames. The home's other windows are primarily 1/1 double-hung sash with painted blue wood frames and surrounds.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features:

This well-maintained property is located on the north side of W. Columbia Avenue in the block west of Townsend Street. The house is flanked by a large front yard, a wide side yard to the west, and a narrow side yard to the east. The backyard is enclosed by a wood privacy fence. The grounds are landscaped with native plants and flowers including columbines. A metal fence with a fleur-de-lis motif and a stone retaining wall parallel the front sidewalk.

24. Associated buildings, features or objects:

Shed (THAS #10)

A shed (THAS #10) is located at the rear northwest corner of the property. This structure measures approximately 6' N-S by 10' E-W, and it is supported by a wood timbers on grade foundation. The exterior walls are made of vertical wood planks, while the shed roof is covered with rolled asphalt roofing material laid over 1x wood decking. A plywood-filled window opening is at the west end of the north elevation. A vertical wood plank door, with diagonal bracing, is at the east end of the south elevation.

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: **William G. and Elizabeth Hanson (probably)**
- Source of information: **Telluride *Daily Journal*, May 30, 1896.**
29. Construction history:
- Sanborn Insurance maps document that this house was built in 1891 or 1892, and that the shed (THAS #10) was constructed between 1893 and 1899. The house's shed-roofed rear extension may have originally been an open back porch.**
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**

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35. Historical background:

This house was built circa 1892. William G. and Elizabeth Hanson owned the property by early 1896, and may in fact have been the original owners. William Gregg Hanson was born in Kentucky in January 1859, while Elizabeth M. Hanson (nee Mears) was born in Missouri in March 1874. The couple was wed in 1893 and became Telluride residents at about that same time. Mr. Hanson earned his living in Telluride as a “storekeeper” and later as a “bookkeeper” for a “gold mine” according to U. S. census records. Mrs. Hanson was a prominent member of the Ladies Aid Society in Telluride. The 1900 census and issues of the Telluride *Daily Journal* indicate that the Hanson family lived in this house from circa 1895 to 1908 before moving to a different residence on Colorado Avenue. According to the 1900 census, the Hanson family at this address consisted of Mr. and Mrs. Hanson, a young son, born in April 1898, and Elizabeth’s mother, Mrs. Mears, a widow, who had been born in Ohio in January 1854. *Daily Journal* newspaper articles allude to other children, apparently born after 1900; however, the Hanson family was not found in the 1920 or 1930 federal census records. Biographical information about other families who lived in this house during the early 1900s has not been uncovered. W. R. Bingham, of San Francisco, owned the property in the 1980s. James M. Johnson, the current owner, purchased the property in September 1989, according to San Miguel County Assessor files.

36. Sources of information:

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

Telluride *Daily Journal*, May 30, 1896.

“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.

U. S. Census Records.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

xx 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;

xx 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
- xx** 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: **Circa 1892**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This property is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1892, and for its association with the family of William and Elizabeth Hanson. The house is also architecturally significant for its representative gabled-L plan and Late Victorian era architectural details. These include two prominent bay windows, the asymmetrical plan, the front porch, and the original sandstone foundation. Displaying exceptional integrity, the primary residence and shed rate as "contributing" resource within the Telluride National Historic Landmark District, and it may be considered individually eligible for the National and State Registers.

43. Assessment of historic physical integrity related to significance:

This property displays a 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 and no notable adverse alterations to the historic dwelling. The historic shed at the rear of the property also appears minimally altered. A sense of time and place relative to how this property appeared in the very late 1800s and early 1900s remains intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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:

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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 136-138	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 5, 2011		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

