NPS Form 10-900
Oct. 1990

OMB No. 10024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

JAN 30 2008

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

**Historic name** Burr House

**Other name/site number**

## 2. Location

Street & number 603 West Spruce ☐ not for publication

City or town Dodge City ☐ vicinity

State Kansas Code KS County Ford Code 057 Zip code 67801

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner DSHPO 12/4/07

Signature of certifying official/Title Date

Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title Date

State or Federal agency and bureau

## 4. National Park Service Certification

I herby certify that the property is — Signature of the Keeper — Date of Action

☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Burr House
Name of Property

Ford County, Kansas
County and State

## 5. Classification

**Ownership of Property**
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

**Category of Property**
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

**Number of Resources within Property**
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|---|---|---|
| 1 | | buildings |
| | | sites |
| 1 (retaining wall) | | structures |
| | | objects |
| 2 | | total |

**Name of related multiple property listing**
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

## 6. Function or Use

**Historic Functions**
(Enter Categories from instructions)

DOMESTIC/single dwelling

**Current Functions**
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/hotel

## 7. Description

**Architectural Classification**
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

**Materials**
(Enter categories from instructions)

Foundation: CONCRETE
Walls: BRICK
WOOD
Roof: ASPHALT
Other:

**Narrative Description**
(Describe the historic and current condition of the property on one or more continuation sheets.)

Burr House
Name of Property

Ford County, Kansas
County and State

## 8. Statement of Significance

**Applicable National Register Criteria**
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

**Criteria Considerations**
(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from it original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**
(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**
(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1927-1947

**Significant Dates**

1927-28

**Significant Person**
(Complete if Criterion B is marked above)

Hiram T. Burr

**Cultural Affiliation**

NA

**Architect/Builder**

Unknown

## 9. Major Bibliographical References

**Bibliography**
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

**Primary location of additional data:**
- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Kansas State Historical Society

Burr House
Name of Property

Ford County, Kansas
County and State

## 10. Geographical Data

**Acreage of Property** less than 1 acre

**UTM References**
(Place additional UTM references on a continuation sheet.)

| | Zone | Easting | Northing |
|---|---|---|---|
| 1 | 14 | 409903 | 4179057 |
| 2 | | | |
| 3 | | | |
| 4 | | | |

☐ See continuation sheet

**Verbal Boundary Description**
(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**
(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

Name/title Christy Davis

Organization Davis Preservation, LLC Date 7/24/2007

Street & number 909 1/2 Kansas Ave, Suite 7 Telephone 785-234-5053

City or town Topeka State KS Zip code 66612

## Additional Documentation

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with SHPO or FPO for any additional items)

## Property Owner

Name Kurt and Enid Scadden, Boot Hill Bed and Breakfast Inc.

Street & number 603 W. Spruce Telephone 620-225-0111

City or town Dodge City State Kansas Zip code 67801

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

## Narrative Description

### Setting

The Hiram T. Burr House is located at 603 West Spruce Street in Dodge City (population 25,176), one of two major cities in southwest Kansas. The parcel on which the home sits includes Lots 81, 83 and the east 20' of Lot 85 in Block 5 of Dodge City Original Town Plat. The home is on the southwest corner of Spruce Street and 5th Avenue, just three blocks north of Wyatt Earp Boulevard (Highways 50/283/400), Dodge City's main east/west thoroughfare. It is just a couple of blocks northwest of the core of Dodge City's downtown, a collection of solid early twentieth-century commercial buildings. Although the areas to the north and west were occupied by homes by the turn of the twentieth century, the lots on which the Burrs built their home had been vacant for decades prior to their home's construction. Until the late 1920s, the block to the east was occupied by the Third Ward School. The school building was demolished and a now-vacant Mission Revival Style city hall/jail/fire department building constructed there in 1929. In 1947, boosters constructed the original Boot Hill Museum on the city hall block, directly across 5th Avenue from the Burr House. In 1958, the Boot Hill Museum moved south into a collection of reconstructed false-front buildings on a block formerly occupied by industrial warehouses.

The principal mass of the Burr House is centered on the parcel. The home's design conforms to the terrain of Boot Hill, which slopes downward from north to south. Historic site work includes retaining walls on the east and south sides of the parcel. The east retaining wall, which runs north/south, is constructed of brick that matches that on the house. It steps down along the sidewalk plane and wraps around to the west to frame the historic driveway. The south wall is of rubble limestone construction. It runs along the alleyway, which delineates the parcel's southern boundary.

