

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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: **5RT.2633** Parcel number(s): **144004005**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Bauer House**
- 6. Current Building Name: **Burkholder House**
- 7. Building Address: **1134 The Boulevard**
- 8. Owner Name: **Greg & Amy Burkholder**
- Owner Organization:
- Owner Address: **P O Box 774071**
Steamboat Springs, Co 80477-4071



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SE ¼ of NW ¼ of NE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344379 mE** **4483981 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 5, Tract West of Lot 5, Block 4**
 Addition: **North Highlands Addition** Year of addition: **1905**
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: **2514 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Garage/Attached Garage
21. General architectural description:
The residence at 1134 The Boulevard consists of the following elements: an original (1923) 1.5-story front gabled dwelling, which measures 34' N-S (deep) by 24' E-W (across); a 1993 two-story addition consisting of a two-stall garage on the main level and living space on the second level, the garage portion of which measures 26' N-S by 26' E-W; a 1999 two-story addition to the north (rear) elevation which measures approximately 19' N-S by 24' E-W. The original front gabled dwelling reportedly features square-cut whole log walls, and rests on a river rock foundation. The additions are supported by concrete foundations. The extant dwelling's west and south elevations are clad with painted mint green square-cut wood shingles, while the east elevation is clad with painted mint green wide horizontal wood siding. The house's gable roof forms are moderately-pitched and are covered with metal roofing material. Painted mint green rafter ends, covered by a painted lavender with white trim fascia board, are exposed beneath the eaves. The home's windows are primarily 1/1 double-hung sash, with painted lavender wood frames and exterior storm windows, and with painted white wood surrounds. A painted lavender glass-in-wood-frame front door, covered by a brown metal storm door, enters the façade from an open 6' by 16' gabled front porch. This porch is approached by three wooden steps, and features a wood plank floor, a stained brown open wood railing, and stained brown turned columns which support the gable porch roof. A wooden staircase extends along the west elevation of the garage addition providing access to the living space above the garage. Two white metal-paneled garage doors open from the garage's south elevation onto an asphalt driveway which extends to The Boulevard.

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22. Architectural style: **No Style**
 Building type:

23. Landscape or special setting features: **This property is located on the north side of Yahmonite, near the west end of the long block west of Yahmonite Street. Planted grass front and back yards and a side yard east of the house display mature landscaping features with a variety of native plants and flowers.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1923 (original)** Actual: **1993, 1999 (additions)**
 Source of information: **Routt County Assessor/Treasurer Parcel Detail Information; Routt County Assessor, Residential Property Appraisal Record**

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:
Routt County Assessor records indicate that the original portion of this house was built in 1923. Reportedly of squared log construction, the original 1½-story front gabled section stood largely as originally built until the early 1990s. In 1993, owners Greg and Amy Burkholder erected a two-stall garage addition with additional living space in a second level above the garage. In 1999, the Burkholders constructed another two-story addition to the north (rear) elevation. An older garage on the property was also removed in the 1990s.

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:

This residence has been owned and occupied by the Greg and Amy Burkholder family from 1992 to the present (2008). Mrs. Burkholder related that the original 34' by 24' house is of squared log construction, and that major additions were built onto the historic house in 1993 and 1999. The Burkholders purchased the property from Tom and Linda Byrd in March of 1992. Mr. and Mrs. Byrd, in turn, had acquired the property from Richard N. Carlson in October of 1981. The Byrds perhaps rented this house for a time, as the 1988 telephone directory lists their place of residence as 1100 Thornburg Street. Earlier Mountain States Telephone and Telegraph directories reveal that the dwelling was occupied by Grant Bauer in the late 1950s, followed by Henry Burback, Jr. in the years surrounding 1965. Information regarding the building's earliest residents has not been uncovered.

36. Sources of information:

Burkholder, Amy. Interview with Carl McWilliams, August 2008.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

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.

Steamboat Springs Standards for Designation:

- | | |
|----------------|--|
| Not Applicable | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. Its location as a site of a significant historic event. |
| Not Applicable | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| Not Applicable | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt |

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County.

- Not Applicable E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- Not Applicable F. Its embodiment of distinguishing characteristics of an architectural type or specimen.
- Not Applicable G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.
- Not Applicable H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.
- Not Applicable I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.
- Not Applicable J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

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

42. Statement of significance:

The original portion of this house is historically significant for its association with Steamboat Springs' residential development dating from the time of its construction, circa 1923, and it is also architecturally significant for its reported squared log construction. However, the dwelling's historic and architectural significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to a substantial loss of integrity, the property should also be considered ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This well-maintained property displays a well below average standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Additions and alterations to the historical residence have substantially diminished its physical integrity.

