

<p align="center"><b>COLORADO HISTORICAL SOCIETY</b> Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203</p> <p align="center"><b>HISTORIC BUILDING INVENTORY</b></p>		<p align="right">SITE NO.: 5ME7444</p>
COUNTY: Mesa	CITY: Grand Junction	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: _____
HISTORIC BUILDING NAME: Prinster, Joseph C., House		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: _____
CURRENT BUILDING NAME:	ADDRESS: 1302 Chipeta Ave., Grand Junction, CO 81501-4438	Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____
OWNER NAME & ADDRESS: Joseph C. Prinster, 1302 Chipeta Ave., Grand Junction, CO 81501-4438	LOCAL LANDMARK DESIGNATION: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no  Date of designation: N/A Designating authority: N/A	P.M.: UTE township: 1S range:1W NE ¼ of NW ¼ of SW¼ of NW¼ of section 13
STYLE: Colonial Revival	UTM REFERENCE-12 Easting: 711940 Northing: 4327470	USGS QUAD NAME: Grand Junction  Year: 1962; photorevised 1973 <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'
BUILDING TYPE:	Block: 2 Lot(s): W2 30;31;32 Addition: Lincoln Park Year of addition: 1900	[X] original location <input type="checkbox"/> moved  Date of moves(s): _____
MATERIALS: Concrete Foundation; Wood Frame; Asphalt Shingle Roof	HISTORIC USE: Domestic  PRESENT USE: Domestic	DATE OF CONSTRUCTION- estimate: 1935 actual: Source of information: Tax Assessor's Records
STORIES: 2	SQUARE FOOTAGE: 1987	ARCHITECT: Atchison, Paul  Source of information: Oral History
PLAN SHAPE: <div style="text-align: center;">                     north arrow  </div>		BUILDER/CONTRACTOR: Unknown  Source of information: _____
		ORIGINAL OWNER: Joseph C. Prinster  Source of information: Lot and Block Books
		ASSOCIATED BUILDINGS- <input type="checkbox"/> yes <input checked="" type="checkbox"/> no  Type: _____

**ARCHITECTURAL DESCRIPTION:** Two story with side gables and north wing with hip. White concrete steps and stoop with brick pavers lead to entry portico. In center of facade, portico has segmental arch roof, with copper roofing, and is supported by white, triple columns on front corners. Columns are squared with squared foliate capitals. Front door is paneled, flanked by leaded glass sidelights and transom. Facade has symmetrically placed windows on first and second floors. Windows around house are double hung, wood sash, eight-over-eight. Paneled window shutters around house on first floor, and louvered shutters on second floor are green. Vinyl clapboard siding is white. Roofing is cedar shingles painted green, with a shadow line every sixth course. White painted brick fireplace chimney on west eave wall. Another white brick chimney on east slope of north hip roof.

Landscaped with lawn and foundation plantings. Ash trees on parking area. Back yard has tall white picket fence with white brick piers. Two car hip roof garage attached to north wing. Siding and roofing same as house.

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

Film roll no.: 2  
Negative no.: 2

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

**CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions):** In 1990, 324 square feet added to second story wing area, including the addition of a 3/4 bath. Vinyl siding.

**HISTORICAL BACKGROUND (discuss important persons and events associated with this building):** Residence of Frank Prinster, one of the four founding brothers of the City Market supermarket chain.

**INFORMATION SOURCES (be specific):** Appraisal Card, Ownership Card, Lot and Block Books, Obituary Index, Daily Sentinel Newspaper, Grand Junction City Directories, Oral information obtained from Wallace Van Deren.

**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:** 1935; 1904-1940

**THEME(S):**

**STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):** The finest example of Colonial Revival in Grand Junction, the house remains in excellent original condition. New siding replicates the original. Fine detail work is especially evident in the entry porch with foliate capitals on columns, and segmental arch copper roof. This building 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





1303

1302 Chipeta Ave.  
Grand Junction, Mesa Co, CO  
2945-132-07-008  
5ME7444

10/05/1995  
Roll 2 Frame 2  
View S Dir N  
5ME7444



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