

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1682/THS.71&72**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Davis House; Waggoner House**
- 6. Current Building Name: **Reichel House**
- 7. Building Address: **207 N. Oak Street**
- 8. Owner Name and Address: **Frank H. Reichel Jr.
P. O. Box 1526
Telluride, CO 814351526**

| | |
|-------------------|---------------------|
| Parcel number(s): | 456536409004 |
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|---------------------|---|
| THLD RATING: | Primary - Contributing to District Shed (THS71) - Contributing to District Shed (THS74) - Contributing to District |
|---------------------|---|

Architectural Inventory Form

Page 2 of 10

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252879 mE** **4202546 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 5, 7, Block 20**
 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): **Rectangular Plan**
15. Dimensions in feet: **3432 square feet**
16. Number of stories: **2 ½**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features:
Porch
Roof Treatment/Dormer
Chimney
Fence
Roof Treatment/Decorative Cornice
Window/Segmental Arch
21. General architectural description:
This stately 2½-story brick residence is located on a spacious oversized lot at the northwest corner of Oak Street and Columbia Avenue. Built in 1899, the house features a square 2.5-story plan, with a single-story extension to the west (rear) elevation, and a prominent bay window on the south (side) elevation. The house is supported by a low coursed sandstone foundation, and its walls are made of pressed red brick laid in running bond. The foundation wall is penetrated by single-light hopper basement windows, with painted white wood frames. The brick walls display excellent craftsmanship, with brick quoining at the corners, and with a belt course of two projecting stretcher courses at the level of the first story window sills. The hipped roof is steeply-pitched, is covered with wood shingles, and features a painted white wood cornice, with modillions and a dentil course. Hip-roofed dormers, each with two square windows, are located on the east and west facing roof slopes. There are two red brick chimneys: one is a fireplace chimney located on the south elevation; the other is located on the north-facing roof slope. A painted white wood-paneled front door, with one upper sash light, a dentil course, and a transom light, enters the façade (east elevation) from beneath a segmental brick arch. This door enters the house from a 5-step wood porch which features paired painted white Tuscan columns and engaged columns, and a hipped roof with an intersecting gable over the entry stairs. An elaborate black wrought iron gate is located at the front of the property on Oak Street, with six brick steps ascending from the gate to the front porch. The front

Architectural Inventory Form

Page 3 of 10

door is flanked on either side by 1/1 single-hung sash windows, with leaded glass upper sash lights, sandstone lugsills, and segmental brick arches. The hip-roofed bay on the south elevation is penetrated by three 1/1 double-hung sash windows, with painted white wood frames and surrounds, and with a dentil course. The home's first story windows are otherwise primarily 1/1 double-hung sash, with painted white wood frames, sandstone lugsills, and segmental brick arches. Second story windows are the same as those on the first story, except that they have flat arches.

The single-story rear extension appears to be a sunroom addition. It features painted white horizontal exterior wood siding, and a truncated hip roof with flared eaves. The eaves are boxed with a dentil course. A painted white wood-paneled door, with one upper sash light, enters the west elevation beneath a gable hood.

22. Architectural style:

Building type: **Foursquare**

23. Landscape or special setting features:

This stately residence occupies a spacious, oversized, lot at the northwest corner of Oak Street and Columbia Avenue. A large planted grass yard surrounds the house, professionally-landscaped with native shrubs, trees, and flowers. Two spruce trees and a stand of aspen trees are located in the front yard northeast of the house. A brick retaining wall, with brick columns and a wrought iron fence, parallels the sidewalks along Oak Street and Columbia Avenue.

24. Associated buildings, features or objects:

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|--|
| Shed (THAS #71) |
| A shed (THAS #71) is built into the hillside at the rear northwest corner of the property. This building measures approximately 12' by 14', and is supported by a newer concrete foundation. Its exterior walls are clad with unpainted, beveled, narrow, horizontal wood siding, and it is covered by a steeply-pitched front gable roof with wood shingles and boxed eaves. An open doorway and a window penetrate the east elevation. A plywood-covered door faces the alley on the west elevation. |
| Barn/Garage (THAS #74) |
| This building (THAS #74) is centered near the rear of the property. It measures approximately 24' by 10', and is supported by a wood timbers on grade foundation. The walls are unpainted board-and-batten, and the shed roof is covered with corrugated metal roofing material laid over 1x wood decking. Two doorways open into the backyard on the east elevation. A small shuttered window opening penetrates the north elevation. A set of paired board-and-batten garage doors, side-hinged with metal strap hinges, open toward Columbia Avenue on the south elevation. |

Architectural Inventory Form

Page 4 of 10

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1899**
 Source of information: **Telluride *Daily Journal*, June 1, 1899, June 12, 1899, June 21, 1899, June 29, 1899, July 20, 1899, September 20, 1899.**
26. Architect: **"Architect Craig of Denver"**
 Source of information: **Telluride *Daily Journal*, June 12, 1899, p. 1.**
27. Builder: **William Anderson and W.E. Crain (possibly)**
 Source of information: **Telluride *Daily Journal*, May 15, 1899.**
28. Original owner: **Edwin Lawson Davis**
 Source of information: **Telluride *Daily Journal*, June 1, 1899, June 12, 1899, June 21, 1899, June 29, 1899, July 20, 1899, September 20, 1899.**

29. Construction history:
This handsome American Foursquare style house was erected in 1899 as a new residence for Mr. and Mrs. Edwin L. Davis. The house's pending construction was reported by the Telluride *Daily Journal* on June 12, 1899:

"Mr. E. L. Davis has bought the ground and architect Craig of Denver [is] designing plans for a modern brick residence to cost \$8000. Mr. Craig, who has a reputation as a landscape artist, will also prepare designs for the arrangement and beautifying of the grounds."

