

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Bradford Junction

Other Names Mullen Barn, Yellow Barn/ 5JF.308

Address of Property

[] address not for publication

Street Address 27051 Barkley Road

City Conifer

County Jefferson

Zip 80439

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name The Yellow Barn, LLC (contact: Andy and Denise Clark)

Address P.O. Box 1485

Phone _____

City Evergreen

State Colorado

Zip 80437

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Elicia Ratajczyk, Historic Preservation Consultant (for the owner) (edited by Erika Warzel)

Date 11/8/2013

Organization _____

Address 6546 S. Terripin St.

Phone 303-883-6175

City Mesa

State Arizona

Zip 85212

FOR OFFICIAL USE:

10-4-2013 Nomination Received

Site Number 5JF.308

Senate # _____

House # _____

1-17-2014 Review Board Recommendation

Approval Denial

1-23-2014

CHS Board State Register Listing

Approved Denied

Listing Criteria A B C D E

Certification of Listing: Vice-President, HISTORY COLORADO

Date _____

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated 2003 (Barn only)

Designated by Jefferson County (Name of municipality or county)

Use of Property

Historic Social Hall, Residence, Agricultural storage

Current Retail and Storage

Original Owner John J. Mullen

Source of Information Jefferson County, Colorado, Land Use Records: Book 206, February 20, 1918 (Golden, CO: Jefferson County Assessor, 1918), 469.

Year of Construction 1918

Source of Information Jefferson County Clerk & Recorder (1918). Land Use Records: Book 206. Jefferson County Archives, Golden, CO.

Architect, Builder, Engineer, Artist or Designer Gordon Van Tine Company

Source of Information Gordon Van Tine Company (1917). Gordon-Van Tine's Grand Book of Plans For Everybody: 1917 edition.

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input checked="" type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

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

SECTION V

Locational Information

Lot(s) 2-4 Block _____ Addition Conifer Park Estates

USGS Topographic Quad Map _____

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Prints or Digital Images

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Craftsman, Bungalow

Period of Significance: 1918 - 1942; 1918 - circa 1920s

Level of Significance: Local State National

Multiple Property Submission: n/a

Acreage 2.47 acres

P.M. 6th Township 6S Range 71W Section 14 Quarter Sections SW NE NW

UTM Reference: Zone 13 Easting 473394 Northing 4376116 NAD83

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DESCRIPTION and ALTERATIONS

Bradford Junction Site/Setting (Photos 1-2)

The Bradford Junction property is located in the town of Conifer, approximately one-half mile from Conifer High School on Colorado Highway 73. There are open meadows and rolling hills to the west of the property, including the Flying J Ranch Park which is part of Jefferson County Open Space. The property slopes up slightly to the west from Colorado Highway 73 and slopes steeply to the west on the west side of the property. The historic Conifer Junction School (5JF.5107) sits up on the hill to the west of the site. There are views of mountain peaks to the south and west from the site. U.S. Highway 285 can be accessed along Barkley Road, and lies approximately one-half mile to the northeast, or can also be accessed on Colorado Highway 73 approximately one mile south.

The property itself consists of a large barn at the northwest boundary, a small cottage at the southwest corner, a larger house toward the east, and a covered well at the approximate center of the area formed by the three buildings. A daycare center building was constructed in 1996 just north of the barn, outside of the boundary for nomination. A large portion of the property is now paved with an asphalt parking lot and driveway for the commercial establishments located in the two historic residential buildings and the nearby daycare center.

Barn (1918) – contributing (Photos 5-14)

Constructed of cypress wood sills and posts and 2" thick pine framing, the barn measures approximately 35' x 48' and is approximately 32' in height from the main floor level to the top of the roof ridge. The building has a concrete and stone basement foundation that is a walk-out on the west side of the building, with a sharp downward slope of the grade at that side. A portion of the foundation is visible on all sides of the building, which is surrounded by asphalt pavement on portions of the north and south ends, and the entire east side of the building. The three-story barn's predominant feature is its gothic bell-shaped roof, which is oriented north to south and widens slightly at the eaves. The exposed eaves feature the decoratively pointed ends of the roof purlins. The wood shake shingles on the roof are partially painted red. There is a tall, red painted thin vertical wood spire at the ridge on the north end of the roof and there is a deep hay-hood at the ridge on the south façade. The building features vertical wood siding that is painted yellow. The siding boards at the north and south ends feature decorative points at the eave line of the main level. There are dual wood sliding doors on each end of the building and dual swinging doors high at the ridge on the upper level of the hay-mow on the south end of the building. There is a secondary, smaller, single swinging door at the floor level of the hay-mow on the south end. There are covered ventilation openings at the hay-mow level on each end. There are seven 32" x 42" nine-light hopper windows along the west and east sides of the building and a 32" x 42" hopper window on either side of the double doors on the north and south ends. All window openings include brown painted trim.

The barn is a pre-cut, mail-order kit building sold by the Gordon Van Tine Company of Davenport, Iowa. The markings of the manufacturer, "Plan-221," can still be readily seen stamped on the interior structure of the building and on the underside of the floorboards on both the main and hay-mow levels (Photo 9). Although the kit plan did not include the walk-out basement, this level was added at the time of construction, thereby creating a complete third level to the barn.¹ In addition, a stamped beam from the caretaker's cottage kit was found within the structure of the barn (see below).

Alterations

The barn retains a high degree of integrity and has not undergone many alterations. According to the 1917 Gordon Van Tine catalog page for the barn, the lower two ventilation openings at the barn's south side were originally intended to be small windows, as can be seen in historic photographs dating to the 1940s. These openings are both now covered with wood panels that have been painted brown. The east window on the south

¹ Gordon Van Tine Company, *Gordon-Van Tine's Grand Book of Plans for Everybody*, 222.

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end has been filled in with vertical siding that is painted brown. The east window on the north side is intact, but horizontal bars have been placed across the lower portion of the window for security. The west window on the north-facing side is missing, as are three smaller windows at the hay-mow level above. Each of the missing windows has been covered with a painted brown wood panel. Two of the windows on the south end of the west side have been replaced by single-light wood windows. The original stone foundation has been repeatedly repaired with new concrete, most significantly on the east and west sides. The dates of these repairs are unknown, but they are believed to have occurred within the last 25 – 30 years. The most significant of these repairs was the installation of two concrete wing walls which extend approximately 6' from the center of the west foundation wall to the west, presumably to act as shoring. The exposed basement foundation has several openings which do not have windows or doors and which have been covered with unfinished wood sheathing.

Ranch House (1918) – contributing (Photos 15-22)

The larger of the two residential buildings on the property, the one and one-half story “ranch house,” as it has come to be known, features an asymmetrical gabled roof with a shed-roofed dormer and a shed-roofed enclosed screen porch on the front (west) side of the building. The rear (east) slope of the roof has a much shallower pitch than the front. The entire house is clad with wide, vertical tongue-and-groove siding. The west side features two large, single-light fixed picture windows at the enclosed porch and a wooden door centered between them. The south side has another large fixed picture window at the west corner. On this same side, two vertical trapezoidal windows follow the rise of the roof pitch. Another large fixed single-light picture window is at the east end of the south side. Below it, at grade, is a set of sliding glass doors. Adjacent to the main house is a single-story addition with a shed roof sloping upward to the north. The east side (rear) of the building is partially below grade since it is integrated into the sharp slope of the hillside behind it. At this side there are four, original six-light casement windows at the upper level of the main house. At the north side of the house is a flat roof garage with a small one-story connector to the original house. Fenestration on the north side consists of a large single-light picture window at the west end (at the enclosed porch area), a large metal casement window at the upper level of the main house, a fixed single-light window below it at the main level, and a wood door and fixed six-light window at the connector.