### Exterior

Overall – The Burr House is composed of three principal masses, listed here in order of size: a two-and-a-half-story side-gambreled mass on the north which runs east to west; a three-story cross-gambreled mass that runs north to south along the home's west side; and a one-story sun room with deck roof, attached to the east elevation of the main east/west side-gambreled mass. All three masses are original to the home's 1927 construction. The principal exterior building material is blond brick; although the gambrel peaks and rear dormer are finished with wood shingles. The building retains its original wood windows and doors throughout. Two chimneys, one on the east and another at the peak of the main east/west mass, pierce the roof, which is clad with asphalt shingles. The only change to the building's exterior appearance was the conversion of the home's built-in garage to living space. The garage was historically located in the ell where the two gambreled masses meet. Overall, the exterior retains a high degree of architectural integrity.

North (Front) Elevation – Like that of most 1920s Dutch Colonial Revival homes, the front elevation of the Burr House is symmetrical in design. The center of the first floor is marked with a pedimented main entrance that interrupts the roofline – a wood door surrounded by an elliptical fanlight and sidelights. Large window openings flank the main entrance. Each opening houses three double-hung windows – a 6/1 center window and two 4/1 windows. The windows have rowlock brick sills and soldier brick lintels. Below these are window wells with wood windows that provide light to the basement. On the second floor, a continuous dormer with continuous soldier-coursed lintel pierces the roofline. The dormer features two 6/1 windows in the center above the main entrance flanked by pairs of 6/1 windows. The north elevation of the east-projecting sunroom bay has three narrow multi-pane windows with transoms.

East (Side) Elevation – The sunroom projects from the first floor of the east elevation. It has a centered entrance with diamond-pattern glazing, multi-pane sidelights and transom window. Multi-pane three-part windows, matching those on the sunroom's north elevation, flank the entrance. The roof of the sunroom is a deck accessed by two second-floor bedrooms through evenly spaced doors on the second floor. The chimney for the home's living-room fireplace bisects the gambrel roof. Quarter-round windows, which flank the chimney at the peak of the roof, light the home's third-floor bedroom. The east elevation of the home's south-projecting bay houses the basement space historically occupied by the home's garage, a door and two windows on the first floor, and a pair of 6/1 windows on the second floor, which is a continuous dormer along the side of the south-projecting gambrel.

West (Side) Elevation – The west elevation has three window openings on the first floor. The center opening houses three 4/1 windows. Each of the other two openings houses a pair of 6/1 windows. The first-floor wall plane is continuous – including the main mass to the south-projecting mass. On the second floor, in the gambrel, is a pair of 6/1 windows and a single 4/1 window. A pair of 6/1 windows at the peak of the gambrel lights the home's third floor. The two gambrels intersect on the second floor, where a continuous dormer along the south-projecting gambrel houses a single window framed by a continuous sill and lintel.

South (Rear) Elevation – Unlike that in most, the rear elevation of the Burr House has a high level of architectural detail. On the west is the south elevation of the south-projecting gambrel, which has a pair of multi-pane casement windows on the basement level and pairs of 6/1 windows on the first and second floors. There is a vent in the shingled peak of the gambrel. The south elevation of the main east-west mass has a multi-pane casement window at the basement level, a projecting three-part window bay and 8/1 window on the first floor, two pairs of 6/1 windows in the continuous dormer on the second floor, and a shed dormer piercing the gambrel roof.

**Interior**

Overall - The home's interior is distinctly Colonial Revival. Historic photographs demonstrate that the interior woodwork has long been painted. Character-defining features found throughout the home include original window trim, 6-panel doors, baseboards, hard-wood floors, built-in cabinets and nooks, stair railings, chair rail, crown molding, casework, tile, and fixtures.

Basement – The basement, which is accessible from the interior near the kitchen via a stair under the main stair, is divided among finished and unfinished spaces. Finished spaces include a guest suite that is made up of space formerly occupied by the home's garage and an office. Unfinished space includes a furnace room.

First Floor – One may enter the home's first floor through the main entrance on the north elevation, a door on the east elevation of the sunroom, or the east elevation of the south-projecting gambrel. The main entrance opens to an entrance hall that provides the home's central means of circulation. The main stair, a simple Colonial Revival affair with turned post balustrade, ascends from north to south along the east wall of the entrance hall. A door on the south side of the entrance hall opens to a rear hall that connects the living room, kitchen, and dining room. There is a telephone nook and a door to the dining room on the west wall of the entrance hall.

