

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: | 5ST.130.157 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211-3134-22-004 (Rear)
2211-3134-22-005 (Front) |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | Wahlstrom House | |
| 6. | Current building name: | Stroble House | |
| 7. | Building address: | 206 S. Harris Street | |
| 8. | Owner name and address: | Garth W. and Judy A. Stroble
P.O. Box 5937
Breckenridge, CO 80424 | Brad Sutherlin
821 B. Earl Garrett
Kerrville, TX 78028 |



Individual National Register field eligibility: **Not Eligible**

Local Landmark Eligibility Assessment: **Eligible/Contributes to National Register district**

II. GEOGRAPHIC INFORMATION

9. P.M. **6** Township **6S** Range **77**
SW ¼ of NE ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (**NAD27**)
Zone **13N**; **410418** mE **4370431** mN
11. USGS quad name: **Breckenridge**
Year: **1987** Map scale: **7.5'**
12. Lot(s): **3** Block: **6**
Addition: **Yingling & Mickles Addition Sub** Year of Addition: **1892**
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: **1880 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-Hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch, Dormers**

21. General architectural description:

This wood frame dwelling is composed of a main, 1½ - story, L-shaped section, and a single-story shed-roofed addition to the north end of the east (rear) elevation. Overall, the 1½ -story L-shaped section measures 37' N-S by 31' E-W. An open front, which fills in the front of the "L" at the south end of the façade, is included within these dimensions. The single-story shed-roofed addition to the east elevation measures 21' N-S by 8' E-W. The building is supported by a low stone foundation, and its exterior walls are clad with painted turquoise color horizontal wood siding. Square cut wood shingle siding appears in the upper gable ends on the east and west elevations, however. The house is covered by a steeply-pitched hip-on-gable roof, with black asphalt shingles. The eaves are boxed with painted turquoise and buff red wood trim. Two large, non-historic gabled dormers overlook the front porch on the west-facing roof slope. Both of these dormers are penetrated by two awning type windows. A large shed-roofed upper half story addition has been constructed onto the east (rear) elevation. The addition is penetrated by three small windows. The house's windows are primarily single and paired 1/1 double hung sash with painted white wood frames and painted salmon wood surrounds. One non-historic, horizontally-oriented, fixed-pane window is located on the north (side) elevation, however. The front porch, which comprises the south end of the façade, measures 20' N-S by 5' E-W. The porch features a wood planked floor, an open wood railing, squared posts, and a shed roof. A painted salmon color wood-paneled door leads from the porch into the house. A painted turquoise color wood-paneled door enters the shed-roofed addition on the east elevation. A non-

historic wooden staircase along the south (side) elevation leads to a non-historic balcony at the south end of the east elevation.

22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:

This property is located on the east side of S. Harris Street, in the block between Washington and Adams Avenues. This location is within the Breckenridge Historic District. A circa 1980s secondary residence is located adjacent to the alley at the rear of the lot. Other historic dwellings are located along S. Harris Street to the north and south of this property.

24. Associated buildings, features, or objects:

Secondary Residence

A modern secondary residence is located adjacent to the alley at the east (rear) end of the property. This two-story building is supported by a concrete foundation, and its exterior walls are clad with painted green horizontal wood siding with painted white 1" by 4" corner boards. Its steeply-pitched cross-gabled roof is covered with brown asphalt composition shingles, and the eaves are boxed with painted white and green wood trim. A painted red with white trim wood-paneled door, with a leaded glass fanlight, and covered by a white storm door, enters the west end of the north elevation from a concrete porch. This porch is covered by a distinctive cross-gabled roof supported by painted red and white turned columns. Two multi-paned windows with triangular pediments are located in the upper gable ends on the south and west elevations. A set of paired white metal doors access a hipped-roof storage closet on the east elevation, adjacent to the alley.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1896** Actual:

Source of information: **Summit County Assessor**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Charles J. and Sophia Wahlstrom**

Source of information: **Summit County Clerk and Recorder**

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

Built originally circa 1896, this wood frame house was significantly remodeled in 1984 and was re-roofed in 2007. A relatively large 1½-story secondary residence is located at the rear of the property. Town of Breckenridge Community Development Department files indicate that the historic dwelling was remodeled in 1974 and that it was re-roofed in 2007.

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:

This circa 1896 house was likely built for Charles J. and Sophia Wahlstrom after their marriage on May 29, 1895. They had two sons, Avid and Emil. Later, the Wahlstroms moved their family to the Lower Blue to develop the beautiful Columbine Ranch. T. B. Thompson purchased this property and its improvements from the couple on May 14, 1901. On June 22nd of that same year, Thompson sold it to David Green. After six years, Green conveyed it to a local miner, Frank Albee. Another miner, W. H. Oakley, purchased the property from Albee in 1913. In 1934, H. W. McDonald acquired the property through a liens tax sale. McDonald, who was by then retired, passed away in 1947. More recent owners include Albert L. and M. Karen Fox, Roger and Catherine Richmond, Bill and Susanna G. Abernathy, Charles R. Hyson, James W. Holthaus, and Garth and Judy Stroble.

36. Sources of information:

Summit County Assessor, Residential Property Appraisal Records.
Summit County Clerk and Recorder: Warranty Deed Record book 69, page 378.
Summit County Clerk and Recorder: Warranty Deed Record book 69, page 388.
Summit County Clerk and Recorder: Warranty Deed Record book 87, page 177.
Summit County Clerk and Recorder: Warranty Deed Record book 87, page 583.
Summit County Clerk and Recorder: Liens Tax Sales book 2, page 5.
Summit County Clerk and Recorder: Plat book.
***Summit County Journal*, May 1, 1936.**
***Summit County Journal*, February 21, 1947.**
Town of Breckenridge, Department of Community Development files.

