

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

HISTORIC BUILDING INVENTORY

Site NO.: 5ME8253

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: Lumsden, J.J., House

Period of significance _____
 Needs data date _____ initials _____

CURRENT BUILDING NAME: Minkler Residence

LOCAL LANDMARK DESIGNATION: yes no

ADDRESS: 525 Chipeta Ave., Grand Junction, CO 81501-2635

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

OWNER NAME & ADDRESS: Jesse C. Minkler, 525 Chipeta Ave., Grand Junction, CO 81501-2635

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

UTM REFERENCE-12
 Easting: 710800
 Northing: 4327440

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 7.5' 15'

STYLE: Queen Anne

Block: 60
 Lot(s): 5 and 6; W19' of 7
 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

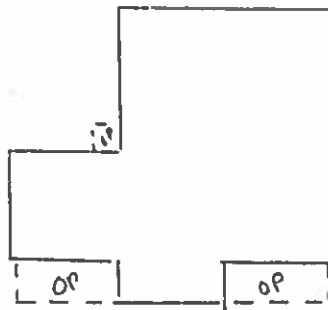
STORIES: 1

SQUARE FOOTAGE: 1785

DATE OF CONSTRUCTION- estimate: 1895 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: J.J. Lumsden

Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- yes no

Type:

ARCHITECTURAL DESCRIPTION: One story, cruciform plan with intersecting gables on all four elevations. Coursed red sandstone foundation. Shed roof porches on the east and west facade symmetrically flank the front wing. A stone step is on each side. The porches each have two turned columns on the facade, and two reeded railings. Between the railings are fret work balustrades. The porch frieze has spindles. Front doors on both sides are boarded up. All doors have square heads. Windows are tall and narrow with relieving arches of two courses of brick. All windows boarded up. Walls are masonry, laid in common bond painted grey. Porches are grey. Friezes, cornices and narrow window are blue green. Iron anchor beams on all four elevations. Gray composition shingle roof. A gable in the center of each elevation has a small louvered ventilator. Cornices and boxed eaves. Brick chimneys on east and west ridges, and a full height chimney on the south gable wall, have corbeled chimney caps. Filling the intersection between the west and south wings is a circa 1950 addition with a shed roof and clapboard walls. Doors and windows are boarded up.
Overgrown evergreens on east facade. Arborvitae and cedar tree on west lawn. Locust tree on west elevation.

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

Film roll no.: 25
Negative no.: 12

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

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Addition between west and south wings. Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): J.J. Lumsden, a contractor, was the first owner/occupant of the house, ca. 1895-1904. James W. O'Brien, a miner, and James L. O'Brien, a stenographer for Mesa County National Bank, were the owners/occupants ca. 1910-1918. Luellen and Leslie A. Hawkins were the owners/residents ca. 1921-1924, and the absentee owner ca. 1925-1927. Tenants included a helper for the Simpson-Reed Motor Company. Emma G. Hall was the absentee owner, ca. 1930-1938, and the tenants two laborers, and an engineer with First National Bank. Bela .S. and Alba Moore, a carpenter, were the tenants ca. 1941-1944, and the owners/residents ca. 1945 through at least 1951.

INFORMATION SOURCES (be specific): Plat Map, Appraisal 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

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: 1895

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A symmetrical house which may have been a duplex at times. Elaborate detailing on porch is still intact. This 189 house, despite neglect, is still in sound 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



525 - 527 Chipeta Ave. , Grand Junction, Mesa Co, CO

2845-142-32-004

02/05/1996

Roll 25 Frame 12 View N Dir S/SW

SME8253



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