

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

Architectural Inventory Form

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- 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.1681/THAS.75&76**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Wilcox Trust House**
- 7. Building Address: **135 N. Oak Street**
- 8. Owner Name and Address: **Anthony J. Wilcox Trust
P.O. Box 2648
Telluride, CO 814352648**

Parcel number(s):	456536410001



THLD RATING:	Primary - Supporting to District Shed (THAS75) - Supporting to District Shed (THAS76) - Supporting to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252866 mE** **4202510 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 3, Block 1**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
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: 52 feet x Width: 28 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**
Roof Treatment/Dormer
Fence
21. General architectural description:
This is a 1.5-story wood frame dwelling, consisting of a main, front-gabled, historic section, and a modern, circa 1989, gable and hip-roofed addition to the original west (rear) elevation. The historic house is supported by an unpainted coursed sandstone foundation, and its exterior walls are clad with painted dark green horizontal weatherboard siding with painted white 1" by 4" corner boards. Stained brown fishscale shingles appear in the façade's upper gable end on the east elevation. The original house is covered by a steeply-pitched front gable roof, with metal roofing material and with painted white boxed eaves. Two non-historic gabled dormers are located on the south-facing roof slope. The house features an asymmetrical façade which faces toward Oak Street on the east elevation. A non-historic stained brown wood-paneled front door, with Queen Anne upper sash lights and with a stained glass transom, enters the north end of the façade from a 5-step wood porch. This porch features a wood plank floor, a painted white open wood railing with turned balusters, painted white turned columns with brackets, a decorative frieze, and a low-pitched hipped roof with a small intersecting gable over the entry steps. A canted bay with three 1/1 double-hung windows penetrates the façade wall to the south of the porch. Elsewhere, the original home's windows are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. A small shed-roofed addition with an east-facing window is located

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on the north (side) elevation. According to oral information passed down through the years, the front part of this addition was built not long after the First Methodist Church was erected across Oak Street to the east in 1900. The church's construction blocked the spectacular view up the canyon from this house, so the owners at that time built the shed-roofed addition with an east-facing window from which a person could look past the church and up the scenic valley. In 1989, this historic addition was incorporated into a larger rear addition to the west elevation, with a 1.5-story gabled section and a single-story low-pitched hip-roofed section.

22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

This property is located at the southwest corner of N. Oak Street and Columbia Avenue. There is a small planted grass front yard and a narrow side yard along the south side of the house. A spruce tree is located near the southeast corner of the front yard. A low stone retaining wall parallels the front sidewalk. The backyard is enclosed by a painted white picket fence.

24. Associated buildings, features or objects:

Garage (THAS #75)
A wood frame garage, with a modern (built in 2001) shed-roofed addition, is located behind the dwelling. The garage's main gabled section measures 14' by 12', while the addition measures 10' by 6'. The garage is supported by a low concrete foundation, and its exterior walls are clad with corrugated metal. The steeply-pitched front gable roof is covered with corrugated metal laid over 1x wood decking and 2x wood rafters. A stained brown vertical wood plank, horizontal sliding, garage door opens toward Columbia Avenue on the north elevation. (The historic track and hardware for this door is still intact. A window opening on the west elevation is covered with vertical wood planks. A set of paired 4-light windows penetrate the shed-roofed addition on the east elevation.
Shed (THAS #76)
A wood frame shed, which measures approximately 20' by 14', is also located near the rear of the property. This utilitarian building has stained brown vertical wood plank walls, and a shed roof with corrugated metal roofing material laid over 1x wood decking. A small shed-roofed addition has been built onto the east elevation. A vertical wood plank door on the west elevation is no longer in use. A non-historic wood-paneled door is located on the east elevation. Two non-historic skylights penetrate the west-facing roof slope.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1891** Actual:
- Source of information: **Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986; Sanborn Insurance maps.**
26. Architect: **Unknown**
- Source of information: **N/a**
27. Builder: **Unknown**
- Source of information: **N/A**

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28. Original owner: **Unknown**
Source of information: **N/A**

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29. Construction history:

A previous inventory form for this property (prepared by Front Range Research Associates in 1986), and Sanborn Insurance maps, indicate that the original front gabled section of this house was built in 1891. A small shed-roofed addition, with an east-facing window, was added to the north (side) elevation, reportedly in the very early 1900s. According to oral information passed down through the years, this addition was built not long after the First Methodist Church was erected across Oak Street to the east in 1900. The new church blocked the spectacular view up the canyon from this house, so the owners at that time built the shed-roofed addition with an east-facing window from which a person could look past the church and up the scenic valley. In 1989, larger gable and hip-roofed additions to the original west (rear) elevation were completed, with the historic shed-roofed addition also extended to the rear. Bill Joiner, Alpine Construction, and Jim McNair, were reportedly involved in construction of the addition in 1989.

