

COLORADO CULTURAL RESOURCE SURVEY

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_Determined Eligible - National Register

**Architectural Inventory Form**

**I. IDENTIFICATION**

\_\_\_\_Contributes to eligible National Register District

1. Resource number: **5ST130.12**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Barney Ford House**
6. Current building name: **Barney Ford House**
7. Building address: **111 E. Washington Avenue**
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**  
**SE3** of **NE3** of **SW3** of **SW3** of section **31**
10. UTM reference  
 Zone **13**  
 Easting: **410081**  
 Northing: **4370632**
11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970** (**Photorevised 1987**) **7.5'**
12. Lot(s): **1-3** Block: **2**  
 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 12) \_\_\_\_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: **1460 square feet**
16. Number of stories: **1.5**
17. Primary external wall material  
**Wood / Horizontal Siding**
18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
19. Primary external roof material (enter one):  
**Wood Roof / Shingle Roof**
20. Special features (enter all that apply):  
**Porch**  
**Chimneys**

---

**21. General Architectural Description**

The Barney Ford House at 111 E. Washington Avenue in Breckenridge is a 1.5-story wood frame building, which overall measures approximately 64' N-S (deep) by 25' E-W (across). The building is supported by a stone foundation, covered with concrete pargeting. The exterior walls are clad with painted pale green horizontal wood siding, with painted kelly green 1" by 4" corner boards. The roof is front gabled, covered with wood shingles, and with painted green wood trim beneath the eaves. A tall red brick chimney is located on the exterior of the west elevation. Two red brick chimneys, covered with concrete pargeting, are situated on the roof ridge.

A 4' by 8' rectangular, hipped-roof, bay window is a prominent architectural feature located on the facade (north elevation). The bay features four 2/2 double-hung sash windows, painted wood panels, and diamond-shaped motifs in the mullions between the windows. Windows on the east elevation include: three 2/2 double-hung sash windows; one 1/1 double-hung sash window; and one 4-light hopper window. Windows on the south (rear) elevation include one 2/2 double-hung sash window in the upper gable end, and one 1/1 double-hung sash window. An 8' by 4' rectangular bay window is set below an intersecting gable on the west (side) elevation. This bay is very similar to the bay window on the facade. A 2/2 double-hung sash window, a set of paired 1/1 double-hung sash windows, and two single double-hung sash windows, are also located along the west elevation. The house's windows all have painted white or green wood frames, and painted green wood surrounds.

A painted green and white wood-paneled entry door, with two rounded upper sash lights, and with a transom light, is located on the facade. This historic door is covered by a painted green and white wood screen door. It leads into the house from a 4' by 82' porch with a tongue-and-groove wood floor, and with a hipped hood, supported by knee braces with decorative drop pendants, over the entry. Another wood-paneled door, is located on the east elevation. A painted green and white wood-paneled door, with two rounded upper sash lights, and with a wood screen door, is located on the west elevation. This door leads into the building from an 82' by 4' wood porch, covered by a hipped roof with turned columns supports.

A "Playhouse" building is located southwest of the house. This small building measures 12' N-S by 14' E-W, is supported by a concrete foundation, and has painted teal color horizontal exterior wood siding. Square-cut wood shingles appear in the upper north elevation, and there are painted white 1" by 4" corner boards. The roof is hipped, covered with wood shingles, laid over 1x wood decking and 2x wood rafters. A canted bay is located on the east elevation. A narrow wood-paneled door leads into the building from a 32' by 10' wood porch on the south elevation. The porch is covered by a hipped roof supported by two turned columns.

A Privy is located west of the house's northwest corner. This utilitarian structure measures 4' by 5', has a wood plank floor, vertical wood plank walls, and a shed roof. A vertical wood plank door is located on the privy's south elevation.

A Shed is located immediately west of the privy. This one-story structure measures 8' by 10', is supported by a wood timbers on grade foundation, and has rolled asphalt exterior wall covering, over wood frame construction. The shed is covered by a side-gabled roof, with rolled asphalt roofing material laid over 1x wood decking and 2x wood rafters. A painted white wood-paneled door enters the shed on the south elevation.

**21. General Architectural Description** (continued)

A Garage is located east of the house, at the southwest corner of Washington Avenue and the alley. Oriented to the north and east, the garage is a 1.5-story wood frame building, supported by a low concrete perimeter walls foundation, and with white asphalt shingles exterior siding. The garage is covered by a hipped roof, with brown asphalt shingles laid over 1x wood decking. Gabled dormers are located on the east, north, and west elevations. Double hung sash windows penetrate the south and west elevations. An overhead wood-paneled garage door opens toward Washington Avenue on the north elevation. Another wood-paneled garage door opens toward the alley on the east elevation. A single, painted white, wood-paneled door on the north elevation.