The ranch house is the Gordon Van Tine “Ready-cut Summer Cottage,” Plan 2597. The manufacturer’s plan number was found stamped on the underside of the floorboards for the upper level (Photo 19) and was difficult to locate because all of the structural members, wall boards and floorboards have been covered on the interior with finishes.

Alterations

Several changes have been made to the ranch house over time, some of which date to after the period of significance. The original screened porch has been enclosed and the upper story at the rear has been subsequently enlarged. A sizable addition of 12' x 12' has been added at the south end of the east side, and a garage of approximately 20' x 20' with connector has been constructed at the north end at same side. The original horizontal drop siding has been covered with wide vertical tongue-and-groove siding on all sides. The original stone foundation and crawlspace are almost completely covered by the insertion of concrete walkways on the north and south sides of the building, which were most likely added after the commercialization of the building in 1989. The only fenestration believed to be original to the building are the four casement windows at the upper level of the east (rear) side. The roofing currently consists of red asphalt shingles.

Caretaker’s House (1918) – contributing (Photos 23-31)

The smaller of the two residences is approximately 18' x 22' with an enclosed porch addition of 18' x 6' and a smaller rear addition of 8' x 13' at the northwest corner. The roof is hipped and features the same red asphalt shingles as the ranch house. A small brick chimney extends from the north roof slope near the ridge. Horizontal drop siding covers the entire building. The east side of the building is the front of the cottage, featuring the enclosed porch with a wide half-light wood door and two large single-light picture windows on either side of the door. A concrete ramp leads up to the front door from the paved parking area. The south side of the cottage has a

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large picture window at the enclosed porch addition and three two-over-two double-hung windows, one of which is on the rear addition. Below this window at the addition is a wood panel hinged door set into the stone and concrete foundation, which provides access to the crawlspace and storage for gardening equipment. The only fenestration at the west side of the building is an original two-over-two double-hung window on the wall of the original cottage. The north side of the building shows both the rear addition as well as the enclosed front screen porch addition. At the rear addition is a small metal double-hung window where the bathroom is now located. At the approximate juncture of the original cottage and the rear addition there is a flat wood single-panel door which is accessed from a wood deck by a short run of wood stairs with wood handrail. Just to the east of this door are two original two-over-two double-hung wood windows. There is also a large single-light fixed window on the east end of the north side at the enclosed screen porch addition.

The caretaker's cottage is the Gordon Van Tine "Ready-cut Summer Cottage," Plan 2607. The manufacturer's plan number was found stamped on the underside of the floorboards in the crawlspace (Photo 27); the same plan number was also found on a beam in the interior of the barn (at the main level), adjacent to and parallel with the front of the box stall.

Alterations

The front porch and rear addition are believed to have been constructed circa 1920s, not long after the original construction of the cottage kit building in 1918. Although there are slight differences between the original stone foundation and the foundation beneath the rear addition, they appear to be of matching construction technique and materials. Similarly, the roofs of the porch and rear addition follow the same slope of the original hipped roof. Based upon photographic evidence, it is known that the porch was enclosed sometime after 1955. There is an observable seam in the siding between the enclosure of the porch and the original cottage, but they generally match well. Other than the large picture windows at the enclosed porch and the small metal window on the north side of the rear addition, all of the windows appear to be original and feature the original trim. The bathroom within the rear addition was a later alteration post-1955 and the small window on the north side seems to have been added at that time. The cottage's featured kit plan included a door on the rear of the cottage; due to the construction of the rear addition this opening has been covered, but the original exterior door may have been re-used at the north side of the building when the addition was constructed.

Well (1862; reconstructed 1947) – non-contributing (Photos 3-4)

The well features a base made of rough-cut granite and a superstructure of five log posts supporting a small hipped roof. The opening of the well is covered and padlocked, but the superstructure still stands and has recently (2012) received a new layer of asphalt shingles placed over the old.

The well has not retained its integrity and is considered non-contributing due to the removal of the original superstructure and replacement with a different form in 1947, outside the period of significance (see discussion below regarding the property's developmental history).

Summary of Integrity

All three of the original mail-order kit buildings have remained intact on the site and are recognizable from the original catalog pages. In addition, the manufacturer's markings of the plan numbers can still be located in all three of the buildings. The barn retains a high level of integrity, both on the exterior and the interior. The smaller caretaker's house retains a fair level of integrity on the exterior. The ranch house retains some of integrity on the interior but has lost a fairly large degree of integrity on the exterior of the building. It remains recognizable as a Gordon Van Tine kit building largely from the front side.

The integrity of location is high since the buildings remain where they were originally constructed in 1918. The setting has been compromised to a degree due to the paving of central area of the property and the nearby day

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care center constructed in 1996, but the overall topography remains, as does the functional relationship between the buildings. Overall the design of the three buildings remains since their original forms and styles are recognizable. The buildings' materials retain a fairly high degree of integrity since most of the exterior features, such as siding, windows, foundation walls and doors remain. Workmanship is also recognizable, particularly for the barn, where decorative details original to the kit plan are easily discernible. The integrity of feeling has been influenced by the paving of the open land between the buildings and the nearby day care center. Association with the erection of the buildings as a collection of kit buildings in a rural setting overall remains intact.

SIGNIFICANCE STATEMENT

Bradford Junction has long been an important community gathering place and landmark. The property meets Criterion A at the local level in the area of Social History, during the period of significance from 1918-1942, because of its continual prominence in the community as a local gathering place and center of community social activities. In addition, the three Gordon Van Tine kit buildings located on the Bradford Junction property meet Criterion C at the local level for Architecture, during a period of significance from 1918-circa 1920s, because they are a good example of a collection of early twentieth century, mail-order, kit buildings that were ordered and constructed together on a rural site.

Criterion A: Social History

The Bradford Junction property was purchased on February 20, 1918 by John J. Mullen, nephew of Colorado flour mill tycoon and philanthropist, J.K. Mullen. The J.K. Mullen Corporation claimed ownership of the property during the Depression Era of the 1930s, but it remained under the care and usage of J.J. Mullen and his wife, Jeannette, until 1942. Although the exact date of the order is unknown, J.J. Mullen purchased three mail-order kit buildings that were selected from the 1917 Gordon Van Tine Catalog almost immediately upon purchasing the property. The buildings were manufactured and delivered for construction on the site during the summer of 1918. The large barn with the shingled, curved gothic roof was the first of the three buildings erected in 1918. It was immediately put into service as an important community gathering place. A notice in the *Colorado Transcript* newspaper, dated June 13, 1918 states:

...the new owner of the Junction ranch, is making preparation for building a new house and doing extensive improvements upon the ranch. John Mullen, of Junction farm, has the finest new barn in this end of the county, and before he begins to fill it with new crop of hay, he proposes to use it for an enjoyable social function. So on Saturday evening, the 16th, inst., he will give a great barn-dance there.²

Many local accounts attest to the continuation of these barn dances at Bradford Junction. In an interview dated April, 8, 2004, long-time local resident Jack Antwiler recounted that there were weekly dances held in the barn during the summer months and that they were then spread out to significant holidays, such as Halloween and Christmas, when school started. Furthermore, according to Mr. Antwiler, no invitations were ever again necessary, as the events were so common that "you just knew."³

The large and prominent Gordon Van Tine "Gothic-Roof Barn," known locally as the Yellow Barn, strengthened the role of the property as both a local landmark and community gathering place from the beginning of the period of significance (1918) and lasting throughout the Mullen family's time on the property (1942). The barn served as the focal point of community social activities throughout the first half of the twentieth century. In addition to an

² *Colorado Transcript*, June 13, 1918, p. 9, c. 4.

