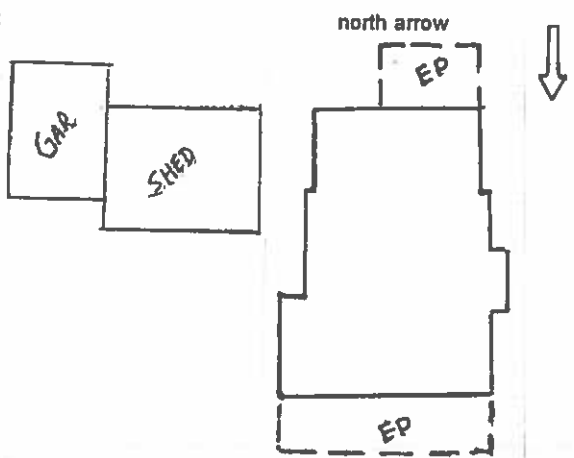


<b>COLORADO HISTORICAL SOCIETY</b> Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203		SITE NO.: 5ME7776
<b>HISTORIC BUILDING INVENTORY</b>		Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> 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: Best, Robert, House		Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____
CURRENT BUILDING NAME: Flynn Residence		LOCAL LANDMARK DESIGNATION: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Date of designation: N/A Designating authority: N/A
ADDRESS: 1025 Grand Ave., Grand Junction, CO 81501-3427		P.M.: UTE township: 1S range: 1W NE 1/4 of NW 1/4 of NE 1/4 of SE 1/4 of section 14
OWNER NAME & ADDRESS: Mary A. Flynn, 1025 Grand Ave., Grand Junction, CO 81501-3427		UTM REFERENCE-12 Easting: 711550 Northing: 4327210
		USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973 <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'
STYLE: Queen Anne		Block: 87 Lot(s): E 21' of 5 all 6 and 7 Addition: Year of addition:
BUILDING TYPE:		<input checked="" type="checkbox"/> original location <input type="checkbox"/> moved Date of moves(s):
MATERIALS: Mud Sills - Wood Frame - Asphalt Shingle Roof		HISTORIC USE: Domestic PRESENT USE: Domestic
STORIES: 1.5	SQUARE FOOTAGE: 949	DATE OF CONSTRUCTION- estimate: 1902 actual: Source of information: Tax Assessor's Records
PLAN SHAPE: 		ARCHITECT: Unknown Source of information:
		BUILDER/CONTRACTOR: Unknown Source of information:
		ORIGINAL OWNER: Robert and Winifred Best Source of information: Lot and Block
		ASSOCIATED BUILDINGS- <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Type: Barn/Garage

**ARCHITECTURAL DESCRIPTION:** One and a half story with front and cross gables. Foundation is skirted with siding. Wood steps lead up to sunporch entry with hip roof extending across facade. Porch has half-wall with lapped siding and four squared, fluted, full height columns and four mullions evenly spaced across porch facade. Paneled porch door with three horizontal lights and two sidelights. Small pedimented cross gable over the porch door. Glazing on porch is wood casement windows with three horizontal lights each. Atop each pair of casements, is a narrow transom with three lights. Front door inside porch is paneled with a large light. Windows on first floor are double hung wood sash, one-over-one. On east elevation is a transom window with stained glass in the upper light. Shallow bay on west elevation with hip roof. Second floor windows are double hung wood sash, four vertical lights over one. White lapped siding. All trim is white except for black window frames. Light green composition shingles. There is a flared catside eave on half of the east elevation. The large gable on the facade has a pair of windows on the second story. The windows are flanked by half a sunburst on each side. Over the windows, there are fishscale shingles to the apex. On the east elevation is another gable with the same motifs. A small wall dormer on the west elevation has diagonal siding flanking the windows. Brick chimney on east slope.

Landscaped with lawn, large evergreens across facade, an ash tree on the east lawn, and a trellis on east end of porch. Elm trees in parking area. A two story barn is by alley with a side hip on gable roof with light green composition shingles, white simple drop siding and double hung wood sash windows, four vertical lights over one. The barn has an attached one car garage with white flush siding, light green 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.: 6

Photographer: Carolyn Howard  
 Location of negatives: City Of Grand Junction

**CONSTRUCTION HISTORY** (include description and dates of major additions, alterations, or demolitions): Roof materials modified to asphalt, date indetermined.

**HISTORICAL BACKGROUND** (discuss important persons and events associated with this building): Winifred and Robert Best, a painter/interior decorator, were the occupants/owners from ca. 1902-1958.

**INFORMATION SOURCES** (be specific): Plat Map, Appraisal Card, Lot and Block Books, 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: 1902

THEME(S):

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): A very fine and original Queen Anne style, highly individual house. The plan and roof are one of a kind. The diagonal siding and sunburst split in half on either side of windows is uncommon. 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



1025 Grand Ave.  
Grand Junction, Mesa Co, CO  
2945-144-02-003  
5ME7776

01/12/1996  
Roll 17 Frame 06  
View N Dir S/SE  
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