

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 5

Official eligibility determination (OAHP use only)

Date _____ Initials _____

- Determined Eligible- NR
- Determined Not Eligible- NR
- Determined Eligible- SR
- Determined Not Eligible- SR
- Need Data
- Contributes to eligible NR District
- Noncontributing to eligible NR District

I. Identification

1. Resource number: 5ME.7638
2. Temporary resource number: 2112.FIR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Lester Jaynes House
6. Current building name: n/a
7. Building address: 2112 N. 1st Street
8. Owner name and address: James L McEvoy
105 Hillcrest Dr Grand Junction, CO 81501-7443

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 1/4 of NW 1/4 of SW 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 1 3 0 mE 4 3 2 9 2 1 2 mN
11. USGS quad name: Grand Junction Quadrangle
Year: 1962 rev. 1973 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 2 Block: 1
Addition: Hillcrest Manor Year of Addition: 1931
13. Boundary Description and Justification: Legal description of the site is: Lot 2 Blk 1
Hillcrest Manor Sec 11 1s 1w Exc As Desc In B-2339 P-841/842 Mesa Co Recds
Assessors Office Parcel ID # 2945-112-15-014
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 58' x Width 38'
16. Number of stories: 2
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

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20. Special features (enter all that apply): Segmental Arch, Flared Eave, Dormer, Porch, Chimney, Balcony

21. General architectural description: This is a large generally rectangular wood frame structure with two full stories. The hipped roof covers the main volume and has a short ridge running north/south. Two smaller gables sit on the main roof, one projects west on the main façade off the southwest corner and the other projects north off the northeastern corner. The gable roofs share the same eave as the main roof volume which runs around the face of the gables and is flared on all sides. The main entry is generally centered on the principal façade, to the north of the projecting gabled bay, and is covered by a substantial classically detailed porch roof. The porch roof has a very deep entablature with a flat roof above. The entablature is supported by square columns, a pair on each side of the wide central opening. The column pattern wraps the corners of the porch and ends in pilasters at the wall plane. Wood framed screens infill between the columns and sit on a low wood wall at the perimeter of the porch. A simple wood picket rail encircles the top of the porch roof, indicating a balcony off the second level. The street facing façade (west facing) has two large vertically proportioned wood double hung windows stacked and centered on the projecting bay; the one on the second level is slightly narrower than the one on the main level unit. Two slightly smaller double hungs are located on the north side of the façade, one on each level. A narrow vertical opening (apparently a door with a transom) is located on the second level, centered on the main volume. An eyebrow dormer sits above that opening and is centered on the main roof form. A brick chimney is located on the ridge on the north end of the roof. To the left of the eyebrow dormer is the gable which has an arched window centered on the peak. The south side of the building has a row of three large, equally sized, vertically proportioned double hungs running along the second floor with an unequal pattern of windows on the first floor. A group of three tall double hungs is located on the western end while a single double hung of the same vertical size is located toward the east end. A hipped roof dormer is centered on the roof plane on the south side. The north side has a less formal pattern of windows, with a variety of double hung sizes and locations. A one story gable addition extends off the rear of the building, on the northern side, with a shed roof addition occupying the remainder of the eastern wall with an additional brick chimney and an elevated deck.

22. Architectural style/building type: Late Victorian; Edwardian

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23. Landscaping or special setting features: The building sits on a large lot which overlooks First Avenue. A low sandstone wall runs the length of the lot on First Ave. which allows the grade to step up about two feet. Significant trees are scattered around the site, which is primarily lawn. The rear of the house and outbuildings are accessed from the south by way of Hillcrest Ave.
24. Associated buildings, features, or objects: A front gable outbuilding is located at the rear of the lot.

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1896
Source of information: Lester Jaynes obituary
(Mesa County Assessors Office has 1906)
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Lester Jaynes
Source of information: 1996 Phase 2 survey form
29. Construction history (include description and dates of major additions, alterations, or demolitions): Additions of one story elements, deck and trellis at rear, dates unknown. Front porch enclosure appears to be earlier than alterations to balcony rail and the addition of aluminum awnings. All before 1996
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): Health Care; Sanitarium
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Lester E. Jaynes was born December 1, 1871 in Joliet, IL. He died April 20, 1936. He married Nana Rose in 1895 and had one son, Bryson Jaynes. While living in the house (ca. 1895 to 1936) Jaynes was a prominent resident of the Fruitridge area, closely identified with many of the important community improvements of the time. These included building and keeping up the original road into the community and working to have telephone facilities and city water extended to the area. He was the County Horticulturist for five years; a member of and at one time chairman of the Grand Valley Water Users Association; a former president of the Farmers Union, and a member.

