

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.1822/THAS114**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Hickcox House**
- 7. Building Address: **119 E. Gregory Avenue**
- 8. Owner Name and Address: **Gary and Jane L. Hickcox  
P. O. Box 994  
Telluride, CO 814350994**

Parcel number(s):	<b>456536406047</b>



<b>THLD RATING:</b>	<b>Primary – Non-Designated – New Construction Shed – Non-contributing without Qualifications</b>
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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NE ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253171 mE** **4202606 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 30B, Block A**  
 Addition: **Halls Addition** Year of addition: **1907**
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: **3006 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, Dormer, Garage / Attached Garage**
21. General architectural description:  
**This is a tall 1½-story wood frame residence with an attached garage and walkout basement level on the south elevation which faces onto Gregory Avenue. The house rests on a poured concrete foundation, faced with a stone veneer. The exterior walls are painted pale grey horizontal wood siding, with painted dark grey 1" by 4" corner boards. The roof is a moderately-pitched cross gable, with wood shingles and boxed eaves finished with stained brown bead board and painted white wood trim. A shed-roofed dormer, with a band of four 4-light windows, is on the south-facing roof slope. A gable ornament is in the facade's upper gable end on the south elevation. Windows are predominantly paired 1/1 double-hung sash and single and paired 4-light windows. A long flight of 22 concrete steps ascend from Gregory Avenue to the front porch on the south elevation. A stained brown wood-paneled front door, with a long upper sash light, leads into the house from the porch which is covered by a gable roof supported by stained brown 6" by 6" wood posts. A set of paired glass-in-wood-frame atrium doors, with flanking side lights and transom lights, opens onto an elevated deck above the walkout basement level at the east end of the south elevation. A stained brown overhead garage door and a wood-paneled door with six upper sash lights enter the garage at street level at the west end of the south elevation. A shed-roofed rear porch is on the north elevation.**
22. Architectural style: **Modern Movements / Neo-Victorian**  
 Building type:

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23. Landscape or special setting features:

**This well-maintained property is located on the north side of Gregory Avenue in the block west of Spruce Street. The grounds are nicely landscaped with low native plants and flowers behind a stone retaining wall which parallels the Gregory Avenue.**

24. Associated buildings, features or objects:

**Shed (THAS #114)**

**A small shed (THAS #114) is located at the rear northwest corner of the property. This structure measures approximately 8' by 10'. It rests on a wood timbers on grade foundation, and its exterior walls are made of vertical wood planks. It is covered by a shed roof covered with rolled grey asphalt laid over 1x wood decking and 2x wood rafters. A vertical wood plank door, side-hinged with metal strap hinges, is on the south elevation. A window opening also penetrates the south elevation east of the door. A plywood-filled window is on the west elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **2003**  
 Source of information:      **Town of Telluride Building Permit #2003052**
26. Architect:                      **Jack Gardner / Tony Herbst**  
 Source of information:      **Town of Telluride Building Permit #2003052, Jane Hickcox**
27. Builder:                         **Al Simonian**  
 Source of information:      **Town of Telluride Building Permit #2003052**
28. Original owner:                **Jane and Gary Hickcox**  
 Source of information:      **Town of Telluride Building Permit #2003052**
29. Construction history:  
**This house was built in 2003 as a residence for Gary and Jane Hickcox. It replaced a smaller front gabled dwelling, built circa 1910, which was razed to make way for the new construction.**
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:

**Sanborn Insurance maps reveal that this property was first developed prior to 1922 with the construction of a single-story wood frame dwelling. San Miguel County Assessor records list 1904 as that dwelling's year of construction, but it was most likely built circa 1907 when the Hall's Addition was platted. As surveyed in 1986, it was a modest 1½-story house with an entry porch on the west elevation. Biographical information pertaining to families and individuals associated with the historic dwelling during the early 1900s has not been uncovered. From 1975 to the present (2011) the property has been owned by Jane and Gary Hickcox. In 2003, they arranged for the construction of the extant new home which now graces this property.**

36. Sources of information:

**Hickcox, Jane. Interview with Carl McWilliams.**

**"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

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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 residence was built in 2003, and thus was not historically associated with any historic themes dating from the Telluride National Historic Landmark District's period of significance. The primary structure is ineligible for inclusion in the National and State Registers and is rated non-designated. The shed is rated as a "Noncontributing Without Qualifications" secondary structure within the Landmark district.**

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. The residence has not been altered from its original construction in 2003. The property's historic residence, built circa 1907, was razed in 2003.**

### 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** 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 3, 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**

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## Sketch Map



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## Location Map

