

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

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME7458

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

Crry: Grand Junction

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

HISTORIC BUILDING NAME: Winterburn, Ted, House

Period of significance _____
Needs data _____ date _____ initials _____

CURRENT BUILDING NAME: Bailey Residence

LOCAL LANDMARK DESIGNATION: [] yes [X] no

ADDRESS: 1233 Chipeta Ave., Grand Junction, CO 81501-4435

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

P.M.: UTE township: 1S range:1W
SW ¼ of NW ¼ of SW¼ of NW¼ of section 13

OWNER NAME & ADDRESS: Bertha C. Bailey, 1233 Chipeta Ave., Grand Junction, CO 81501-4435

UTM REFERENCE-12
Easting: 711870
Northing: 4327450

USGS QUAD NAME: Grand Junction

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

STYLE: English/Norman

Block: 1
Lot(s): 9-10
Addition: Dundee Place
Year of addition: 1909

BUILDING TYPE:

[X] original location [] moved
Date of moves(s): _____

MATERIALS: Concrete Foundation; Wood Frame; Asphalt Shingle Roof

HISTORIC USE: Domestic
PRESENT USE: Domestic

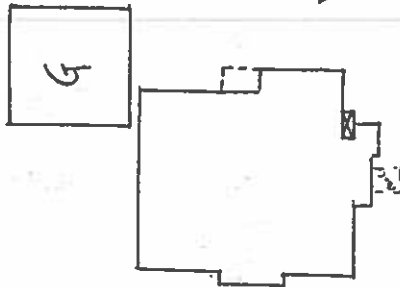
STORIES: 1

SQUARE FOOTAGE: 1199

DATE OF CONSTRUCTION- estimate: 1931 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: Lucille Winterburn

Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- [X] yes [] no

Type: Garage

ARCHITECTURAL DESCRIPTION: One story with cross gables. Cross gable on each elevation. Gabled wing on east half of facade. Under the facade gable is a small, gabled entry wing with shed roof. Small wing on the west. Concrete steps and stoop with wrought iron railings lead to arched, paneled front door with fan light composed of four segments. Screen door. Adjacent to the projecting front entry is a white stucco fireplace chimney randomly inset with field stones painted red. Windows are double hung wood sash, six-over-six. Red plank shutters have diamond cutouts. White clapboard siding. Red composition shingle roof with cornices. Return cornices on gables.

Landscaped with rose beds along driveway and near base of chimney, and lawn. Two ash trees in parking area. Original garage in rear, ca. 1931, has clapboard siding, front gable roof and garage door.

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

Film roll no.: 2
Negative no.: 8

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): The first owners of this house, were Lucille and Ted Winterburn. According to the Grand Junction City Directories, they were living in 1243 Chipeta from ca. 1931-1935. From 1937 to 1941, they were listed as living in 1233 Chipeta Avenue. It appears that this is the same house with two different addresses. By ca. 1946, Gladys Glendenning, a high school teacher, was living at the house.

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

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; Social History

Contributes to a potential district:
yes no
 District name: Merchant/Professional Residential

Period of significance: 1931; 1904-1940

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): The 1930's saw an interest in English/Norman style architecture in this area. This house is typical of the time. Clapboard siding, plus English motifs and cornice returns, are eclectic features. This house is located in the proposed Merchant/Professional Residential District. Between 1904 and 1940, the city of Grand Junction expanded to the east of the original square mile. Merchants and professionals settled into this area creating a distinctive neighborhood.

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



1233 Chipeta Ave.
Grand Junction, Mesa Co, CO
2945-132-09-004
SME7458

