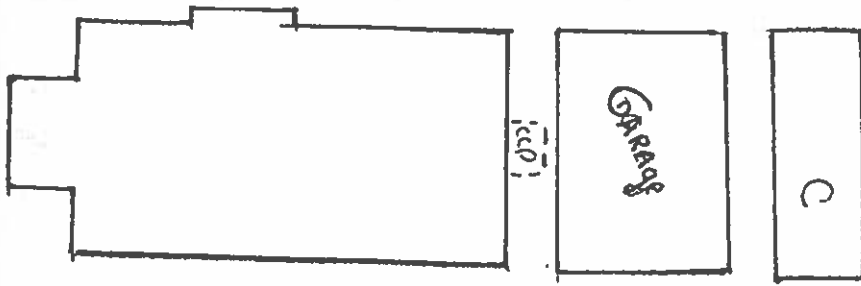


<p align="center">COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203</p> <p align="center">HISTORIC BUILDING INVENTORY</p>		<p>SITE NO.: 5ME7469</p> <p>Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Contributes to a potential National Register district <input type="checkbox"/> yes <input type="checkbox"/> no district name: _____</p>
COUNTY: Mesa	CITY: Grand Junction	<p>Eligible for State Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e Areas of significance: _____</p>
HISTORIC BUILDING NAME: McPherson, David, House		<p>Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____</p>
CURRENT BUILDING NAME: Yeager Residence		<p>LOCAL LANDMARK DESIGNATION: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> <p>Date of designation: N/A Designating authority: N/A</p>
ADDRESS: 1304 Ouray Ave., Grand Junction, CO 81501-4458		<p>P.M.: UTE township: 1S range:1W SE ¼ of NW ¼ of SW¼ of NW¼ of section 13</p>
OWNER NAME & ADDRESS: Homer H. Yeager, 1304 Ouray Ave., Grand Junction, CO 81501-4458		<p>UTM REFERENCE-12 Easting: 711950 Northing: 4327370</p>
		<p>USGS QUAD NAME: Grand Junction</p> <p>Year: 1962; photorevised 1973 <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'</p>
STYLE: Bungalow		<p>Block: 2 Lot(s): 31-33 Addition: Dundee Place Year of addition: 1909</p>
BUILDING TYPE:		<p><input checked="" type="checkbox"/> original location <input type="checkbox"/> moved</p> <p>Date of move(s): _____</p>
MATERIALS: Concrete Foundation; Wood Frame; Asphalt Shingle Roof		<p>HISTORIC USE: Domestic</p> <p>PRESENT USE: Domestic</p>
STORIES: 1	SQUARE FOOTAGE: 1256	<p>DATE OF CONSTRUCTION- estimate: 1929 actual: _____ Source of information: Tax Assessor's Records</p>
<p>PLAN SHAPE:</p> <p align="center">north arrow →</p> 		<p>ARCHITECT: Unknown</p> <p>Source of information: _____</p>
		<p>BUILDER/CONTRACTOR: Unknown</p> <p>Source of information: _____</p>
		<p>ORIGINAL OWNER: David McPherson</p> <p>Source of information: Lot and Block Books</p>
		<p>ASSOCIATED BUILDINGS- <input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Type: Garage</p>

ARCHITECTURAL DESCRIPTION: One story with front gable. Concrete steps with brick piers and wrought iron railings. Gabled sunporch entry in center third of facade with battered foundation. Siding on half-wall. Glazed with double hung wood sash windows on three sides. Porch columns with siding. Storm door over flush front door with three horizontal lights. Metal screen door. Windows around house are double hung wood sash, five vertical lights over one. Large gabled bay on west elevation. False bevel siding is beige. Door and window surrounds, bargeboards with shaped tails, and knee braces are charcoal. Gray composition shingle roof with knee braces under eaves. Brick chimney on west slope.

Landscape with pfitzer junipers along front walk. Small globe willow and large elm tree on lawn and several trees around parking area. Wire fenced back yard.

Original two car garage by alley, ca. 1929, with false bevel siding, side gable roof, and new aluminum door.

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

Film roll no.: 2

Negative no.: 22

Photographer: Carolyn Howard

Location of negatives: City Of Grand Junction

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Metal storm window and door frames. Additional construction or modifications not noted in Assessor's Records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): No known occupation is listed of Mr. McPherson, who resided in the house from ca. 1930 to 1945. Mrs. Ruby E. Stokes, a bookkeeper for Rettys Lincoln Food Mart was living at this address in 1946.

INFORMATION SOURCES (be specific): Appraisal Card, Ownership Card, Lot and Block Books, Grand Junction City Directories, 1981 Historic Survey of Grand Junction.

SIGNIFICANCE (check appropriate categories)

Architectural significance:

represents the work of a master

possess high artistic value

represents a type, period, or method of construction

National Register eligibility:

Individual yes no

Criteria: A B C D

Area(s) of significance: Architecture; Social History

Period of significance: 1929; 1904-1940

Historical significance:

associated with significant person(s)

associated with significant event

associated with a pattern of events

contributes to an historic district

Contributes to a potential district:

yes no

District name: Merchant/Professional Residential

THEME(s):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): This unmodified and well maintained Bungalow 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



304 Ouray Ave.
Grand Junction, Mesa Co, CO
945-132-10-008
5ME7469

10/05/1995
Roll 2 Frame 22
View S Dir N/NE
5ME7469