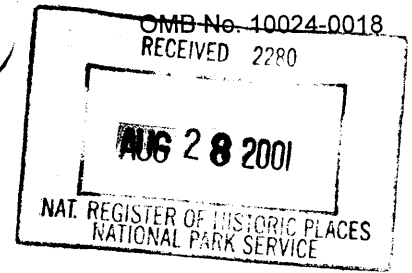


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1105



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Barnes-Peery Residence

other names/site number 5JF711

2. Location

street & number 622 Water Street [N/A] not for publication

city or town Golden [N/A] vicinity

state Colorado code CO county Jefferson code 059 zip code 80401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Gregoria Contiguglio State Historic Preservation Officer August 21, 2001
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- Entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
- other, explain
- See continuation sheet.

Signature of the Keeper

Date of Action

Entered in the
National Register
10/12/01

Barnes-Peery Residence
Name of Property

Jefferson County, Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing Noncontributing

1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Domestic / single dwelling
Domestic / multiple dwelling

Current Functions

(Enter categories from instructions)

Domestic / multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Materials

(Enter categories from instructions)

foundation Sandstone
walls Brick

roof Metal; Asphalt
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Barnes-Peery Residence
Name of Property

Jefferson County, Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Community Planning and Development
Architecture

Periods of Significance

1865-1867

Significant Dates

1865
1867

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:
Colorado Historical Society
City of Golden

Barnes-Peery Residence

Jefferson County, Colorado

Name of Property

County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 481050 4400710
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Charles D. Hanson

(edited by H. L. Wilson)

organization

date 18 May 2001

street & number 1968 South Hoyt Way

telephone 303-986-4181

city or town Lakewood

state Colorado

zip code 80227

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name William B. Law and Roberta K. Law

street & number 1946 Mt. Zion Drive

telephone 303-278-8568

city or town Golden

state Colorado

zip code 80401

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

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Continuation Sheet

Barnes-Peery Residence
Jefferson County, CO

Section number 7 Page 1

DESCRIPTION

The Barnes-Peery Residence is situated on the northeast corner of Jackson and Water Streets, on the north side of Clear Creek. It is located in a mixed-use neighborhood with an apartment and a commercial building to the south and east, respectively. A city park is immediately to the west across a small parking lot and the four-lane 10th Avenue lies to the north. When viewed from the principal elevation on the south, you see an imposing house positioned on a large open lot with mature landscaping. The building is a two-story brick house with simple Italianate features set on a stone water table and foundation. Despite the symmetrical southern façade, a walk around the building indicates the house has an irregular plan showing four distinct stages of construction as follows:

- 1) the original 1865 two-story red brick rectangular building facing south onto Water Street. It has a low-pitched, hipped roof and widely overhanging boxed eaves with a paneled cornice and paired brackets. The roof is covered in corrugated metal. The tall, narrow, double-hung sash, wood frame windows have stone lugsills. The windows on the south side are surmounted by segmentally arched wooden lintels with molded trim, while those on the west and east sides have segmentally arched stone lintels. There is a central porch on the south side.
- 2) an 1867 two-story red brick rectangular wing extending north and facing Jackson Street to the west. It has a low-pitched hipped roof and widely overhanging boxed eaves with a paneled cornice and paired brackets, similar to the original building, only slightly smaller in height. The roof is covered in sheet metal. The tall, narrow, double-hung sash wood frame windows have stone lintels and lugsills.
- 3) a circa 1938 two-story, variegated brick addition within the ell formed by the two earlier sections. It has a shed roof covered in rolled asphalt that slopes to the east and two jack arch, wood frame, double hung sash windows with brick lugsills. This addition contains the house's bathrooms.
- 4) a one-story wood frame addition at the back, on the north and east sides, wrapping around the bathroom addition. Apparently built in two sections, it has an asphalt-covered shed roof that slopes east, horizontal siding, fixed sash ribbon windows, and is used for storage. Construction dates for these frame additions have not been determined.

South Elevation: The symmetrical façade has five bays of evenly spaced windows and a center door. The upper-story windows align with those of the main floor. A flagstone sidewalk and three steps lead to a centered shed roof porch supported by wrought iron supports. Wrought iron also forms the balustrade that encloses the porch. Ghost marks on the brick offer hints of the earlier porch supports. The inset door is within a segmentally arched opening surmounted by a wooden, molded frontispiece. A wide transom bar and a divided transom light tops the door flanked by sidelights that consist of three vertical lights resting on a narrow panel. Directly above this entrance is a narrow second-story door to a now missing balcony. The glazed and paneled balcony door has the same arched wooden lintel as the

