

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
Rev. 9/98

Architectural Inventory Form

Page 1 of 7

- 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.1766**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Wakeland House**
- 7. Building Address: **122 / 122½ N. Spruce Street**

Parcel number(s):	<b>477901117004</b>
	<b>477901117012</b>

- 8. Owner Name and Address: **James Wakeland  
4445 North A1A STE 244  
Vero Beach, FL 32963**



<b>THLD RATING:</b>	<b>Front Residence – Non-Designated – New Construction Rear Residence - Noncontributing Without Qualifications</b>
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## Architectural Inventory Form

Page 2 of 7

### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
 ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** 253159 mE 4202385 mN
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 2A and 2B, Block 9**  
 Addition: **Ersel Hickey PUD Minor 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: **648 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Log**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Dormers, Garage / Attached Garage**
21. General architectural description:  
**Previously surveyed under site # THAS #130, this 1½-story log and wood frame building measures 27' by 24'. It is supported by a poured concrete foundation, and its walls are made of squared logs with flush corners and with concrete chinking. Stained brown board-and batten appears in the upper gable ends. The building is covered by a gabled roof, with metal roofing material, and with exposed rafter ends and a fascia board beneath the eaves. There are four large, non-historic, gabled dormers each with a 1/1 double-hung sash window. Two dormers are located on the west elevation and the other two opposite on the east elevation. An entry door, covered by a painted white wood screen door, enters the north end of the west elevation. Two sets of paired diagonal plank garage doors, side-hinged with metal strap hinges, on the south elevation, open onto a concrete driveway which extends to the alley. An opening in the upper gabled end above the garage doors is covered by a vertical wood plank shutter, side-hinged with metal strap hinges. A non-historic fanlight window penetrates the south elevation's upper gable end. The east elevation is penetrated by a set of paired 6-light windows and a small single-light window.**
22. Architectural style: **No Defined Style**  
 Building type:
23. Landscape or special setting features:  
**This building is located on the rear half of the property on the east side of Spruce Street immediately north of the alley between Colorado and Columbia Avenues. A modern residence is located on the front half of the property.**

## Architectural Inventory Form

Page 3 of 7

24. Associated buildings, features or objects:

<b>Dwelling</b>
<p>A modern 2½-story residence on the front half of this lot was built in 1992, having replaced an earlier dwelling on the property. The 1992 residence is supported by a poured concrete foundation, while its exterior walls are clad with painted blue horizontal wood siding with painted white 1" by 4" corner boards. The roof is a moderately-pitched cross gable, with metal roofing material and painted white boxed eaves. A boxed chimney is located near the east end of the south-facing roof slope. The asymmetrical facade faces Spruce Street on the west elevation. A painted blue glass-in-wood-frame door, with flanking sidelights, enters an enclosed gabled front porch from a sandstone stoop. To the south of this entry, a painted white glass-in-wood-frame atrium door enters the house from an open wood porch. The porch features a wood plank floor, a painted white open wood railing with turned balusters, painted white turned brackets with spindle brackets, a spindle frieze, and a low-pitched hipped roof. A set of metal steps descends to a basement-level door at the south end of the east elevation. A 2½-story canted bay, covered by a gabled roof, and with multiple double-hung and fixed-pane windows, is a prominent architectural feature on the facade. Another similar bay is located on the east elevation.</p>

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **Post 1922**    Actual:
- Source of information:    **Sanborn Insurance map, October 1922**
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:
- Sanborn Insurance maps indicate that the building on the back half of this lot was built after 1922, as it does not appear on Sanborn maps through October of that year. The modern 2½-story residence on the front half of the lot was built in 1992, having replaced an earlier single-story house.**
30. Original location:       Moved:                    Date of move(s):

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                **Unknown**
32. Intermediate use(s):          **Unknown**
33. Current use(s):                **Unknown**
34. Site type(s):                    **Residential**

## Architectural Inventory Form

Page 4 of 7

35. Historical background:

**Sanborn Insurance maps indicate that this property was initially developed prior to 1890 with the construction of a small T-shaped dwelling. That dwelling stood for several decades, and was enlarged between 1908 and 1922. The building on the back (east) half of the lot was apparently built after 1922, while the modern 2½-stor residence on the front half of the lot was built in 1992. Biographical information about people and families associated with this property during the late 1800s and early 1900s has not been uncovered. Robert G. Kerr owned the property in the 1980s. More recent owners include Preston and Christine Zucker, of Englewood, New Jersey, Joseph Jonathan Yanover, of Telluride, and Kimberly Hanley of Larkspur, California.**

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](http://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

## Architectural Inventory Form

Page 5 of 7

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:

**The primary residence on this property was built in 1992, and thus was not historically associated with any historic themes dating from the Telluride National Historic Landmark District's period of significance. The building on the back half of the lot was apparently built after 1922, and is minimally significant for its association with residential development after that date. The rear structure is ineligible for inclusion in the National and State Registers, and it rates as a "Noncontributing Without Qualifications" property within the Landmark district. The front residence is non-designated,**

43. Assessment of historic physical integrity related to significance:

**The modern 2½-story residence on the front half of 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. It is little altered from its original construction in 1992. The building on the back half of the lot has been modified with the installation of large gabled dormers.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Noncontributing Without 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 #6, Images 51-53** 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 8, 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

Page 6 of 7

## Sketch Map



# Architectural Inventory Form

## Location Map