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

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

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

41. Level of significance: **Local**

42. Statement of significance:

Built circa 1896, this house was associated with the Town Phase and Stabilization Phase periods of Breckenridge's growth through much of the twentieth-century. Architecturally, during these years, it was a representative vernacular wood frame dwelling with some Late Victorian characteristics. The house's level of historical and architectural significance would probably not have been to the extent that it would have qualified for individual listing in the National or State Registers. Presently, among Breckenridge's five categories of historic significance for individual buildings – Landmark, Contributing, Contributing with Qualifications, Supporting, and Non-contributing – in our opinion, due to the fairly substantial loss of integrity, this building belongs in the Supporting category. Thus it rates as a noncontributing resource with the Breckenridge Historic District. The integrity issues are discussed below.

43. Assessment of historic physical integrity related to significance:

This property exhibits a below-average level of 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. The physical integrity of the historic dwelling has been diminished by the construction of: a large upper half-story addition to the east (rear) elevation; two large gabled dormers overlooking the façade on the west elevation; a shed-roofed addition to the east (rear) addition; a wooden staircase on the south elevation, leading to a wooden balcony at the south end of the east elevation; a horizontally-oriented fixed-pane window on the north elevation. The construction of the large secondary residence at the rear of the lot has diminished the integrity of the setting.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **N/A**

Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

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? **Noncontributing**

VIII. RECORDING Information

47. Photograph numbers: **CD #1, Images 112-117**

CDs/Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424**

48. Report title: **Town of Breckenridge Phase V Cultural Resource Survey**

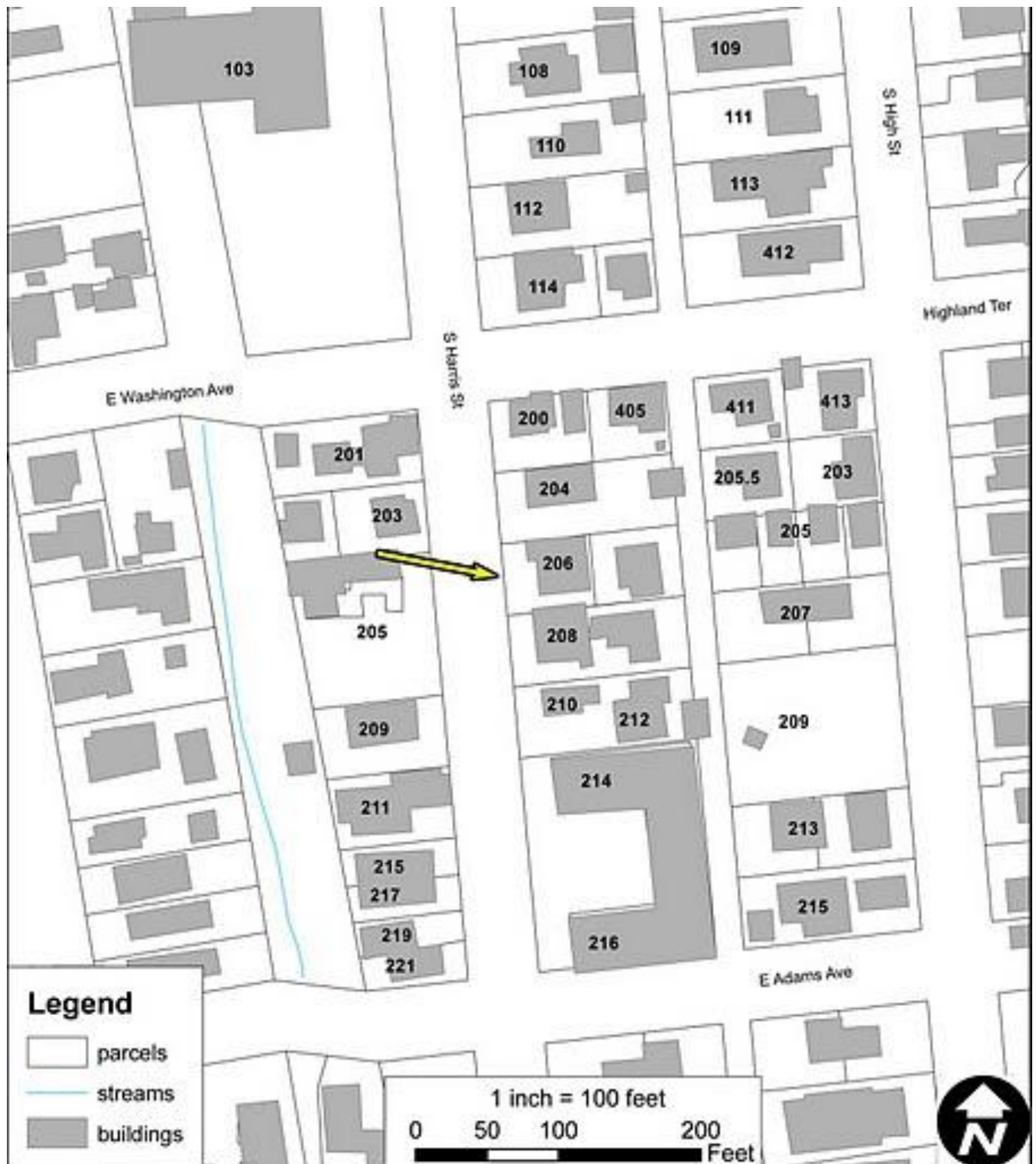
49. Date(s): **June 30, 2010**

50. Recorder(s): **Carl McWilliams, Rebecca Waugh, 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

