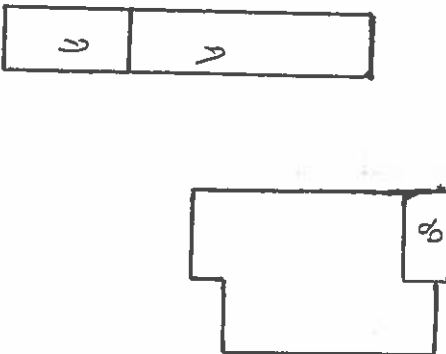


<p><b>COLORADO HISTORICAL SOCIETY</b>                  Office of Archaeology and Historic Preservation                  1300 Broadway Denver, CO 80203</p> <p><b>HISTORIC BUILDING INVENTORY</b></p>		SITE NO.: 5ME8378
COUNTY: Mesa                      CITY: Grand Junction		Eligible for National Register <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: _____
HISTORIC BUILDING NAME: The house at 1045 Hill Avenue		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: _____ _____ Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____
CURRENT BUILDING NAME:		LOCAL LANDMARK DESIGNATION: [ ] yes [X] no Date of designation: N/A Designating authority: N/A
ADDRESS: 1045 Hill Ave., Grand Junction, CO 81501-3234		P.M.: UTE township: 1S range:1W SW ¼ of SE ¼ of NE¼ of NE¼ of section 14
OWNER NAME & ADDRESS: Anthony W. Genova, 1035 Hill Ave., Grand Junction, CO 81501-3234		UTM REFERENCE-12 Easting: 711555 Northing: 4327720
STYLE: Bungalow		USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973      [X] 7.5' [ ] 15'
BUILDING TYPE:		Block: 43 Lot(s): 11 and 12 Addition: Year of addition:
MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof		[X] original location [ ] moved Date of moves(s):
STORIES: 1                      SQUARE FOOTAGE: 884		HISTORIC USE: Domestic PRESENT USE: Domestic
PLAN SHAPE:                      north arrow		DATE OF CONSTRUCTION- estimate: 1922 actual: Source of information: Tax Assessor's Records
		ARCHITECT: Unknown Source of information:
		BUILDER/CONTRACTOR: Unknown Source of information:
		ORIGINAL OWNER: W.E. Chapman Source of information: Lot and Block Books
		ASSOCIATED BUILDINGS- [X] yes [ ] no Type: Garage/Shed

**ARCHITECTURAL DESCRIPTION:** One story with cross gables. Battered foundation. Concrete steps approach the porch from the west side. The screen porch with side gable is on the west half of the facade. Siding on half-wall. Squared 4x4 half-posts are on the front corners. Wood frame screen door. The front door inside the porch is paneled and has a light. Windows are double hung wood sash, one-over-one. On the facade is a ribbon of three and on the west elevation are two pairs of windows, all with three light transoms. Storm windows have metal frames. White narrow lapped wood siding. Door, porch screen and window surrounds, bargeboards, gable faces and knee braces at the gable peaks are green. Light gray composition shingle roof. The higher of the facade gable faces has green wood shingles and a single light window. A brick chimney is on the east and west slopes.

Lawn with honeysuckle bush by the steps and a lilac on the east elevation.

One car garage at the rear with front gable, gray composition shingle roof. White narrow lapped wood siding and a gable face painted green. A carport and storage sheds are at the rear.

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

Film roll no.: 33  
Negative no.: 3

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

**CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions):** Space added to house (unknown location) in 1982. Additional construction or modifications not noted in Assessor's records.

**HISTORICAL BACKGROUND (discuss important persons and events associated with this building):** The house was first owned by W. E. Chapman, ca. 1922-1923. J.H. Connors, a bookkeeper, was the owner and an occupant, ca. 1924. Other residents included Henry Connors, also a bookkeeper, and Mrs. Winifred Connors, a cashier at Morey Mercantile. Elena and Leslie M. Hulse, manager of Modern Market, were the renters, ca. 1926, and Le Rue and Harold G. Zahn, an inspector, ca. 1928. Minne and James Cox, manager of Midwest Mercantile, were the owners/occupants, ca. 1929-1931, and the absentee owners, ca. 1935-1938. Jean and Gerald Kinsman, a Safeway Clerk, were the owners/occupants, ca. 1939-1940, and the absentee owners, ca. 1940-1941. Melba E. and Kenneth G. Anderson, advertising salesman for the Daily Sentinel, were the renters ca. 1941. Grace S. and Joseph H. Lowe, news editor and then telegraph editor of the Daily Sentinel, were the owners/occupants, ca. 1943-1946.

**INFORMATION SOURCES (be specific):** Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories. Sanborn Fire Insurance Map, 1926.

**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: 1922

**STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):** A well maintained house. The windows with three light transoms are not typical Bungalow style. 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



1045 Hill Ave. , Grand Junction, Mesa Co, CO

2945-141-20-006

02/29/1996

Roll 33 Frame 3 View N Dir SW

SME 8378



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