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of the Fruit Growers Association. He was a board member of the Grand Junction Methodist Church, and an active member of the IOOF for 35 years, during which time he held all the local offices. Mr. Jaynes was also a Republican Committeeman for the Pomona District for a number of years. Mr Jaynes and his wife once farmed the broader property surrounding the house until his death in 1936. The house served as the Hillcrest Convalescent Home from 1941 to 1946.

36. Sources of information: Mesa County Assessors Office; Western History Museum Archives; 1996 Phase 2 Survey

VI. Significance

37. Local landmark designation: Yes No Date of designation: _____
Designating authority: _____

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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: Architecture, Agriculture

40. Period of significance: 1896

41. Level of significance: National State Local

42. Statement of significance: This building is significant for its association with Lester Jaynes, a prominent Grand Junction resident. Jaynes was instrumental in improving roads and brining phone and water service to the Fruitridge area which was well outside the improved city center at the turn of the 20th century. He was a farmer and community activist as well as the county horticulturist. The house he built on his farm is one of the largest and most elegant in that area. It is a substantial building with a high level of detail that befits the owner's standing in the community. The house served as his primary residence and was associated with the surrounding farming operations. Few, if any, other buildings of this style and size exist in the Fruitridge area.

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43. Assessment of historic physical integrity related to significance: The house is substantially intact in its original form and retains a high level of integrity. Though the porch has been screened, the original details and pattern remain.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No Discuss: _____

If there is National Register district potential, is this building: Contributing _____
Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 11 Frame # 14, 18 & 19

Negatives filed at: City of Grand Junction Planning Dept.

48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005

50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron

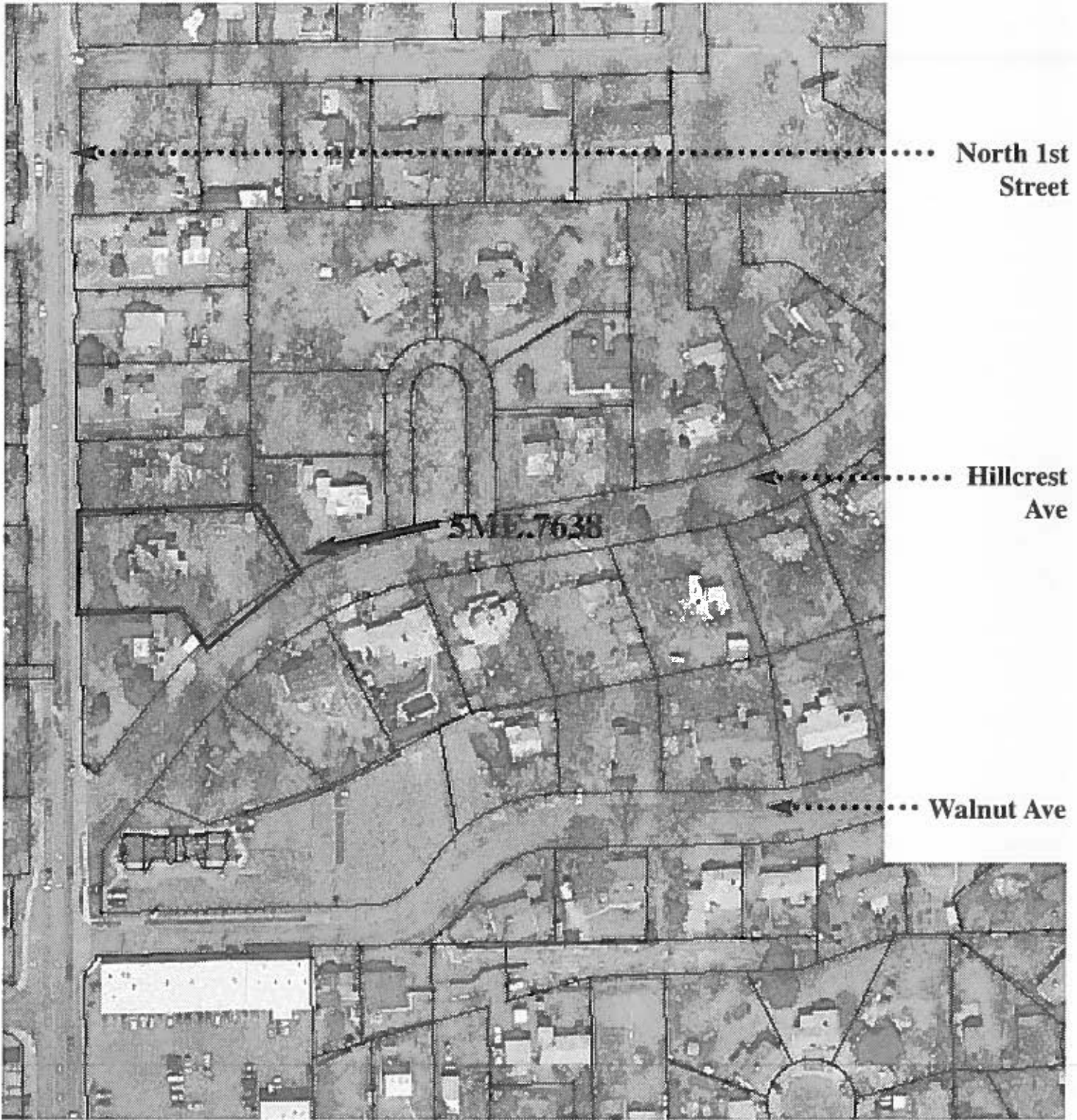
51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