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 dwelling**

35. Historical background:

Sanborn Insurance maps, and an earlier inventory form for this property (prepared by Front Range Research Associates in 1986), indicate that this house was built in 1891. Biographical information about the families and individuals who lived here in the 1890s and early 1900s has not been uncovered. More recent San Miguel County Assessor records indicate that Neal and Dale Weisbrod, of St. Charles, Missouri, owned this house between circa 1966 and 1988. In September of 1988, it was acquired by Anthony John Wilcox of Aspen, Colorado, and the property is currently held in trust by the Wilcox family.

36. Sources of information:

**San Miguel County Assessor records.
 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 Whitacre, Christine. Historic Building Inventory Record, May 1986.**

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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).

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, 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 beginning in the early 1890s, and the house is architecturally significant for its vernacular wood frame front gabled plan. Despite some loss of integrity, this property (including both the house and two secondary buildings) may be rated as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property 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. Additions, reportedly constructed in 1989, have diminished the buildings' physical integrity. As a result, they no longer fully convey a sense of their historic and architectural significance.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

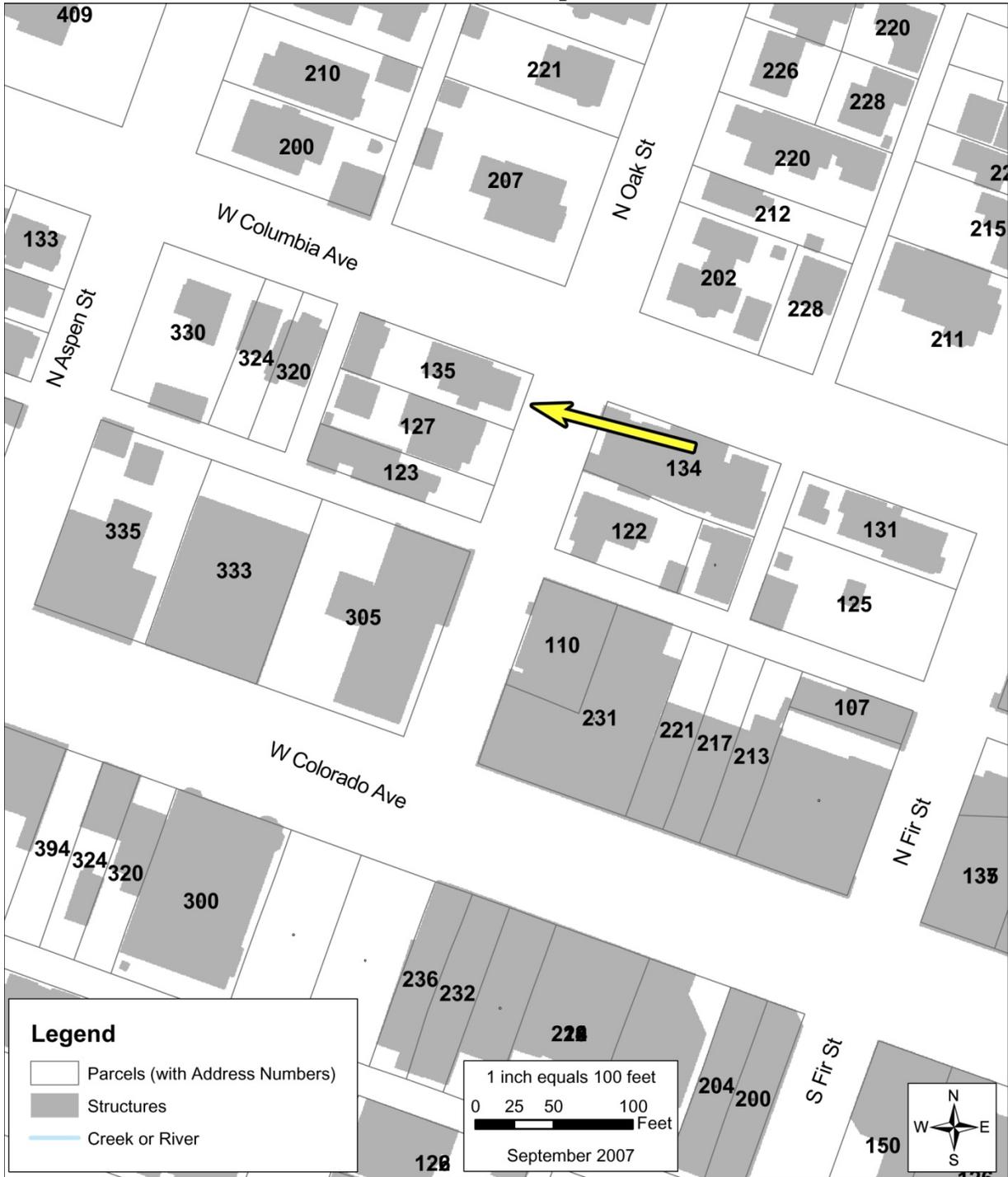
44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Supporting to District**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located within the Telluride National Historic Landmark 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 #5, Images 349-354** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building**
Department
49. Date(s): **09/09/2007; 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**