³ Conifer Chamber of Commerce, Historic Preservation Committee, *Interview with Jack Antwiler* (Conifer, CO: Conifer Chamber of Commerce, April 8, 2004) p. 5-6.

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annual Christmas and other holiday celebrations at the barn, the Mullen family welcomed the community at other important events such as Republican Presidential Candidate Alf Landon's 1936 Campaign Rally. Many local anecdotes reveal the value of these fun and social gatherings within the local community. While the barn fell out of usage as a regular gathering place for the community with the Mullen family's departure in 1942, its towering stature above the old well and its unique character allow it to still remain as a prominent and beloved local landmark for the community today. It was designated a Jefferson County Historic Landmark in 2003.

Criterion C: Architecture

The Gordon Van Tine Company was established as a building material supplier in 1907 and primarily supplied the Sears Roebuck & Company with millwork and building materials until the relationship was terminated in 1912.

That year the Gordon Van Tine Company published and began distributing a 65-page soft-bound booklet, entitled "Gordon-Van Tine's Grand Book of Plans for Everybody," which illustrated over forty homes and cottages for which customers could purchase plans. Styles included Foursquare, Bungalow and Arts & Crafts homes, popular during the early twentieth century. The company entered the pre-cut building industry in 1915, in response to the popular trend successful for other manufacturers such as the Aladdin Company, and introduced its first line of "Ready-cut Homes" direct to homebuilders in 1916. The one-hundred page catalog featured eighty homes and cottages in popular architectural styles that could be ordered and delivered for a modest price. While most of these buildings were erected in urban or suburban neighborhoods in the cities of the American Mid-West, they were advertised as a convenient and quality option for rural development where skilled labor and materials could be scarce.

J.J. Mullen, nephew of Colorado philanthropist J.K. Mullen, likely had the 1917 Gordon-Van Tine's catalog when he purchased the Bradford Junction property in February of 1918, for the three buildings were ordered, manufactured and delivered for construction on the site during the summer of 1918. The plan numbers for each of the buildings are stamped on the original materials and have been located and verified for each of the buildings on the Bradford Junction site. The plan numbers for the two residences, in particular, confirm the theory that they were ordered from the 1917 Gordon Van Tine catalog because these models were only offered under these particular plan numbers in that year.⁴ The fact that a beam from the caretaker's cottage can be located within the barn suggests that the three kits were delivered to the site at one time. The catalog pages and some early photographs of the buildings reveal an enormous amount of information concerning the available options, pricing and materials that were included in the process of purchasing, manufacturing and constructing these buildings. The fact that the buildings were manufactured in Davenport, Iowa, shipped by rail to Denver, Colorado, reloaded onto the Platte Canyon Narrow Gauge train and delivered to the bottom of Foxton Canyon, delivered to the site by wagon over rough dirt roads and then erected on the site to stand today, attests to the claim of the Gordon-Van Tine company that a "high-quality building could be constructed anywhere in the nation for a modest price."⁵

Developmental History of Property

While the property does not retain physical evidence of its earliest settlement and usage, it is important to note its significant role in the transportation history of the area and its association with the construction of privatized chartered toll roads, many of which were already existing trails utilized by Native Americans and other early mountaineers and fur traders in the area. Most of the trails in the mountains evolved after the discovery of gold in the Rocky Mountains in 1858 to provide access and convey people and materials between the various Front Range mining camps and the major regional settlements of Denver, Golden and Leadville. The establishment of the toll roads supplied critical access and supply chains that supported the development of the fragile new pioneer settlements throughout Colorado.

The area where present day Conifer and the Bradford Junction site are located was a frequented summer

⁴ The Ranch House (Plan 2597 in 1917) was subsequently changed to Plan 301 in the 1918 catalog; the Caretaker's Cottage (Plan 2607) was also changed.

⁵ Gordon Van Tine Company, *Gordon-Van Tine's Grand Book of Plans for Everybody*, 5.

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encampment of Chief Colorow and the White River Utes.⁶ The Bradford Junction property was originally the location of the Elk Creek Stage Station Toll Gate chartered by General Robert Bradford and built by James "Colonel" McNasser. The property was located at the conjunction of the Denver, Bradford & Blue River Wagon Road, coming west up Foxton Canyon from Denver via Bradford City; the Mount Vernon Road, coming south from Bergen (now Evergreen); and the Bradford, Tarryall & Blue River Wagon Road continuing southwest toward Leadville.⁷ U.S. Highway 285 now follows much of the original course of the Denver, Bradford & Blue River Wagon Road and, according to Hazel Olive Bennet-Kettle (born in 1890 and raised at the nearby Beaver Ranch), was constructed over the original "Indian Trail".⁸ Bradford's Road opened in May of 1860 and was reported as "the best mountain road in the Territory".⁹ In addition to the major roads, the junction also joined the Pleasant Park Road/Hay Road and Wood Road, connecting local settlements and establishments.

Bradford Junction, established in 1860, originally contained several simple gabled wood buildings and other utilitarian buildings such as stables known through photographic evidence and the oral histories of local residents. Early buildings on the property included the two-story McNasser House and the Junction House, built to replace the McNasser House after it burned in 1878.¹⁰ These large multi-room buildings were frequented by the community and used as lodging and retail sales of supplies to local residents and travelers along the roads. Meetings to form a mining district were held in the McNasser House at Bradford Junction on August of 1860.¹¹ The *Denver Daily Times* newspaper recorded the construction date of the building as May of 1860, and its demise on Tuesday September 24, 1878, in an article titled "BURNED: Col. McNasser's Place at Bradford Junction Destroyed by Fire."¹² The article also states that the site and building had become a popular leisure resort following the construction of the South Park railroad line in 1872. The property was also known to have been the site of the local post office and school house in the latter half of the nineteenth century.

The historic well at Bradford Junction was constructed at the site of the original toll gate and stage stop between 1861 and 1862, and was named the "Civil War Well" by the community because it was completed as news of the Battle of Bull Run and start of the Civil War reached the area.¹³ One of the first structures constructed on the property, it served as a notable landmark and incentivized travelers to stop and pay the required toll while watering themselves and their animals. The well was originally constructed as a stone and mortar structure topped by a four-sided log and wood superstructure with wood shake shingles. Hazel Olive Bennet-Kettle recalled anecdotes about the public habit of throwing tin cups down the well and relates the public sentiment toward the long-time local landmark, stating: "there has been some thought of filling the well, due to its location, but the old timers, all over the mountain got up a petition of protest and sent it to Golden officials; the well still remains."¹⁴ The superstructure of the well was replaced with its current five-sided form in 1947 by the owner at the time. The prominence of the well and the convergence of the roads at Bradford Junction spanned nearly 100 years (1861-1957), acting as a local landmark and convenient watering station for travelers and their vehicles as transportation trends transitioned from the use of wagon and stage coaches to automobiles. The site and the well were divorced from that history when the road was paved and realigned

⁶ Dorothy Donovan, *A Visit to Conifer*, (Golden, CO: Jefferson County Historical Commission, 1995) p. 5.

⁷ Glenn R. Scott, *Historic Trail Map of the Denver 1x2 Quadrangle: Central Colorado* (Denver, CO: U.S. Geological Survey, 1999).

⁸ Hazel O. Bennet-Kettle, *Jefferson County Memories* (Denver, CO: Denver Public Library Western History and Genealogy Department, 1938) p. 14.

⁹ *Denver Daily Times*, May 11, 1860. P. c. 2.

¹⁰ *Denver Daily Times*, September 27, 1878. p. 4 c. 3.

