

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 9

**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

Date _____ Initials _____
____ Determined Eligible – National Register
____ Determined Not Eligible – National Register
____ Determined Eligible – State Register
____ Determine Not Eligible – State Register
____ Need Data
____ Contributes to eligible National Register District
____ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5ST.130.49** Parcel number(s):
2. Temporary resource number: **N/A**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic Building Name: **Paden/ Bradley Cabin**
6. Current Building Name: **Pravda Properties Cabin**
7. Building Address: **305/307 E. Washington Avenue**
8. Owner Name: **Pravda Properties, Inc.**
Owner Organization:
Owner Address: **P.O. Box 3032**
Breckenridge, CO 80424



44. National Register eligibility field assessment:
Local landmark eligibility field assessment:

Not Eligible
Eligible

Architectural Inventory Form

Page 2 of 9

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6S** Range: **77W**
SE ¼ of NW ¼ of SE ¼ of SW ¼ of Section 31
10. UTM reference
 Zone: **13** **410283 mE** **4370650 mN**
11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970; photorevised 1987** Map scale: **7.5**
12. Lot(s): **E½ 1-4, Block 5**
 Addition: **Abbott** Year of addition: **1880**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **842 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/ Log**
Wood/ Vertical Siding
18. Roof configuration: **Gabled Roof/ Side Gabled Roof**
19. Primary external roof material: **Metal Roof/ Steel Roof**
 Other roof materials:
20. Special features: **Porch**
Fence
21. General architectural description:

The cabin at 305 East Washington Avenue is located on the south side of East Washington Avenue, 22 blocks east of downtown Breckenridge. In its present configuration, the building consists of: the original log cabin which measures 192' N-S by 23' E-W; a historic shed-roofed kitchen addition to the west elevation which measures 192' N-S by 14' E-W; a small shed-roofed enclosed porch addition near the west end of the south elevation, which measures 5' N-S by 112' E-W; and a shed-roofed entry porch addition to the north elevation, which measures 7' N-S by 9' E-W. The original log cabin's sill logs rest directly on the ground, and the original walls are made of eight-inch-thick round logs, laid horizontally, with saddle-notched corners and with concrete mortar daubing. The original log walls are exposed on the north and east elevations, while the logs on the south elevation are protected under vertical wood plank siding. The roof over the original cabin is a steeply-pitched gable roof, with red metal-seamed roofing material over 1x wood decking and transverse log rafters. There is no chimney.

Windows on the original cabin include: single 4/4 double-hung sash windows, with 9/9 exterior wood storm windows and with painted blue wood surrounds, located on the east and north elevations; a single-light fixed-pane window, located on the south elevation; a 4-light window, with a painted blue wood frame and surround, located in the upper gable end on the east elevation; and a single-light window, with a 9-light exterior wood storm window and a painted red wood frame, located in the upper

Architectural Inventory Form

Page 3 of 9

gable end on the west elevation. The addition on the west elevation is penetrated by one 1x1 horizontal sliding window, with a painted blue wood frame and surround on the west elevation, and by two 4-light windows at the west end of the north elevation; the addition at the west end of the south elevation is penetrated by one single-light fixed-pane window; the enclosed front porch, located on the north elevation, is penetrated by three single-light fixed-pane windows, with painted blue wood frames and surrounds. A stained natural brown wood-paneled door enters into the cabin's interior from the enclosed shed-roofed porch on the north elevation, while a broken, painted blue, wood storm door leads into the porch from two wooden steps. A painted blue wood-paneled door leads into the shed-roofed porch addition on the south elevation. A patch of horizontal logs on the cabin's east elevation defines the outline of the cabin's original doorway. The additions to the west and south elevations both feature stained brown vertical wood siding, with painted light blue 1" by 4" corner boards. An earlier layer of rolled asphalt siding exists under the vertical wood siding, on west elevation addition.

22. Architectural style: **No Style**
 Building type: **N/A**

23. Landscape or special setting features:

This property is located on the south side of Washington Avenue, 22 blocks east of Main Street in downtown Breckenridge. Located between French Street to the west and Harris Street to the east, the property is situated near the site of the historic Klack Placer, on the east half of Lots 1-4, Block 5, of Abbett Addition which was platted in 1880. The site is relatively flat, with minimal vegetation and landscaping.