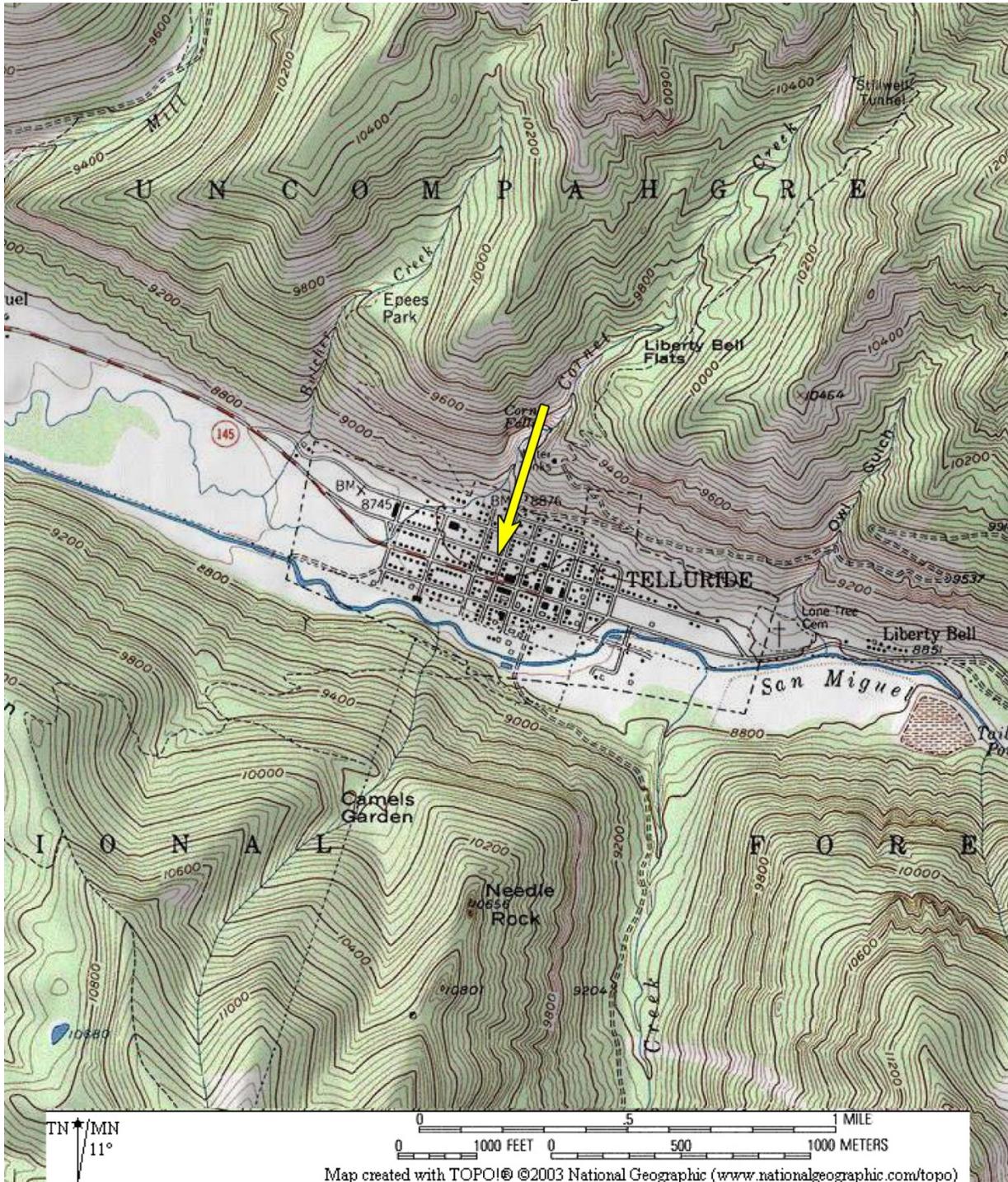
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Sketch Map



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Location Map



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