

COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203		SITE NO.: 5ME7799
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: Brodine, August, House		Period of significance _____ Needs data ___ date _____ initials _____
CURRENT BUILDING NAME:		LOCAL LANDMARK DESIGNATION: [] yes [X] no Date of designation: N/A Designating authority: N/A
ADDRESS: 1109 Rood Ave., Grand Junction, CO 81501-1102		P.M.: UTE township: 1S range: 1W NW ¼ of SE ¼ of NE ¼ of SE ¼ of section 14
OWNER NAME & ADDRESS: Larry P. Rattan, 2222 S. Broadway, Grand Junction, CO 81503-1102		UTM REFERENCE-12 Easting: 711660 Northing: 4326970
		USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973 [X] 7.5' [] 15'
STYLE: Queen Anne		Block: 110 Lot(s): 3 and 4 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
STORES: 1	SQUARE FOOTAGE: 997	DATE OF CONSTRUCTION- estimate: 1910 actual: Source of information: Tax Assessor's Records
PLAN SHAPE: <div style="text-align: center;"> north arrow </div>		ARCHITECT: Unknown Source of information:
		BUILDER/CONTRACTOR: Unknown Source of information:
		ORIGINAL OWNER: August and Christine Brodine Source of information: Lot and Block
		ASSOCIATED BUILDINGS- [X] yes [] no Type: Garage

ARCHITECTURAL DESCRIPTION: One story with hip roof with cross gables. Concrete block foundation. Concrete front steps with pipe railings lead up to porch with hip roof on west half of facade. Porch has half-wall of vertical siding and three full height, squared, fluted columns and two responds spaced around porch. Lattice-like porch base. Paneled front door with large light. Windows are double hung wood sash, one-over-one, with storm windows. Cutaway bay on east elevation with gabled roof. White simple drop siding and trim. White wood shingles on gable faces. Front gable, on east half of hip roof, is pedimented and has return cornices. Gable on east slope is pedimented. Light gray composition shingle roof with boxed eaves. Brick chimney on north slope.

Landscaped with lawn, large conical arborvitae east of facade, and high trimmed evergreens by porch base. Elm tree west of facade. Gravel in parking. White picket fence on west property line. Backyard is fenced.

One car garage at rear with flat roof white, vertical siding, and contemporary metal door.

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

Film roll no.: 16

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): Porch modifications, ca. 1975.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Christine and August Brodini (Brodine sp?) were the first owners/occupants of this residence, ca. 1910-1918. The next owners/residents were Elizabeth and W. B. Yates, a railroader, ca. 1919-1932. From ca. 1933-36, Walter and Virginia Bronson were the tenants, and the Yates, the absentee landlords. The owners ca. 1937-1940 were Emily and Dirce Avl, a teacher at Lowell School. Emily Fabio, the widow of John F., was also an occupant during this time. Margaret and Floyd Hutton, a serviceman for Public Service Company of Colorado, were the renters in ca. 1942, and the owners/occupants ca. 1943-1951.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories, 1981 Historic Survey of Grand Junction, Obituary Index, Grand Junction Daily Sentinel Newspaper, 15 March 1920, p7.

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: 1910

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): An original looking Queen Anne style house painted white instead of the usual multi-color scheme. It has a cohesive, fresh, clean appearance. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 3/29/96

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



1109 Rood Ave.
Grand Junction, Mesa Co, CO
2945-144-13-002
SME7799

01/12/1996
Roll 16 Frame 06
View N Dir SW
SME7799



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