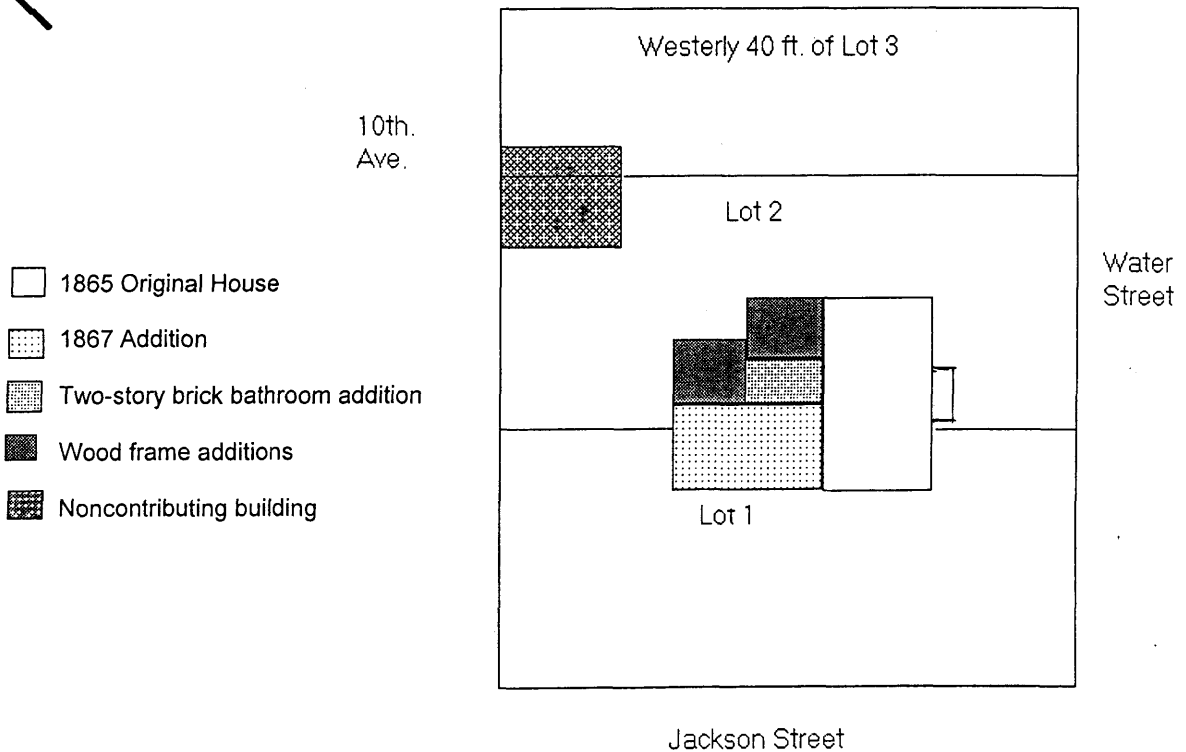
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Barnes-Peery Residence
Jefferson County, CO

Section number 7 Page 2

windows. Close inspection of this second-story door shows evidence that the masonry was removed to convert an original window to the current door opening.



West Elevation: This side shows two distinct constructions, the 1865 original residence and the slightly setback 1867 north wing. The wall of the original residence is punctuated with two widely spaced bays. The upper story windows are aligned with those of the main floor; all four windows have arched stone lintels. A short brick chimney pierces the roof slope. The north wing continues the brick walls and bracketed overhanging eaves of the original, although it is slightly lower in height. The two bays of four windows were aligned like of those of the original building, but one main floor window has been converted into a shorter and wider picture window comprised of a fixed sash flanked by double hung windows. The picture window does not have a visible lintel or stone sill. The remaining three windows have stone lintels and lugsills. A stone water table is visible at ground level.

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Barnes-Peery Residence
Jefferson County, CO

Section number 7 Page 3

North (Rear) Elevation: All four sections of the building are visible on this elevation. To the west stands the two-story solid brick wall of the north wing. The cornice with paired brackets decorate the roofline continuing from the west elevation. Evidence of a brick chimney pierces the slope of the roof. The one-story, wood-frame, fourth addition wraps around to the east, enclosing the two-story bathroom addition. From east to west, this one-story addition shows six windows, three small square and three larger square windows with a segmented arch lintels. A glazed and paneled door is placed where this addition meets the brick wall of the north wing. Back above the one-story frame addition, the variegated brick wall of the second floor of the bathroom addition can be seen. At the easternmost edge of this elevation, rising above the one-story addition, is a small portion of the second story of the original residence. One tall narrow double-hung window with arched stone lintel and stone sill is visible.

