

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____ Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____ Contributes to eligible National Register District

1. Resource number: **5ST130.91**
2. Temporary number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Barney Ford Plaza**
6. Current building name: **Barney Ford Plaza**
7. Building address: **220 S. Main Street**
8. Owner name: **Barney Ford Plaza LLLP**
 Owner address: **P.O. Box 7367**
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: **410063**
 Northing: **4370582**

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

12. Lot(s): **6** 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:

Modern Movements

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: **3,720 square feet**

16. Number of stories: **2.5**

17. Primary external wall material

Wood / Horizontal Siding

Wood / Shingles

18. Roof configuration (enter one):

Gabled Roof / Cross Gabled Roof

19. Primary external roof material (enter one):

Wood Roof / Shingle Roof

20. Special features (enter all that apply):

n/a

21. General Architectural Description

Completed in 2001, the Barney Ford Plaza is an irregularly-shaped, 22-stories, wood frame, commercial office building. Presently (in 2004) the building is utilized as office space by Remax Realty. The building's exterior walls are clad with painted yellow horizontal wood siding, with 1" by 4" corner boards. Decorative, patterned wood, fishscale shingles appear in the upper gable end on the west elevation (facade). The roof features moderately-pitched intersecting gables, covered with wood shingles. The roof eaves are boxed, and have painted yellow wood trim. One large brick chimney, with decorative brick work, is located just to the north of the center of the roof. The building's windows are predominantly 4/1 double-hung sashes, in multiple groupings. One set of paired, glass-in-wood-frame entry doors, and one single glass-in-wood-frame entry door lead into the front of the building from a red brick-paved plaza on the west elevation. The south end of the facade is also adorned with a second-story balcony, with a painted white wood railing. The east (rear) elevation opens onto a concrete parking area which covers additional basement-level office space. A metal stairway descends from the parking lot to the basement level. A set of paired roll-away garage door penetrate the south end of the building's east elevation. A rear service entry door is located near the center of the east elevation. This building abuts 216 S. Main Street on its north elevation, and 222 S. Main Street on its south elevation.



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22. **Architectural style / building type:** **Modern Movements**

23. **Landscape or setting special features:**

This building is located in downtown Breckenridge - on the east side of South Main Street, near the center of the 200 block. It abuts 216 S. Main Street on its north elevation, and 222 S. Main Street on its south elevation.

24. **Associated buildings, features, or objects**

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate

Actual **2001**

Source of information: **Town of Breckenridge, Department of Community Development Files**

26. **Architect:** **Baker + Hogan + Houx, and Associates**

Source of information: **Town of Breckenridge, Department of Community Development Files**

27. **Builder/ Contractor:** **Baker + Hogan + Houx, and Associates**

Source of information: **Town of Breckenridge, Department of Community Development Files**

28. **Original owner:** **Tommie and John B. Stone**

Source of information: **Town of Breckenridge, Department of Community Development Files**

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

The Barney Ford Plaza was erected in 2001, utilizing architectural plans prepared by Baker + Hogan + Houx, Associates. There have been no additions to the building following its original construction in 2001.

30. **Original location:** **yes**

Moved **no**

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Business**

32. Intermediate use(s): **Commerce and Trade / Business**

33. Current use(s): **Commerce and Trade / Business**

34. Site type(s): **Commercial Building**

35. Historical Background

Designed by Baker + Hogan + Houx and Associates, this two-story, zero-lot-line building boasts 3,720 square feet of commercial space downstairs, 1,268 square feet of residential space upstairs, and a 416 square-foot garage in the rear. Known as Barney Ford Plaza, it was built for Tommie and John B. Stone in 2001. It currently serves as sales offices for Remax Realty.

36. Sources of Information

Summit County Assessor, Commercial Property Appraisal Records.

Town of Breckenridge, Department of Community Development Files.

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:

n/a

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Completed in 2001, the Barney Ford Plaza is presently just three years old, and thus falls well short of the fifty year threshold to be considered for listing in the National Register of Historic Places. The building does not appear to meet the requirements of Criteria Consideration G. relating to properties which have achieved significance within the past fifty years. With the passage of time, the building may eventually come to be considered architecturally distinctive, and it may one day represent the progression of architecture in downtown Breckenridge into the twenty-first century. At the present time, the building also does not qualify for individual listing in the State Register of Historic Places, or for local landmark designation by the Town of Breckenridge. It should also be considered a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

The Barney Ford Plaza appears to have retained its original integrity, relating to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. There have been no additions, and few, if any, notable exterior alterations to the original 2001 construction.

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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:

Noncontributing: **XX**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-19**

Frame(s): **11, 33**

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**