¹¹ Jefferson County Archives, *First Book of Recorded Records, Book A* (Golden, CO: Jefferson County Recorder, n.d.) pg. 101.

¹² *Denver Daily Times*, September 27, 1878. p. 4 c. 3.

¹³ *Canyon Courier*, November 13, 1958. Article retrieved from the Jefferson County Historical Society Archives.

¹⁴ Ibid.

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off the property in 1957 (just a few years shy of its 100th birthday).

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lots 2, 3 and 4 of the Conifer Park Estates, located in the northeast quarter of the northwest quarter of Section 14, Township 6 South, Range 71 West, E18-4-95, recorded November 28, 1995 at Reception No. F0150647 in the city of Conifer, county of Jefferson, state of Colorado, further described as 27051 Barkley Road.

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1- except as noted:

Name of Property: Bradford Junction
Location: Conifer, Jefferson County
Photographer: Elicia Ratajczyk
Date of Photographs: August 2012
Negatives: Digital TIFs on file with History Colorado, Denver, Co.

Photo No. Photographic Information

- 1 Property overview camera facing northeast from intersection of Colorado Highway 73 & Barkley Road.
- 2 Property overview camera facing north from across Barkley Road (similar to historic photo: Fig. 1).
- 3 Well structure camera facing northeast with barn and ranch house in the background.
- 4 Lid on top of well for security.
- 5 Barn, north and east side, camera facing southwest.
- 6 Barn, south and east elevation, camera facing northwest.
- 7 Barn, south side and former roadbed, camera facing north.
- 8 Barn, west side, camera facing east.
- 9 Barn, hay-mow, laminated girder, plan number stamp, east interior wall.
- 10 Barn, hay-mow interior, curved laminated girders, camera facing northeast.
- 11 Barn, basement interior, sections of stone & concrete foundation, camera facing southwest.
- 12 Barn, basement interior, original feeding troughs and support posts, camera facing northeast.
- 13 Barn, main level, interior of box stall, camera facing northeast.
- 14 Barn, main level, stair, camera facing east.
- 15 Ranch House, front (west) side, camera facing east.
- 16 Ranch House, south side, camera facing north.
- 17 Ranch House, north side, camera facing south.
- 18 Ranch House, garage, camera facing southeast.
- 19 Ranch House, plan number stamp on floorboards under 2nd Floor.
- 20 Ranch House, living room interior, fireplace, camera facing northeast.

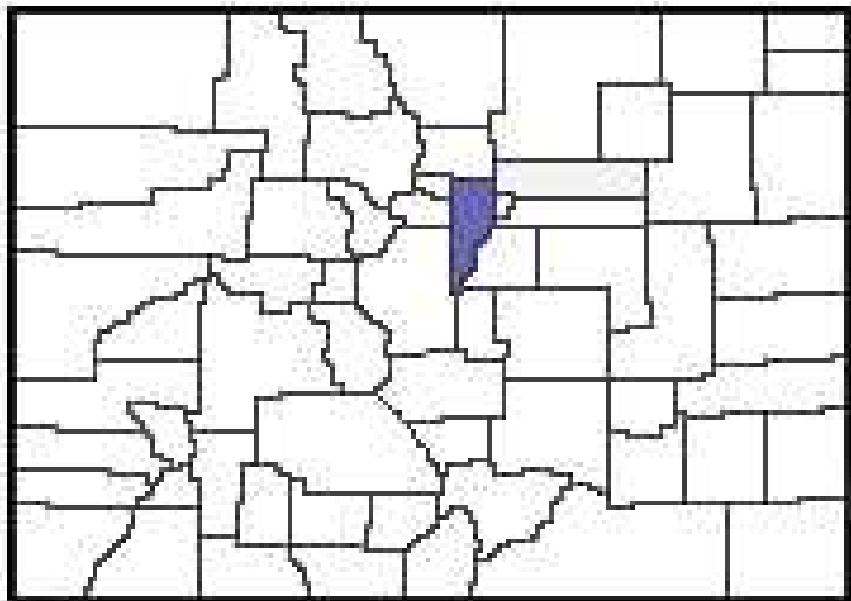
Property Name Bradford Junction, 5JF.308

- 21 Ranch House, living room interior, stair, camera facing southeast.
- 22 Ranch House, living room interior, enclosed porch, camera facing southwest.
- 23 Caretaker's House, front (east) side, camera facing west.
- 24 Caretaker's House, north side, camera facing south.
- 25 Caretaker's House, west side, camera facing east.
- 26 Caretaker's House, south side, camera facing north.
- 27 Caretaker's House, plan number stamp in crawlspace, camera facing south.
- 28 Caretaker's House, living room interior, camera facing northwest.
- 29 Caretaker's House, living room interior, enclosed porch, camera facing northeast.
- 30 Caretaker's House, chamber interior with closet, camera facing southwest.
- 31 Caretaker's House, kitchen interior, camera facing west.

List of Historic Photographs and Figures:

- Figure 1: Gordon Van Tine Catalog pages for Plan # 221: Gothic-Roof Barn (1917)
- Figure 2: Gordon Van Tine Catalog page for Plan # 2597: Summer Cottage (1917) * Note: Plan number later changed to Plan # 301 (catalog page included showing interior rendition).
- Figure 3: Gordon Van Tine Catalog page for Plan # 2608: Cottage (1917)
- Figure 4: Well & Ranch House, circa 1920. Courtesy of Jefferson County Archives.

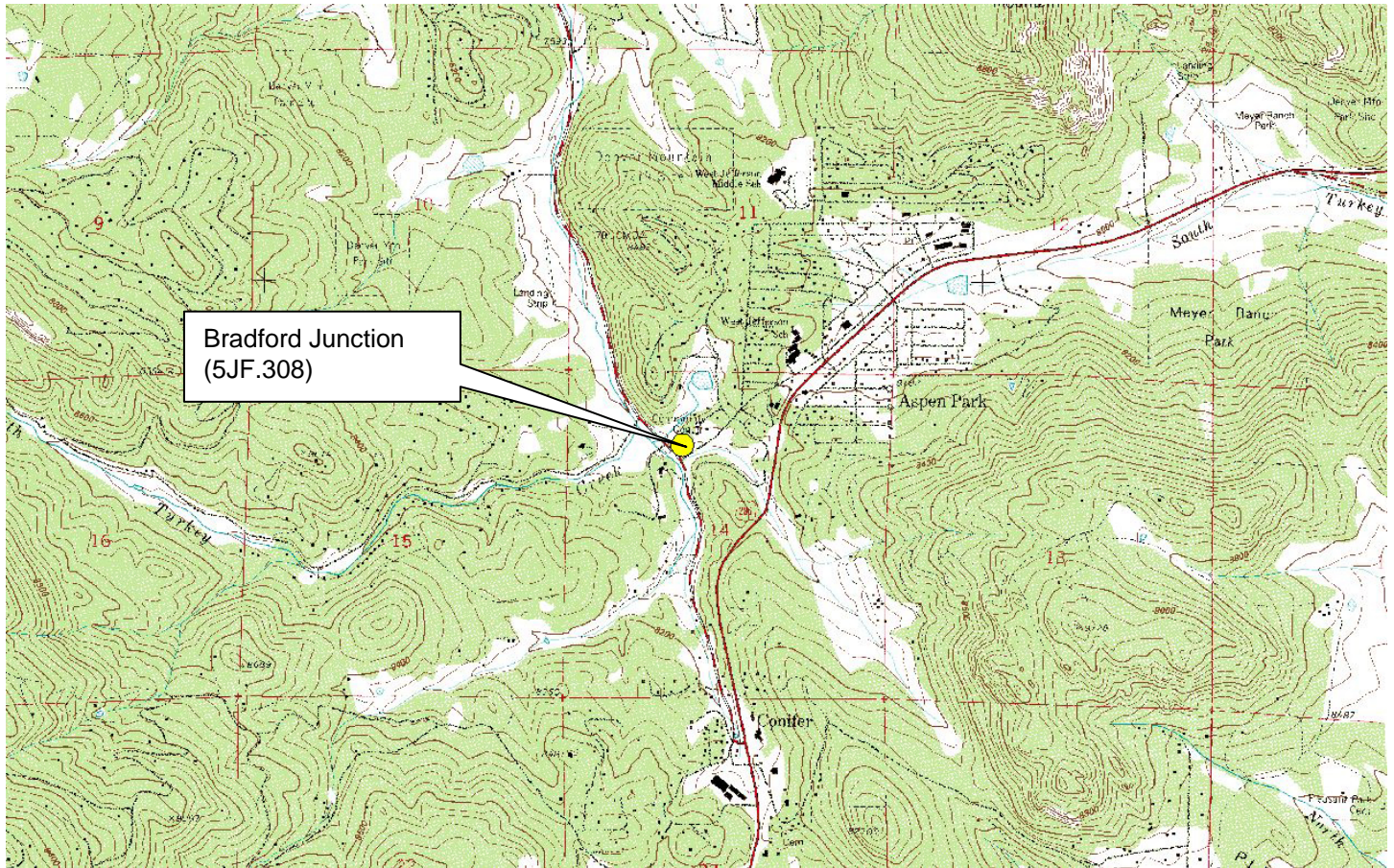
Property Name Bradford Junction, 5JF.308



