

ARCHITECTURAL DESCRIPTION: One story with hip roof. Slightly flared foundation. Concrete steps and stoop have wood railings. Gabled sunporch/entry on the center third of facade. Siding on half-wall. Squared half height columns are on the porch corners. Two full height columns flank the porch door. Glazing is large single lights on the porch facade. Porch ends have single lights, two-over-two. The metal frame storm door is flanked by single light sidelights. The front door is paneled. Windows around the house are mostly double hung, wood sash, nine over one. Pairs of windows are on each side of the facade, and on the face of a projecting bay on west elevation. The eave is the roof of the bay. Two shed roof wings on east and west of rear have ribbons of eight light wood casement windows. Buff, false bevel wood siding. Door and window surrounds, columns, bargeboards and fascias are white.

Brown composition shingle roof. Porch gable face has a vertical slat wood ventilator filling the center third of the gable. Brick chimney on south slope. Lawn with high wood fence around backyard. Elm tree on east lawn. Ash and elm trees on parking area.

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

Film roll no.: 31
 Negative no.: 17

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

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Solar added to rear, enclosed front porch, 1993. Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Bessie and Leslie Campbell, a driver for Excelsior Laundry, then a washer for Elite, and finally the manager of New Method Laundry, were the original owners/occupants, ca. 1912-1920. Mattie and Simon Wagler were the next owners/occupants, ca. 1921-1947. During his occupancy, Mr. Wagler was a janitor at U.S. Bank and Whitman and Riverside Schools, a mechanic at Western Slope Auto Company, a laborer and millman.

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
 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: 1911

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A well detailed Bungalow. The porch glazing with large lights is not too obtrusive. 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



305 Gunnison Ave. , Grand Junction, Mesa Co, CO

2945-142-27-001 02/28/1996

Roll 31 Frame 17 View N Dir S/SE

SME 8596



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