East Elevation: This elevation also illustrates the various constructions. The east wall of the original house repeats the two bays of tall narrow windows found on the west side. A short protrusion through the roof suggests a chimney just like the west elevation. The one-story wood frame addition meets the east façade of the original residence and extends to the north end in a stepped manner across the back of the building. This addition has three smaller square windows on the south end and three slightly larger windows on the north end. Visible above the frame addition is the second story of the brick bathroom addition. Two rectangular double-hung, wood frame windows with brick lugsills are symmetrically placed on the wall. Its shed roof meets the roofline of the north wing. The first story of this addition is obscured behind the attached one-story frame addition. A small portion of the second story of the north wing is visible above the one-story frame addition. A single double-hung window with stone lintel and sill punctuates the wall.

Along with the three additions made to the original 36x26 house, there have been at least three other alterations of the building—the front porch and the second story door above it, and the picture window on the west side. Despite these alterations, several of which are historic, the building is in good condition and retains its ability to convey its integrity of location, setting, design, materials, workmanship, feeling, and association.

The original residence and the north wing, which was constructed less than two years later, could be considered as two phases of the primary construction of the building. The north wing even continued the same wall material, roof detailing and fenestration pattern as the original. While the other later additions have impacted the integrity of the house, fortunately they are not visible from Water Street as you view the principal façade, nor can they be seen as you view the house from the public park across Jackson Street.

The porch on the south elevation was not an original feature of the house as it does not appear on the Sanborn insurance maps of 1886, 1890, 1895, or 1900. Only on the 1906 and subsequent Sanborn maps does a front porch appear. Ghost markings visible on the brick wall seem to indicate that this one-story porch had a balustraded platform on top accessible via the newly created second-story door. A close inspection of the masonry at the bottom of this second-story door shows the brick was chiseled away to create the opening for the door. In addition, the opening and its curved wooden lintel duplicates that of the

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Barnes-Peery Residence
Jefferson County, CO

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other windows on this façade. It is believed that sometime between 1900 and 1906, a porch was constructed and the window above it was converted into a door. It is not known when the current shed-roof porch was installed. The picture window on the west side has an unknown history. An examination of the masonry around the window shows the alteration of the narrow Italianate-style window into a more contemporary configuration.

The interior of the building currently consists of four apartments, two on each floor flanking the centrally located staircase of carved walnut that has been painted several times. Despite the conversion, much of the historic floor plan remains intact. The most significant alteration is the addition of kitchen facilities into each of the four apartments. The house retains its ten-foot high ceilings. One original feature remains in the eastern front room on the ground level. Under the windows of this former parlor, 18-inch wood paneling still exists between the windowsill and the floor. On the east and west sides of the original house where chimneys project from the roof, brick hearths intrude into the hardwood flooring, but are now covered with carpeting. Individual gas heaters have replaced the removed fireplaces. The two-story brick addition contains two bathrooms for each floor and it is likely that it was constructed for this purpose when the building was converted into rental units in the late 1930s or early 1940s.

At the north end of the property, is a building that faces north onto 10th Street. It is comprised of a 1-1/2 story hipped roof section with a one story shed-roof frame and brick addition on the south side. The hipped roof, with its widely overhanging boxed eaves, is covered in asphalt shingle, while the addition has a metal roof. The raised concrete foundation is painted red, the upper brick walls are painted white. The windows that pierce all sides of the building vary in size, shape, and operation. The second floor has small casement windows on the north and south sides, while there is evidence that many of the first floor windows (historically narrow with jack arches of soldier brick) have been replaced with wider windows. The 1-1/2 story portion of the building appears on the 1886 Sanborn map as a duplex, and remains identified as such throughout subsequent maps. However, as the building's overall footprint has changed several times over the years and because of numerous alterations, this duplex is considered noncontributing.