A Storage Barn is located near the southeast corner of the property. This wood frame structure measures 25' by 12', is supported by a wood timbers on grade foundation, and with unpainted vertical wood plank walls. It is covered by a front gable roof, covered with wood shingles. Corrugated metal-covered window openings penetrate the barn on its west and north elevations. A painted yellow wood-paneled door, with one upper sash light, and with a wood screen door, enters the barn from the alley on the east elevation.



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

23. Landscape or setting special features:

The Barney Ford House, and related buildings, are located in downtown Breckenridge - at to the southeast corner of South Main Street and Washington Streets.

24. Associated buildings, features, or objects

**yes**

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:

Estimate **ca. 1880**

Actual

Source of information: **Breckenridge *Daily Journal*, December 18, 1882.**

26. Architect: **Elias Nashold**

Source of information: **Breckenridge *Daily Journal*, December 18, 1882.**

27. Builder/ Contractor: **Elias Nashold**

Source of information: **Breckenridge *Daily Journal*, December 18, 1882.**

28. Original owner: **Barney Ford**

Source of information: **Breckenridge *Daily Journal*, December 18, 1882.**

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

The Barney Ford House was constructed circa 1880. The Breckenridge *Daily Journal* lavishly described the relatively new home's features on December 18, 1882. The original building has been extended to the rear.

30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

Resource Number: **5ST130.12**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 5 of 12)

---

**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): **Residence**

**35. Historical Background**

Resource Number: **5ST130.12**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 6 of 12)

---

Resource Number: **5ST130.12**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 7 of 12)

---

Resource Number: **5ST130.12**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 8 of 12)

---



Resource Number: **5ST130.12**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 9 of 12)

---

**36. Sources of Information**

Breckenridge *Daily Journal*, February 15, 1881, December 18, 1882, August 1, 1883, February 16, 1884, May 16, 1884, December 15, 1884, February 8, 1888.

*Breckenridge Mining Gazette*, June 1, 1880.

Drake, Erin. Colorado State Inventory Form.

Hall, Frank. *History of the State of Colorado*. Chicago: The Blakely Printing Company, 1895.

Ostrye-MacDonald, Anne. National Register of Historic Places Inventory - Nomination Form. "Breckenridge Historic District." USDI, NPS, May 31, 1978.

Parkhill, Forbes. *Mister Barney Ford: A Portrait in Bistre*. Denver: Sage Books, 1963.

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

Summit County Assessor, Commercial Residential Property Appraisal Record.

Summit County Clerk and Recorder, Quit Claim Deed Record Book 24, page 84.

Summit County Clerk and Recorder, Warranty Deed Record Book 69, page 53.

Summit County Clerk and Recorder, Warranty Deed Record Book 101, page 346.

Summit County Clerk and Recorder, Warranty Deed Record Book 115, page 4.

Summit County Clerk and Recorder, Warranty Deed Record Book 55, page 309.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 132, page 499.

Summit County Clerk and Recorder. Mining Deed Record book 63, page 134.

---

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

**XX** A. Associated with events that have made a significant contribution to the broad patterns of our history;

**XX** B. Associated with the lives of persons significant in our past;

**XX** 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).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

**Architecture; Community Planning and Development; Ethnic Heritage / Black**

40. Period of Significance: **ca. 1880; ca. 1880-1890**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The Barney Ford House is historically significant under National Register Criterion A for its association with Breckenridge's evolution as a successful Colorado mining town, during the late 1800s and early 1900s. The building is also architecturally notable, under National Register Criterion C, for its Victorian-era architecture, including some elements of the Italianate style. It is among Breckenridge's best preserved, and most notable historic residences. The Barney Ford House, however, is most significant for its association with its original owner, Barney Ford. Although Ford is significant on the state and national levels (as well as locally), in Breckenridge, it is this property that is most closely associated with Ford's important contributions to the region's history. The building is eligible for individual listing in the National and State Registers of Historic Places. It also qualifies for individual local landmark designation by the Town of Breckenridge, and should be considered a contributing resource located within the boundaries of the existing Breckenridge Historic District.

**43. Assessment of historic physical integrity related to significance:**

The Barney Ford House displays an above 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.

Resource Number: **5ST130.12**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

(Page 12 of 12)

---

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

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:

Frame(s):

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**