

ARCHITECTURAL DESCRIPTION: One story, with pyramidal roof and cross gables. Concrete front steps and stoop with wrought iron railing, lead to arched front entry, outlined with rowlock red brick in the front wing. Front door is batten with four small lights. Gabled wing on west half of facade has a catslide. Windows are steel casement with rowlock brick sills. White stucco siding. Red painted cedar shingle roof. Eaves close to the wall. Rakeboards, window muntins, attic louvers, and front steps are all painted russet. White stucco chimney with russet coping on the south slope. Landscaped with lawn, four tall trimmed pfitzers and junipers, and three low ones across facade. Large locust tree on east lawn. Original garage at rear, ca. 1939, with wood shingles and stucco, front gable, and paneled entry door.

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

Film roll no.: 7
Negative no.: 19

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 residence of Reed C. Miller. Mr. Miller, a commissioned naval officer and salesman for Western Slope Auto Company, moved into the house around 1940 and lived there for a year. The house was then acquired by J. Perry Olsen, a rancher, who was still living here in 1949.

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: 1939; 1904-1940

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): French architecture is a rarity in this area. This example follows the lines of a simplified country house. The arched entry and window sills, all with rowlock brick, are a repeated motif. The house is the best example of this style in Grand Junction. The high roof and sharp gables show a French influence. The stucco walls are appropriate for a Provincial house. This house is well maintained and original. This house is also 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

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PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



1325 Chipeta Ave., Grand Junction, Mesa Co, CO

2945-132-10-003

02/05/1996

Roll 24 Frame 2 View N Dir S

1325 Chipeta Ave.
Grand Junction, Mesa Co, CO
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SME7466

10/05/1995
Roll 7 Frame 19
View N Dir S/SW
SME7466