French doors on the hall's east wall, north of the main stair, open to the home's living room, which occupies the entire east half of the building's principal east-west mass. The south elevation has a three-part window bay flanked by built-in arch-topped curio cabinets. The primary architectural feature of the living room, however, is a Batchelder tile fireplace, centered on the east wall of the living room. The fireplace is flanked by pairs of double French doors which open to the sunroom, now a breakfast room. The tile floors in this room match those used for the fireplace. The west elevation of the living room has two pairs of French doors, one leading back to the entrance hall and the other leading to the rear hall.

The rear hall, which has a large window and pedimented built-in china cabinet, provides access to the kitchen, basement stair and dining room. The dining room and kitchen occupy the west half of the principal east-west mass. Although the kitchen has been modified over time, it still retains some character-defining features, including historic cabinets, which line the northwest corner. A swinging door on the north side of the kitchen opens to the dining room, which occupies the northwest corner of the home. A door on the south side of the kitchen opens to the south-extending gambrel, which is a living quarters for the innkeepers.

Second Floor – The second floor hall occupies the same area occupied by the first-floor entrance hall. The stair opens to the south side of the second-floor hall. There are nine paneled doors off the second-floor hall. The first door, on the east side, opens to a bedroom/guest suite.

On its east wall, this room opens out onto the deck above the sunroom. The second door, on the south wall, opens to another bedroom/guest suite situated on the southeast corner of the main east-west mass. The five doors on the west side of the hall open to the following rooms: two additional bedrooms, a closet, and a bathroom, replete with original fixtures and basket-weave tile. The eighth door opens to another bedroom on the northeast corner of the main east-west mass. The final door, around the corner from the eighth door, opens to a stair that ascends from north to south to the third floor.

Third Floor – Although located within roof space, the third floor of the main east-west mass, appears to have been finished from the time of the home's original construction. Character-defining features include a cased arched opening between a bedroom on the east side and a bathroom on the west side. The space has its own small stair hall, marked by a simple craftsman railing and newel post. Those spaces within the roof slopes not occupied by the bedroom and bathroom are used for storage.

## Statement of Significance

The Burr House is being nominated to the National Register of Historic Places for local significance under Criterion B for its association with Dodge City community leader and businessman Hiram T. Burr and under Criterion C as an example of Dutch Colonial Revival Architecture, which proliferated throughout the United States in the 1920s.

### Hiram T. Burr, Burr, Inc. and the Burr House

Hiram ("Hi") Tripp Burr was a successful business man and real-estate developer in Dodge City, Kansas. Burr, a descendant of Aaron Burr, was the 9th of 11 children born to New Yorker Harvey Burr and Ella Burr in Illinois on July 15, 1880 and spent his childhood in Comanche County, Kansas. At the turn of the century, Burr attended Southwestern College in Winfield, Kansas and business school in Wichita. He spent the dawning years of the twentieth century on a farm in Harper County.[1] After marrying in Wichita in 1909, Burr and his new bride Olive ("Ollie") Georgiana Meers settled in Dodge City, where Burr put his business education to use.[2]

Early in his career, Burr sold farm, business, home and auto insurance to clients throughout southwest Kansas. He was an agent for the Connecticut Insurance Company (Hartford, Connecticut). In 1915, "Burr had the distinction of writing the most insurance of any Connecticut agent in Kansas, with one exception, and that firm was composed of two members." In 1916, Connecticut Insurance appointed Burr as "district agent for all the territory in southwestern Kansas."[3] Early on in his career, Burr also demonstrated a keen eye for real-estate. His commercial and residential development company became one of the most successful businesses in Dodge City, building "scores of houses" in the growing community.[4] Burr built an office at 209 West Spruce, just four blocks from the site where Burr he would later build his picturesque home.

Having successfully established his business, Burr dedicated himself to community service and broader economic affairs. During World War I, he served in Dodge City's 16th Battalion of the Kansas State Guard.[5] Later, Burr hosted the Dodge City Phoenix-Industrial Club, a quasi-commercial club that met regularly to play cards and discuss business prospects and social needs. The club descended from one known as the "Dog House, Inc." founded in 1887. The club met in an

---

[1] "Long a Kansas Builder: Hiram T. Burr Helped to Develop Dodge City." Kansas City Times. 13 September 1955.

