

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

**HISTORIC BUILDING INVENTORY**

SITE NO.: 5ME8406

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: \_\_\_\_\_

COUNTY: Mesa

CITY: Grand Junction

Period of significance \_\_\_\_\_  
 Needs data  date \_\_\_\_\_ initials \_\_\_\_\_

HISTORIC BUILDING NAME: Arnold, Aso O., House

LOCAL LANDMARK DESIGNATION:  yes  no

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

CURRENT BUILDING NAME: Smith Residence

ADDRESS: 860 Chipeta Ave., Grand Junction, CO 81501-3348

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

OWNER NAME & ADDRESS: Ralph I. Smith, 860 Chipeta Ave., Grand Junction, CO 81501-3348

UTM REFERENCE-12  
 Easting: 711315  
 Northing: 4327480

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973  7.5'  15'

STYLE: Vernacular Wood Frame

Block: 48  
 Lot(s): 17 and 18  
 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: 2

SQUARE FOOTAGE: 2083

DATE OF CONSTRUCTION- estimate: 1903 actual:  
 Source of information: Tax Assessor's Records

PLAN SHAPE:

north arrow 

ARCHITECT: Unknown

Source of information:

BUILDER/CONTRACTOR: Unknown

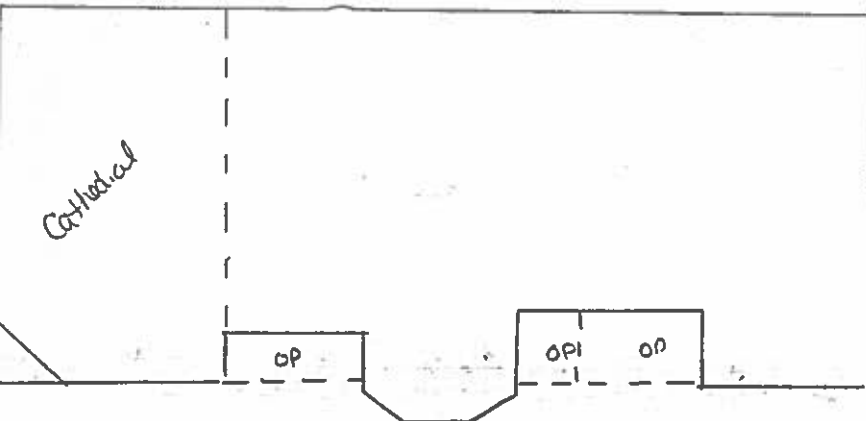
Source of information:

ORIGINAL OWNER: W.F. Brown

Source of Information: Lot and Block Books

ASSOCIATED BUILDINGS-  yes  no

Type:



**ARCHITECTURAL DESCRIPTION:** Two story with hip roof. Concrete foundation. The south west corner of the first floor of the house is cutaway. Wood steps and stoop on that corner approach the door which is on the diagonal wall. Double doors are paneled and have a small light. One door is a fixed ornamental door. Across the facade is a ribbon of five, full height, single light fixed windows. They are divided by 4x8 mullions. On the second floor corner, which overhangs the entrance, is a narrow, single light on each elevation. In the center of the east elevation is a two tier cutaway bay under the eave. The three faces of the bay are filled with large double hung metal frame windows, one-over-one. Other windows around the house are pairs of metal frame sliding windows. Flanking the second story bay are two recessed open porches. They have brown 2x4 wood balustrades, with flush doors, and pairs of sliding glass doors which open to the porches. Siding is wide white, pressed wood clapboards. Door and window surrounds, string courses and corner boards are brown. The low pitched roof has brown composition shingles. It looks like a front gabled roof. Closer inspection shows the front and rear gables have a slight inward slant, making it technically a hip roof.

Yard has lawn, and crushed red rocks on the parking with planting areas outlined by timbers. A high wood fence is around the backyard, which has one elm tree. The diagonal walk across the lawn is red flagstones.

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

Film roll no.: 33  
 Negative no.: 22

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

**CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions):** Second floor, front and rear additions, siding, windows and roof. Additional construction or modifications not noted in Assessor's records.

**HISTORICAL BACKGROUND (discuss important persons and events associated with this building):** The City Directories do not list a tenant until 1911, when it was the home of Aso Arnold, a grocer who was also the owner ca. 1910-1921. The absentee owner is listed as Ernest Hill (ca. 1905-1908). Timothy Holland owned the property ca. 1922-1931. The next listed tenant is an Augustine Holland, of Schneider-Holland Auto Supply in 1926. Karl and Florence R. Marshall owned and lived in the house from 1930 until 1941. Mr. Marshall was a janitor at Lowell School. The house was home to Calvin and Jessie Eubanks in 1946. Mr. Eubanks occupation is not listed.

**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:

THEME(s):

Period of significance: 1903

**STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):** This 1903, Queen Anne style house, has been completely surrounded by new construction.

Inventory completed by: Museum Group Staff

DATE: 5/31/96

Filiation: 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



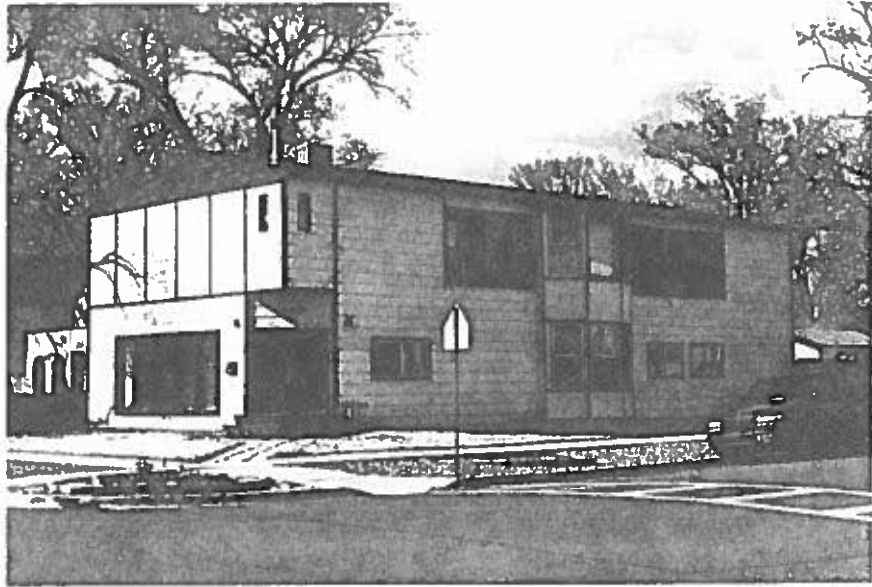
860 Chipeta Ave. , Grand Junction, Mesa Co, CO

2945-141-27-018

02/29/1996

Roll 33 Frame 22 View SE Dir NW

5ME 8404



860 Chipeta Ave. , Grand Junction, Mesa Co, CO  
2945-141-27-018                      02/29/1996  
Roll 33 Frame 22 View SE Dir NW  
SME 8406