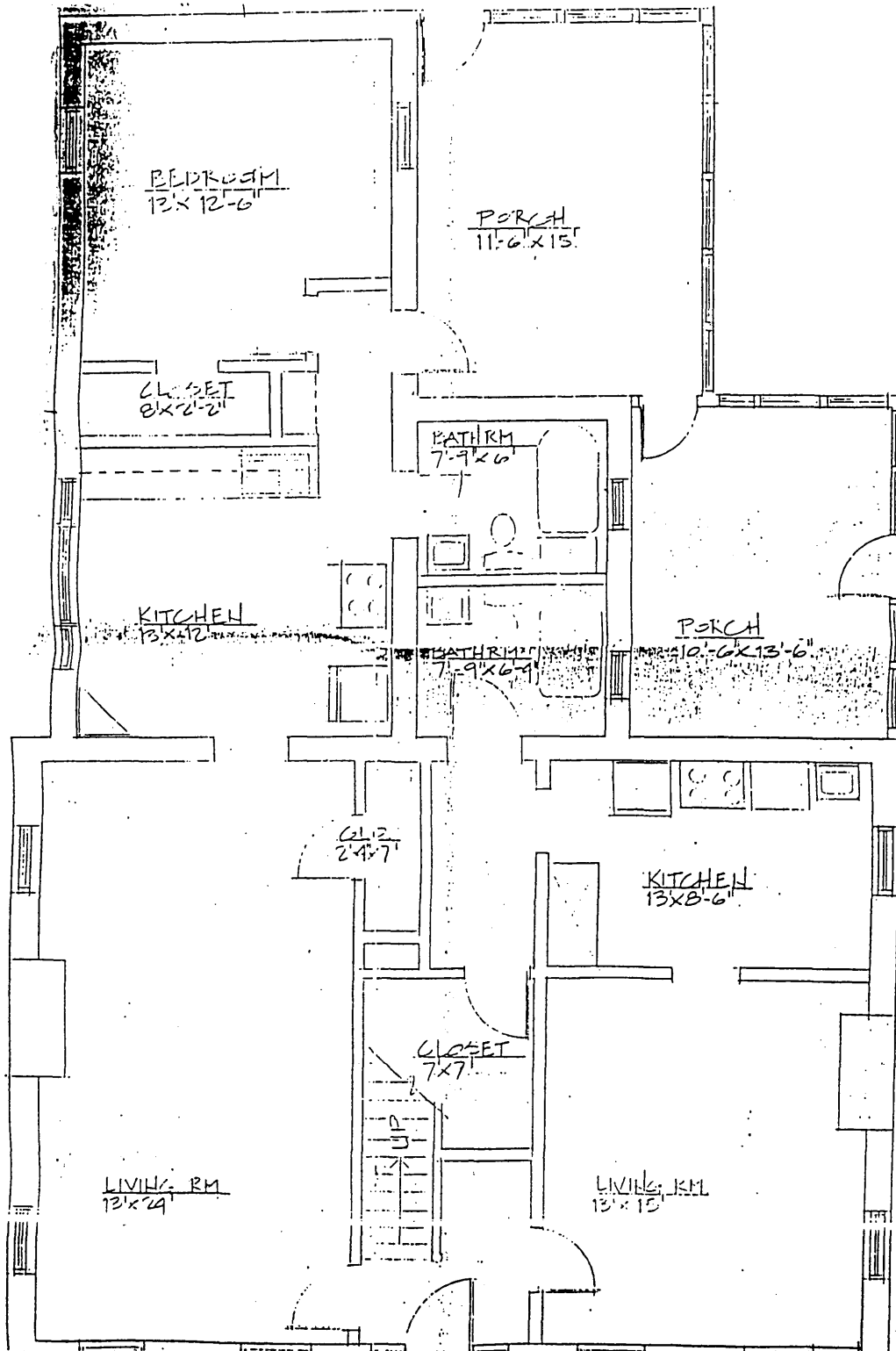
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Barnes-Peery Residence
Jefferson County, CO

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First Floor Plan



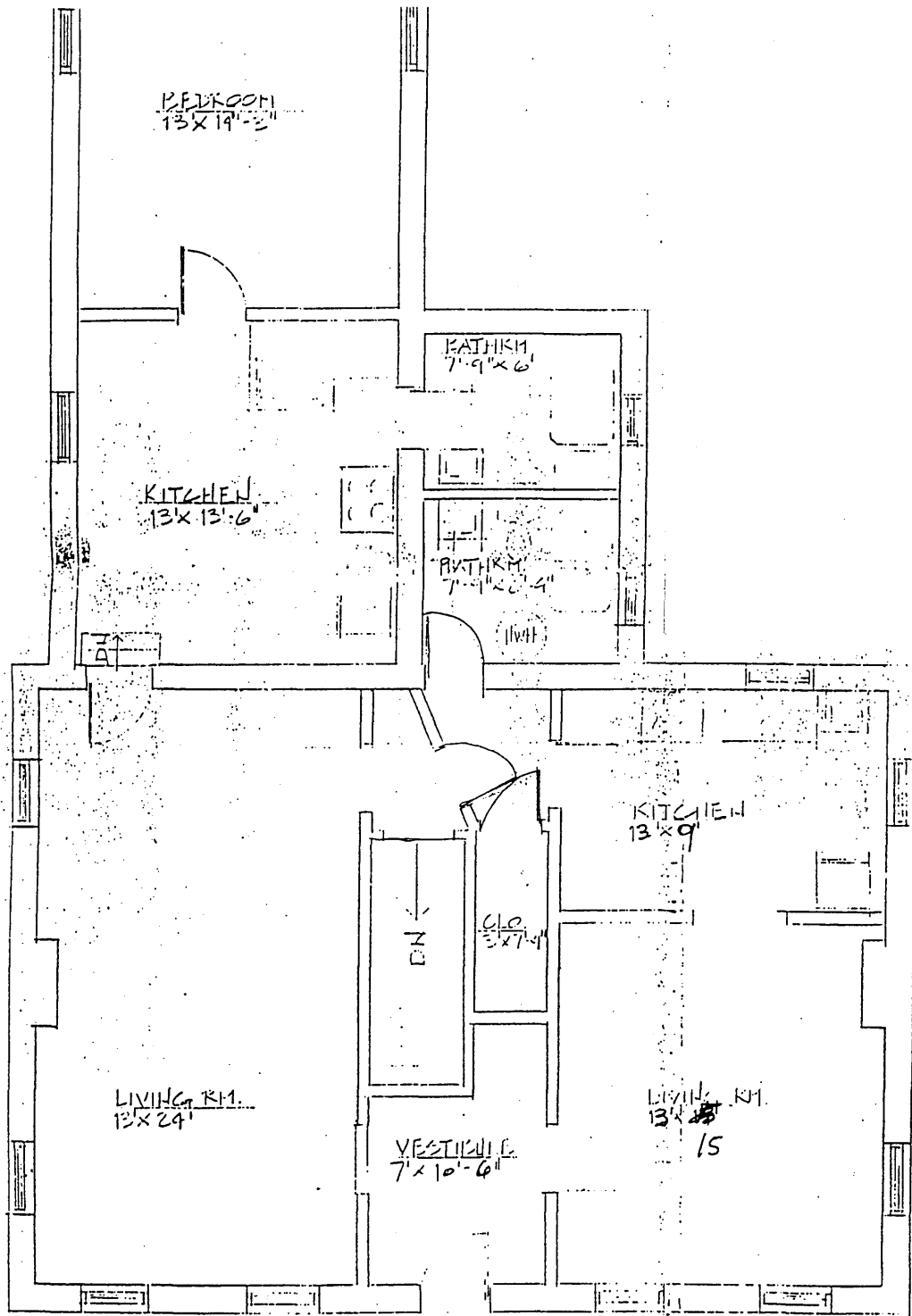
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Barnes-Peery Residence
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Second Floor Plan



