

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

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME8245

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

COUNTY: Mesa

CITY: Grand Junction

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

HISTORIC BUILDING NAME: Atkinson, Thomas J., House

Period of significance _____
Needs data date _____ initials _____

CURRENT BUILDING NAME: Roskos Residence

LOCAL LANDMARK DESIGNATION: yes no

ADDRESS: 203 Chipeta Ave., Grand Junction, CO 81501-2321

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

P.M.: UTE township: 1S range:1W
NE 1/4 of SW 1/4 of SW 1/4 of NW 1/4 of section 14

OWNER NAME & ADDRESS: Mark Roskos, 203 Chipeta Ave., Grand Junction, CO 81501-2321

UTM REFERENCE-12
Easting: 710315
Northing: 4327440

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 7.5' 15'

STYLE: Classic Cottage Masonry

Block: 57
Lot(s): 1 and 2
Addition:
Year of addition:

BUILDING TYPE:

original location moved
Date of moves(s):

MATERIALS: Stone Foundation - Brick On Brick - Asphalt Shingle Roof

HISTORIC USE: Domestic
PRESENT USE: Domestic

STORIES: 1

SQUARE FOOTAGE: 951

DATE OF CONSTRUCTION- estimate: 1902 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: T.F. Atkinson (1904)

Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- yes no

Type:

ARCHITECTURAL DESCRIPTION: One story with hip roof. Coursed red sandstone foundation. Concrete steps lead up to porch integral in west half of facade. Full height, squared, fluted columns on porch outer corner has cushion base and capitals. Two responds and wrought iron balustrades. Two doors open to porch, both are paneled and have a large light and red sandstone lintels. Windows around house are double hung wood sash, one-over-one with red sandstone sills and lintels. On east facade and west elevation is a transom window with geometric muntins in the transom. On west elevation there is a smaller, high window. Lower sash is obscure glass. Demi-lune upper sash has stained, leaded glass. Around the upper sash is a band of ornamental brick. Red brick walls are laid in common bond. Around the house at lintel level is a band of brick laid in a diagonal, serrated pattern. A course of stretchers above and below project slightly. Brown composition shingle roof. Hip roof dormers are on north and west slopes, and have white wood shingle siding and two, three light windows. Eaves of principal and dormer roofs are boxed and flared with cornices. Brick chimneys are on ridge and on south slope.

Landscaped with lawn and large forsythia on west elevation. Tree of Heaven and locust tree in parking area. Yard and parking on west elevation are graveled. Rail fence along west lawn. High wood fence along backyard.

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

Film roll no.: 24
Negative no.: 23

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

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Porch balustrade. Re-roofed from wood shingles to asphalt shingles, 1989. Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Thomas J. Atkinson, a brickmaker/mason, was the first owner/occupant of the house, ca. 1902-1908. Mary and Loren Morrison, an attorney, were the owners/residents ca. 1910-1919. The Loren Morrison Estate owned the house ca. 1920-1921. Theora and Sam Lyons, a railroad brakeman, were the owners/occupants ca. 1922 to after 1951. Theora, a seamstress, lived in the house for many years as a widow.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories. Grand Junction Daily Sentinel Newspaper, 12 Aug 1919, p1; 13 Aug 1919, p6.

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: Architecture

Contributes to a potential district:
 yes no
District name:

Period of significance: 1902

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A Cottage of average size, but with above average brick work. Ornamental masonry around the west window, and in a band around the house, are unusual in this town. The house is unmodified and in very fine condition. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 3/29/96

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



203 Chipeta Ave., Grand Junction, Mesa Co, CO

2945-142-35-001

02/05/1996

Roll 24 Frame 23 View N Dir S/SW

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