

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.1712**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Zintak House**
- 7. Building Address: **238 N Aspen St
Caretaker's Residence / Garage (240½ N. Aspen Street)**
- 8. Owner Name and Address: **Benjamin J. Zintak, III and Priscilla H. Mullen Zintak
1104 Thrush Road
Wyomissing, PA 19610**

Parcel number(s): **456536409008**



THLD RATING:	Primary – Non-Designated – New Construction Caretaker's Residence / Garage – Non-Designated – New Construction
---------------------	---

Architectural Inventory Form

Page 2 of 7

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** **252860 mE** **4202612 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 14, 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): **Irregular Plan**
15. Dimensions in feet: **4357 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Hip-on-Gable Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Decorative Shingles, Tower, Chimney, Fence**
21. General architectural description:
This relatively large, 2-story, wood frame dwelling rests on a poured concrete foundation faced with a stone veneer. The exterior walls are clad with painted yellow horizontal weatherboard siding, with painted white 1" by 6" corner boards, although, multi-colored variegated wood shingles appear in the upper gable ends. The house is covered by a steeply-pitched hipped roof, with intersecting gables on the north and south elevations, and with a hipped roof tower at the southwest corner. The roof is finished with wood shingles and the eaves are boxed with painted white wood trim. A large red brick chimney is at the base of the south-facing roof slope. The dwelling's asymmetrical facade faces Aspen Street on the west elevation. A stained brown wood-paneled front door, with leaded glass upper sash lights, and covered by a wood storm door, enters the facade from a 4-step wood porch. This L-shaped porch covers the north end of the facade and wraps around to cover the west end of the north elevation. The porch features a tongue-in-groove wood floor, an open painted white wood railing with turned balusters, turned columns with brackets, and a low-pitched hipped roof with an intersecting gable over the stairs. Two sets of paired glass-in-wood-frame atrium doors enter the east elevation from a wood deck. A painted white wood-paneled door, with one upper sash light, enters the north elevation from a stone stoop. A canted hipped-roof bay, with four single-light windows, is on the east elevation. A 14/1 single-hung sash window overlooks the front porch north of the front door. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds.
22. Architectural style: **Modern Movements / Neo-Victorian**
 Building type:

Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features:

This well-maintained property is located at the southeast corner of Aspen Street and Galena Avenue. A planted grass front yard and narrow side yards are enclosed by a painted cream white picket fence. The grounds are nicely landscaped with native plants, shrubs, flowers, and aspen trees.

24. Associated buildings, features or objects:

Caretaker's Residence / Garage (240½ N. Aspen Street)

A caretaker's residence, located over a two-stall garage, is located at the east end of the property. This 1½-story building measures approximately 22' by 20'. It rests on a poured concrete foundation, faced with a stone veneer which also covers the first story garage walls. The upper half story walls are clad with stained brown board-and-batten, below a steeply-pitched gabled roof covered with corrugated metal. A large gabled wall dormer, with a 4-light window, is on the north elevation. A painted green glass-in-wood-frame atrium door enters the upper half story on the south elevation from an elevated wood deck. A white metal-paneled garage door opens toward the alley on the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1992**
 Source of information: **Town of Telluride Building Permit #922391**
26. Architect: **Ron Bercovitz**
 Source of information: **Town of Telluride Building Permit #922391**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Stephen McDonold / Capital Investment**
 Source of information: **Town of Telluride Building Permit #922391**

29. Construction history:

Sanborn Insurance maps reveal that this lot was first developed prior to 1890 with the construction of a single-story wood frame dwelling. That dwelling was demolished in 1992 to make way for construction of the extant dwelling and an accompanying caretaker's residence / garage. Telluride architect Ron Bercovitz designed the buildings in 1992.

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**

Architectural Inventory Form

Page 4 of 7

35. Historical background:

This property was first developed with the construction of a wood frame residence prior to October 1890. Biographical information pertaining to individuals and families associated with that residence during the late 1800s and the early decades of the twentieth century has not been uncovered. The extant dwelling and an accompanying caretaker's residence / garage were built in 1992. Samuel R. Williams and Joyce Jones owned the property in the mid-1980s, prior to when the historic dwelling was razed. More recent property owners include Capital Investment, Vincent P. and Mary E. Rogers, and the current owners Benjamin J. Zintak, III and Priscilla H. Mullen Zintak.