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Barnes-Peery Residence
Jefferson County, CO

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SIGNIFICANCE

The Barnes-Peery Residence is eligible under criterion C for its significance in the areas of Architecture and Community Planning and Development. The house is representative of a type and period of construction. With its low pitched roof, widely overhanging eaves supported by large elaborate brackets, tall narrow windows, and curved decorative window crowns, the house is a rare extant example of the Italianate style in Golden. The Barnes Peery Residence is also one of the earliest extant dwellings in Golden, dating to 1865. Possibly the first two-story brick house in Golden using a coherent architectural style, newspaper reports of the day considered the house one of the finest residences in the town. This house has an intimate association with the early community development of Golden and its owner made a concerted effort to introduce a distinctive architectural style in the earliest years of Golden's development. The building has survived remarkably well with its Italianate features and streetscape appearance relatively unchanged and additions placed discretely at the rear of the building. While there are other houses in Golden showing an Italianate influence, most have undergone alterations that have obscured or eliminated many of the style's characteristic features. One notable exception is the 1879 Kelly Mansion at 920 Twelfth Street (located within the National Register listed Twelfth Street Historic Residential District). However, the Barnes-Peery Residence pre-dates this building by 14 years and may have even served as its inspiration.

In the mid-1860s, the town of Golden was witnessing a transition from a transportation hub servicing the Clear Creek gold towns to a settled community with its own agricultural and industrial economy. Wealthy merchants, like David Barnes, contributed to the growth of this community by investing in their residences and businesses. Barnes constructed his home at 622 Water Street as a symbol of his growing prosperity. Barnes chose to build using Italianate elements common in the more developed parts of the country but possibly unseen in a frontier town like Golden in the mid 1860s. Barnes likely intended the styling and size of the building to impress to other residents of Golden. His efforts appeared successful, as evident by an article in the *Rocky Mountain News* of 28 February 1866 which stated that "When finished, this [house] will be one of the most elegant and convenient residences in Colorado. It is of brick, two stories high, and containing all the modern conveniences of a first-class residence, and will be one of the chief ornaments of the town." Barnes' construction of his large brick home using a coherent architectural style was a statement of his presence and permanence in this community. As a recent immigrant to Colorado from the East coast, Barnes may have wanted to introduce an Eastern sense of culture and sophistication to Golden, using his mansion as a tangible statement of his own good taste. While the newspaper articles suggest this attitude, it is impossible to determine if Barnes held these opinions or if these comments were the stylistic manner of a newspaper reporter.

