

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

HISTORIC BUILDING INVENTORY

SITE NO.: SME7481

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: Gladden, Etta, House

Period of significance _____
Needs data date _____ initials _____

CURRENT BUILDING NAME: Miller Residence

LOCAL LANDMARK DESIGNATION: yes no

ADDRESS: 1559 Chipeta Ave., Grand Junction, CO 81501-4441

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

OWNER NAME & ADDRESS: Robert J. Miller, 1559 Chipeta Ave., Grand Junction, CO 81501-4441

P.M.: UTE township: 1S range:1W
SW ¼ of NW ¼ of SE¼ of NW¼ of section 13

UTM REFERENCE-12
Easting: 712380
Northing: 4327450

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 7.5' 15'

STYLE: Bungalow

Block: 8
Lot(s): E60; 22-24
Addition: Slocumb
Year of addition: 1906

BUILDING TYPE:

original location moved

Date of moves(s): _____

MATERIALS: Concrete Foundation; Wood Frame; Asphalt Shingle Roof

HISTORIC USE: Domestic

PRESENT USE: Domestic

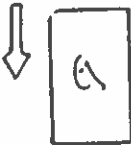
STORIES: 1

SQUARE FOOTAGE: 780

DATE OF CONSTRUCTION- estimate: 1937 actual:
Source of information: Tax Assessor's Records

PLAN SHAPE:

north arrow



ARCHITECT: Unknown

Source of information: _____

BUILDER/CONTRACTOR: Unknown

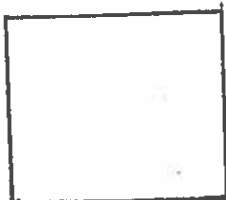
Source of information: _____

ORIGINAL OWNER: Etta Gladden

Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- yes no

Type: Garage



(conf)

ARCHITECTURAL DESCRIPTION: Side gables and concrete foundation. Concrete front steps and stoop, with wrought iron railings, lead to small gabled entry portico supported by corbels. Front door is paneled. Symmetrical facade with paired windows on each side. Windows around house are double hung wood sash, four or five vertical lights over one. Buff clapboard siding. Window and door surrounds, bargeboards, plank window shutters, foundation and steps are painted olive. Brown composition shingle roof with brick chimney on the south slope.

Landscaped with lawn, two spruce trees, pfitzer and arborvitae. Fenced back yard with large fruitless mulberry. Garage at rear, ca. 1937, with clapboard siding, flat roof, and fiberglass garage door.

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

Film roll no.: 7
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): Metal frame storm door. Additional construction or modifications not noted in Assessor's Records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Residence of John J. Pitman from around 1939 to 1940. Mr. Pitman was the manager of Western Slope Auto Supply. Alex Benzal, for whom no occupation is given, moved in there around 1941, and Floyd Hayden, a clerk of Ajays, was living in the house in 1946.

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

Contributes to a potential district:

yes no

District name:

Period of significance: 1937

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): This is a post-bungalow period house which still uses a few Bungalow features. 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



1559 Chipeta Ave.
Grand Junction, Mesa Co, CO
2945-132-12-004
5ME7481

10/05/1995
Roll 7 Frame 23
View N Dir SW
5ME7481

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 4

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. Identification

1. Resource number: 5ME.14805
2. Temporary resource number: 1559.CHI
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1559 Chipeta Ave.
8. Owner name and address: Karen L Miller
1559 Chipeta Ave Grand Junction, CO 81501-4441

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 1/4 of NW 1/4 of SE 1/4 of NW 1/4 of section 13
10. UTM reference
Zone 1 2 ; 7 1 2 2 2 5 mE 4 3 2 7 6 4 9 mN
11. USGS quad name: Grand Junction Quadrangle
Year: 1962 rev.1973 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 22, 23 & 24 Block: 8
Addition: Slocomb's Addition Year of Addition: 1906
13. Boundary Description and Justification: Legal description of the site is: E 60ft Of Lots 22 To 24 Inc Blk 8 Slocomb Addition
Assessors Office Parcel ID # 2945-132-12-004
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 26' x Width 30'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney

Resource Number: 5ME.14805
Temporary Resource Number: 1559.CHI

Architectural Inventory Form
(page 2 of 4)

21. General architectural description: This is a one story wood frame house with a medium pitched side gable roof. The principal façade faces north with a symmetrical layout. The entry door is centered on the building and has a small low pitched gable roof covering the entry. The small gable is supported by brackets and has an arched panel in the pediment. A wide set of concrete steps provide access to the entry door. Pairs of double hung windows sit to the east and west of the entry. The windows have three vertical muntins in the upper sash. The east side of the house has pair of double hungs near the front and two single ones near the rear. A brick chimney sits just off the ridge to the rear of the house
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: The house sits on a corner lot with some large trees and shrubs. Otherwise the area is predominantly lawn.
24. Associated buildings, features, or objects: none seen

IV. Architectural History

25. Date of Construction: Estimate: 1937 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): No alterations are apparent.
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): _____
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood

Resource Number: 5ME.14805
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Architectural Inventory Form
(page 3 of 4)

35. Historical background: Alex Benzel is shown as owner in the 1941 directory. This is the first instance of this address in the available directories. In the 1951 directory Howard McIntyre is shown as owner with Regina Corp, a vacuum cleaner sales and service entity, shown as occupant. This building is part of Slocomb's Addition created in 1906. Originally consisting of 28 blocks, the subdivision was named for Edwin M. Slocomb who was one of the first residents of the area and had numerous real estate holdings in Colorado and Idaho.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories

VI. Significance

37. Local landmark designation: Yes No Date of designation: _____
Designating authority: _____

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance: Architecture

40. Period of significance: 1937

41. Level of significance: National State Local

42. Statement of significance: This house is representative of the early suburban development that occurred adjacent to the original core of the city on previously agricultural lands. The town expanded first on the historic arterial streets and then infilled the interior of the grid. This area of town reflects the City's transition, from early suburban development on a small scale to larger production style development during more rapid expansion. Though the automobile was a factor in the location of new development, the small modest houses that were built did not integrate the car into the design. These early suburban examples were compact houses with simple forms and simple materials, based on traditional styles.