[2] Comanche County History (Comanche County Historical Society, 1981).

[3] "Burr Was Given District Agency," Dodge City Daily Globe, 21 January 1916.

[4] "Long a Kansas Builder."

[5] History and Roster of the Kansas State Guard, August 6, 1917, to November 11, 1919 (Kansas State Printing Plant: Topeka, 1925).

upstairs room of the Burr Building, until complaints about the noise forced them into the building's basement. While playing cards and pool, members tackled community challenges. According to member LF Main, "The Phoenix-Industrial Club tied with the town affairs, for at that time there was no chamber of commerce." "When there was anything to be done, like getting a land office, the soldiers' home, or the forestry station," noted member PH Sughrue, "it fell to one of the members of the old Phoenix Club to approach the proper powers." Membership was restrictive, according to Sughrue: "A man didn't just make up his mind to join the club and come to it, he was solicited to join; therefore, the old Phoenix Club was an exclusive social club, the elite of early Dodge City, where dancing and card playing helped to make pleasant days and gay nights."[6] The club was an ancestor of the Dodge City Chamber of Commerce.

As Burr's business grew, so did his family. Daughters Helen Mae and Georgia Isabel ("Isabel") were born in 1911 and 1916. In the extremely profitable years that followed, Burr laid plans for his dream home. The Burr House, built in 1927-1928, provided sanctuary for the Burr family and a showplace for entertaining their guests.[7] Both of Burr's daughters married in the Burr House. After attending Lindenwood College in St. Charles, Missouri and the University of Colorado in Boulder, Helen Burr returned to Dodge City and worked for her father's investment office. She fell in love with Glenn Davies, a manager for the Dodge City office of International Harvester. The pair married in a small ceremony at the Burr House soon after International Harvester transferred Mr. Davies to New Orleans in 1935.[8] In 1941, having completed her degree at Louisiana State University, Isabel also married in the Burr House. At the time of their marriage, Isabel's husband, James Woodruff, worked for the Fidelity State Bank.[9]

In 1942, the year after Isabel's wedding, Ollie Burr died. Despite this tragic loss, Burr continued an active personal and business life. On June 9, 1945, Burr married Hallie Bronston, widow of Reverend Oliver C. Bronston, a district superintendent of the Methodist Church, of which Hi and Ollie were long-time active members.[10] After Burr sold his home at 603 W. Spruce in 1947, he and his new wife lived at 1309 First Avenue. In his later years, Burr was surrounded by his children and granddaughter. By the 1950s, both of Burr's sons in law, Glenn R. Davies and James L. Woodruff were working for his company.[11] Burr died at the age of 75 on September 8, 1955, just days after the dedication of his three-story 150-car parking garage.[12]

---

[6] Dodge City Globe, 17 March 1960, reprinted in Ida Ellen Rath, Early Ford County, (Newton: Mennonite Press, 1964).

[7] There is no known historical record of the home's builder or architect.

[8] "Burr-Davies Nuptials Lovely Home Event," Dodge City Globe.

[9] "Floral Setting for Woodruff-Burr Nuptials," Dodge City Globe.

[10] 1930 Census. "Long a Kansas Builder."

[11] Dodge City Daily Globe, November 12, 1935; "Floral Setting for Woodruff-Burr Nuptials", 1941. Taken from owners' files.

[12] Dodge City Daily Globe, September 9, 1955.

Following Burr's death, his daughters and sons-in-law assumed operations of the family business.[13] Helen Burr Davies, who had worked for her father since before her marriage, became president of Hiram T. Burr, Inc. Glenn Davies died between 1964 and 1965, after which Helen moved to St. Louis. She held the position of company president until 1971. During Helen's presidency, her sister Isabel Burr Woodruff was treasurer; James Woodruff was vice president; and Glenn Davies was secretary.[14] In 1971, James Woodruff assumed the presidency of the business, renamed Burr, Butler Associates by 1972. James Woodruff died November 2, 2002. Today, the business, known as Burr, Butler Associates through the 1970s and 1980s, is known as Butler Insurance and Real Estate.