24. Associated buildings, features or objects:

Secondary Residence

A secondary residence at 307 East Washington Avenue is located 6' east and 24' north of the cabin at 305 East Washington. This building is a rectangular-shaped, wood-frame structure, which measures 252' N-S by 12' E-W. The secondary residence's exterior walls are made of painted light blue board-and-batten, and the roof is a moderately-pitched side gable, with red metal-seamed roofing material over 1x wood decking and 2x wood rafters. The rafter ends are exposed, but are covered by a fascia board, and the fascia board on the west elevation (facade) features decorative scrollwork. There is no chimney. There are two window openings on the building's west elevation: a single-light fixed-pane window, with a painted blue wood frame, is located near the south end of the elevation; a 2-light fixed-pane window, flanked by a single-light casement window in a metal frame, is located near the north end of the elevation. A 1x1 horizontal sliding window, with a painted blue wood frame and surround, is located on the south elevation. There are no windows on the east and north elevations. A stained natural brown wood-paneled door, with nine upper sash lights, opens onto a 9' by 6' open wood porch located at the north end of the west elevation. A former doorway on the south elevation has been filled in with plywood. This building is in fair condition.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1912**
 Source of information: **Summit County Clerk and Recorder, Warranty Deed Record book 87, page 539;**
Mortgage Deed Record book 94, page 57; Sanborn Insurance map, August 1914

Architectural Inventory Form

Page 4 of 9

-
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **E.E. and Maude Paden**
 Source of information: **Summit County Clerk and Recorder, Warranty Deed Record book 87, page 539; Mortgage Deed Record book 94, page 57**

29. Construction history:

Summit County Clerk and Recorder records, and information from the property's former owners, document that the original log cabin at 305 East Washington Street was constructed in 1912 for E.E. Paden, a miner. The structure is depicted on a Sanborn Insurance map published in August 1914. Former owners Edith Janet and Harry Hermann Hooker, who procured the property in 1946, and C.E. and Derland J. Frost, who acquired the property in 1965, believe that the addition to the west elevation was constructed "10 to 15 years" after the original log cabin was constructed (i.e. circa 1922-1927). Summit County Assessor's files, however, indicate that the addition was not built until 1950. Based on the addition's appearance and physical condition, and on the oral information from former property owners, the west elevation addition probably dates to the 1920s. At any rate, all of the sources indicate that the addition is presently (in 2002) at least fifty-two years old. The cabin originally faced toward the Klack Placer to the east. In 1961, the original entry door on the east elevation was filled-in with logs, and a new entry door and small porch were erected on the north elevation, facing toward Washington Avenue. Two years earlier, in 1959, a bathroom had been installed in the house, and also in 1961, new electrical wiring was installed. The small enclosed rear porch addition, at the west end of the south elevation, dates to the 1970s. The secondary residence at 307 E. Washington Avenue was built as a tool shed by Harry Hermann Hooker in 1961. In 1965, it was converted into a secondary residence, used primarily during ski weekends.

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): **Domestic/ Single Dwelling**
34. Site type(s): **Log Cabin Residence (originally a miner's cabin)**

35. Historical background:

The log house at 305 East Washington Avenue was built in 1912 as a residence for E.E. Paden. A Breckenridge miner, Paden lived here with his wife, Maude. The Padens had purchased the previously undeveloped property from Jane A. Evans on October 12, 1912, and financed the house's construction with a \$500.00 trust mortgage from Mrs. Evans.

On June 20, 1918, Maude Paden sold the property to W.W. Etchison, a miner, and later, an owner of the Fredonia, Edith, Jane Ermina, and Alice Lode mining claims, located in the Pollock Mining District. In this same mining district, Etchison also owned the Ruth Group No. 1 and Group No. 2 Mill Site. On April 26, 1928, Obadiah T. Bradley purchased the log house and site in a tax sale, for \$126.10. To clear

Architectural Inventory Form

Page 5 of 9

the title, he paid W.W. Etchison "\$1.00 and other valuable considerations" for the property. O.T. Bradley was a partner, with his brother Charles W., in the Bradley Bros. Pool Hall and Garage. The Bradley Bros. Pool Hall was located in the Bradley Block at 103 North Main Street, which today houses the Gold Pan Bar and Restaurant.

Following O.T. Bradley's death on August 5, 1935, his brother, Charles, and sister, Annie May Davies, inherited the property. They generously gave a "joint tenants" warranty deed to relatives, Elizabeth Marie and Vincent Ward Tiff, for "\$10.00 and other valuable considerations" on May 20, 1946. On August 30th of that same year, a nephew of the Bradleys, Harry Hermann Hooker, and his wife Edith Janet Hooker, acquired the property. The Hookers then owned the property until 1965 when they sold it to C.E. and Derland J. Frost. Overall, thus, the property was in the hands of the Bradley family and its descendants from 1928 until 1965.

