

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

**HISTORIC BUILDING INVENTORY**

SITE NO.: 5ME7642

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: \_\_\_\_\_

COUNTY: Mesa

CITY: Grand Junction

HISTORIC BUILDING NAME: Morse, Joseph L., House

Period of significance \_\_\_\_\_  
 Needs data \_\_\_\_\_ date \_\_\_\_\_ initials \_\_\_\_\_

CURRENT BUILDING NAME: Krabacher Residence

LOCAL LANDMARK DESIGNATION:  yes  no

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

ADDRESS: 2224 N. 1st St., Grand Junction, CO 81501-2028

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

OWNER NAME & ADDRESS: Joseph E. Krabacher, 2224 N 1st. St., Grand Junction, CO 81501-2028

UTM REFERENCE-12  
 Easting: 710180  
 Northing: 4329160

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973  7.5'  15'

STYLE: Queen Anne

Block:  
 Lot(s): W 130.97' lot 1  
 Addition: Roper  
 Year of addition: 1960

BUILDING TYPE:

original location  moved

Date of moves(s): \_\_\_\_\_

MATERIALS: Concrete Foundation; Wood Frame; Asphalt Shingle Roof

HISTORIC USE: Domestic

PRESENT USE: Domestic

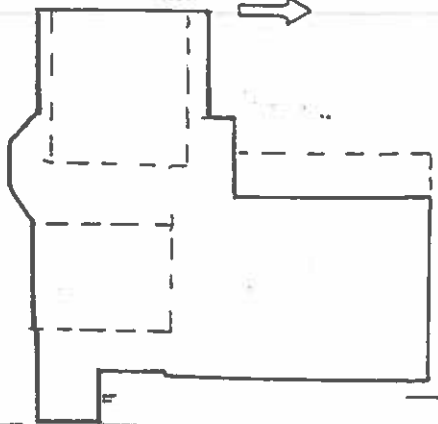
STORIES: 1.5

SQUARE FOOTAGE: 2256

DATE OF CONSTRUCTION- estimate: 1900 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: Laura F. Chapman

Source of information: Grantee Book

ASSOCIATED BUILDINGS-  yes  no

Type: Garage

**ARCHITECTURAL DESCRIPTION:** One and a half story with hip roof, front and side wings with gables. Concrete front steps lead up to porch with shed roof extending across north half of facade. Porch is detailed with spindlework columns, scroll sawn brackets, wood railing with spindlework balusters. Front door is flush. Windows are double hung, wood sash one-over-one. Cutaway bay on south elevation with pedimented gable. Brown wood shake siding. Drop siding on the north gable and fishscale shingles on the south and west gables. Door and window surrounds, porch columns, railing and cornices are white. Composition shingle roof with boxed eaves and cornices. Brick chimney on east slope and metal chimney on north ridge.

Landscaped with lawn, some evergreens and roses along facade. Perimeter of large lawn has cottonwood, poplars, fir and ash trees. Also, hedges on north and south lawn edge.

Garage at rear is a converted carriage house with wood sliding barn doors, drop siding, and two eight-over-eight double hung sash windows.

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

Film roll no.: 11  
Negative no.: 9

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

**CONSTRUCTION HISTORY** (include description and dates of major additions, alterations, or demolitions): Additional construction or modifications not noted in Assessor's Records.

**HISTORICAL BACKGROUND** (discuss important persons and events associated with this building): Associated with Joseph Lee Morse, a farmer who lived in the home from 1911 until his death in 1951.

**INFORMATION SOURCES** (be specific): Appraisal Card, Ownership Card, Lot and Block Books, 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

**National Register eligibility:**

- Individual  yes  no  
Criteria:  A  B  C  D  
Area(s) of significance: Architecture

Period of significance: 1900

**Historical significance:**

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

**Contributes to a potential district:**

- yes  no  
District name:

**THEME(S):**

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): A widespread Queen Anne. Ornate gable fronts with rows of fishscale shingles in coordinating colors add distinction. Although not eligible for the National Register, this house may contribute to a local register.

**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



2224 N. 1St.  
Grand Junction, Mesa Co, CO  
2945-112-14-007  
5ME7642

11/02/1995  
Roll 11 Frame 10  
View W Dir SE  
5ME7642





MASONIC CENTER

← NO OUTLET

KRABACHER ASSOCIATES

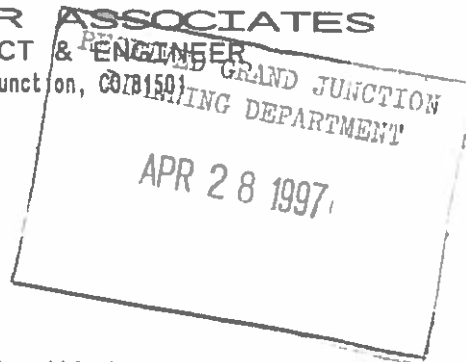
ARCHITECT & ENGINEER

Grand Junction, CO 81501

2224 N. 1st St.

April 22, 1997

Kristen Ashbeck, Planner  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501



(970) 243-9248

Page 1/3

Re: Colorado Historical Society Historic Building Inventory form.  
Site No.:5ME7642.

Dear Ms. Ashbeck:

Thank you for sending me the Historic Property Owner letter. I found it quite interesting to see the historical classification of the house and yards, and particularly the "barn".

Had I been contacted for input in the survey and/or inventory about the house, maybe some of the information on the inventory form would be more exact.

To me a "Queen Anne Style" is a misnomer and falls in the category of calling a house a "Rancher" which is a real estate salesman's name of a house that has no (distinct) style.

