

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.2642** Parcel number(s): **115213105**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Brennan House; Nelson House**
- 6. Current Building Name: **Herbert House**
- 7. Building Address: **134 Maple Street**
- 8. Owner Name: **Paul V. & Mayling S. Hebert**
- Owner Organization:
- Owner Address: **P O Box 773388**  
**Steamboat Springs, Co 80477-3388**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SW ¼ of SE ¼ of SE ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **345169 mE** **4483430 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Part of Tract 2, 125 Ft X 208.4 Ft, Block 13 & South 20 Ft. of Lots 10-13 Inc. Block 13**  
 Addition: **Crawford Addition** Year of addition: **1901**
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: **3534 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Log**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**The elegant residence at 134 Maple Street consists of an original, circa 1934, dwelling with major additions which date to 1976 and 1999. The extant residence features an irregular-shaped plan which overall measures 80' N-S by 36' E-W. Included in these dimensions are: the original dwelling, which measures approximately 36' N-S by 36' E-W; a 1976 great room addition to the south elevation, which measures 30' N-S by 21' E-W; a 1999 gabled addition to the north elevation, which measures 14.5" N-S by 36' E-W. The 1976 great room addition to the south elevation also includes a walkout-basement level which presently serves as a separate apartment. The 1999 gabled addition to the south elevation has replaced a 1976 enclosed front porch addition. The 1999 remodeling also moved the home's primary entry from the north elevation (where it originally faced Maple Street), to the east elevation. The extant house is supported by a poured concrete foundation, and the foundation walls above grade are painted green. The exterior walls are made of painted green manufactured half-log siding, with 1" by 4" corner boards. The home's side-gable roof is moderately-pitched, with brown asphalt composition shingles and with painted green boxed eaves. A red brick chimney is located on the west-facing roof slope, and a large boxed fireplace chimney near the north end of the west elevation is part of the great room addition. The home's windows are primarily single and paired single-light casements, along with multi-light fixed-pane windows, all with painted buff red wood surrounds. The house's primary entry on the east elevation dates to 1999. Here, a stained natural brown glass-in-wood-frame door, with a segmentally-arched transom light, enters the residence from an open front porch which is partially covered by an extension of the house's gable roof eave, and partially covered by a gable porch roof. The porch features a wood plank floor, stone pedestals, and stained brown square wood piers. Another stained natural brown glass-in-wood-frame door enters the home from the south end of the porch. A painted red 10-light glass-in-wood-frame door opens from the south elevation onto a 6' by 14'**

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uncovered porch. This porch, which faces Maple Street, has a stained buff red closed rail, and its floor is made of recycled materials. The great room addition to the north elevation features a saltbox roof form. A set of paired, painted green, glass-in-wood-frame doors, with large flanking fixed-pane windows, enter the addition's walkout basement level on the north elevation. A 1x1 horizontal sliding glass bypass door, flanked by large expanses of fixed-pane windows, enter the main level of the great room addition from a redwood deck on the north elevation. The addition's saltbox roof eave extends to partially cover the redwood deck.

22. Architectural style: **Modern Movements**  
 Building type:

23. Landscape or special setting features: **This spacious property is located on the north side of Maple Street at the north end of 4th Street. A large planted grass lawn surrounding the house and garage is professionally landscaped with large spruce and deciduous trees, smaller pine and aspen trees, and native plants and flowers. A curving asphalt driveway extends from Maple Street to along the east side of the house. A steep hill slope behind the property to the north descends to Hill Street and Butcher Knife Creek.**

24. Associated buildings, features or objects:

### **Garage**

A 1½-story wood frame garage is located immediately southeast of the house. The garage measures 30' N-S by 25' E-W, is supported by an unpainted concrete block foundation, and has a poured concrete slab floor. The garage's exterior walls are made of painted forest green whole logs, squared on three sides, and with lapped corners. The garage is covered by a moderately-pitched side-gable roof, with brown metal roofing material and with painted forest green boxed eaves. A large non-historic gable dormer, with two 4-light windows, is located on the east-facing roof slope. A painted green wood-paneled door, with six upper sash lights, enters the south elevation. Two painted forest green wood roll-away garage doors open onto an asphalt-paved driveway on the east elevation. An exterior wooden staircase on the north elevation ascends to a painted forest green solid wood door, with an octagon-shaped upper sash light, which enters the upper half story. A 6x6 horizontal sliding window, with a painted red wood frame, penetrates the main level on the north elevation.

## IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1934 (original)** Actual: **1999 (alteration)**  
 Source of information: **Routt County Assessor, Residential Property Appraisal Record; Routt County Assessor/Treasurer Parcel Detail Information; Mayling Herbert.**
26. Architect: **Original: Unknown**  
**1976 Addition: Gary Lykken (Lykken and Kramer)**  
**1999 Addition: Robert C. McHugh**  
 Source of information: **Mayling Herbert**
27. Builder: **Original: Unknown**  
**1976 Addition: Unknown**  
**1999 Addition: Milton Carter**  
 Source of information: **Mayling Herbert**
28. Original owner: **Henry Swan (possibly)**  
 Source of information: **"Steamboat Springs, Colorado About 1910." Plat map (reproduction) located at the Tread of Pioneers Museum.**

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29. Construction history:

Routt County Assessor records indicate that the original portion of this residence was constructed in 1934, and its owner, Mayling Herbert, also believes it was built in 1934. The original rectangular-shaped, gable-roofed, house was reportedly clad with half-log siding, and was probably built in the Rustic style. The original house has been significantly modified and enlarged over the years, most notably in 1976 and 1999. In 1976, owners Jack and Susan Baker had a large addition built onto the home's north (rear) elevation. Reportedly designed by Gary Lykken, this addition included a kitchen remodel, and a 30' by 21' great room on the main level, with a walkout-basement level apartment on the ground floor below. The home's 1999 remodeling was designed by architect Robert C. McHugh, with Milton Carter serving as the general contractor. It included a 14½ by 36' gabled addition to the south elevation (facing Maple Street), and a new porch and entryway on the east elevation. Also in 1999, a dormer was added to the garage, and the garage's entry doors were moved from the south to the east elevation. The Assessor records indicate that the garage was originally built in 1940.

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/Multiple Dwelling**  
 34. Site type(s): **Single family residence**

35. Historical background:

Routt County Assessor records indicate that the original portion of this residence was built in 1934. A barn owned by Henry Swan may have existed at this location in previous years, however, as such a building is depicted on a reproduction of a circa 1910 plat map of Steamboat Springs. Mountain States Telephone and Telegraph directories list Charles P. Brennan as this home's resident in 1956, and Lavern Buss Nelson as its resident in 1970. (Between circa 1956 and circa 1970, Mr. Nelson resided at 906 The Boulevard.) Routt County Assessor records reveal that in November of 1974, John R. "Jack" and Susan Baker purchased this property from James Clevenger. Telephone directories do not indicate that Mr. Clevenger lived at this address in years previous to that, however. Two years after purchasing the property, Mr. and Mrs. Baker built a large addition onto the original home's north (rear) elevation. Jack Baker was reportedly in the restaurant business as owner of the El Rancho cafe in downtown Steamboat Springs. Susan Baker was an artist. The Bakers owned the property for thirteen years before selling it to current owners Paul V. and Mayling Herbert in July of 1987.

Paul and Mayling Herbert came to Steamboat Springs from the eastern United States. Dr. Paul Herbert holds a Ph.D. in Environmental Engineering, and has worked with the United Nations Development Program, the World Bank, and Humanitarian Aid. Dr. Mayling Herbert earned a Ph.D. in Medical Anthropology from the University of North Carolina. She has worked for Johns Hopkins University, the World Health Organization, and more recently for Catholic Charities Northern. Through their professional careers, the Herberts, who have two children, have spent much of their lives abroad. Among other countries, they have lived in Iran, Switzerland, the Philippines, Nepal, Serbia and Ethiopia. The Herberts continue to spend much of their time overseas, while their home in Steamboat Springs serves as their base in the United States.

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36. Sources of information:

**Herbert, Mayling. 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.**

**"Steamboat Springs, Colorado About 1910." Plat map (reproduction) located at the Tread of Pioneers Museum.**

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### 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.

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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 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:

**This property is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1934. The property's historical 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 fairly substantial loss of integrity, the property may also be considered ineligible for inclusion in the Routt County Register of Historic Places.**

43. Assessment of historic physical integrity related to significance:

**This exceptionally well-maintained property displays a 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 historic house and garage, primarily carried out in 1976 and 1999, have more than doubled the size of the original home and have obscured the historic fabric.**

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### 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:

### VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #1, Images 137-147** CDs filed at: **City of Steamboat Springs**  
**CD #3, Images 1-6**
48. Report title: **Old Town Steamboat Springs Residential Survey** **137 10th Street**  
**Phase VII**
49. Date(s): **04/14/2009** **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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## Sketch Map



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## Location Map