Mr. Hooker built the small frame building at 307 East Washington Avenue in 1961. Although he used it primarily as a tool shed, the structure also housed Mr. Hooker's large collection of antique bottles which he had dug from local dumps. After they purchased the property in 1965, the Frosts converted the small building into a secondary residence which was given the address 307 E. Washington Avenue. The Frosts resided in the log house at 305 E. Washington for a time, while the secondary residence was used as an apartment by member of the Frost family on ski weekends. Eventually, the Frosts moved to Florida, and for many years, they rented both dwellings to local residents. In September 1999, the Frosts sold the property to its current owner, Pravda Properties Inc., of Breckenridge. Presently (in February 2002), both of the dwellings are serving as rentals.

36. Sources of information:

Derland J. Frost, correspondence to Town of Breckenridge Community Development Department, Mary Turiano, October 16, 1995.

Sanborn Fire Insurance Map, dated August 1914.

Summit County Assessor. Residential Property Appraisal Record.

Summit County Clerk and Recorder. Warranty Deed, record book 87, page 539.

Summit County Clerk and Recorder. Mortgage Deed, record book 94, pages 57 and 76.

Summit County Clerk and Recorder. Warranty Deed, record book 101, page 255.

Summit County Clerk and Recorder. Warranty Deed, record book 114, page 71.

Summit County Clerk and Recorder. Warranty Deed, record book 132, page 529.

Summit County Clerk and Recorder. Warranty Deed, record book 136, page 108.

Summit County Clerk and Recorder. Record of Sheriff's Levy and Sale, record book 65, pages 231 and 425.

Architectural Inventory Form

Page 6 of 9

VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

☒ 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: ☒

42. Statement of significance:

The log house at 305 East Washington Avenue is historically significant for its association with residential growth in Breckenridge during the early 1900s, and for its association with regional mining activities. In particular, the building is significant for its affiliations with E.E Paden, a miner, W.W. Etchison, a mine owner, and O.T. Bradley, a Breckenridge business owner. Complementing its historical importance, the building is also architecturally significant for its representative pioneer log construction. Due to some loss of integrity, the building's level of significance is not to the extent that it would qualify for individual listing in the National Register. The building does qualify for the National Register, however, as contributing resource within the Breckenridge Historic District. The building would also qualify for individual local landmark designation, or as a contributing resource within a locally landmarked historic district, by the Town of Breckenridge. Because it is less than fifty years old, and thus has no historical associations, the secondary residence at 307 E. Washington should be considered ineligible for the National Register of Historic Places, and ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

The cabin at 305 East Washington Avenue has lost some measure of its historical integrity dating from the period of significance. Specifically, the building's integrity has been diminished by: the addition of a small, 5' by 112' enclosed rear porch at the west end of the south elevation; by the addition of a 7' by 9' shed-roofed entry porch on the north elevation; by the application of non-historic exterior wall materials on the south and west elevations; and by the application of non-historic roofing materials. These alterations, however, have not destroyed the building's original fabric, but rather have merely

Architectural Inventory Form

Page 7 of 9

partially covered it over. The historic cabin itself, therefore, is still very much intact. In fact, the non-historic wall and roofing materials, while perhaps not as aesthetically pleasing, have served to protect the historic materials beneath them. The 192' by 14' shed-roofed kitchen addition to the west elevation is evidently well over fifty years of age. As such, it has achieved a level of historical significance in its own right, and should be considered part of the cabin's natural progression during the period of significance. As a result, removing the west elevation addition from the cabin would seriously compromise the building's historical integrity and significance.

44. National Register eligibility field assessment **Not Eligible**

Local landmark eligibility field assessment **Eligible**

45. Is there National Register district potential? Yes No **N/A**

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**

46. If the building is in existing National Register district, is it contributing **Yes!**

VII. RECORDING INFORMATION

47. Photograph number(s):	Breckenridge Phase IV Survey – CD-2; Images 198-203	Images filed at:	Town of Breckenridge 150 Ski Hill Road Breckenridge, CO 80424
48. Report title:	Town of Breckenridge Phase IV Cultural Resource Survey		
49. Date(s):	February 1, 2003; Revised June 25, 2006		
50. Recorder(s):	Carl McWilliams	Rebecca Waugh	
51. Organizations:	Cultural Resource Historians	Town of Breckenridge	
52. Address:	1607 Dogwood Court Fort Collins, CO 80525	150 Ski Hill Road Breckenridge, CO 80424	
53. Phone number(s):	(970) 493-5270	(303) 629-6966 ext. 142	

Architectural Inventory Form

Page 8 of 9

Sketch Map

Architectural Inventory Form

Page 9 of 9

Location Map