

07/21/83

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SEVENTH STREET HISTORIC DISTRICT

and/or common GRAND JUNCTION DOWNTOWN

2. Location

street & number 300,400,500,600,700 blocks of North 7th Street not for publication

city, town Grand Junction n/a vicinity of

state Colorado code county Mesa code

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership - see continuation sheets

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Mesa County Clerk and Recorder Office

street & number Mesa County Courthouse, Sixth Street and Rood Avenue

city, town Grand Junction state Colorado 81501

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date August, 1982 federal state county local

depository for survey records Colorado Historical Society, 1300 Broadway

city, town Denver, Colorado 80203 state _____

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The proposed Seventh Street Historical District, the most intact historic residential area in Grand Junction, is comprised of 34 structures most of which are two-story houses. The district also includes two churches and one school.

North Seventh Street was shown on the City's original town plat as a 100 foot wide avenue designed to serve as a major north/south thoroughfare to the downtown area which is situated three blocks to the south. The street rapidly became that major thoroughfare and today is one of the most heavily utilized entrances to downtown Grand Junction.

Development on North Seventh began in 1893, a decade after Grand Junction was first settled.

The "Doc Shores House", the only Italiante structure in the proposed district, and the "White House", an early example of adaption of style with elements of Colonial Revival, Stile, Tudor and Queen Anne, were built in 1893.

Construction on North Seventh continued through 1929 when completion of the proposed district's only two churches marked the end of development.

During the period from 1893 to 1929 both small and large houses were built. Architectural styles ranged from modest to elaborate.

Examples of this range in styles include the small simple single-level wood frame houses built in 1909 at 731 and 739 North Seventh, the simple but large "Smith House" built in 1899 at 515 North Seventh, and the "Jordan House", a Victorian vernacular built in 1902 at 440 North Seventh.

Many of Grand Junction's affluent and prosperous merchants, doctors, bankers, and others were among those who built homes in the proposed district. William J. Moyer, a local merchant and philanthropist, built the Colonial Revival at 620 North Seventh in 1906 and Dr. Herman Bull built the Spanish mission style home at 407 North Seventh in 1906.

Construction of homes ceased between 1910 and 1920.

In 1920, a California bungalow style house was built at 520 North Seventh. It is a modest but spread out wood frame structure built by Orloff H. Ellison who owned the P.A. Rice Lumber Company.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1893-1929

Builder/Architect Eugene Groves and unknown others

Statement of Significance (in one paragraph)

SIGNIFICANT CONTRIBUTING BUILDINGS

The properties described in this section are the most significant contributors to the district in both history and architectural style and collectively establish the scale and character of the district.

1. "DOC" SHORES HOUSE -- 327 North Seventh Street (1893) - This two-story Italiante style structure now serves as office space. The interior arrangement of rooms and circulation remain basically unchanged. When restored, the building received new heavy bodied fiberglass roof shingles, new decorative iron work at the rooftop widow's walk, simulated lap siding painted light in color with dark colored shingles at each window. Exterior woodwork and trim was painted in a four color scheme to accent the detail particularly at the cornice and front and rear entrances.

The structure was built for Cyrus "Doc" Shores who was a famous peace officer in Western Colorado noted for apprehending a number of elusive railroad bandits and thieves. Shores was also the first Treasurer of Mesa County. The structure was converted into apartments in 1926. By 1940 the structure had additions added to the rear and housed 10 apartments. As stated before, this structure is now office space.

2. WHITE HOUSE -- 337 North Seventh Street (1893) -- This structure has elements of Colonial Revival, Stile, Tudor, and Queen Anne. The structure includes brick masonry walls at the first level and wide heavy stone sills. The second level is wood frame wall finished with irregular built singles. Double hung windows incorporate finely crafted diamond panes and wood muntins in the upper sashes. The roof is a central peak with attic gables extending in three directions, attic dormers, and a decorative ball-topped iron finial at the peak.

