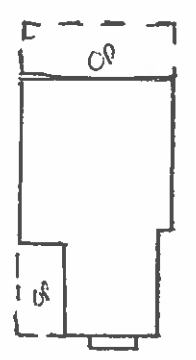


<p><b>COLORADO HISTORICAL SOCIETY</b>                  Office of Archaeology and Historic Preservation                  1300 Broadway Denver, CO 80203</p> <p><b>HISTORIC BUILDING INVENTORY</b></p>		<p>SITE NO.: 5ME7793</p> <p>Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> 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: Robbins, James, House</p>		<p>Period of significance _____                  Needs data ___ date _____ initials _____</p>
<p>CURRENT BUILDING NAME:</p>		<p>LOCAL LANDMARK DESIGNATION: [ ] yes [X] no</p>
<p>ADDRESS: 1020 Rood Ave., Grand Junction, CO 81501-3469</p>		<p>Date of designation: N/A                  Designating authority: N/A</p>
<p>OWNER NAME &amp; ADDRESS: Larry P. Ratan, 2222 S. Broadway, Grand Junction, CO 81503-1102</p>		<p>P.M.: UTE township: 1S range:1W                  SE ¼ of NW ¼ of NE¼ of SE¼ of section 14</p>
<p>STYLE: Queen Anne</p>		<p>UTM REFERENCE-12                  Easting: 711520                  Northing: 4327020</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 Shingles and Prep Roll</p>		<p>Block: 90                  Lot(s): 27 and 28                  Addition:                  Year of addition:</p>
<p>STORIES: 1</p>		<p>[X] original location [ ] moved                  Date of moves(s): _____</p>
<p>SQUARE FOOTAGE: 580</p>		<p>HISTORIC USE: Domestic                  PRESENT USE: Domestic</p>
<p>PLAN SHAPE:</p> <div style="text-align: center;"> <p>north arrow </p>  </div>		<p>DATE OF CONSTRUCTION- estimate: 1905 actual:                  Source of information: Tax Assessor's Records</p>
This cell is shared with the floor plan diagram above		<p>ARCHITECT: Unknown                  Source of information: _____</p>
		<p>BUILDER/CONTRACTOR: Unknown                  Source of information: _____</p>
		<p>ORIGINAL OWNER: Jesse and Margaret Van Cleave                  Source of information: Lot and Block</p>
		<p>ASSOCIATED BUILDINGS- [X] yes [ ] no                  Type: Garage</p>

**ARCHITECTURAL DESCRIPTION:** One story with cross gables. Open porch on west side of front wing with three squared, full height, fluted columns on corners of porch. Front door is paneled with light. Windows are double hung wood sash, one-over-one. Shallow projecting bay with shed roof on facade has a transom window. Two small diamond pane windows on east elevation. Light gray simple drop siding. Diamond window surrounds, columns, corner boards and cornices are white. Front gable face has cedar shingles in green and fishscale shingles in yellow. Green composition shingle roof with brick chimney on north slope.

Landscaped with lawn, spirea, and lilacs on facade, and elm trees on east lawn. Locusts trees on west lawn.

One car garage with front gable, unpainted drop and false bevel siding, green composition shingle roof, and batten swinging doors. Alley access.

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

Film roll no.: 16

Negative no.: 8

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): Margaret and Jesse Van Cleave, a laborer/plumber, were the first owners/occupants of this house, ca. 1905-1908. Lorin A. Staley, an attorney, purchased the house in 1910 and lived in the house until ca. 1916. Faye and James J. Robbins, a clerk/candy maker, owned the house ca. 1920-1942. Residents during this time included Harriet and Charles Robbins, ca. 1921-1924, and the owners, Faye and James Robbins, ca. 1925-1940. Gertrude and Louis Goucher, a ditch rider with Grand Valley Irrigation, were the owners/occupants ca. 1948-1949.

**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:

**THEME(S):**

Period of significance: 1905

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): Modest Cottage but it has some stylistic touches. Fluted columns on porch, bay window on facade, diamond pane windows on east elevation give the house some distinction. 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



1020 Rood Ave. (Front)  
Grand Junction, Mesa Co, CO  
2945-144-11-013  
5ME7793

01/12/1996  
Roll 16 Frame 08  
View S Dir NE  
5ME7793



1020 Rood Ave. (Front)  
Grand Junction, Mesa Co, CO  
2945-144-11-013  
SME7793