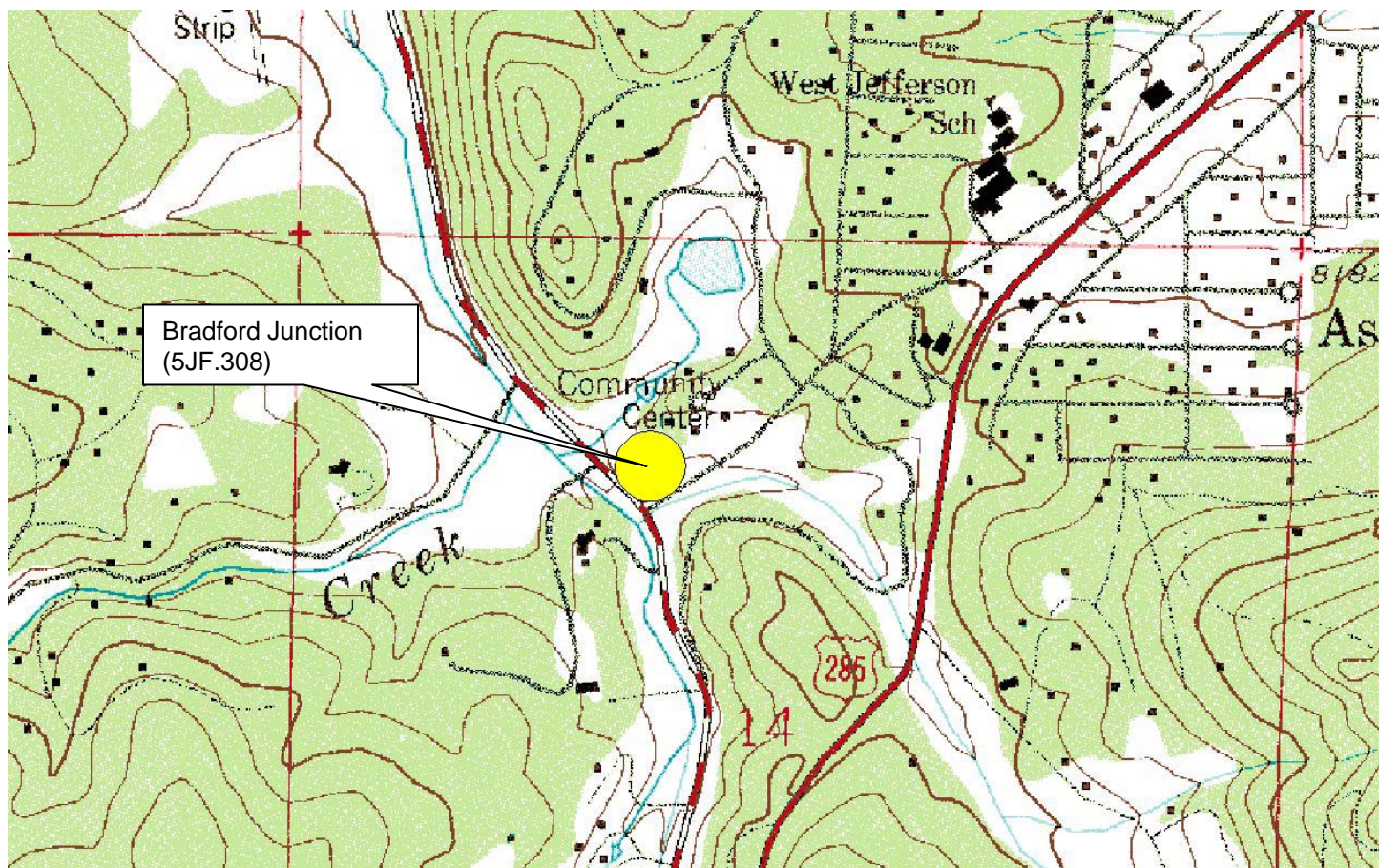
Location: Jefferson County

Property Name Bradford Junction, 5JF.308

USGS TOPOGRAPHIC MAP
Quadrangle, Colorado
7.5 Minute Series

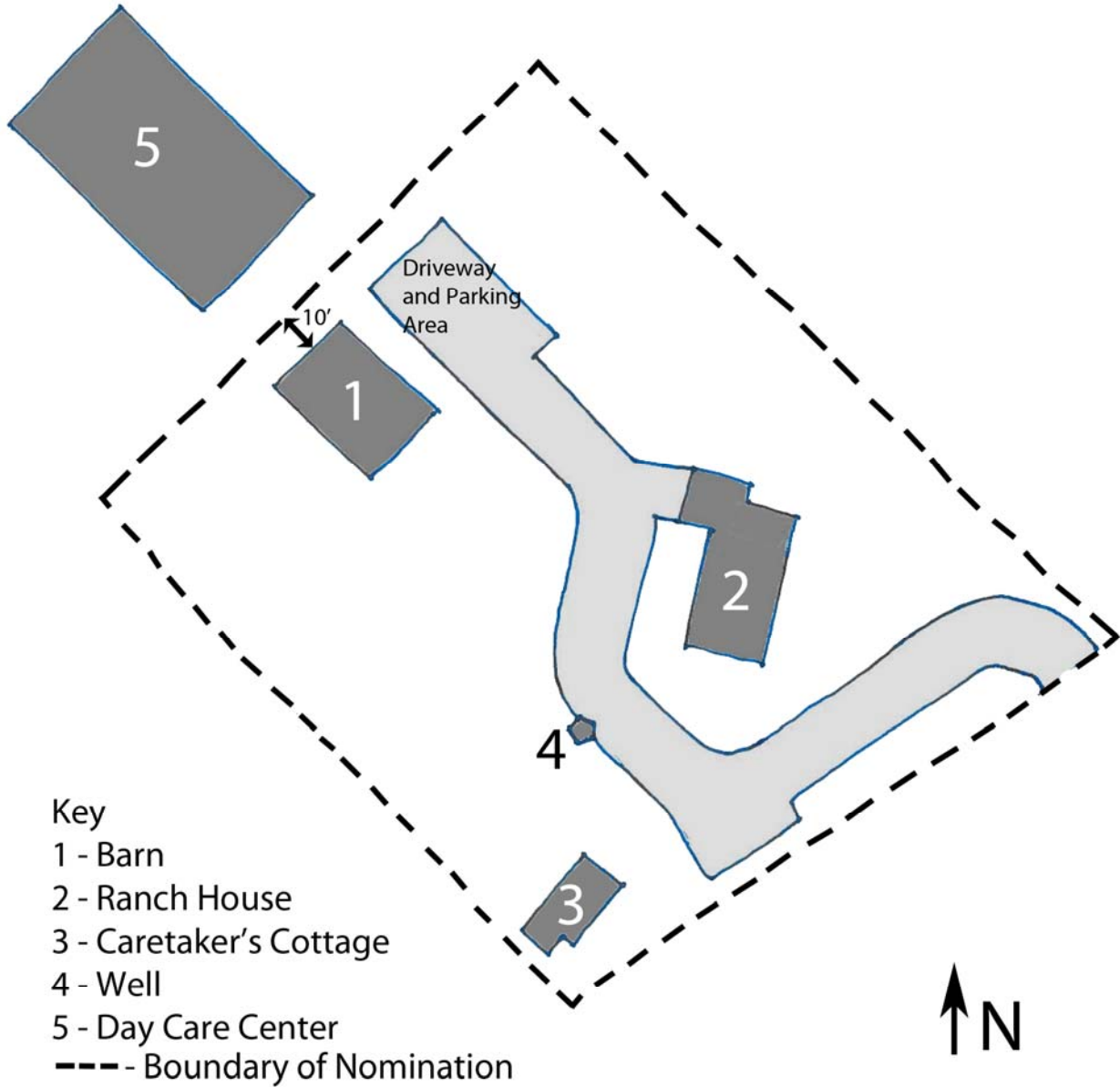


Property Name Bradford Junction, 5JF.308



UTM 13; 473394mE 4376116mN
PM 6th Township 6S Range 71W Section 14 SW NE NW

Property Name Bradford Junction, 5JF.308

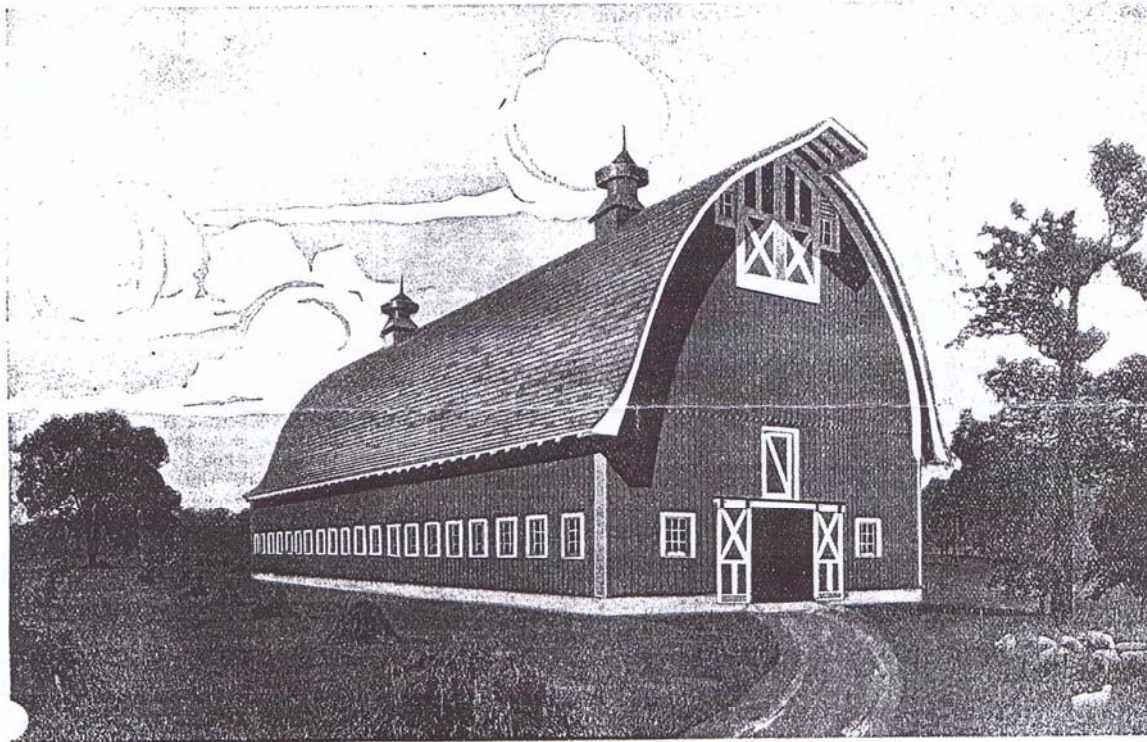


not to scale

Bradford Junction Sketch Map
drawn by E. Warzel, November 2013, based on map drawn by E. Ratajczyk, April 2011.

Property Name Bradford Junction, 5JF.308

Gordon-Van Tine Farm Buildings



Gordon-Van Tine Barn No. 221. The doors and windows in this barn can be changed when desired

Our Gothic-Roof Barn—The Simplest Barn You Can Build—An Unobstructed Hay-Mow

THE Gothic Roof Barn is now a proved success. The Gordon-Van Tine Barn Men and Architects, who originated this plan some three years ago, have noticed with a good deal of satisfaction its growing popularity.

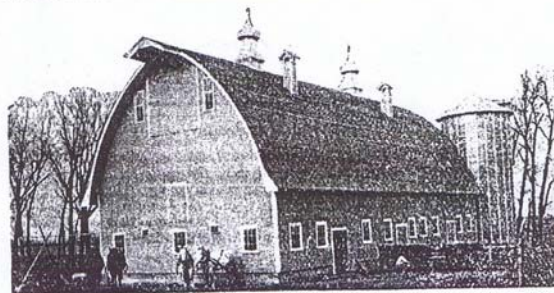
The first barn plans that employed a bent and built up rafter were put out by this company in 1915. Since that time we have designed and built many such barns, and have watched the growth in popularity of this plan with much interest. We have many photographs of this barn as built by our patrons, and letters that speak of the excellence of the plan and material. Prior to the time this company published barn plans, gothic roofs were made by sawing out by hand one inch lumber to form the rafters. Only those who have built the old style gothic rafter know what a lot of hard work and material was required. That barn builders did for many years incur the heavy expense of the gothic roof as made in the old way is just a little more proof of the prime favor in which a gothic roof is held.

Its attractive appearance adds tone to the farm group. It provides an ideal hay mow—as smooth inside as out—not a post or truss in the loft to obstruct the freest use of the loading hay tools, or to interfere with the movements of the men in putting away the hay. But, best of all, it is easy to build and inexpensive.

