

ARCHITECTURAL DESCRIPTION: One story with hip roof. Concrete front steps and porch, with rowlock red brick around edges. Front porch integral in west half of facade under principal roof. Porch roof supported by seven squared columns with squared capitals. Segmental arches extend between columns. Front door is paneled with small diamond light. Windows are steel casement, four lights each. On east facade are two windows, with a small octagonal window with octagonal surround between them. White, clapboard with aluminum siding. Window and door surrounds are light gray. Roof is cedar shingle, painted red. A shadow line is every sixth course. Hip roof wing on east half of facade has a small louvered dormer with segmental arched roof in red metal. On north slope, white painted brick chimney with red brick coping. Another chimney on south slope.

Landscaped with lawn, a large spruce on east lawn, large pine by west wall, and junipers and small fir across porch facade. Large elms and blue ash trees in parking area.

Original garage at rear, ca. 1938, is wood frame with vinyl siding, side gable roof, and new aluminum garage and entry doors.

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

Film roll no.: 1
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): Aluminum siding. Additional construction or modifications not noted in Assessor's Records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Prinster, Leo: Born: 24 March 1895, La Junta, CO. Died: 2 October 1985, Grand Junction. Married: Freda Wilson who died in 1932; Bernice Hatcher, who died 20 October 1979. Children: Andrew and Patricia. Career while in house (Ca. 1938-1971): Leo, with brothers Frank and Paul, founded City Market in Grand Junction. Leo was the first president. A fourth brother, Clarence, joined the firm in 1929. The first store was the first cash and carry store in Grand Junction. After 15 years the original location was vacated, and Grand Junction's first supermarket opened in 1939. By 1945, there were stores in Montrose and Delta. The region's largest warehouse, first known as Colorado Wholesale, and a Glenwood Springs store were added in 1947. Leo, as first president, is given primary credit for the early expansion which laid the groundwork for today's multi-state supermarket chain. He was also a member of Rotary International and the Elk's Lodge.

INFORMATION SOURCES (be specific): Appraisal Card, Ownership Card, Lot and Block Books, Obituary Index, Daily Sentinel Newspaper, 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: 1938; 1904-1940

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): Leo Prinster was the first president of City Market and a forward looking executive. One of the four founding brothers, he is given principal credit by the family for laying the groundwork for what was later to become today's four state grocery store chain.

This is also the best example of a 1930s ranch house in the City of Grand Junction. An upscale, sprawling house, it has Classic and Regency details. The broad part illustrates the ranch house influence of the 1930s. This is blended with classic details. The house and landscaping has been maintained in top condition.

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

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PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



1203 Gunnison Ave.
Grand Junction, Mesa Co, CO
2945-132-08-001
5ME7449



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10/05/1995
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