On June 21, 1899, the *Journal* reported that Mr. and Mrs. Davis had just returned from Durango where they had purchased brick for their new residence. The *Journal* subsequently reported on the house's construction on June 29th, and again on July 20th:

"The foundation of the E. L. Davis residence cornering on Oak street and Columbia avenue is about completed and brick-laying has commenced. In a course of a couple months the building will be completed and ready for occupancy, and will add much to the appearance of that portion of the city."

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**

Architectural Inventory Form

Page 5 of 10

35. Historical background:

This stately brick house was erected during the summer of 1899 as a residence for Edwin L. and Anna (Cain) Davis. Among Telluride's most prominent families, the Davis' lived in the house for less than a decade before moving to Salt Lake City due to Mr. Davis' deteriorating health. Edwin Lawson Davis was among Colorado's earliest and most successful pioneers. Born in West Milton, Miami County, Ohio on February 4, 1843, Edwin was reared in the Buckeye State, before heading west to seek his fortune at the young age of seventeen. In 1860, brothers Edwin, Orlando and Theodore Davis traveled west to Colorado Territory where they joined the gold diggings at Black Hawk and Central City west of Denver. Edwin later moved to the Pikes Peak region, but after failing to strike it rich, he returned east, to Kokomo, Indiana where he engaged in the dry goods business until 1882. Edwin and his brothers then returned to Colorado where Orlando and Theodore respectively settled at Leadville and Rico, and where Edwin became one of Telluride's founding citizens. In 1890, he was married to Anna (Annie) Cain of Kokomo. Born in Pennsylvania in 1859, she was sixteen years younger than her husband. Mr. and Mrs. Davis had two sons: Henry Edwin, born in 1892, and Donald, born circa 1900. Mr. Davis developed numerous successful mining and banking interests in Telluride beginning in the early 1880s. He was involved in developing the Kokomo and Montana Placer mining claims, the latter located where the West Telluride Addition would later be developed. Mr. Davis was also among the early owners of the San Miguel Valley Bank. The Davis family resided in this house until only 1907 when they moved to the lower altitude of Salt Lake City on the advice of Mr. Davis physician. The Davis family then maintained residences in Salt Lake City, and in Long Beach, California until Mr. Davis' death on August 5, 1909.

In the 1920s, this house was residence of Telluride Banker Charles D. Waggoner. President of the Bank of Telluride, in August 1929, Waggoner perpetrated what became known as "The Great Waggoner Swindle." With his bank facing certain collapse, rather than defaulting on the bank's depositors, Waggoner instead devised a complicated plot to defraud five New York banks out of a total of a half million dollars. After executing a series of illegal transactions, Waggoner used the money to pay the bank's debts and to provide temporary funds for reimbursement to depositors. Waggoner then fled Telluride, but was arrested a few weeks later in Wyoming. Waggoner confessed to the crime some years later, as reported by the *Daily Sentinel* on February 15, 1939:

"I knew exactly what I was doing. There is no one to blame but myself. The bottom had dropped out of things in Telluride and a desperate move was necessary. I would rather see the New York banks lose money than the people of Telluride, most of whom had worked all their lives for the savings which were deposited in my bank."

Waggoner was sentenced to a prison term of fifteen years in a federal penitentiary, leaving in Telluride an uncertain legacy; at worst he was an unscrupulous, dishonest, banker who stole a half million dollars, but at best he is remembered as a Robin Hood who stole from the rich banks of New York to protect the hard earned savings Telluride's citizens.

Architectural Inventory Form

Page 6 of 10

36. Sources of information:

Buy, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998.

Colorado Business Directory listings for Telluride, 1881-1950.

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

Telluride *Daily Journal*, May 15, 1899.

Telluride *Daily Journal*, June 1, 1899.

"An Eye Sore To Be Obliterated." *Telluride Daily Journal*, June 12, 1899, p. 1.

Telluride *Daily Journal*, June 21, 1899, p. 4.

Telluride *Daily Journal*, June 29, 1899, p. 4.

Telluride *Daily Journal*, July 20, 1899, p. 4.

Telluride *Daily Journal*, September 20, 1899.

Telluride *Daily Journal*, November 27, 1899.

"Edwin L. Davis Joins the Majority." (obituary) *Telluride Daily Journal*, August 5, 1909.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

Twelfth Census of the United States, 1900, San Miguel, County, Colorado, Central Telluride precinct.

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray:

Western Reflections Publishing Company, 2000.

San Miguel County Assessor records.

San Miguel County Commercial 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.

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.

Architectural Inventory Form

Page 7 of 10

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, Community Planning and Development, Settlement**

40. Period of significance: **1899; 1899-1813**

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

42. Statement of significance:

This property is historically significant for its association with Telluride's residential development, and in particular for its association with Edwin L. Davis who made significant contributions to broad patterns of Telluride's history. The house is also architecturally significant as an excellent local example of the American Foursquare style, and for the fine craftsmanship shown in its brick construction and detailing. The property may be considered individually eligible for inclusion in the National Register of Historic Places and in the State Register of Historic Properties. The primary residence and the two shed rate as contributing resources within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

The Davis House and 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.

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:

Architectural Inventory Form

Page 8 of 10

VIII. RECORDING INFORMATION

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|---------------------------|---|---------------|------------------------------------|
| 47. Photograph number(s): | CD #7, Images 128-135 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | 10/15/2007; 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 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

