

COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway Denver, CO 80203

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME7770

Eligible for National Register \_\_\_\_yes \_\_\_\_no  
date \_\_\_\_\_ initials \_\_\_\_\_  
Criteria \_\_\_\_A \_\_\_\_B \_\_\_\_C \_\_\_\_D  
Contributes to a potential National Register district  
\_\_\_\_yes \_\_\_\_no district name: \_\_\_\_\_

Eligible for State Register \_\_\_\_yes \_\_\_\_no  
date \_\_\_\_\_ initials \_\_\_\_\_  
Criteria \_\_\_\_a \_\_\_\_b \_\_\_\_c \_\_\_\_d \_\_\_\_e  
Areas of significance: \_\_\_\_\_

Period of significance \_\_\_\_\_  
Needs data \_\_\_\_ date \_\_\_\_\_ initials \_\_\_\_\_

COUNTY: Mesa

CITY: Grand Junction

HISTORIC BUILDING NAME: Hinman, Willis, House

LOCAL LANDMARK DESIGNATION: [ ] yes [X] no

Date of designation: N/A  
Designating authority: N/A

CURRENT BUILDING NAME: Cochran Residence

ADDRESS: 1105 Grand Ave., Grand Junction, CO 81501-3429

P.M.: UTE township: 1S range:1W  
NW ¼ of NE ¼ of NE¼ of SE¼ of section 14

OWNER NAME & ADDRESS: Cleo Cochran, 1105 Grand Ave., Grand Junction, CO 81501-3429

UTM REFERENCE-12  
Easting: 711650  
Northing: 4327210

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 [X] 7.5' [ ] 15'

STYLE: Bungalow

Block: 88  
Lot(s): 1 and 2  
Addition:  
Year of addition:

BUILDING TYPE:

[X] original location [ ] moved  
Date of moves(s):

MATERIALS: Concrete Block Foundation - Wood Frame - Asphalt Shingle Roof

HISTORIC USE: Domestic  
PRESENT USE: Domestic

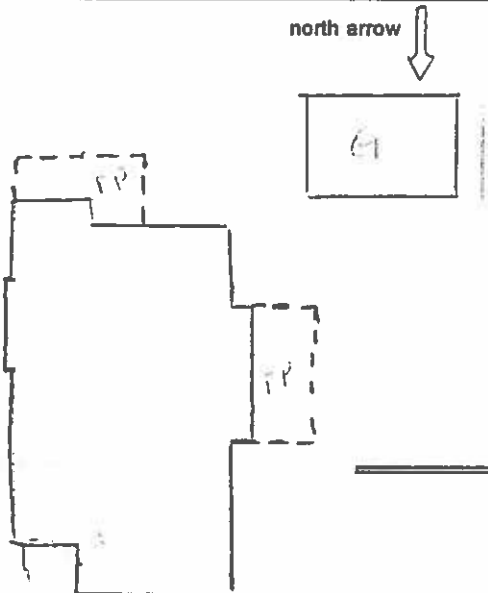
STORIES: 1

SQUARE FOOTAGE: 1434

DATE OF CONSTRUCTION- estimate: 1905 actual:  
Source of information: Tax Assessor's Records

PLAN SHAPE:

north arrow



ARCHITECT: Unknown  
Source of information:

BUILDER/CONTRACTOR: Unknown  
Source of information:

ORIGINAL OWNER: Dr. A.P. Hubbard  
Source of information: Lot and Block

ASSOCIATED BUILDINGS- [X] yes [ ] no  
Type: Garage

**ARCHITECTURAL DESCRIPTION:** One story with cross gables. Painted concrete block foundation. Concrete steps lead up to sunporch/entry with gable roof extending across west three-quarters of the facade. Ribbons of casement windows on three sides of sunporch have twelve lights each. Front door is paneled and has a four light window. Small, canvas awning overdoor. Windows around house are double hung wood sash, twelve and six over one; on the east elevation, they are one-over-one. All have storm windows. A gabled wing on the west elevation has another sun room with ribbons of six over one windows. A bay window with shed roof is on east elevation. Clapboard siding and foundation is barn red. Gables have the same siding with decorative vertical half timbering. Door and window surrounds, doors, bargeboards and half timbering are peach. Windows frames and muntins are dark green. Red composition shingle roof with two brick chimneys on east slope.

Landscaped with lawn, japonica bushes on west lawn and hedge and spirea on east lawn. Elm trees along parking area. Basket weave fence around back yard. Many cedar trees in backyard.

One car garage at rear with front gable, red simple drop siding, composition shingle roof and batten swinging doors.

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

Film roll no.: 17  
 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):** Storm windows. Additional construction or modifications not noted in Assessor's records.

**ISTORICAL BACKGROUND (discuss important persons and events associated with this building):** The first owner/resident of the house, constructed ca. 1908, was Dr. Allen P. Hubbard who was living there in 1910. From ca. 1913-1922, the residents/owners were Marguerite and Herman W. Vorbeck. The Vorbeck's were prominent local merchants who ran a sporting goods store. Mrs. Vorbeck was active in the Republican Party. Grace and Willis R. Hinman, a well-known local attorney, political and community leader, owned/resided in the house from ca. 1923 to Mr. Hinman's death in 1942. The Hinman family continued to own the house until ca. 1973. Mrs. Hinman lived there until her death.

**FORMATION SOURCES (be specific):** Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories, 1981 Historic Survey of Grand Junction, Grand Junction 'Daily Sentinel' Newspaper, 17 Nov 1942, p2.

**IGNIFICANCE (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

**ational 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: 1905

THEME(S):

**STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):** A large Bungalow with half-timbering in the gables, uncommon for bungalows. Bungalows which are built on corner lots occasionally have two sun porches. One faces the avenue on the facade. Another porch on the side elevation faces the side street. The connection to Mr. Hinman suggests possible local eligibility.

REPORT 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



1105 Grand Ave.  
Grand Junction, Mesa Co, CO  
2945-144-01-001  
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01/12/1996  
Roll 17 Frame 02  
View N Dir SE  
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