

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5RT2238**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Burroughs House**
- 6. Current building name: **Hirshman House**
- 7. Building address: **123 Maple Street**
- 8. Owner name: **Michael N. Hirshman**
 Owner address: **P.O. Box 772706**
Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township

Vertical Siding

NW¹/₄ of NE¹/₄ of NE¹/₄ of section 17

- 10. UTM reference (NAD83)
 Zone **13**
 Easting: **345171**
 Northing: **4483371**
- 11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **45** Block:
 Addition: **Steamboat Springs 1st Addition** Year of Addition **1910**

13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land associated with this building since the time of construction.**

22. Architectural style / building type:

No Style

Official Eligibility Determination

(OAHP use only)

____Determined Not Eligible - National Register

(Page 1 of 7) ____Determined Eligible - State Register

____Determined Not Eligible - State Register

____Needs Data

____Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **652 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material:
Stucco
6N Range **84W** **Wood** /
- 18. Roof configuration (enter one):
Gable Roof / Front Gable Roof
- 19. Primary external roof material (enter one):
Metal Roof
- 20. Special features (enter all that apply):
Chimney
7.5'
11

21. General Architectural Description

The property at 123 Maple Street in Steamboat Springs contains a rectangular-shaped, 1.5-story, gable-roofed, building, which measures 20' E-W (across) by 24.5' N-S (deep). In addition, there is a small, single-story, L-shaped extension wrapped around the building's southeast corner. The main building is supported by a concrete foundation, and its exterior walls are finished with painted white stucco, over concrete block construction. Stained dark brown vertical wood siding appears in the upper gable ends, on the north and south elevations. The gable roof is moderately-pitched, and there is a brick chimney located on the roof ridge. Stained dark brown rafter ends are exposed beneath widely-overhanging eaves. Sets of paired 6-light windows penetrate the upper gable ends on the north and south elevations. Windows elsewhere are a combination of paired 6-light hoppers in wood frames, and non-historic 1x1 horizontal sliders in metal frames. A solid wood door is centered on the facade (north elevation), and enters the building from a concrete stoop. Another solid wood door enters the addition from beneath a shed roof on the east elevation.

22. Architectural style / building type: No Style

23. Landscape or setting special features:

This property is located on the south side of Maple Street, in the block between 3rd and 4th Streets, near the southeast end of Steamboat Springs' traditional historic Old Town neighborhoods. The building is surrounded by a small planted grass lawn, with minimally maintained mature landscaping.

24. Associated buildings, features, or objects

n/a

Resource Number: **5RT2238**

Temporary Resource Number: **N/A**

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IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **1946-1948**

Actual

Source of information: **Michael Hirshman; Ann Root; Routt County Assessor/ Treasurer Parcel Detail Information**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **John Rolfe Burroughs (probably)**

Source of information: **Michael Hirshman**

28. Original owner: **John Rolfe Burroughs**

Source of information: **Michael Hirshman**

29. **Construction History** (include description and dates of major additions, alterations, or demolitions):

Mike Hirshman (who has owned it since 1990), and Bill and Ann Root (who owned it from 1968 to 1990), believe that this building was constructed circa 1948 by John Rolfe Burroughs, a noted local historian and author. Routt County Assessor records list 1946 as the building's date of construction. The shed-roofed extension to the building's rear southeast corner evidently predates 1968, as Ann Root believes the extension was in place when she and her husband acquired the property in 1968.

30. Original location: **yes**

Moved **no**

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):**Residence**

35. Historical Background

The modest building at 123 Maple Street in Steamboat Springs was reportedly built in the late 1940s. John Rolfe Burroughs, a noted local author and historian, was the original owner, and may have constructed the building as well. Among other books, Burroughs is the author of Steamboat in the Rockies, Where the Old West Stayed Young, Headfirst in the Pickle Barrel, and I Never Look Back: The Story of Buddy Werner.

This building has been historically associated with the building next door to the east at 109 Maple Street (inventoried separately under site #5ST2237). Burroughs owned both properties until November of 1968, when he sold them to William "Bill" and Ann Root. Denver area educators, Bill and Ann taught respectively in the Jefferson County and Denver Public School systems, while they maintained their permanent residence near Golden. During the years between 1968 and 1990, they used a former cabin at 109 Maple Street as their family vacation home, while keeping this building at 123 Maple Street as a rental.

In 1990, the Roots sold both properties to Mike Hirshman, who remains their owner today (in 2005). Mike razed the former vacation cabin at 109 Maple Street, in 1996, building a new home in its place. However, he still maintains this property at 123 Maple as a rental. Originally from Virginia, Mike has served as a paramedic and firefighter with the Steamboat Springs Fire Department since 1990.

36. Sources of Information

A Guide to Colorado's Historic Architecture and Engineering, Denver: the State Historical Society of Colorado, 2003 (second edition).

Hirshman, Mike. Telephone interview with Carl McWilliams, March 25, 2005.

Root, Ann. Telephone interview with Carl McWilliams, March 25, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 256, page 308.

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, January 1994.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This modest building is historically significant for its association with the themes of residential growth and community development in Steamboat Springs, during the post-war years following the end of World War II. The building is also historically significant for its association with historian and author John Rolfe Burroughs; although, it is unlikely that the building qualifies for National Register listing under Criterion B. The building is also architecturally notable for its unstylized, front-gabled, plan, and for its concrete block construction. The building's level of significance in these regards is probably not to the extent that it would qualify for listing in the National or State Registers of Historic Places.

43. Assessment of historic physical integrity related to significance:

This building exhibits an average level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. A modest addition evidently predates 1968. However, the building's physical integrity has been diminished by the application of non-historic vertical siding in the upper gable ends, and by the alteration of some window openings.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: Historic residences in this area of Steamboat Springs do not collectively appear to display sufficient integrity, and are too dispersed, to qualify as a National or State Register Historic District.

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT

44a. Local Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45a. Discuss: This small concrete block dwelling is historically significant for its association with the themes of residential growth and community development in Steamboat Springs, during the post-war years following the end of World War II, as well as for its association with noted historian and author John Rolfe Burroughs. The building is also architecturally notable for its unstylized, front-gabled, plan, and for its concrete block construction. Although it has suffered some loss of integrity, the building, thus, is potentially eligible for listing in the Routt County Register of Historic Properties.

46a. Architectural Style / Building Type (from Local Style Lexicon):

Steamboat Springs Concrete Block

Resource Number: **5RT2238**

Temporary Resource Number: **N/A**

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IX. RECORDING INFORMATION

47. Photograph numbers:

Roll: **STEAM-7**

Frame(s): **12-14**

Negatives filed at:**City of Steamboat Springs**

137 10th Street

Steamboat Springs, Colorado 80477

48. Report title:**Old Town Steamboat Springs Residential Survey IV: Architectural Survey Report**

49. Date: **October 26, 2004**

50. Recorder: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address:**1607 Dogwood Court**

Fort Collins, Colorado 80525

53. Phone number:**970/493-5270**

NOTE:Attached are a sketch map, a photocopy of the Steamboat Springs, Colorado USGS quadrangle map segment, indicating resource location, and black-and-white photographs.