
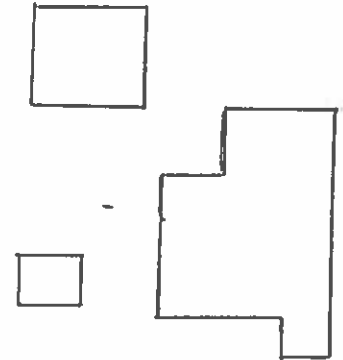


<p>COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203</p> <p>HISTORIC BUILDING INVENTORY</p>		<p>SITE NO.: 5ME7754</p> <p>Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <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>
<p>COUNTY: Mesa</p>	<p>CITY: Grand Junction</p>	<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>
<p>HISTORIC BUILDING NAME: Eagan, Leonard, House</p>		<p>Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____</p>
<p>CURRENT BUILDING NAME:</p>		<p>LOCAL LANDMARK DESIGNATION: [] yes [X] no</p>
<p>ADDRESS: 804 Teller Ave., Grand Junction, CO 81501-3241</p>		<p>Date of designation: N/A Designating authority: N/A</p>
<p>OWNER NAME & ADDRESS: William E. Martin, 518 30 Rd., Grand Junction, CO 81504-4427</p>		<p>P.M.: UTE township: 1S range:1W SW ¼ of NE ¼ of NW¼ of NE¼ of section 14</p>
<p>STYLE: Bungalow</p>		<p>UTM REFERENCE-12 Easting: 711200 Northing: 4327810</p>
<p>BUILDING TYPE:</p>		<p>USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973 [X] 7.5' [] 15'</p>
<p>MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof</p>		<p>Block: 19 Lot(s): 31 - 32 Addition: Year of addition:</p>
<p>STORIES: 1</p>	<p>SQUARE FOOTAGE: 1352</p>	<p>[X] original location [] moved Date of moves(s): _____</p>
<p>PLAN SHAPE:</p> <div style="text-align: center;"> <p>north arrow </p>  </div>		<p>HISTORIC USE: Domestic PRESENT USE: Domestic</p>
<p>DATE OF CONSTRUCTION- estimate: 1924 actual: Source of information: Tax Assessor's Records</p>		<p>ARCHITECT: Unknown Source of information: _____</p>
<p>ASSOCIATED BUILDINGS- [] yes [X] no</p>		<p>BUILDER/CONTRACTOR: Unknown Source of information: _____</p>
<p>Type:</p>		<p>ORIGINAL OWNER: W.F and E.M McKinneman Source of information: Lot and Block</p>

ARCHITECTURAL DESCRIPTION: One story with side hip on gables. Foundation skirted with siding. Concrete steps lead up to terrace extending across center half of facade. Concrete half-walls of terrace rise from ground level. In center of facade, gabled portico, with raking and return cornices, has curved ceiling and large knee braces. Gabled sunporch wing on east one-third of facade. Ribbons of windows on three sides are double hung wood sash, one-over-one. Front door is flush and has four narrow vertical lights. Windows around house are mostly double hung wood sash, one-over-one. On west side of facade is a ribbon of three windows. Large center window in transom. Plank shutters on several windows. Gray false bevel siding with gray trim. Door, shutters and terrace coping are salmon. Light green composition shingle roof. Roof bargeboards have long, rounded ends. Concrete chimney on north slope.

Landscaped with lawn, spirea, and large evergreens and pyracantha. Ash trees in parking.
Two car carport attached to north elevation.

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

Film roll no.: 18
Negative no.: 5

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 first owners were W. F. and E. M. McKinneman, ca. 1924. The owners/occupants, ca. 1926-1938 were Bernice and Leonard P. Eagan, sales manager for M.J. O'Fallon Supply Company (later Crane O'Fallon). After the Eagans, ca. 1939-1946, the house from owned by absentee landlords and occupied by a series of tenants. Willa and Charles W. Downing, a railroad boilermaker, were the occupants/owners in 1946.

INFORMATION SOURCES (be specific): Plat Map, Appraisal 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: 1924

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A Bungalow with several uncommon features: the terrace provides a larger sized entry than most bungalows, and a sunroom which acts as a front wing instead of an entry. 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

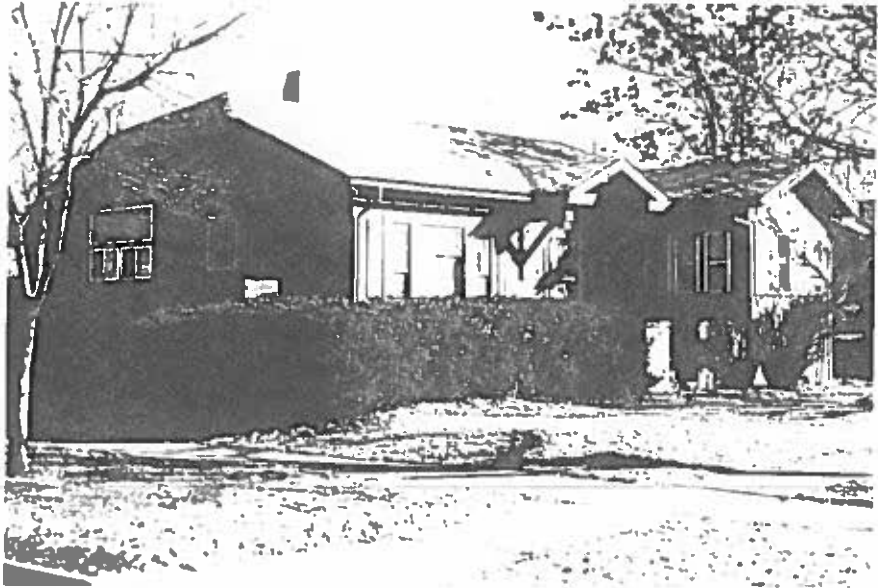
ADDRESS: PO Box 20000-5020, Grand Junction, Colorado 81502-5020

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



804 Teller Ave.
Grand Junction, Mesa Co, CO
2945-141-10-009
5ME7754

01/12/1996
Roll 18 Frame 05
View S Dir NE
5ME7754



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