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: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural significance, and/or display sufficient physical integrity, to comprise a State or National Register historic 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:

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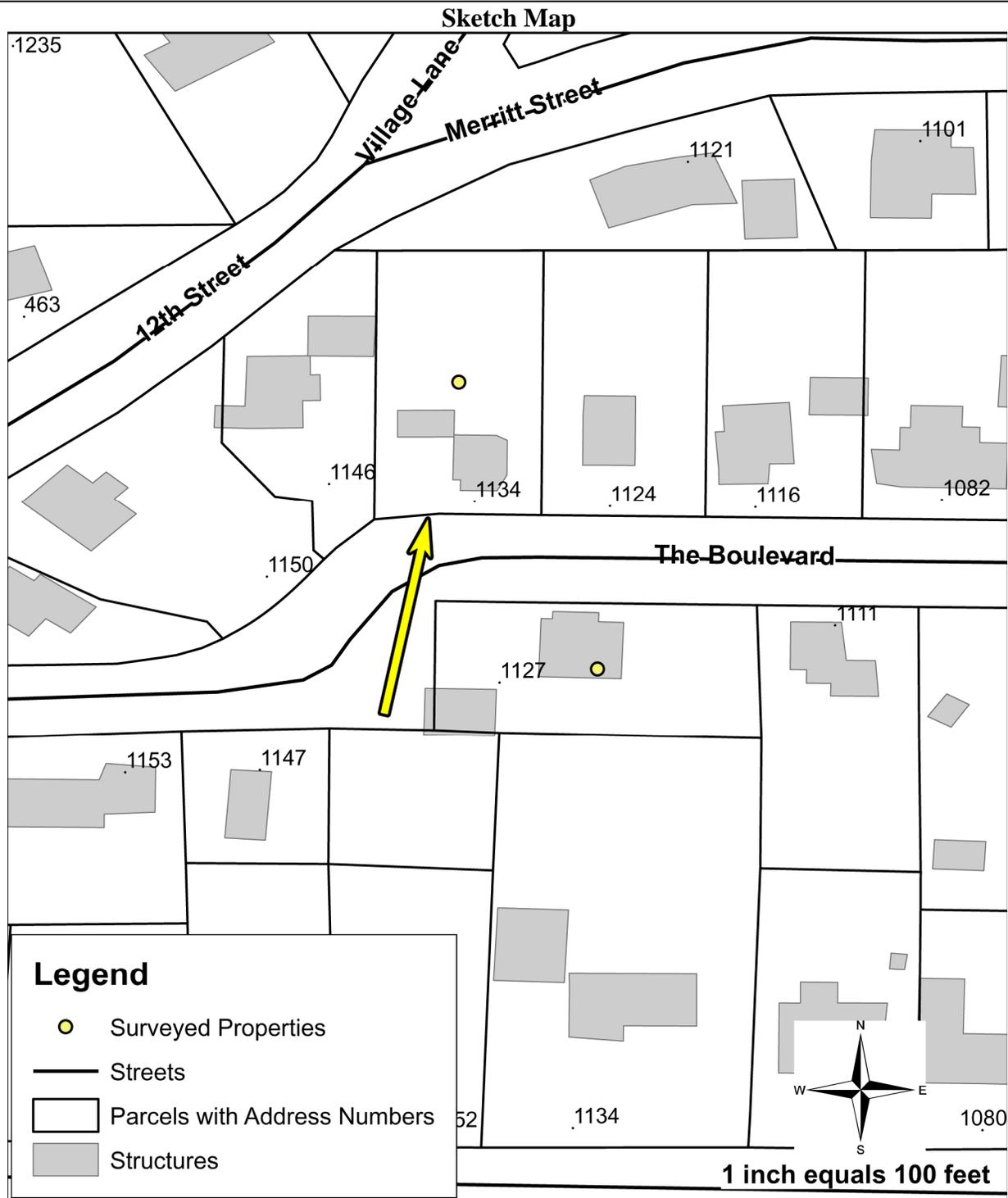
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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #1, Images 75-77	CDs filed at:	City of Steamboat Springs
48. Report title:	Old Town Steamboat Springs Residential Survey Phase VII		137 10th Street
49. Date(s):	08/26/2008		Steamboat Springs, CO 80477
50. Recorder(s):	Carl McWilliams Timothy Wilder		
51. Organization:	Cultural Resource Historians		
52. Address:	1607 Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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Location Map