2112 N. 1st Street



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN * MN
11 1/2"



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/Topo)

GRAND JUNCTION, COLORADO

*Phase Three Historic Survey
2004*

5ME.7638

2112 N. 1st Street

Roll # 11 Frame # 18

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5885 002930

019

sharp

58016

WHF BA010A1X0N NNN 0 5885 002930

020

sharp

58017

5ME.7638

2112 N. 1st Street

Roll # 11 Frame # 14

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5885 002930

015

sharp

58012



COLORADO HISTORICAL SOCIETY
 Office of Archaeology and Historic Preservation
 1300 Broadway Denver, CO 80203

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME7638

Eligible for National Register yes no
 date _____ initials _____
 Criteria A B C D
 Contributes to a potential National Register district
 yes no district name: _____

Eligible for State Register yes no
 date _____ initials _____
 Criteria a b c d e
 Areas of significance: _____

Period of significance _____
 Needs data date _____ initials _____

COUNTY: Mesa

CITY: Grand Junction

HISTORIC BUILDING NAME: Jaynes, Lester, House

CURRENT BUILDING NAME:

LOCAL LANDMARK DESIGNATION: [] yes [X] no

Date of designation: N/A
 Designating authority: N/A

ADDRESS: 2112 N. 1st St., Grand Junction, CO 81501-7457

P.M.: UTE township: 1S range:1W
 SW ¼ of NW ¼ of SW¼ of NW¼ of section 11

OWNER NAME & ADDRESS: James L. McEvoy, 105 Hillcrest Dr., Grand Junction, CO 81501-7443

UTM REFERENCE-12
 Easting: 710185
 Northing: 4329030

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 [X] 7.5' [] 15'

STYLE: Edwardian

Block: 1
 Lot(s): 2

Addition: Hillcrest Manor
 Year of addition: 1936

BUILDING TYPE:

[X] original location [] moved

Date of moves(s):

MATERIALS: Concrete Foundation; Wood Frame; Asphalt Shingle Roof

HISTORIC USE: Domestic
 PRESENT USE: Domestic

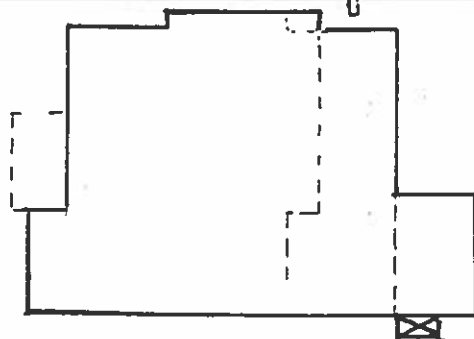
STORIES: 2

SQUARE FOOTAGE: 3204

DATE OF CONSTRUCTION- estimate: 1906 actual:
 Source of information: Tax Assessor's Records

