

ARCHITECTURAL DESCRIPTION: One story with front gable with side wing. Concrete steps with pipe railing lead up to gabled portico with knee braces. A screen door over paneled front door with light. Windows are double hung wood sash, one-over-one. Shallow bay on east wing has hip roof. Gray wood shingled siding. Door and window surrounds, cornices, knee braces are darker gray. Gray composition shingle roof. Fascias and raking fascias. Brick chimney on east slope.

Lawn and small bushes in front of bay. Chain link fence around lawn. Square concrete asphalt by alley.

Small house by alley. Front gable with gray composition shingle roof, gray narrow lapped siding, and varied windows. One car garage with front gable, gray composition 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.: 23

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

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Enclosed rear porch modified to open porch, date undetermined. Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): The first owner/occupant of the house, ca. 1900-1904, were DeLilah LaFayette Ballard. W.A. Meyer was the owner/occupant ca. 1905-1907, and ca. 1909-1914. He was a cashier for Globe Express in ca. 1914. Nettie and William Pedigo, a carpenter, were the owners/residents ca. 1915-1918. Olive and Riley Stoner, a rancher, were the owners and occupants ca. 1923-1939. Margaret and Marvin Gant, secretary-treasurer of Winfield-Clark Music Company, owned and resided in the house ca. 1940-1941. Tenants ca. 1946-1951 were Ruby A. and George W. Fortune, photographers for Hollywood Studios.

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:

Period of significance: 1900

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A small vernacular style house with a nice bay on the east wing. The overdoor with knee braces blends well and has same pitch as roof, but may be a 1920s addition. 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



840 Chipeta Ave. (1 Of 2), Grand Junction, Mesa Co, CO
2945-141-27-015 1/29/1996
Roll 20 Frame 23 View S Dir NW
SME7918



840 Chipeta Ave. (1 Of 2), Grand Junction, Mesa Co, CO

2945-141-27-015

1/29/1996

Roll 20 Frame 23 View S Dir NW

5ME7918

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

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME8405

Eligible for National Register yes no
date _____ initials _____
Criteria A B C D
Contributes to a potential National Register district
 yes no district name: _____

COUNTY: Mesa

CITY: Grand Junction

Eligible for State Register yes no
date _____ initials _____
Criteria a b c d e
Areas of significance: _____

HISTORIC BUILDING NAME: Meyer, William A., House

Period of significance _____
Needs data date _____ initials _____

CURRENT BUILDING NAME:

LOCAL LANDMARK DESIGNATION: yes no

ADDRESS: 840 Chipeta Ave., Grand Junction, CO 81501-3348

Date of designation: N/A
Designating authority: N/A

P.M.: UTE township: 1S range:1W
NE ¼ of NE ¼ of SW¼ of NE¼ of section 14

OWNER NAME & ADDRESS

ROBERT JOYNER &
MARSHA BLACKER
PO BOX 205
CRESTED BUTTE, CO
81224

502-0074

UTM REFERENCE-12
Easting: 711260
Northing: 4327480

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 7.5' 15'

STYLE: Vernacular Wood Frame

Block: 48
Lot(s): 22 and E22' of 23
Addition:
Year of addition:

BUILDING TYPE:

original location moved
Date of moves(s):

MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof

HISTORIC USE: Domestic
PRESENT USE: Domestic

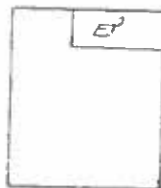
STORIES: 1

SQUARE FOOTAGE: 588

DATE OF CONSTRUCTION- estimate: 1902 actual:
Source of information: Tax Assessor's Records

PLAN SHAPE:

north arrow



ARCHITECT: Unknown
Source of information:

BUILDER/CONTRACTOR: Unknown
Source of information:

ORIGINAL OWNER: Mrs. Delia Ballard
Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- yes no
Type:

ARCHITECTURAL DESCRIPTION: One story with front gable. Concrete foundation. The wood steps and stoop have a 2x4 wood railing. The door is paneled with a light and has a wood frame screen door. Windows are double hung wood sash, one-over-one. An enclosed, integral porch at the rear has a ribbon of six light wood frame casement windows. Siding is gray, narrow lapped wood. Window and door surrounds, steps, stoop and corner boards are darker gray. Gray composition shingle roof with bargeboards and exposed rafter ends. Wood louvered ventilators are on the gable faces. A brick chimney is on the east slope.

The backyard of the main house serves as the lawn. A square concrete ashpit is near the alley.

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

Film roll no.: 34
Negative no.: 19

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

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Open porch modified to enclosed porch, date undetermined. Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Listed on the tax records as being built in 1927, the first tenants of this rear house were the owners, Olive and Riley Stoner (ca. 1926-1929). The Stoners owned the property ca. 1923-1939. The house served as a rental through at least 1949 with such tenants as a switchman for the Denver and Rio Grande Railway and a clerk at the C.D. Smith Drug Company. The renters ca. 1941-1946 were Irene and Fred LaGrande, a gardener. Delbert Schwab, a student, and wife, Marie, lived in the house in 1949.

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

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Historical significance:
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 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: 1902

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A small rental by the alley, it has little modification. 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



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