Barnes was the owner of a large flour mill, the Golden Mill, located just one block away on the banks of Clear Creek at Ford Street. A Pennsylvania native, Barnes came to Colorado to Russell Gulch in 1861. He returned to the East to bring his wife Sarah and family to Colorado, where he built a flour mill on Bear Creek. In 1864, he relocated to Golden, where he proceeded to build a large flour mill on the banks

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Barnes-Peery Residence
Jefferson County, CO

Section number 8 Page 8

of Clear Creek. Evidently, he sought to establish himself in business before constructing his home. The *Rocky Mountain News* of 10 November 1865 reported that Barnes was "completing his large three story flouring mill by weather boarding and painting it. This mill is kept running night and day on Colorado grain. We learn that there has been made on an average one hundred sacks of superior flour per day since harvest and he has still a large quantity of wheat on hand." The presence of this mill shows a growing agricultural economy in the Golden area. At least two other flour mills were built in Golden by the 1880s, but the Golden Mill was the first one.

In the spring of 1867, Barnes further embellished his home by erecting a fence around his property. The *Golden Transcript* of 8 April 1867 relates "We observe workmen busy erecting a stylish picket fence around the brick mansion of our neighbor, Mr. David Barnes. His house stands in the center of two full lots, and the fence enclosed the whole one hundred feet front, and the two sides. When painted it will add greatly to the beauty of the neighborhood. He has already transplanted several shade trees in his front yard. The residence of Uncle David's [Barnes] is by far the handsomest in this county, if not in Colorado." Apparently fences were status symbols, for three weeks later, another article on 1 May 1867 in the *Transcript* stated that "Many of our citizens have caught the inspiration from Uncle Dave Barnes . . . and are erecting handsome palling fences about their homes. We also notice that nearly all who have their premises enclosed are transplanting trees about their front yards. We are glad to see this. It looks as though they are here to stay." Commenting on some green blinds visible in the windows, the article further observes that the house "is undoubtedly the handsomest, as well as the most costly dwelling house in Colorado, and perhaps somebody thinks he is not proud of it." The picket fence is no longer present, replaced by a metal wire fence many years ago.

Not to be upstaged by a neighbor building a new house, Barnes began construction of the north wing addition in August, 1867. The *Golden Transcript* of 21 August 1867 tells the story: "Brother David Barnes is not to be out-done by friend Bush in his dwelling-house, after all, as would seem from appearances about his premises. He is extending his area of freedom by building a large two-story wing, running back, some twenty-five feet, the lower story to form kitchen, pantries, bath rooms, etc., and the upper story for dormitories. Under the whole he has a fine cellar." This statement of confidence in the community probably was an important gesture to the community for Golden had just recently lost its claim of territorial capital to upstart Denver.

The transition of Golden from a transportation center supplying the gold towns of Clear Creek to an emerging agricultural and industrial center was the result of a growing merchant class investing in the community. David Barnes was a leader in this group contributing a sense of permanence and prosperity to Golden. His attempts to bring Eastern culture and refinements, such as the popular Italianate styling and even a picket fence, to this frontier town were observed and imitated by other citizens. This house served as a standard bearer in this community's search for authenticity and permanence.

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Barnes-Peery Residence
Jefferson County, CO

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Historical Background

In a warranty deed dated 28 August 1865, William A. Loveland and his wife sold to Sarah Barnes (David Barnes's wife) Lots 1 through 4 of Block 34, Golden City, the north side of Clear Creek for \$100. A *Rocky Mountain News* article in November 1865 reported that Barnes was erecting "an elegant brick dwelling" and by February the following year, the newspaper commented on the near completion of the building. The rectangular plan (approximately 26x30), two-story home using a simple Italianate design, was soon enlarged. In 1867, Barnes constructed a two-story addition using the same architectural features. The *Golden Transcript* noted this construction in an article published on August 21, 1867. The house with its additions appears on the 1873 Strobridge birds eye view map of Golden and on the 1878 Willits Map of the city. Sanborn Insurance Maps from 1886 [the earliest available] through 1911 identify the house with its addition as 109 Waters Street, while subsequent maps give the address as 622 Waters.

When Barnes moved to Loveland, ownership of the property (and the flour mill) transferred to A.J. Quaintance in 1878. Sanborn Insurance maps of 1886, 1890 and 1895 show no changes to the building since the construction of the north wing in 1867. The 1900 Sanborn map shows the presence of a one-story addition located within the ell formed by the original building and the north wing. In 1901, ownership of the property transferred to William Llewellyn. A Sanborn map of 1906 shows the addition of a front porch and a small square addition to the northeast corner of the original building. This footprint of the building remains unchanged on subsequent Sanborn Maps. [The last available map is a 1919 corrected to October 1938.]

In 1920, the Peery brothers, William Wynn and Ira Walter, bought the home, and these two brothers and their relatives held on to the property for more than six decades. The 1932 city directory shows a George F. Peery owning and living in the house. From at least the late 1930s through the late 1940s, the house was subdivided into rental apartments. The 1938 city directory has four families living in the building, and yet the October 1938 Sanborn Map does not show the two-story brick bathroom addition. It is assumed that this four-bathroom addition must have been built shortly after in order to accommodate the four families residing in the house. Three families were living at the address in 1941, and there were three individual renters in 1947. The 1959 directory lists a Minnie Peery and one renter at the address.