At the time of his re-marriage, Hiram Burr sold his home at 603 W. Spruce to Lester Wilhelm. Mr. Wilhelm, who died February 12, 2000 was listed at this address from the 1950s to the 1980s.[15]

**Other Owners**

After Hiram Burr sold the home to Clarence Skaggs in 1947, it changed hands many times. By 1953, the home was occupied by Frank Evert, who purchased the home in 1955. Mr. Evert sold the home to Martha Elizabeth Muncie in 1959. She owned the home until 1969, when she sold it to G. Leroy Behl. Behl sold the home to Paul Edward Shirk in 1973. Dean Burton owned the home from 1976 to 1977, when he sold it to Leona Ward. According to city directories, Doug Ward Realtors occupied the home until 1985; however, appraisers' records indicate that Wayne Gingerich owned the home from 1982 to 1991. The city directory listed the home as "vacant" in 1986 and 1987. Darrell Herrill purchased the home in 1991. Francis and Dorothy Fisher owned the home in the early 1990s. Beau Moody and Tammy Couch Moody purchased the property in February 1994, and spent a year converting into the Boot Hill Bed and Breakfast.[16] Jacques and Louise Laurent purchased the home and business in 1997. They sold it to Robert Craig Poe in 2000. Gerald Thurston bought the home in 2002. The current owners, nomination sponsors Kurt and Enid Scadden, purchased the property in 2006 and continue to operate the Bed and Breakfast.[17]

---

[13] Comanche County History, 1981.
[14] Dodge City City Directories, 1955-1971.
[15] Social Security Death Index. Dodge City City Directories.
[16] Alesa Meschberger, "Home to become travelers' rest," Dodge City Globe, 5 February 1994.
[17] City Directories, 1942-2006. Ford County Appraiser's Records.

**Dutch Colonial Revival Architecture**

Considering his ancestral ties to Aaron Burr and New York, it is fitting that Hiram T. Burr chose the Dutch Colonial Revival Style for his new home. Dutch Colonial Revival was inspired by the simple buildings constructed by Dutch immigrants who settled in New York's Hudson River Valley. Interest in the Colonial Style swelled after Philadelphia's 1876 Centennial Exposition and the associated restoration of Independence Hall.[18] Colonial Revival residential architecture gained popularity following the 1893 Columbian Exposition, where Massachusetts exhibitors reconstructed the John Hancock House and Virginians built a replica of Mt. Vernon. Like later Dutch Colonial Revival Homes, the Hancock House reproduction featured a gambrel roof.[19]

With the exception of high-style examples such as those executed from designs by famed architects McKim, Mead and White, Colonial Revival was first realized through subtle application of stylistic details, such as Palladian windows, to late Queen Anne or Foursquare homes. The Colonial Revival Style finally came into its own in the 1910s and 1920s, when a growing middle class and the Nuevo Riche sought not only to portray a sense of permanency, but also to associate with the patriotic values that became more fervent with the advent of World War I.[20] The designs also conformed to the Progressive-Era tenet of simplicity, a reaction to the complexity of Victorian design. Like the growing auto suburbs, the Colonial Revival Style was unique to the United States. By the 1920s, revival-style homes - Colonial Revival, Dutch Colonial Revival and Tudor Revival – filled thousands of American subdivisions.

Approximately 10% of Colonial Revival homes have gambrel roofs and, thereby, fall into the category of Dutch Colonial Revival, first popularized by New York architect Aymar Embury II.[21] Between 1895 and 1915, most Dutch Colonial Revival homes had a front-facing gambrel roof. Side-gambrelled roofs, like that found on the Burr House, gained popularity in the 1920s and 1930s. Other Dutch Colonial Revival Style features found on the Burr House include the following: a continuous dormer across the front elevation, a portico with curved pediment, elliptical fan light, and side lights; symmetrical front elevation; painted woodwork; turned balusters; arch-topped and pedimented built-ins; and multi-pane windows. Unlike most examples with one gambreled mass, the roof of the Burr House is cross-gambreled, with a lower bell-shaped gambrel extending from the rear of the main mass. In addition, unlike most examples found in Kansas, which tend to be frame construction, the Burr House was constructed of high-quality brick.

---

[18] W. Barksdale Maynard, "Best, Lowliest Style! The Early-Nineteenth-Century Rediscovery of American Colonial Architecture," Journal of the Society of Architectural Historians 59, no. 3 (Sept 2000), 338-357.

[19] William B. Rhoads, "The Colonial Revival and American Nationalism," The Journal of the Society of Architectural Historians 35, no. 4 (Dec. 1976): 239-254.

