

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Not Eligible- NR

_____ Determined Eligible- SR

_____ Determined Not Eligible- SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

I. IDENTIFICATION

- | | | | |
|----------------------------|---|-------------------|------------------|
| 1. Resource number: | 5RT.2777 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 144002020 |
| 3. County: | Routt | | |
| 4. City: | Steamboat Springs | | |
| 5. Historic building name: | Rolfes House; Boggs House | | |
| 6. Current building name: | Walker House | | |
| 7. Building address: | 923 The Boulevard | | |
| 8. Owner name and address: | Winston A. & Cynthia B. Walker | | |
| | P O Box 771731 | | |
| | Steamboat Springs, CO 80477-1730 | | |



National Register field eligibility:	Not Eligible
Local Landmark eligibility field assessment:	Not Eligible

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
NW ¼ of SW ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference (**NAD27**)
Zone **13**; **344719** mE **4483693** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **20** Block: **2**
Addition: **North Highlands** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: square feet: **3028 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch, Chimney, Garage/Attached Garage, Window Treatment/Glass Block**
21. General architectural description:
This is a two-story, side-gabled, wood frame residence with an attached two-stall garage on its east elevation, a single-story gabled addition at the west end of the south (rear) elevation, and an enclosed shed-roofed front porch on the north elevation (façade). The main two-story section measures 26' N-S (deep) by 36' E-W (across); the attached garage measures 28' N-S by 20' E-W; the single-story gabled addition measures 23' N-S by 32' E-W; the enclosed front porch measures 10' N-S by 11' E-W. The house is supported by a low painted beige concrete foundation, and the foundation wall above grade is penetrated by 2-light glass block windows. The home's exterior walls are clad with painted beige vertical wood siding, while the roof is covered with brown asphalt composition shingles. The roof eaves are boxed with painted green and beige wood trim, and a red brick chimney is located on the south-facing roof slope. The home's windows consist of a combination of single-light casements, paired 3-light casements, and single-light fixed-panes. A painted green wood-paneled door enters the enclosed front porch on the north elevation from an exterior porch which measures 10' N-S by 11" E-W. The exterior porch and the enclosed porch are covered by a common shed roof. The exterior porch has a wood plank floor and stained brown square wood posts which support the shed roof. A glass-in-wood-frame atrium door enters the east elevation of the rear addition from an uncovered wood deck. A metal-paneled roll-away garage door is at the east end of the north elevation. This door opens onto an asphalt driveway which extends to The Boulevard. An intersecting gable is positioned over the garage door.
22. Architectural style/building type: **Modern Movements**

23. Landscaping or special setting features: **This well-maintained property is located on the south side of The Boulevard, the second property east of Yahmonite Street. A planted grass lawn surrounding the house is nicely-landscaped with mature deciduous trees, and native plants and flowers.**
24. Associated buildings, features, or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1951 (original)**
Source of information: **Property Abstract**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **George T. Rolfes**
Source of information: **Property Abstract**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Constructed in 1951, the original residence at this location consisted of a single-story Ranch-style dwelling, which measured 26' N-S by 36' E-W, with an attached single-stall garage on the east elevation. A small single-story addition was built onto the west end of the south elevation in 1976. A second story was added to the house in 1981. In 1991, the original single-stall attached garage was razed, and replaced with the extant two-stall attached garage. In 1993, the small 1976 addition at the west end of the south elevation was incorporated into the extant addition which measures 23' N-S by 32' E-W.
30. Original location: **Yes** Date of move(s): **N/A**

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**
35. Historical background:
The home at 923 The Boulevard was constructed in 1951 for the George T. Rolfes family. It later was conveyed to E. Carol Rolfes, who sold the property in 1964. On July 31 of that year, the Routt County Assessor's records show that ownership of the property was transferred to Douglas W. and Janice L. Boggs for the sum of \$10,000. The Boggs remained here for just under five years before selling the property to Leonard O. and Velma A. Fisher on May 7 1969. Doug Boggs owned and operated Boggs Hardware at 730 Lincoln Avenue in downtown Steamboat Springs for a number of years. Founded in 1939 by William Harold Boggs (Doug's father), Boggs Hardware was a Steamboat Springs institution for more than six decades until it finally went out of business in January 2003. In its later years, Boggs Hardware was owned by Catherine and Bob McCullough.