Resource Number: 5ME.14805
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Architectural Inventory Form
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43. Assessment of historic physical integrity related to significance: The house appears to be intact in its original form.

VII. National Register Eligibility Assessment

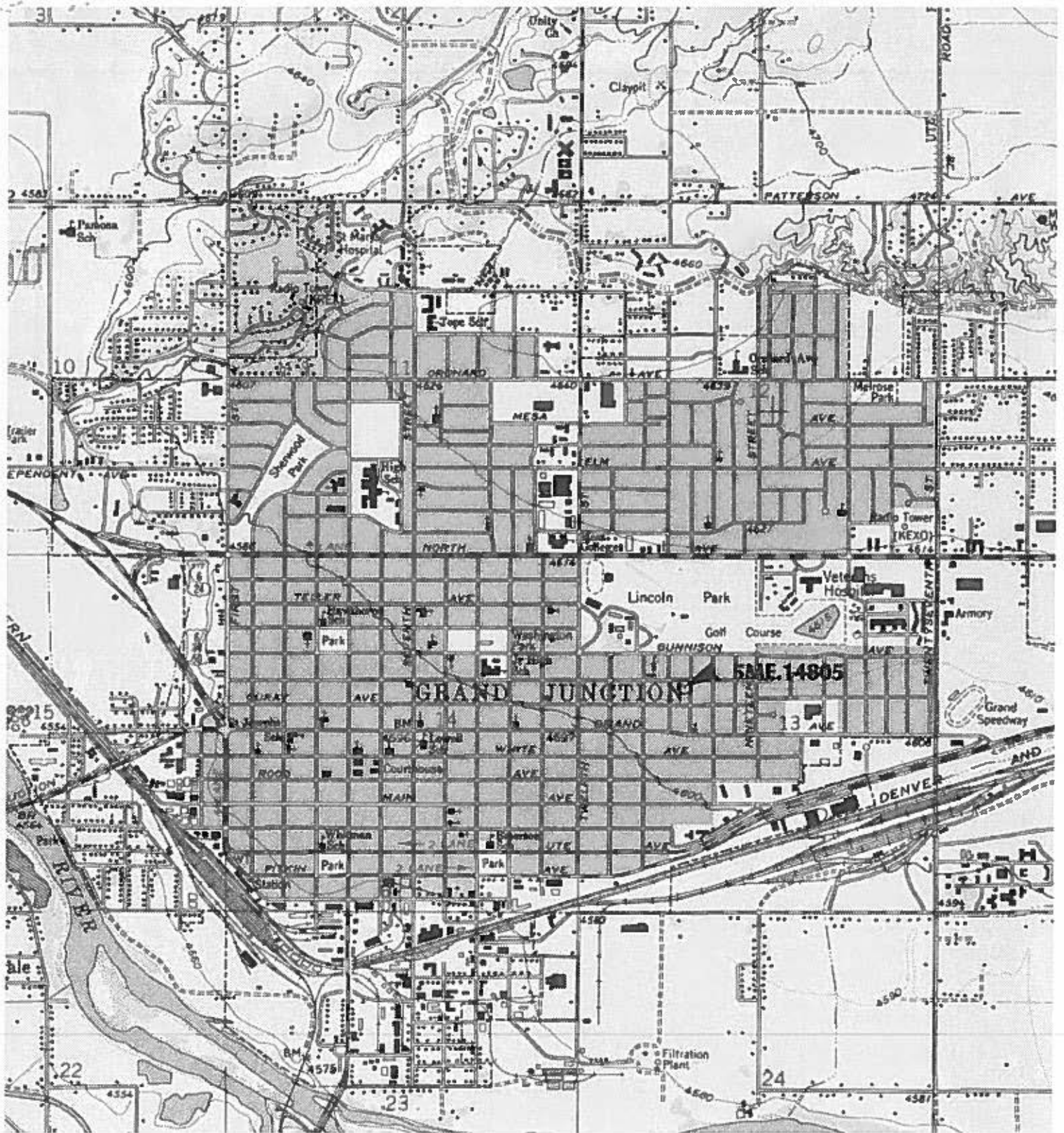
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 16 Frame # 11
Negatives filed at: City of Grand Junction Planning Dept.
48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005
50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



GRAND JUNCTION, COLORADO

Phase Three Historic Survey

2004



Gunnison Ave

North 17th Street

North 15th Street

Chipeta Ave

North 16th Street

5ME.14805

1559 Chipeta Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



5ME.14805

1559 Chipeta Ave.

Roll # 16 Frame # 11

Looking southwest

Grand Junction, Mesa County, CO

BA DANXOND NNN 0 2537

1104