Our house, the pre-1900 part of the house was a 3 room house, 28' square in plan with a simple 6:12 hip roof, plain clapboard unpainted siding, a minimum farm house. It looked very much like the old one room school house. The original structure, and the later additions, are clearly indicated in the attic spaces. It is interesting that the additions bear on cinder block foundations rather than concrete. The original 'square' was bearing on a minimum concrete wall. The additions were first to the north - which was originally a one room living unit with a porch to the east. It was later incorporated into the original house as a living room with an enclosed porch. The next addition was a rear entry with a stairway to a then added basement furnace room, and adding to and enclosing the east side of the original square into a kitchen. The same time a master bedroom and bath was added to the west and revised the stairway to the attic which was made into a bedroom with dormers for light and ventilation.

There is no garage on the property. There is the 18' x 40 berry 'barn' with full basement, main floor 30" above grade and an attic. At one time had an elevator to take berries down to the basement and/or to the attic.

Architectural description:

Before we bought the place in April 1978, it was on the sales market for many months because it was so homely. Reddish shingle siding, dark brown trim, faded out blue asphalt shingle roof, no front porch, unpainted barn, mud rutted driveway, no lawn, etc. It had no style, no character. No one would even stop to look at it. They missed!

We did following:

1. Painted the shingle siding New England Red (It is not brown) Painted all trim white.
2. Added a VICTORIAN front porch (Like our house in Aspen)
  - a. Bought turned columns at Harbert's.
  - b. Made authentic VICTORIAN scroll column brackets and horizontal trim by hand.
  - c. Salvaged railing spindles from Glenwood Lodge and Pool remodeling. (My office was there yet at the time)
  - d. I built and pre-assembled the railing sections, cut out the trim and brackets, pre-cut the rafters and joists, etc. in the shop in the barn.
3. Removed the rotting gable siding on the west and south. My son(s) and I cut the fish scale shingles, installed them in the gables.  
Selected VICTORIAN color pattern and paint the gables. Including the north gable siding.

Front door is not flush - it is a 6 panel COLONIAL with a twist knob bell.

"Garage is a converted CARRIAGE HOUSE with wood siding barn doors, drop siding and two 8 over 8 double hung sash windows."



There are two 2' x 4' windows on the north, one on the west, two on the south + two csmt windows. There is one wood sliding 'berry crate' door is 42" wide and 30" above grade at wagon bed height. There are a total of 4 'people doors'.

Statement: This structure was built and used as a berry shed. It had an elevator to the basement and upper floor. It was super insulated with wood chips and sawdust. (The basement maintains a constant temperature of  $\pm 65^{\circ}\text{F}$ )

There is no way this structure could be interpreted as a carriage house.

Statement of Significance: "A widespread Queen Anne. Ornate gable fronts with rows of fish scale shingles in coordinating colors add distinction."

An old turn of the century clapboard farm house that was indiscriminately added on to several times, exterior walls shingled, composition roof put on over the cedar shingles at a later date, then with a miserable farmhouse appearance, two of the 'rotted out siding gables were fish scale shingled and painted VICTORIAN style, a new front porch with VICTORIAN trim and adornment, entire exterior repainted NEW ENGLAND RED with WHITE TRIM - - - has been dubbed a wide spread Queen Anne?

Sincerely,



Joseph E. Krabacher  
Architect B-318 Colo  
Engineer 9588 Colo

JEK:cp

The only reference to "Queen Anne Style" I have been aware of is in regard to interiors and furniture. Particularly in Colonial America, the old eighteenth century Elizabethan oaken cupboards, flat carved chests and planking paneling gave way to the walnut of Queen Anne using large panels, chair rails, carved interior cornices and ornate plate rails. About the same time however, over ornate Queen Anne furniture started giving way to Chippendale mahogany furniture.

Eclecticism in Architecture in England began an informality of Late Gothic and Early Renaissance of Tudor and Jacobean, and inspiration related to new and important movements toward creative craftsmanship. William Morris was the most famous exponent. The Architects under its influence, like Norman Shaw and Philip Webb, and the decorators, like Eastlake, sought in their work more than anything else to express delight in lovely materials logically used and if possible handmade. The so-called "Queen Anne" style - the name of which is architecturally a mystery, for it had absolutely nothing in common with the actual work done under Queen Anne's reign, except for perhaps fancy brickwork - and gained whatever validity it had, if any, from this delight in materials and their use, coupled with a complete freedom in planning. Definite creative aim in best examples are like some of the long rambling brick houses of Shaw and houses of Sir Edwin Lutyens where there was merely the interest of varied forms resulting from free planning and expressed in beautiful materials exquisitely used, but the whimsicalities of the so-called Queen Anne style had completely disappeared.

Actually, what is "Queen Anne Style" in Architecture?

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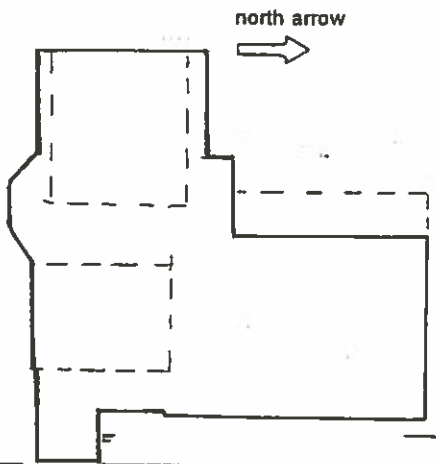
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