Ford Street Management acquired the property in 1984, succeeded by the Adolph Coors Company in 1986. The current owners, William and Roberta Law, acquired the property in 1993 and that same year, the Golden Historic Preservation Board locally designated the Barnes-Peery Residence.

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National Park Service

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Barnes-Peery Residence
Jefferson County, CO

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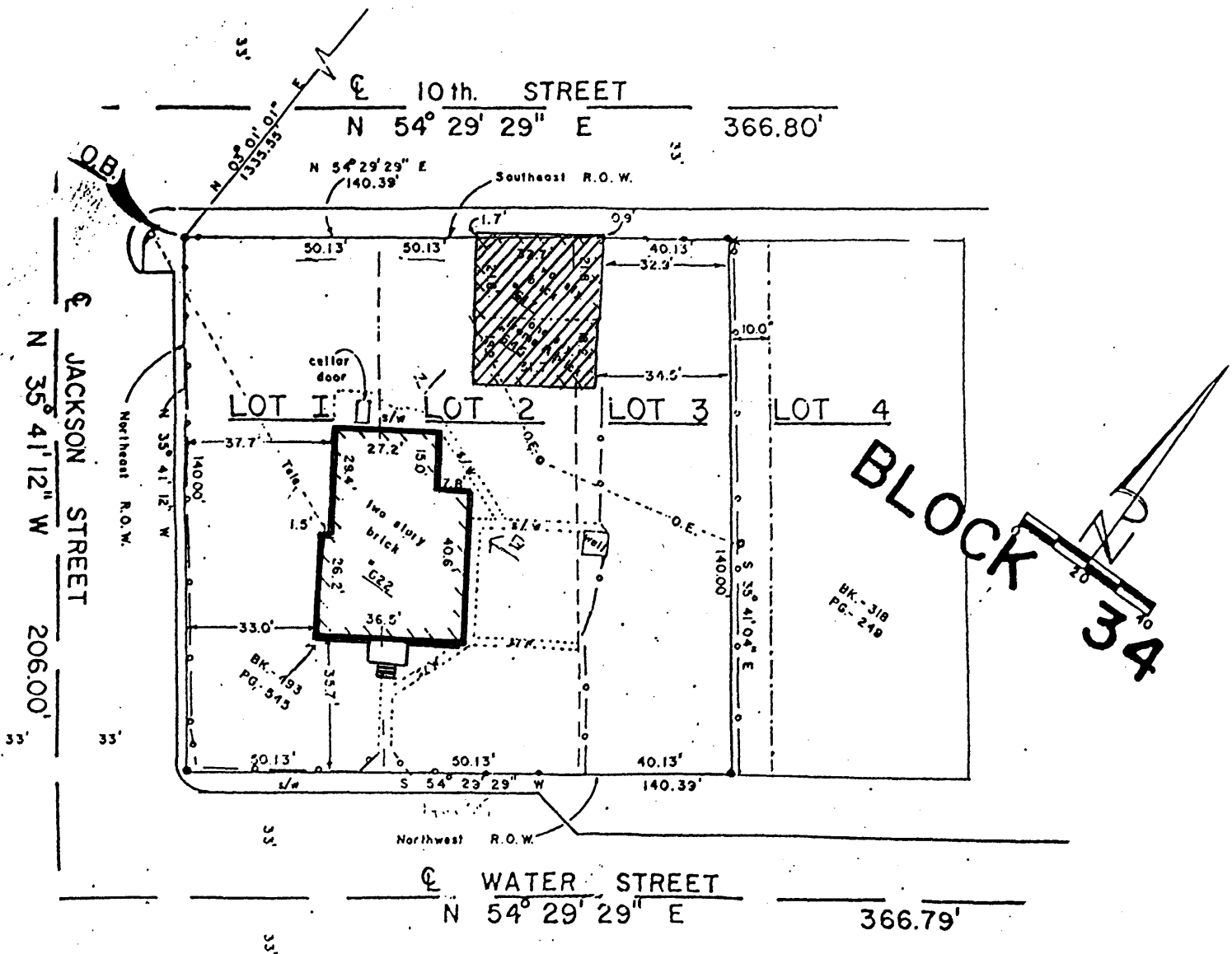
GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lots 1, 2, and the westerly 40 feet of Lot 3, Block 34, North Golden Subdivision.

BOUNDARY JUSTIFICATION

The boundary includes the land historically associated with the house.



