

COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203		SITE NO.: SME7775
HISTORIC BUILDING INVENTORY		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: _____
COUNTY: Mesa	CITY: Grand Junction	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: _____
HISTORIC BUILDING NAME: Chapman, William E., House		Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____
CURRENT BUILDING NAME: Keddy Residence		LOCAL LANDMARK DESIGNATION: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Date of designation: N/A Designating authority: N/A
ADDRESS: 1160 White Ave., Grand Junction, CO 81501-3449		P.M.: UTE township: 1S range:1W NE ¼ of NE ¼ of NE ¼ of SE ¼ of section 14
OWNER NAME & ADDRESS: Edward S. Keddy, 1160 White Ave., Grand Junction, CO 81501-3449		UTM REFERENCE-12 Easting: 711770 Northing: 4327140
STYLE: Classic Cottage		USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973 <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'
BUILDING TYPE:		Block: 88 Lot(s): 18 Addition: Year of addition:
MATERIALS: Concrete Block Foundation - Wood Frame - Asphalt Shingle Roof		[X] original location <input type="checkbox"/> moved Date of moves(s):
STORIES: 1		HISTORIC USE: Domestic PRESENT USE: Domestic
SQUARE FOOTAGE: 1254		DATE OF CONSTRUCTION- estimate: 1910 actual: Source of information: Tax Assessor's Records
PLAN SHAPE: <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; margin-right: 20px;">G</div> <div style="margin-right: 20px;">north arrow ↑</div> </div>	ARCHITECT: Unknown Source of information:	
		BUILDER/CONTRACTOR: Unknown Source of information:
		ORIGINAL OWNER: Wm. E. Chapman Source of information: Lot and Block
		ASSOCIATED BUILDINGS- <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Type: Garage

ARCHITECTURAL DESCRIPTION: One story with hip roof. Concrete steps lead up to porch on east half of facade, integral in the corner of the house. Porch half-wall has same siding as house. Two Tuscan half height columns and two responds are along the half-wall. Paneled front door with large light and transom. French door on west elevation opens onto small balcony with shed roof portico overhead. Windows are double hung wood sash, one over one with aluminum storm windows. Eyebrow dormer window on front slope has small lights and a louvered vent. Cutaway bay on east elevation has pentagonal hip roof with five slopes. Small center window in bay has leaded stained and beveled glass. Pink simple drop siding with sage green door and window surrounds, corner boards, water table, frieze and cornices. Concrete block foundation is dark green. Light green composition shingle roof with boxed eaves and fascia boards. Brick chimney on ridge and another brick chimney on east slope have corbeled caps.

Landscaped with lawn, white birch trees and bushes near facade. An ash tree and a sapling in parking area. Backyard surrounded by a 6' high fence/wall of pink, simple drop siding like the house. Cap boards and corner boards are sage green. One car garage with alley access has hip roof similar to house, pink simple drop siding and green flush door.

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

Film roll no.: 16 Negative no.: 10	Photographer: Carolyn Howard Location of negatives: City Of Grand Junction
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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): Laura Chapman, the widow of William, was the first owner/resident, ca. 1904-1916. Julia Taylor, a teacher, and Isabelle Harahan (sp?) owned the house ca. 1916-1939. Taylor, a high school teacher, lived in the house ca. 1926-1937. Barbara and Morris Diamond, principal clerk for the U.S. Division of Grazing, were the occupants/owners ca. 1940-1943. By 1946, Rose and James A. Osborne, no occupation listed, were the owners/occupants.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories, 1981 Historic Survey of Grand Junction.

<p>SIGNIFICANCE (check appropriate categories)</p> <p>Architectural significance: <input type="checkbox"/> represents the work of a master <input type="checkbox"/> possesses high artistic value <input type="checkbox"/> represents a type, period, or method of construction</p> <p>Historical significance: <input type="checkbox"/> associated with significant person(s) <input type="checkbox"/> associated with significant event <input type="checkbox"/> associated with a pattern of events <input type="checkbox"/> contributes to an historic district</p> <p>National Register eligibility: Individual <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Area(s) of significance: Architecture</p> <p>Period of significance: 1910</p>	<p>THEME(S):</p> <p>Contributes to a potential district: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no District name:</p>
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STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A Classic Cottage in top condition. The house, yard wall and garage are all in harmonizing materials and colors. It is a sophisticated and coordinated ensemble. 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



1160 White Ave.
Grand Junction, Mesa Co, CO
2945-144-01-017
5ME7775

01/12/1996
Roll 16 Frame 10
View S Dir NE
5ME7775



1160 White Ave.
Grand Junction, Mesa Co, CO
2945-144-01-017
SME7775

April 4, 1997

Dear Mrs. Ashbeck,

In reference to your letter and the historical survey on our house - 1160 White Ave - we have a few corrections and additions from the abstract of Title.

We have enclosed a copy of item 79 which shows that the plans and specifications were made by M. A. Elkins with the builder being W. C. Boyer. Start date Oct. 6 1903 - to be completed in 60 days. (Completed in 1904)

The name "Harahan" is spelled "H_orahan" in the abstract.

The plan shape shown is incorrect - the garage is on the north-east section of the property.

Thank you for the information you sent it was very interesting.

Sincerely,

Nancy J. Keddy

ABSTRACT OF TITLE
TO

Lot Eighteen in Block Eighty-Eight in the City of Grand Junction,
in Mesa County, Colorado.
From date September 10th 1902.

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The Grand Junction Land and
Investment Company, By R. J.
Bolles, President, Frank
England, Secretary (Corporate
Seal),

Warranty Deed,
Dated May 18th 1903,
Filed June 15th 1903, 9.30 AM.
Con. \$725.00

-to-
Laura F. Chapman.

Conveys: Lots 18, 19, 20, 31 and 32 in Block 88 Keith's Subdivision
Grand Junction, in Mesa County, Colorado.

(Deed contains no covenant of seizin)
Ack. May 18th 1903 by R. J. Bolles, President of said Company, as
the free and voluntary act and deed of said Company, before Frank
England, a Notary Public of El Paso County, Colorado. (N.P. Seal)
My Comm. expires Aug. 3rd 1904. Book 89, Page 409.

79

Laura F. Chapman, First party,)

Building Contract.
Dated Oct. 6th 1903,
Filed Oct. 7th 1903, 9.25 AM.

and
W. C. Boyer, Second party.)

First party agrees to pay second party \$1560. in manner as herein-
after set forth. Second Party in consideration of said \$1560.00
agrees to build, construct and complete in a good and workmanlike
manner according to the Plans and specifications furnished and
made by M. A. Elkins the one story 6 room frame dwelling house
on ~~Lot 18 in Block 88~~ in the City of Grand Junction, Colorado
complete and ready for occupancy within 60 days from Oct. 6th 1903
\$750. to be paid when the building is ready for plastering and the
balance when building is completed according to plans and specifi-
cations. Add \$7. to the above contract for the double boxing of
foundation as per added specifications, making the contract \$1567.
(signed by both parties).

Filed Instrument No. 46085.