[20] Ibid.

[21] Ibid.

**Batchelder Tile**

The fireplace in the Burr House living room is an Ernest Batchelder design. Ernest Batchelder (1875-1957) was a craftsman who began producing art tiles at his home in Pasadena, California in 1909. His company expanded in the 1910s and 1920s when architects and property owners could choose from an array of fireplace designs and order tile kits from catalogs. Batchelder tiles are generally square-shaped tiles glazed with subtle earth-tones – yellow, orange, green, brown and blue. Many Batchelder designs feature pointed-arch firebox openings with keystones like that found at the Burr House. Some have decorative tiles with craftsman-period flora and fauna subjects popular during the Arts and Crafts movement. Architectural historian Pamela Kingsbury has documented dozens of Batchelder fireplaces in Kansas, including more than 50 in Wichita. There are also known Batchelder fireplaces in other Kansas communities, including Newton. Most are found in Craftsman Style homes – although they are also found in homes of other styles popular in the 1920s, including Colonial and Tudor Revival. Few Batchelder fireplaces have been documented in Western Kansas communities like Dodge City.[22]

**Hiram Burr's Dodge City**

Founded in 1872 prior to the arrival of the Santa Fe Railroad, Dodge City is best known for its cow town days, which stretched for a decade from 1875 to 1885, with cattle shipments peaking in 1883-1884. By the time Hiram Burr established his business in 1908, most signs of the town's legendary rowdy history were gone. In fact, upright businessmen and boosters were intent on re-shaping the town's image. According to a 1910 account, they wished "the past to be forgotten and would wipe out the record of her wild and woolly career in the eighties ..."[23]

> During the 1910s and 1920s, the city experienced an unprecedented period of growth. Between 1915 and 1925, Dodge City's population ballooned 50%, from 4150 to 6099.[24] Among those who flocked to the area were farmers, businessmen, industrial laborers who sought work in the newly opened gas and oil fields in Stevens and Clark Counties or for the railroad. Town boosters, like Burr's Phoenix Club, and businessmen, who helped drive the growth, responded with a massive building campaign which would result in the development of a modern progressive city. In 1915, the town celebrated the opening of the $40,000 Chalk Beeson Theater, named for the famed Dodge

---

[22]"Hidden masterpieces: Batchelder tiles are making a comeback," The Wichita Eagle, 28 April 2000. "Batchelder Tilework Tour," Kansas Preservation 22, no. 2 (March/April 2000), 11. Robert Winter, Batchelder Tilemaker, (Glendale, California: Balcony Press, 1999).

[23]"Staid Dodge City Regrets its Past," Topeka Capital, 6 August 1910.

[24]"Makes a Big Gain," Topeka Journal, 8 August 1925.

City "wagonmaster."[25] In 1916, the O'Neal Hotel opened, plans were started for a new country club, and builders completed work on the new Kansas State Bank building at 2nd Avenue and Walnut.[26]

The pace increased during the Roaring 20s. In that decade, the First National Bank constructed a 6-story building and the Lora Locke Hotel opened. The community boasted two modern hospitals and a neoclassical courthouse. In 1925, a peak year for construction nationwide, Dodge Citians built 99 new homes, a $200,000 hospital, a $155,000 Presbyterian Church, an $86,000 grade school, a $52,000 garage, a $30,000 Odd Fellows Hall, and a $35,000 modern brick apartment building.[27] The Dodge City Globe reported on the boom:

> In building, Dodge City is unable to keep up. In the last two years, hundreds of new residences have been built. Work has started on the construction of a five story bank and office building and a new $60,000 city hall which will crown historic Boot Hill. A new theater and retail store building were completed recently. The immigration of farmers and others ... has made a brisk real estate trade in this territory and this increasing growth in population has been felt in Dodge City in increased demand for distribution service.[28]

The increasing number of families left Dodge City schools scrambling for space to accommodate a growing student population. By the time the new Collegiate Gothic High School was completed in December 1928, school officials anticipated its imminent expansion.[29]

Hiram Burr and his real estate development company benefited from the booming times. His profits would have made it possible for his construction of a new home. Given the efforts among early twentieth-century Dodge City businessmen to repress the city's woolly early history, it is ironic that Mr. Burr chose to locate his new home on Boot Hill.