Leonard O. and Velma A. Fisher owned and lived in this home for two years, from May of 1969 until May of 1971. According to Roger & Joyce Cusick, writing for the National Association for Cemetery Preservation, Inc., Leonard Otto Fisher was the only child of Leonard Edward Fisher and Gertrude Warren Fisher. At the time of his birth on November 24, 1915, his parents were living at a small mining camp at Lyons, Wyoming. On June 30, 1940, he was united in marriage to Velma Alice Courtier in Rock Springs. Leonard and Velma had four children: Dennis, Wesley, Gordon and Trudith. The Fisher family moved to Routt County in 1953. Leonard Fisher apparently worked as a home builder. The Cusicks note that for many years the Fisher family moved frequently throughout Wyoming and Colorado, building and remodeling homes. The family eventually settled in Columbine, a Routt County mining town located north of Clark, at the base of Hahns Peak. Upon his death in June 1981, Leonard Fisher was buried at Columbine, on land owned by Trudith Fisher. This property later sold, and the remains of Leonard Otto Fisher were moved to the Steamboat Springs Cemetery in July of 1995.

Following the Fishers' relatively brief ownership of this home, Dr. Rollin M. Gallagher III and his wife, Diane D. Gallagher acquired the property in May 1971. Dr. Rollin Gallagher is now a well respected pioneer in the field of pain medicine. However, while living in Steamboat Springs, Dr. Gallagher worked as a family doctor. While delivering some of Steamboat Springs' newest residents, he was introduced to the Lamaze method of pain control, which piqued his interest. He returned to Dartmouth College, where he undertook training in psychiatry. He held joint professorships in psychiatry and family practice, and founded and directed clinical pain teaching programs at the University of Vermont and at State University of New York Stony Brook. After directing the pain medicine program at the Drexel University College of Medicine, he moved to his current position. Dr. Gallagher is now clinical professor of psychiatry, anesthesiology, and critical care, as well as director for pain policy research and primary care, at the Penn. Pain Medicine Center at the University of Pennsylvania School of Medicine.

Winston A. and Cynthia B. Walker, the home's current residents, have owned and lived here since purchasing the property from the Gallaghers in 1973. Mr. and Mrs. Walker are retired teachers.

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

"National Association for Cemetery Preservation, Inc." www.nacpinc@hotmail.com

Property Abstract, provided by the property owner.

Routt County Assessor, Residential Property Appraisal Record.

Walker, Cynthia and Walker, Winston. Oral interview with Carl McWilliams, September 22, 2009.

"Boggs Hardware to Close Up Shop." *Steamboat Pilot & Today*, January 25, 2003, pp. 1. 36. Located in clipping file at the Tread of Pioneer Museum.

"William Harold Boggs." (obituary) *Steamboat Pilot & Today*, December 14, 2003. Located in clipping file at the Tread of Pioneer Museum.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

Applicable Steamboat Springs Landmark Criteria:

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

XX Does not meet any Steamboat Springs Landmark Criteria

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

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

41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant to a modest extent for its association with residential development in Steamboat Springs dating from the early 1950s. The original portion of the home is also architecturally notable, again to a modest extent, as an example of an early-1950s Ranch style home. Due to a substantial loss of integrity, though, the extant house no longer conveys a sense of its historical and architectural significance. As such, this property is ineligible for inclusion in the National Register of Historic Places, and ineligible for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property has lost much of its 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. A second story has been added to the original single-story home; a relatively large addition has been built onto the south elevation; the original single-stall attached garage has been razed and replaced by a larger two-stall garage.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**Local Landmark eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **Not Eligible**

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 N.R. district potential, is this building contributing or noncontributing? **N/A**46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A****VIII. RECORDING INFORMATION**47. Photograph numbers: **CD #1, Images 24-28**CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**48. Report title: **Old Town Steamboat Springs Residential Survey Phase VIII**49. Date(s): **September 22, 2009**50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**51. Organization: **Cultural Resource Historians**52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map

