

<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.: 5ME7875</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>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>Period of significance _____                  Needs data _____ date _____ initials _____</p>
<p>COUNTY: Mesa</p>	<p>CITY: Grand Junction</p>	<p>HISTORIC BUILDING NAME: Isenminger, Frank, House</p>
<p>CURRENT BUILDING NAME:</p>		<p>LOCAL LANDMARK DESIGNATION: [ ] yes [X] no                  Date of designation: N/A                  Designating authority: N/A</p>
<p>ADDRESS: 817 Gunnison Ave., Grand Junction, CO 81501-0278</p>		<p>P.M.: UTE township: 1S range:1W                  SW ¼ of NE ¼ of SW¼ of NE¼ of section 14</p>
<p>OWNER NAME &amp; ADDRESS: <del>Robert J. Bell, PO Box 278, Grand Junction, CO 81501-0278</del>                  JOHN SULLIVAN                  817 GUNNISON AVE                  GRAND JUNCTION, CO                  81501</p>	<p>UTM REFERENCE-12                  Easting: 711250                  Northing: 4327560</p> <p>USGS QUAD NAME: Grand Junction                  Year: 1962; photorevised 1973 [X] 7.5' [ ] 15'</p>	
<p>STYLE: Classic Cottage</p>		<p>Block: 48                  Lot(s): 5 and 6                  Addition:                  Year of addition:</p>
<p>BUILDING TYPE:</p>		<p>[X] original location [ ] moved                  Date of moves(s):</p>
<p>MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof</p>		<p>HISTORIC USE: Domestic                  PRESENT USE: Domestic</p>
<p>STORIES: 1</p>	<p>SQUARE FOOTAGE: 1218</p>	<p>DATE OF CONSTRUCTION- estimate: 1909 actual:                  Source of information: Tax Assessor's Records</p>
<p>PLAN SHAPE:</p>		<p>ARCHITECT: Unknown                  Source of information:</p> <p>BUILDER/CONTRACTOR: Unknown                  Source of information:</p> <p>ORIGINAL OWNER: Frank Isenminger                  Source of information: Lot and Block Books</p> <p>ASSOCIATED BUILDINGS- [X] yes [ ] no                  Type: Garage</p>

**ARCHITECTURAL DESCRIPTION:** One story with hip roof. White painted concrete foundation has a textured finish. Painted wood steps with lattice-like sides lead up to porch with hip roof on west third of the facade. The porch is integral in the corner, and also projects 4'. Siding on porch half-wall. Latticework on porch base. Squared, 6 x 6, columns on front corners. No screening currently, although there is a frame of 2 x 4 lumber where a screen door was installed. Front door is paneled and has a large light. Windows are double hung wood sash, eleven-over-one. On the east facade is a transom window ten-over-one. Bay on east elevation with pedimented gable roof. White lapped siding. Door and window surrounds, corner boards, water table, friezes, column, brackets and cornices are pale gray. Gray composition shingle roof with boxed eaves. Hip roof dormers on west and north slopes with white wood shingle siding. Each has a single window of four and five lights. Dormers, porch and principal roof have boxed eaves, cornices, and ornamental brackets under the eaves on 18" centers.

Landscaped with lawn and large evergreens and lilacs near facade. Large evergreens in parking area.  
One car garage with front gable, cedar shingle roof, gray simple drop siding and swinging doors. Alley access.

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

Film roll no.: 20  
Negative no.: 14

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 on Assessor's Records.

**HISTORICAL BACKGROUND** (discuss important persons and events associated with this building): J. B. Masser, president of Boston Shoes, was the first owner/occupant ca. 1909-1911. Susana and Frank Isenminger, a contractor, were the owners/residents ca. 1914-1921. J. A. and Carrie McKenzie were the absentee owners ca. 1922-1943. Renters included Mary and Charles M. Porter, Grand Junction Coca Cola Bottling Company ca. 1928, and again in 1935, two railroaders, Annie, the widow of Archie Craig, and a post office inspector. The owners/occupants ca. 1944-1951 were Tillie and Leonard Gillette, a pharmacist for Lende Drug and Gavin's Lincoln Park Pharmacy.

**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: 1909

**THEME(S):**

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): A nicely built, original, Classic Cottage. The ornamental brackets under the eaves, and the multi-pane fenestration distinguish the house. 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



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

2945-141-27-003

1/29/1996

Roll 20 Frame 14 View N Dir S/SW

5ME7875



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