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
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

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

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

Architectural Inventory Form

Page 5 of 7

42. Statement of significance:

Constructed in 1992, this residence and an accompanying caretaker's residence / garage are well under fifty years of age. As such, they are not associated with any historic themes dating from the Telluride National Historic Landmark District's period of significance. This property is ineligible for inclusion in the National and State Registers, and both the primary and caretaker's residence/garage are non-designated structures 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 primary dwelling and a caretaker's residence / garage are little changed from their original construction in 1992. The property's historic residence, built prior to 1890, was razed to make way for the new construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Not Eligible**

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:

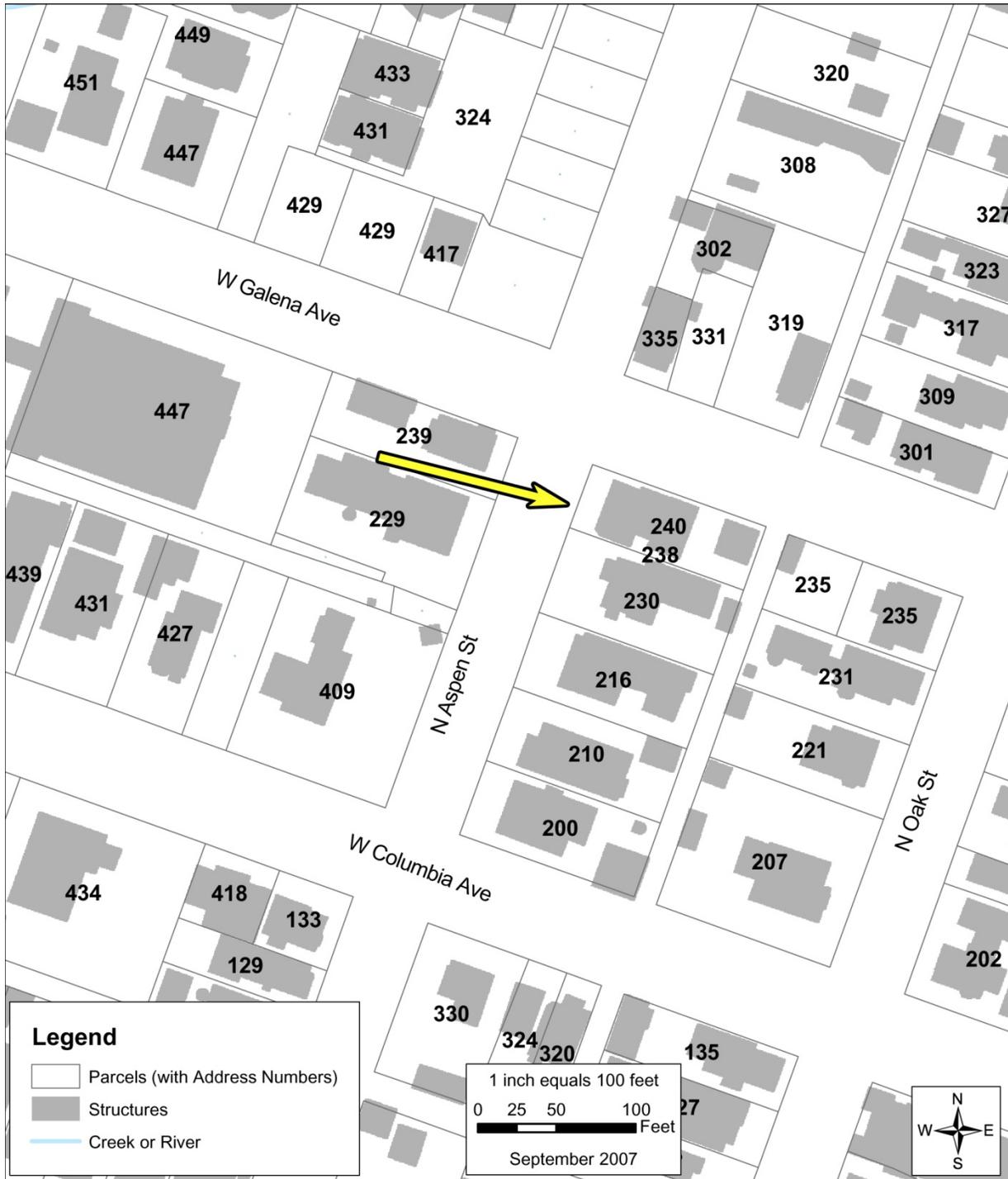
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 62-66	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	June 14, 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		

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

