

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

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME8351

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: Chapman, Roy, House

CURRENT BUILDING NAME: Bailey Residence

ADDRESS: 1060 Hill Ave., Grand Junction, CO 81501-3235

LOCAL LANDMARK DESIGNATION: yes no

Date of designation: N/A

Designating authority: N/A

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

OWNER NAME & ADDRESS: William J. Bailey, 1060 Hill Ave., Grand Junction, CO 81501-3235

UTM REFERENCE-12

Easting: 711565

Northing: 4327700

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 7.5' 15'

STYLE: Bungalow

Block: 24

Lot(s): 17 and 18

Addition:

Year of addition:

BUILDING TYPE:

original location moved

Date of move(s):

MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof

HISTORIC USE: Domestic

PRESENT USE: Domestic

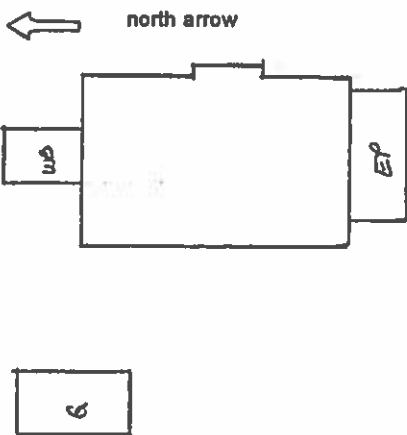
STORIES: 1

SQUARE FOOTAGE: 1127

DATE OF CONSTRUCTION- estimate: 1922 actual:

Source of information: Tax Assessor's Records

PLAN SHAPE:



ARCHITECT: Unknown

Source of information:

BUILDER/CONTRACTOR: Unknown

Source of information:

ORIGINAL OWNER: Roy Chapman

Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- yes no

Type: Garage

ARCHITECTURAL DESCRIPTION: One story with hip roof with cross gables. Battered foundation. Wide concrete steps with wrought iron railing lead up to gabled sunporch/entry extending across the center three-fourths of facade. Siding on half-wall. A square, 6 x 6 post is on each corner. On the west porch facade is a double hung metal sash window, one-over-one, flanked by fixed sash, single lights. Across them is a long single light transom. On the east porch facade is a pair of metal frame, sliding casements, and a fixed sash, single light. Over these windows is a long, one light transom. The east and west ends of the porch have pairs of four light casements with long, single light transoms. The porch has a storm door. The front door inside the porch is paneled and has a light. Windows around the house are double hung wood sash, one-over-one, with white vinyl frame storm windows. On the east elevation is a gabled projecting bay. Gray, lapped metal siding. Door and window surrounds, corner boards, railings, fascias and knee braces are white. Gray composition shingle roof with boxed eaves. Braces under the gables are boxed in between knee and roof beam. A brick chimney is on the ridge.

Lawn with two foot high, rubble rock planters across the porch facade. A large lilac and a Tree of Heaven on east facade. Ash tree and sapling in parking area. Wire fence around backyard and square concrete ashpit by alley.

A one car garage at the rear has a front gable roof with gray composition shingles. White simple drop siding and batten doors.

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

Film roll no.: 23
Negative no.: 21

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

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Metal siding, storm windows, porch glazing. Wood deck added, 1987.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): The house was first owned/occupied by Matruie and Roy Chapman, a stationer, ca. 1922-1926. The Chapmans were absentee owners, ca. 1927-1933; the short term renters, a sheepman and later a railroader. Iona Mae and Richard F. Knoche, a railroad conductor, were the owners/occupants ca. 1935-1942. Lucille and Wesley Henderson, a railroad fireman, were the owners/occupants ca. 1943 through at least 1946.

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

SIGNIFICANCE (check appropriate categories)

Architectural significance:
 represents the work of a master
 possesses 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: 1922

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A standard Bungalow in most respects, the boxed knee braces and the long transoms on the porch are unusual. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 5/31/96

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



1060 Hill Ave., Grand Junction, Mesa Co, CO
2945-141-17-016 02/05/1996
Roll 23 Frame 21 View S Dir N/NW

5mE83S1



1060 Hill Ave. , Grand Junction, Mesa Co, CO
2945-141-17-016 02/05/1996
Roll 23 Frame 21 View S Dir N/NW
SME 8351