

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5ST130.104**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Bradley Cabin**
- 6. Current building name: **Assay Office**
- 7. Building address: **330 S. Main Street**
- 8. Owner name: **Frank K. Scott**
Owner address: **440 Springline Dr.**
Naples, FL

II. GEOGRAPHIC INFORMATION

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

SE3 of **SE3** of **SW3** of **SW3** of section **31**

- 10. UTM reference

Zone **13**
 Easting: **410107**
 Northing: **4370390**

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

- 12. Lot(s): **15-16** 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: **~1083 square feet**

- 16. Number of stories: **1.5**

- 17. Primary external wall material

Wood / Log

Wood / Horizontal Siding

- 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):

Porch

21. General Architectural Description

Composed of a historic log cabin (moved from its original location, and renovated with modern additions and alterations), this building is located at the northeast corner of South Main Street and Jefferson Avenue, near the south end of downtown Breckenridge. The building's original walls are built of hewn squared logs, with flush square-notched corners. Stained natural brown horizontal wood siding appears in the upper gable ends on the north and south elevations, and there are non-historic sunburst motif gable ornaments in the upper gable ends on the north, south, and east elevations. The building is covered by steeply-pitched intersecting gable roof forms, covered with wood shingles. The roof eaves are boxed, with stained natural brown wood trim. The building features hipped-roof bay windows on its west and south elevations, with 1/1 double-hung sash windows, decorative wood panels, and flower boxes. A large single-light fixed-pane window, with flanking 1/1 double-hung sash windows, and with large expanses of clerestory windows in an intersecting gable end, is located on the north elevation. (All of the windows also feature painted teal and pink wood surrounds.) A wood-paneled door, with one upper sash light, enters into the building from a 32' by 10' wood plank porch, at the west end of the south elevation. This porch is covered by a hipped roof, supported by a single squared corner post. A glass-in-wood-frame door leads into the building's north elevation, from a 5-step wood plank and brick porch. A set of paired, 12-light, glass-in-wood-frame doors, with flanking sidelights, enters the building on the west elevation. The building presently houses the Omni Real Estate offices.



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

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

The former Bradley Cabin is located at the northeast corner of South Main Street and Jefferson Avenue, near the south end of downtown Breckenridge. The Mountain Haus, an extremely large, L-shaped retail complex is located to the north and east of this building.

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

n/a

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:**

Estimate **ca. 1880**

Actual

Source of information: **Bob Muessel, Oral history interview with Rebecca Waugh.**

26. **Architect:** **unknown**

Source of information: **n/a**

27. **Builder/ Contractor:** **John W. Bradley**

Source of information: **Bob Muessel, Oral history interview with Rebecca Waugh.**

28. **Original owner:** **John W. Bradley**

Source of information: **Bob Muessel, Oral history interview with Rebecca Waugh.**

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

John Bradley constructed this cabin, in the early 1880s, at a location on North Main Street in Breckenridge. In the early 1970s, the cabin was moved from its original location to Wellington Avenue, where it rested in blocks until its relocation to this site in 1976. The building was substantially renovated for use as a retail establishment in 1984. In 1987, an extremely large, L-shaped, two-level, complex of retail shops was erected to the south and west of this building.

30. **Original location:** **no**

Moved **yes**

Date of move(s) **ca. 1970; 1976**

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): **Domestic / Single Dwelling**
- 32. Intermediate use(s): **Domestic / Single Dwelling; Vacant / Not In Use**
- 33. Current use(s): **Commerce and Trade / Business**
- 34. Site type(s): **Former residence, currently a real estate office**

35. Historical Background

Few recall John Bradley's role in the West, yet he was instrumental in guiding the rapid exploitation of underground mineral resources with his fine "timbering" work at the Washington mine near Breckenridge. Using his excellent wood-working skills, John Bradley built this hand-hewn log home for his family in the early 1880s. When the short-lived mineral frontier was gone, John Bradley contributed to Main Street's steady economy by operating Bradley's Bowling Alleys & Pool & Billiard Rooms, which later became the Gold Pan Bar and Restaurant.

In the early 1970s, Bill Reed relocated the cabin from North Main Street to Wellington Avenue, where it stood on blocks until its removal to South Main Street in 1976. That next year, Bob Muessel made modifications to the former home. The building was renovated again in 1984, and it now houses a real estate office.

36. Sources of Information

Bob Muessel. Oral interview with Rebecca Waugh.

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

Summit County Assessor, Residential and Commercial Property Appraisal Records.

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).

XXDoes not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Community Planning and Development40. Period of Significance: **ca. 1880**

41. Level of Significance:

National:

State:

Local: **XX****42. Statement of Significance**

At its original location, the Bradley House was at one point historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's development and evolution as a successful Colorado mining town during the late 1800s and early 1900s. Because it has been moved from its original location, and because the historic building has been extensively remodeled, the building is no longer able to adequately convey a sense of its historic significance. Similarly, the building was also architecturally significant, relative to National Register Criterion C, for its representative pioneer log construction, and its relatively early, circa 1880, date of construction. Due to the move and renovations, however, the building's ability to convey its architectural significance has also been diminished. Consequently, the building does not qualify for individual listing in the National or State Registers of Historic Places, or for individual local landmark designation by the Town of Breckenridge. It also has not retained sufficient integrity to qualify as a contributing resource within the boundaries of the existing Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's integrity was compromised when it was moved from its original location in the early 1970s, and again to this site in 1976. The building's integrity was further diminished when it was substantially remodeled for commercial use at this location. The integrity of setting has also been appreciably compromised by the construction of an extremely large L-shaped, two-level, complex of retail shops which overshadows this building on the north and east. Consequently, this building is no longer able to adequately convey a sense of its historic and architectural significance.

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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-20**

Frame(s): **2-6**

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**