

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

1. Resource number: **5ST130.97**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Pehrson House**
6. Current building name: **Phillips House**
7. Building address: **304 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: **410086**
 Northing: **4370472**

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

12. Lot(s): **3-4** 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:

Late Victorian

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):

Rectangular Plan

15. Dimensions in feet: **801 square feet**

16. Number of stories: **1.5**

17. Primary external wall material

Wood / Horizontal Siding
Wood / Shingle

18. Roof configuration (enter one):

Gabled Roof

19. Primary external roof material (enter one):

Metal Roof

20. Special features (enter all that apply):

Porch
Dormer
Decorative Shingles

21. General Architectural Description

The former dwelling at 304 South Main Street in Breckenridge is a 1.5-story wood frame building which dates to 1909. The present building consists of the original 22' N-S (across) by 21' E-W (deep) front gabled house, along with a 17' by 14' 1.5-story gabled addition to the original east (rear) elevation, and an 8' by 10' shed-roofed addition built onto the rear of the gabled addition. The building's exterior walls are clad with painted blue horizontal wood siding, with painted white 1" by 4" corner boards. Painted red, octagon-shape, patterned wood shingles appear in the upper gable ends on the east and west elevations. A gabled wall dormer, located on the north elevation, features a Palladian window and patterned wood shingles. The roof forms are uniformly covered with non-historic brown metal roofing material, and the roof eaves are boxed with painted blue and white wood trim.

Two single 1/1 double-hung sash first story windows flank the entry door on the facade (west elevation). The upper facade wall is penetrated by a Palladian-style window, and by a 1/1 double-hung sash window, with a molded hood. Windows on the south elevation include two bands of three single-light fixed-pane windows. On the north elevation, there are two 1/1 double-hung sash windows, and one 4-light window. A single 4-light window penetrates the upper gable end of the gabled addition on its east elevation; a 1/1 double-hung sash window penetrates the upper gable end of the original dwelling on its east elevation.

A painted red, white, and blue wood-paneled door, with one upper sash light, and with a transom light, is located near the center of the facade. This door leads into the building from a 6' by 4' concrete porch, covered by a molded hood supported by two turned columns. Another painted red, white, and blue wood-paneled door, with one upper sash light, is located near the east end of the north elevation. This door enters into the gabled addition from a 4' by 14' shed-roofed porch with three chamfered columns. Another painted red, white, and blue wood-paneled door enters into the gabled addition on the east elevation. Also on the east elevation, a set of fifteen metal steps lead to another painted red, white, and blue wood-paneled door which enters the building's upper half story.

A garage is located a short distance northwest of the house. Oriented to the west, the garage is a single-story wood-frame structure which measures 16' N-S by 18' E-W. It has a tongue-and-groove wood floor, asbestos shingle siding, and front gabled roof covered with rusted corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A set of paired, diagonal wood plank, garage doors, side hinged with metal strap hinges, are located on the garage's west elevation. A single, painted blue wood-paneled door, with one upper sash light, is located near the west end of the south elevation.



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22. Architectural style / building type: **Late Victorian**

23. Landscape or setting special features:

This property is located in downtown Breckenridge, on the east side of South Main Street, near the north end of the 300 block.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **ca.1899; 1909**

Source of information: ***Summit County Journal, May 1909.***

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **Nels Pehrson**

Source of information: ***Summit County Journal, May 1909.***

28. Original owner: **Nels Pehrson**

Source of information: **Summit County Clerk and Recorder, Quit Claim Deed Record Book 67, page 66.**

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

The original 21' by 22' portion of this house was reportedly constructed circa 1899 by Nels Pehrson. A decade later, in 1909, Pehrson enlarged and enhanced the building, adding Palladian windows to the west and north elevations, and a new front porch. Two modest additions were built onto the rear of the original building at a later date. At the present time (in 2004), the building's interior is being renovated.

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): **Work in Progress**
34. Site type(s): **Former residence, currently under renovation**

35. Historical Background

Nels Pehrson originally built this house in c.1899. Pehrson's wandering days were over when he found Breckenridge. He was a talented carpenter by trade and found a great deal of work during the town's 1880 and 1898 building booms. He also invested and worked in the area's mines. Later, Nels settled in this turn-of-the-twentieth-century home, where he watched over the Main Street that he had literally helped to build. In May of 1909, Nels remodeled and enlarged the house, adding the unique, Palladian windows in the second story, as well as a new front porch. In 1916, Pehrson sold the house to Lila S. Harlan. Three years later, it became the home of Bessie McDougal. The building became known as the Phillips House when Earl Phillips, a mineworker, and his wife Nora, purchased it in 1942. The Theobald Family Limited Partnership owns the property today.

36. Sources of Information

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

Summit County Clerk and Recorder. Quit Claim Deed Record book 67, page 66.

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

Summit County Clerk and Recorder. Warranty Deed Record book 69, page 127.

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

Summit County Assessor, Residential and Commercial Property Appraisal Record.

Summit County Journal, May 1909.

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: **ca. 1899, 1909; 1899 - 1916**

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 initial construction in about 1899, through its ownership and occupancy by Nels Pehrson, which ended in 1919. The building is also architecturally significant, relative to National Register Criterion C, as a good example of a Breckenridge dwelling dating from the Late Victorian era. The building's distinctive 1909 Palladian windows are significant as well. Due to some loss of integrity (two rear additions), 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 moderately diminished by the construction of two rear additions. However, the additions are quite compatible with the original construction, in terms of their massing, size, scale, and materials.

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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-20**

Frame(s): **3-8**

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**