

ARCHITECTURAL DESCRIPTION: One story duplex with cross gables. Concrete block foundation. There is an enclosed sunporch/entry with hip roof on both the north and south corners of the facade which faces Third Street. Each porch has ribbons of tall, narrow double hung wood sash windows, one-over-one. There are two doors on both porches. The four doors each have a short flight of steps and piers in deteriorating concrete. Doors are paneled with large single light. Windows around house are double hung wood sash, one-over-one. In the center of the facade and in the center of the south elevation are large five sided bay windows with pentagonal hip roofs. Each bay has windows on three sides. Below the windows is vertical and diagonal siding. Above the south bay window head, there are courses of hexagonal wood shingles. Above the east bay window head, there are courses of notched wood shingle siding. Yellow lapped siding on house. Door and window surrounds, corner boards, friezes, cornices and foundation painted brown. Light gray composition shingle roof with cornices. Two parallel gables on west elevation and one gable on north elevation have drop siding. The apex of the east and south gables are filled with large sunbursts. Two brick chimneys on the ridge.
 Landscaped with elm trees in lawn encompassed by a rail fence.

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

Film roll no.: 19
 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): Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): This residence was owned and occupied by Samuel A. Waldroup, a well-known railroader, from its construction in ca. 1890 through 1946. Mr. Waldroup, an alderman for the City of Grand Junction from 1901-1905 and April-November 1909, was the great uncle of baseball great Ty Cobb.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grantor/Grantee Index, Obituary Index, Grand Junction Daily Sentinel Newspaper, 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

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: 1890

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A modest duplex, it is distinguished by two large, handsome bay windows and gables with very fine sunbursts. 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

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

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



260 Pitkin Ave., Grand Junction, Mesa Co, CO
2945-143-35-019 01/12/1996
Roll 19 Frame 02 View E Dir W/NW
SME7766



260 Pitkin Ave. , Grand Junction, Mesa Co, CO
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