**THE GREATEST IDEA IN BARN BUILDING SINCE
THE PLANK FRAME**

The roof has excellent drainage, insuring long life for the

hold of on the gothic roof, which is a load-bearing roof, and strong, for the same reason, and in the same way, that the arch that supports a bridge is strong. The rafters for a gothic roof, as commonly designed, are so difficult to build and wasteful of lumber, that their cost has put them out of the reach of the average builder. There is a simple, inexpensive way to build up a gothic rafter, as we have repeatedly demonstrated. We use only 1-inch lumber and build them up to required thickness by nailing together several pieces of 1 x 4 or 1 x 6-inch material. To get the curve we mark with chalk on the loft floor, and nail blocks at the ends and along the curve of this chalk line. To these blocks the first member of the rafter is bent and tacked and the rafter built to the size required by the



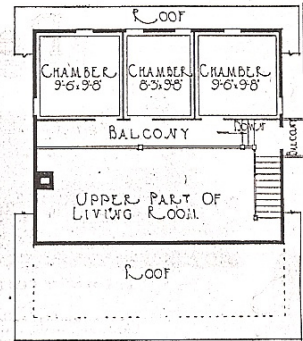
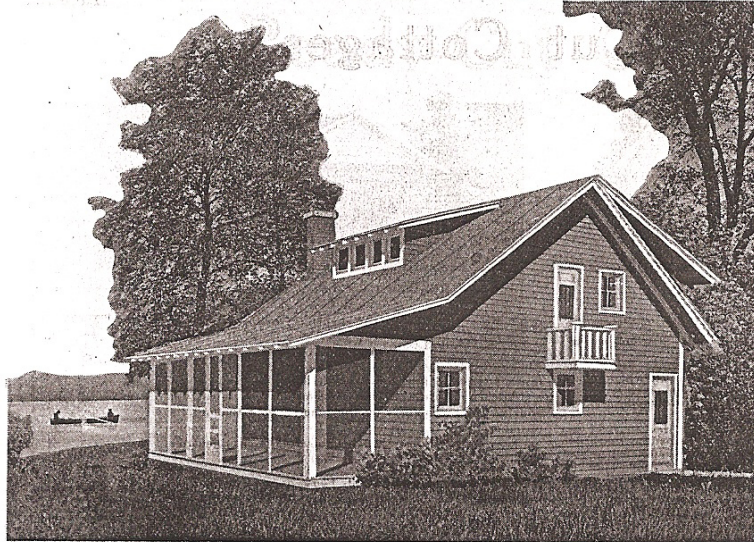
Barn No. 221, as built by a Minnesota Customer

Figure 1

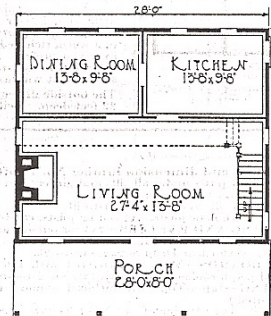
Property Name Bradford Junction, 5JF.308

Gordon-Van Tine Homes

Page 136



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Ready-Cut Summer Cottage No. 2597, \$473

In outside appearance it is a beauty—with wide low sweeping roof, and broad comfortable lines. The screened porch is under the main roof, really a screened room—and note what a big room, 28 by 8 feet. The interior is pictured below. This is a view of the big living room. Isn't it a comfortable, interesting looking room, with the big cheery fireplace for those cool evenings and damp days.

The steps and balcony are a splendid arrangement, and add wonderfully to the appearance of the living room, making inside access possible to the three chambers and providing all sorts of fun for the kiddies. There is also an outside balcony at the head of the steps.

The dining room and kitchen are good big rooms, and the three large chambers are well lighted, with two windows each.

Specifications of Material, Ready-Cut Summer Cottages

All timbers and dimension lumber No. 1 Soft Yellow Pine, surfaced four sides.

SILLS AND GIRDS—4x8, cut-to-fit.

MAIN FLOOR JOIST—2x8, cut-to-fit.

PORCH FLOOR JOIST—2x6, cut-to-fit.

RAFTERS—2x4, cut-to-fit.

STUDDING—2x3, 8 feet high, cut-to-fit.

INSIDE DOOR POSTS AND PLATES—2x3, cut-to-fit.

PORCH POSTS AND BEAM—4x4, cut-to-fit.

FLOORING—1x4 (3/4 inch face) No. 1 Yellow Pine, cut-to-fit.

Cottages Nos. 2642, 2643, 2644 and 2645, have outside walls of 1x6 No. 2 matched sheathing, covered with Star A Star Red Cedar Shingles.

PARTITIONS—1x4 No. 1 Yellow Pine Beaded and matched (partitions are 8 feet high), cut-to-fit.

OUTSIDE WALLS—1x6 Clear Yellow Pine Drop Siding, cut-to-fit.

ROOF BOARDS—1x6 No. 2 Yellow Pine Flooring, cut-to-fit, laid tight.

ROOFING—Jap-a-Top slate surfaced roofing, red or green. (State which color is wanted.)

OUTSIDE MOULDINGS—Such as bed moulding, cove or scotia, screen moulding and quarter round as needed, Clear White Pine.

DOORS—Outside glass doors, 2-6x6-6, 1 3/4, mortised for locks.

Inside doors 5x Panel Fir, mortised for locks.

CASEMENT SASH—Complete with hardware, to swing in.

RUSTLESS SCREEN WIRE—For covering all porches and windows, complete with screen moulding and hardware. Also strong screen doors for front and back.

HARDWARE—Locks and hinges for all doors. Sash hardware complete. Coat and hat hooks for closets.

Nails complete as required for all parts of every house.

PAINT—Quality Brand Paint, two coats, for all outside woodwork.

All material cut-to-fit, bundled and marked, ready to nail together. Plans and directions free.

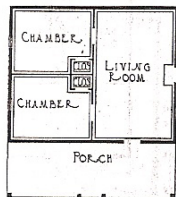
These specifications apply only to houses illustrated on pages 136 to 139 inclusive.

All joists, outside studding, and rafters are spaced two feet on centers. Size of material is properly figured to provide ample strength for all parts of the building.

All lumber exposed in the house is smoothed, so that it can be left natural or painted or stained as desired.

We include sufficient scaffold lumber for the easy erection of the building; also tar paper for covering the finish lumber.

Ready-Cut Summer Cottage No. 2593



FLOOR PLAN

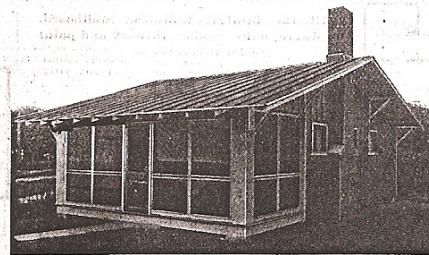
2593-A—18 ft. wide, 24 ft. long \$215

2593-B—20 ft. wide, 26 ft. long \$245

2593-C—24 ft. wide, 28 ft. long \$268

Above sizes include porch which is 8 feet wide

A cozy, comfortable summer home this, no matter what the weather. There's the big airy porch, for the hot days and nights, and the big cheery fireplace for the cold rainy days and the chilly nights in the late spring and early fall. Just drop us a line, and we'll send it, all cut and ready to set up, direct to your favorite lake. Take a man and go up a few days early, and it will be all ready to move into when the folks come.



Ready-Cut Summer Cottage No. 2593

Figure 2

Property Name Bradford Junction, 5JF.308

Guaranteed Prices - No Extras
Page 135

Ready-Cut Cottages



READY-CUT COTTAGE No. 2588



FLOOR PLAN

All the lumber, millwork, wallboard, hardware, nails, roofing, tinwork and paint for this cottage. **\$390**

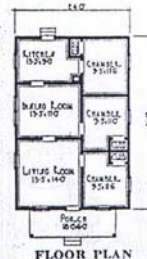
You simply cannot get a bigger return for your investment than in this home. It is square, allowing a maximum of room for the dimensions. The porch is of very convenient size. Note how large all the rooms are, and the two big closets.

You will be astonished and pleased at the beauty of this little home. Our "Quality Wall Board" on the inside walls makes a charming interior. Our Jap-a-Top roofing in a warm rich, red or soft moss green is supplied, whichever you prefer. It gives a beautiful effect, and as the color is the natural tint of the slate with which it is surfaced, it will last forever.

The outside dimensions of this house are 26 feet wide by 22 feet deep. Ceilings are 8 feet high.