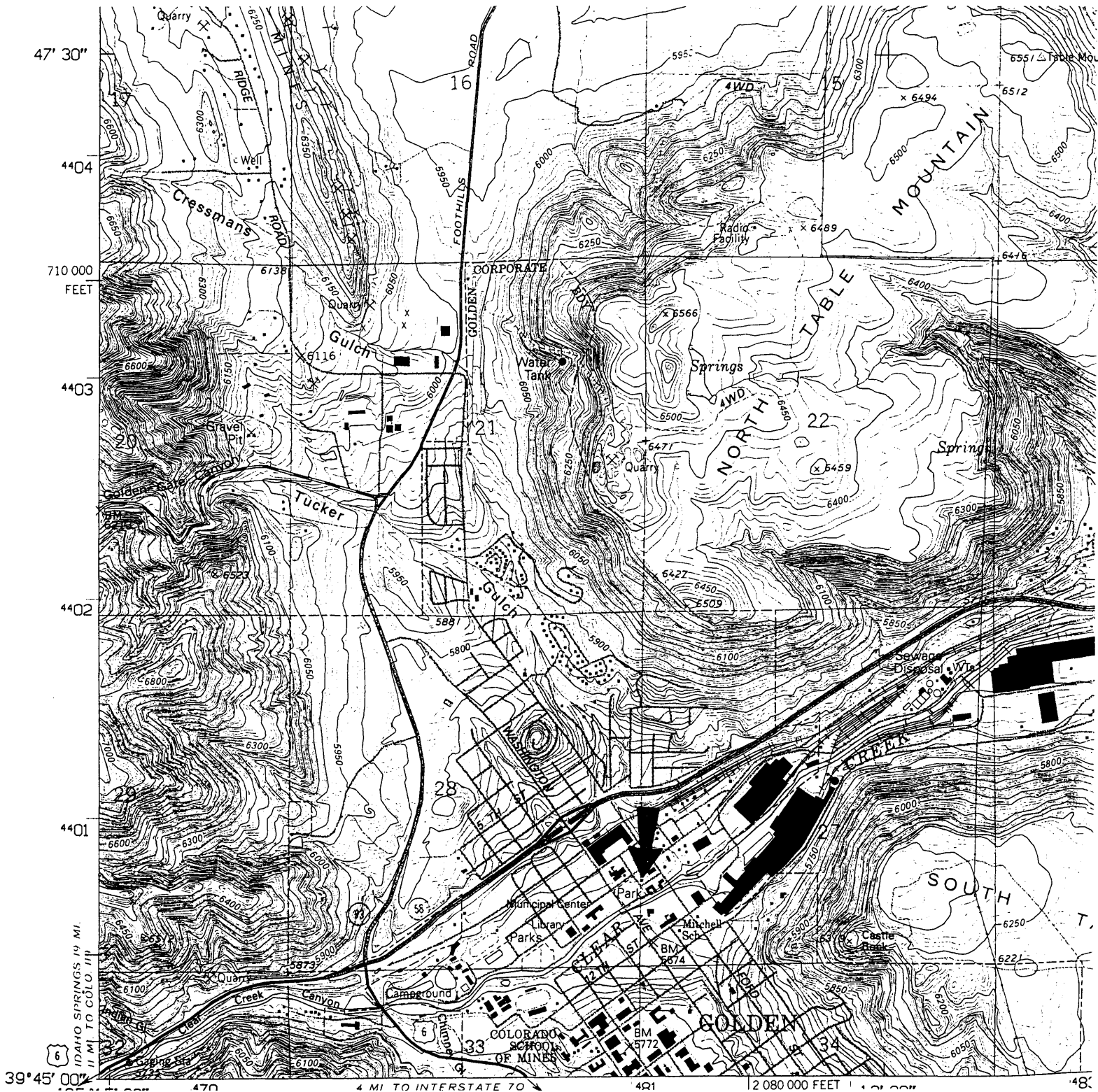
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Barnes-Peery Residence
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U.S.G.S. MAP -- Golden Quadrangle



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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Barnes-Peery Residence
Jefferson County, CO

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PHOTOGRAPH LOG

The following information is the same for all photographs:

name of property: Barnes-Peery Residence;
city, county, state: Golden, Jefferson County, Colorado.
photographer: Rex Bull
photograph date: 5 June 2001
location of negatives: William and Roberta Law, 1946 Mt. Zion Dr., Golden

- Photo #1: South Elevation; camera facing north.
- Photo #2: West Elevation; camera facing north-east.
- Photo #3: North Elevation; camera facing south-east.
- Photo #4: East Elevation; camera facing south-west.
- Photo #5: North-east corner elevation; camera facing south.
- Photo #6: Main Entrance, south elevation; camera facing north-west.
- Photo #7: 2nd story window above main entrance; camera facing north.
- Photo #8: South-east corner cornice; camera facing west.
- Photo #9: Picture window, west elevation; camera facing north-east.