

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

1. Resource number: **5ST130.96**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Ford House; Pehrson House**
6. Current building name: **Charlie Richards House**
7. Building address: **300 S. Main Street**
8. Owner name: **Theobald Family Limited Partnership**
 Owner address: **P.O. Box 37**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**

NE3 of SE3 of SW3 of SW3 of section 31

10. UTM reference

Zone **13**
 Easting: **410084**
 Northing: **4370492**

11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**

12. Lot(s): **1-2** Block: **3**

Addition: **Edmund G. Stiles Addition** 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.**

22. Architectural style / building type:

No Style

Official Eligibility Determination

(OAHP use only)

____Determined Not Eligible - National Register

(Page 1 of 6) ____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):

Irregular Plan

15. Dimensions in feet: **1435 square feet**

16. Number of stories: **One**

17. Primary external wall material

Asbestos

Wood / Vertical Siding

18. Roof configuration (enter one):

Gabled Roof / Side Gabled Roof

19. Primary external roof material (enter one):

Asphalt Roof / Composition Roof

20. Special features (enter all that apply):

Porch

21. General Architectural Description

The building at 300 S. Main Street in Breckenridge consists of: a 20' by 122' side gabled cabin, erected by Barney Ford in 1881; three pre-1914 shed-roofed extensions to the original east (rear) elevation, which respectively measure 20' by 27', 72' by 20', and 18' by 24'; and two very small, somewhat newer, gabled additions to the rear of the building which respectively measure 5' by 6' and 5' by 9'. The original 1881 cabin is of wood frame construction. Its exterior walls are clad with painted green asbestos shingle siding, with painted white 1" by 4" corner boards. The side gabled roof is covered with rolled grey asphalt roofing material, laid over 1x wood decking. The eaves are closed, with painted white wood trim. There are no brick chimneys; however, a metal stovepipe protrudes from the east-facing roof slope.

The cabin features a symmetrical facade which faces toward Main Street on the west elevation. Here, two 1/1 double-hung sash windows, with painted grey wood frames and painted white wood surrounds, flank the front entryway which is centered on the facade. The entryway features a painted green and white wood-paneled dutch door, with nine upper sash lights, which leads into the building from a 6' by 4' wood porch, covered by a hipped-roof porch with kneebrace supports. One other 1/1 double-hung sash window is located on the cabin's north elevation.

The extensions to the rear of the original building all feature unpainted vertical wood plank walls, and corrugated metal roofing material laid over 1x wood decking. A set of paired vertical wood plank doors, side hinged with metal strap hinges, are located along the long north elevation, opening toward Adams Avenue. A series of shuttered window openings penetrate the building along the long south elevation.



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

23. Landscape or setting special features:

This property is located in downtown Breckenridge, at the southeast corner of South Main Street and Adams Avenue.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1881**

Source of information: **Breckenridge *Daily Journal*, February 15, 1881.**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **Barney Ford**

Source of information: **Breckenridge *Daily Journal*, February 15, 1881.**

28. Original owner: **Barney Ford**

Source of information: **Breckenridge *Daily Journal*, February 15, 1881.**

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

The original 20' by 122' side gabled cabin at 300 S. Main Street was constructed by Barney Ford in 1881 for a reported cost of \$150.00. Sanborn Insurance maps indicate that the extensions to the rear of the cabin predate 1914. The extensions were almost undoubtedly constructed by local carpenter and miner Nels Pehrson, who owned the property during the years surrounding 1914.

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): **Commerce and Trade / Specialty Store**
34. Site type(s): **Former residence, currently "The Photo Shop" retail store**

35. Historical Background

Barney L. Ford arrived in Breckenridge in 1860 to pan for gold, where he worked fruitlessly on a mining claim east of town. Since Ford was black, territorial law prevented him from maintaining his share of the mining venture, and the county sheriff gave him 24 hours to vacate the claim.

Back in Denver, undaunted, Barney sent for his family in Chicago and decided to relocate to French Gulch near Breckenridge in 1861. This time his business pursuit was concentrated on running a boardinghouse. However, the Civil War and a heavy snowstorm took away any chance of success by closing the mines and clearing the town of miners. During the 1860s and '70s, Barney became a respected Denver and Cheyenne businessman, civic leader, and black rights advocate.

The Silver and Lead Carbonate Boom of 1879 enticed Ford and his family back to Breckenridge, where he opened Ford's Chop Stand becoming the first black businessman in the mining camp. The February 15, 1881, edition of the Breckenridge *Daily Journal*, indicates that Mr. Ford built this small residence for \$150.00. He also erected a 26-ft. x 36-ft. restaurant building on the corner of Washington Avenue and Main Street for \$2,000.00 around the same time. Later, in 1882, Barney and his wife, Julia, built a larger home at 111 E. Washington Avenue (which still stands today, in 2004).

During his lifetime, Barney L. Ford was considered one of the most noted caterers and restauranteurs in the Rocky Mountain region. He was made a member of the Colorado Pioneers' Association, having arrived in the state before December 31, 1860. His wife, Julia, was the first black woman listed on Denver's Social Register.

Local carpenter and miner Nels Pehrson purchased this one-story, side-gabled cottage in 1892. By 1914, Pehrson had added a one-story, three-room carpenter and blacksmith shop to the rear of the building. After inheriting the property from his father's estate in 1922, Sam Pehrson, who was also a miner, lived in the house. It later became the home of Charlie Richards. Other former owners of the property include Earl and Nora Phillips, Sterling Clark Chapman, and Robert A. and Lois G. Theobald. The Theobald Family Limited Partnership currently owns the property.

36. Sources of Information

Breckenridge *Daily Journal*, February 15, 1881.

Sanborn Insurance Maps, August 1883, August 1886, October 1890, January 1896, November 1902, August 1914.

Summit County Clerk and Recorder. Quit Claim Deed Record book 52, page 444.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 108, page 462.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 155, page 325.

Summit County Assessor, Residential and Commercial Property Appraisal Record.

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:

Architecture; Community Planning and Development

40. Period of Significance: **1881; 1881 - ca. 1930**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This building is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's evolution as a successful Colorado mining town - from the time of its construction in 1881, through its successive periods of ownership and occupancy by Barney and Julia Ford, and Nels and Sam Pehrson, which ended circa 1930. Although Barney Ford is an exceptionally significant person, this building is not eligible for the National Register under Criterion B for its association with Ford. This is because his later dwelling at 111 Washington Avenue better represents his notable contributions to the region's history. To some extent, the building is also architecturally significant, relative to National Register Criterion C, as an early representative example of a vernacular side-gable wood frame cabin. Early, non-stylized buildings such as this are becoming exceedingly rare in downtown Breckenridge. Due to some loss of integrity (the asbestos siding), the building should probably be considered ineligible for individual listing in the National Register of Historic Places. However, the building probably does qualify for individual listing in the State Register of Historic Places, and for local landmark status by the Town of Breckenridge. The building has also retained sufficient integrity to be considered a contributing resource within the existing Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been slightly diminished by the application of asbestos shingle siding.

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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: **XX**

No:

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 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: **XX**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-19; BREC-20**

Frame(s): **35-37; 2**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **May 8, 2004**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court
Fort Collins, Colorado 80525** **150 Ski Hill Road
Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**

This is the original version