PLAN SHAPE:

north arrow



ARCHITECT: Unknown

Source of information:

BUILDER/CONTRACTOR: Unknown

Source of information:

ORIGINAL OWNER: Lester Jaynes

Source of information: Lot and Block Book

ASSOCIATED BUILDINGS- [X] yes [] no

Type: Garage

ARCHITECTURAL DESCRIPTION: Two story, hip roof with cross gables. One concrete step leads up to screened porch with side entry which occupies the center half of the facade. Two square columns on each front corner of porch have paneled sides and modillion courses just below square cushioned capitals. Half-wall on porch. Front door is paneled with large light. Porch has a second story balcony on top, with wood balustrade. Narrow French windows on second floor open onto balcony. West, north, and east wings have pedimented gables with a kick. Arched openings with louvers on gables the same size and shape as Palladian. Windows are double hung, wood sash, one-over-one. Additional windows include several small leaded glass windows. Large eyebrow window on west slope, filled with thirty-nine small lights. White simple drop siding and trim, except for black window screen frames. Gray composition shingle roof with mildly flared boxed eaves. Brick chimney on east slope of roof.

Landscaped with lawn. Side entry sidewalk leads to porch from gravel driveway. Large ash trees on front lawn and south. Large elms to the north have masses of woodbine up the trunks. Overgrow pfitzers across facade.

Garage at rear with front gable, drop siding, and original wood swing-out doors.

PHOTOGRAPHS (include photographs showing each side of building and any associated buildings)

Film roll no.: 22
Negative no.: 22

Photographer: Carolyn Howard
Location of negatives: City Of Grand Junction

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): House has been modified into five apartments.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Jaynes, Lester E. Born: 1 December 1871, Joliet, IL. Died: 20 April 1936 Married: Nanna Rose, 1895. Children: Bryson Jaynes. Career while in house, ca. 1895 to 1936: Jaynes, a prominent resident of the Fruitridge area for 40 years, was closely identified with many many of the important community improvements. These included building and keeping up the original road to the community, and working to have telephone facilities and city water extended to the area. He was County Horticulturist for 5 years, a member and at one time chairman of the Grand Valley Water Users Association, a former president of the Farmers Union, and a member of the Fruit Growers Association. He was a board member of the Grand Junction Methodist Church, and an active member of the IOOF for 35 years, a time during which he held all of the local offices. Mr. Jaynes was also a Republican committeeman for the Pomona District for a number of years. According to an obituary, this house was built in 1896.

INFORMATION SOURCES (be specific): Appraisal Card, Ownership Card, Grand Junction City Directories.

SIGNIFICANCE (check appropriate categories)

Architectural significance:
 represents the work of a master
 possess high artistic value
 represents a type, period, or method of construction

Historical significance:
 associated with significant person(s)
 associated with significant event
 associated with a pattern of events
 contributes to an historic district

National Register eligibility:
 Individual yes no
 Criteria: A B C D
 Area(s) of significance: Agriculture

Contributes to a potential district:
 yes no
 District name:

Period of significance: 1906

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): This house is historically significant because of its association with Lester Ellsworth Jaynes. Mr. Jaynes and his wife Nanna Rose, farmed here from 1906 until his death in 1936. During this time he was a prominent resident of the Fruitridge area, serving in a variety of organizations and active in bringing improvements to the community. From ca. 1941 to 1946, this residence was modified to serve as the Hillcrest Convalescent Home.

This house is an imposing presence on North 1st Street. Classic details, such as modillion course and pedimented gables enhance the design. The front roof slope has a large eyebrow window with thirty-nine small panes. The house is still essentially original.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 2/14/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117

ADDRESS: PO Box 20000-5020, Grand Junction, Colorado 81502-5020

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



2112 N. 1st St.
Grand Junction, Mesa Co, CO
2945-112-15-014
5ME7638

11/02/1995
Roll 10 Frame 21
View W Dir E
5ME7638

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2112 N. 1st St., Grand Junction, Mesa Co, CO
2945-112-15-014
Roll 22 Frame 22 View W Dir E/SE
5ME7638