**Summary**

The Hiram T. Burr House is being nominated to the National Register of Historic Places under Criterion B for its association with businessman and real estate developer Hiram T. Burr and under Criterion C as an example of Dutch Colonial Revival Architecture.

---

[25] "Dodge City's Big Week," Great Bend Tribune, 15 December 1915.
[26] "A Record of the Important News Events in Dodge City During the Year Now Closed," Dodge City Globe, 4 January 1917.
[27] "Dodge City Builds," Topeka Capital, 5 January 1926.
[28] "Dodge City's Payroll Exceeds $3,000,000," Dodge City Globe, 1 January 1929.
[29] "City School List to 2,630," Dodge City Globe 1 January 1929.

## Bibliography

"Burr Was Given District Agency." Dodge City Daily Globe. 21 January 1916.

"Burr-Davies Nuptials Lovely Home Event." Dodge City Globe. 12 November 1935.

"City School List to 2,630." Dodge City Globe. 1 January 1929.

Comanche County Historical Society. "Burr, Harvey and Ella" and "Burr, Hiram and Olive." Comanche County History. Coldwater, Kansas, 1981.

"Death Claims Dodge City Builder: Life Ends with Grand Opening of Garage." Dodge City Daily Globe. 9 September 1955.

"Dodge City Builds." Topeka Capital. 5 Janaury 1926.

Dodge City City Directories.

"Dodge City's Big Week." Great Bend Tribune. 15 December 1915.

"Dodge City's Payroll Exceeds $3,000,000." Dodge City Globe. 1 January 1929.

"Floral Setting for Woodruff-Burr Nuptials." Dodge City Globe.

History and Roster of the Kansas State Guard, August 6, 1917, to November 11, 1919. Kansas State Printing Plant, Topeka, 1925.

"Long a Kansas Builder: Hiram T. Burr Helped to Develop Dodge City." Kansas City Times. 13 September 1955.

McAlester, Lee and Virginia. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998.

"Makes a Big Gain: Population of Dodge City Increased Fifty Per Cent." Topeka Journal. 8 August 1925.

May, Bridget. "Progressivism and the Colonial Revival: The Modern Colonial House, 1900-1920." Winterthur Portfolio 26, no. 2/3 (Summer-Autumn 1991): 107-148.

**Bibliography, cont.**

Maynard, W. Barksdale. "'Best, Lowliest Style!' The Early-Nineteenth-Century Rediscovery of American Colonial Architecture." The Journal of the Society of Architectural Historians 59, no. 3 (Sep. 2000): 338-357.

Meschberger, Alesa. "Home to become travelers' rest." Dodge City Globe. 5 February 1994.

"New Dodge City Post Office." Topeka Capital. 3 April 1932.

"A New Home for a Dodge City Bank." Dodge City Globe.

"Post-Victorian Domestic Architecture: The Dutch Colonial Revival Style." Old House Journal 10, no. 5 (May 1982): 99.

Rath, Ida Ellen. Early Ford County. Newton: Mennonite Press, 1964.

"A Record of the Important News Events in Dodge City During the Year Now Closed." Dodge City Globe. 4 January 1917.

Rhoads, William B. "The Colonial Revival and American Nationalism." The Journal of the Society of Architectural Historians 35, no. 4 (Dec. 1976): 239-254.

"Staid Dodge City Regrets its Past." Topeka Capital. 6 August 1910.

Welch, Ron. "Boot Hill Hospitality." Dodge City Globe.