READY-CUT COTTAGE No. 2582



FLOOR PLAN

buys all the lumber, millwork, wallboard, hardware, nails, roofing, tinwork and paint for this cottage. **\$532**

The largest of our one-floor Ready-Cut Cottages, and in many respects the most practical. The living room, dining room, and kitchen are arranged on one side of the central partition and the three chambers on the other. Note that all the chambers have big closets. The living and dining rooms are both big rooms and the whole house is of most generous proportions.

The outside dimensions of this house are 24 feet wide by 36 feet deep. Ceilings are 8 feet high.

Specifications of Material

members and dimension lumber No. 1 Soft Yellow Pine.

PS—4x4 posts under all sills and girders, cut-to-fit. These posts may be omitted if masonry foundation is used.

S—4x6 sills and girders, cut-to-fit.

TS—2x8 floor joists, 2x4 ceiling joists, cut-to-fit.

DDING AND RAFTERS—2x4 for outside and inside walls and rafters, cut-to-fit. Ceilings are 8 feet 2 inches high.

NG—1x6 Clear Drop Siding, cut-to-fit.

F BOARDS—Main roof covered with 1x6 No. 2 boards, laid tight. Cornice and porch roofs covered with 1x6 No. 1 ceiling.

FING—Jap-a-Top slate surfaced roofing—red or green. (State which color is wanted.)

IRS—1x4 (3/4 inch face) No. 1 Yellow Pine.

IS—All inside walls and ceilings are lined with Gordon-Van Tine Quality Wall board.

RS—Glass front and rear doors. Inside doors five cross panel Fir, 1 1/4 inch thick, mortised for locks.

WINDOWS—Standard white pine four-light windows as shown including white pine frames, banded and cut-to-fit.

Base square edge, necessary moulding, etc., all clear fir.

INTERIOR FINISH—All doors and windows are cased with square edge casing.

HARDWARE—Nails for the complete building, locks and hinges for doors, spring bolts for windows.

PAINT—Two coats of Quality Paint (any color) for all outside walls and all inside floors, finish and doors. (Quality Varnish for inside floors and finished furnished without extra charge instead of paint, if wanted.) Gordon-Van Tine Wall Tint Kalsomine (any color) furnished for all inside walls and ceilings.

All material Cut-to-fit, banded and marked, ready to nail together. Plans and directions free.

These specifications apply only to houses illustrated on pages 137, 138 and 139. All joists, studding and rafters are spaced 2 feet on centers. Size of material is properly figured to provide ample strength for all parts of the building.



READY-CUT COTTAGE No. 2539



ST FLOOR

All the lumber, millwork, wallboard, hardware, nails, roofing, tinwork and paint for this cottage.

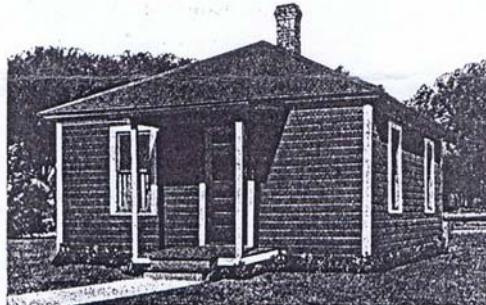
\$590

For the man who wants a comfortable two-story cottage at the lowest possible cost, we have provided this house. The rooms are larger than it is possible to provide in a one-story cottage, yet the cost is almost as low. The two chambers are large and both have big closets. Both are well lighted and pleasant rooms.

The outside dimensions of this house are 16 feet wide by 36 feet deep. The ceilings are 8 feet 2 inches high in both stories.



SECOND FLOOR



READY-CUT COTTAGE No. 2607

All the lumber, millwork, wallboard, hardware, nails, roofing, tinwork and paint for this cottage.

\$307

This snug little cottage has an unusually good room arrangement. The living and dining room extend clear across the front of the house, being 17 feet long and 9 feet 3 inches wide.

The chamber and kitchen are both good size also, and the chamber has a big closet. Notice the recessed space for the range—this is a very commendable feature and saves lots of valuable space. The chimney is so located that each room may have a stove.

The outside dimensions of this house are 18 feet wide by 22 feet deep. Ceilings are 8 feet high.



FLOOR PLAN

Write for Special Prices on these Houses in Lots of Five or More

Figure 3

Property Name Bradford Junction, 5JF.308

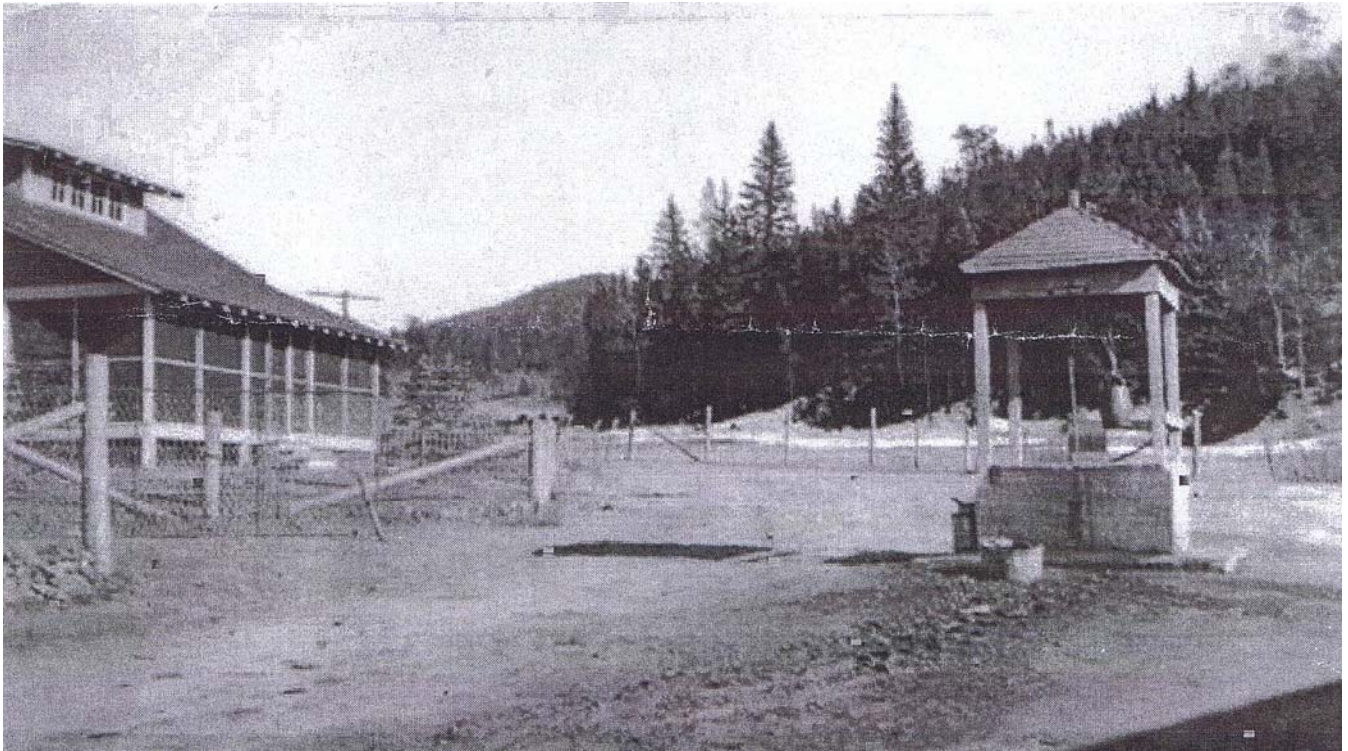


Figure 4