**Verbal Boundary Description**

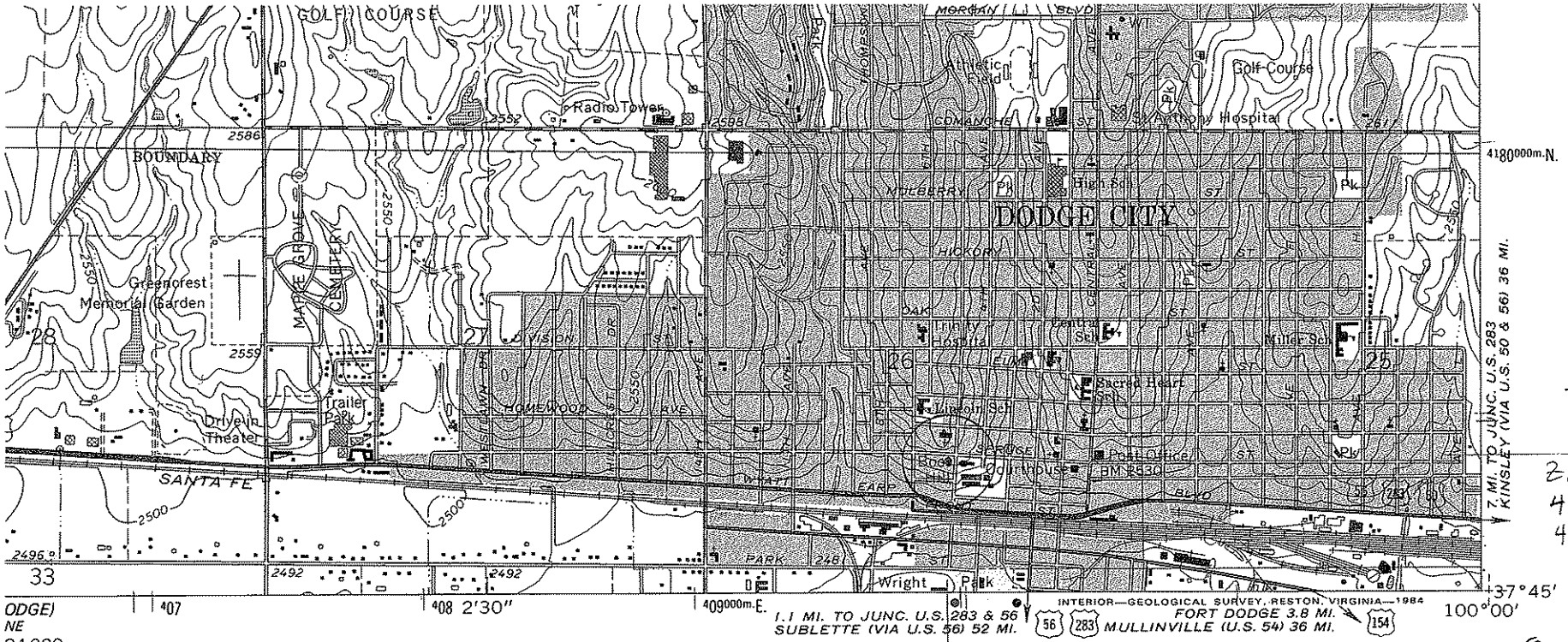
The Burr House is located at 603 West Spruce Street in Dodge City. The parcel on which the home sits includes Lots 81, 83 and the east 20' of Lot 85 in Block 5 of Dodge City Original Town Plat. The parcel is bounded on the north by Spruce Street, on the east by 5th Avenue, on the south by an alley, and on the west by the adjacent residential property.

**Boundary Justification**

The boundaries are the historic and current property boundaries for the Burr House parcel.

**Photo Log – Digital images are filed at the Kansas State Historical Society, Topeka, Kansas**

1. Exterior, Front and West Elevations looking southeast.
2. Exterior, Front and East Elevations looking southwest.
3. Exterior, East Elevation showing sunroom.
4. Exterior, East and South Elevations looking northwest.
5. Exterior, Stone and Brick Retaining Wall.
6. Exterior, South Elevation looking north.
7. Exterior, South and east elevations and rear-projecting bay.
8. Exterior, West Elevation.
9. Close-up of basement window on north elevation.
10. Interior, Entry hall and stair looking south.
11. Interior, Living Room looking southeast toward sunroom, showing Batchelder Fireplace.
12. Interior, Close-up of tile floor in sunroom.
13. Interior, Close-up of Telephone nook.
14. Interior, Second-floor hallway looking southwest.
15. Interior, Third-floor stair and arched opening.




Burr House
Ford County, K

Zone 14
409903 E
4179057 N

ODGE)
NE
24 000

1 MILE

4000 5000 6000 7000 FEET

1 KILOMETER

VAL 10 FEET
TICAL DATUM OF 1929

ROAD CLASSIFICATION

Heavy-duty — Light-duty

Medium-duty — Unimproved dirt

U. S. Route

IAL MAP ACCURACY STANDARDS
, COLORADO 80225, OR RESTON, VIRGINIA 22092
VEY, LAWRENCE, KANSAS 66044
AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1982 and other sources
This information not field checked. Map edited 1984

Purple tint indicates extension of urban area

# DODGE CITY, KANS.

N3745—W10000/7.5

1968
**PHOTOREVISED 1984**
DMA 5959 I SE—SERIES V878