This structure was built by the Grand Junction Town Company. The building is locally referred to as the "White House" because the family of a prominent merchant, W.F. White of White Mercantile, lived there until the mid-teens. By 1926 the house was the location of the Knights of Columbus home. James F. Doyle lived there from 1926 to 1940 when it was divided into five apartments and called the Roesler Annes Apartments. Today the building remains apartments. The new owners plan to renovate it into office space.

9. Major Bibliographical References

Harshman, Carol and Verhey, Jeannie. The Fabulous Old Houses On North Seventh Street, Grand Junction, Colorado: Roder Graphics, 1982.

10. Geographical Data

Acreeage of nominated property 14.4 Acres

Quadrangle name _____

Quadrangle scale _____

UTM References

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

*See attached map and continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code

state	n/a	code	county	code

11. Form Prepared By

name/title Kathy Jordan/ Resident and volunteer
Robert D. Jenkins, Architect

organization Skip Grkovic, Executive Director
Downtown Development Authority

date July 29, 1983

street & number P.O. Box 296, 200 No. 6th St., Ste.204 telephone (303) 245-2926

city or town Grand Junction, CO 81502 state

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title _____ date _____

For NPS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

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Completing development in the period were: the "Martin House", a large bungalow style house constructed in 1923 at 445 North Seventh; the "Willsea House", a Tudor bungalow built in 1926 at 639 North Seventh; the Lowell School built in 1925 at the southeast corner of Seventh and Grand Avenue; and the district's only two churches. The land for the two churches was dedicated along White Avenue between Fourth and Seventh Streets in the original town plat. They were relocated to larger sites and permanent structures on Seventh Street when they outgrew their original locations.

The First Baptist Church, for which the cornerstone had been set in 1912, was completed in 1929. The interior woodwork of this church, situated at the corner of Seventh and Grand, is handcrafted and the exterior is classical revival done in blond brick.

Also finished in 1929 and fashioned in a style similar to the Baptist Church was the Church of Christ Scientist. This church's basilica plan is the major difference between it and the First Baptist Church.

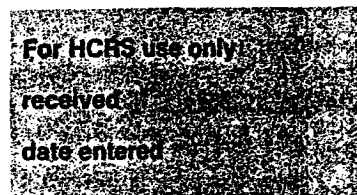
While many affluent citizens chose to establish their residences on North Seventh, it remained a dusty, dirt road until the early 1930's when it was first paved under the Work Progress Administration during the Roosevelt years.

The grassy median extending from Belford to Grand Avenues was planted and adorned for many years with lamp posts similar to those which currently are situated down the center of Seventh. The original lamps of Seventh Street were removed in 1965 but 10 years later were replaced with original lamps from Main Street as a bicentennial project.

While the structures on Seventh Street contribute greatly in offering passersby a glimpse at early Grand Junction, the grassy median with its old-style lamp posts, the mature trees with their umbrella effect and the sidewalks with street names enscribed at most corners add to the overall preservation of history in the proposed district.

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3. THE HERMAN BULL HOUSE -- 407 North Seventh Street (1906) -- This Spanish style house is a two-story central plan brick masonry structure. It is a large building and its low pitched roofs with widely overhanging eaves and full width entrance porch give it a heavy well settled appearance. Roof gables terminate on all sides at decorative arched parapets. The rounded arch motif is repeated in the round topped attic window and the arched openings on all sides of the entrance porch.

The house was built for Dr. Herman Bull, one of the first and most prominent physicians in Grand Junction. Originally from Warwick, New York, Dr. Bull attended Jefferson Medical College in Philadelphia. Bull was the physician and surgeon for the Teller Indian Institute and the Denver and Rio Grande Western Railroad. He helped organize the Mesa County Building and Loan Association, was a director of the Mesa County State Bank of Grand Junction, and was a member of the school board. Bull died in 1935 and left a stipulation in his will that the house be sold within a year of his death. Paul H. Prinster purchased the house and lived there until 1945 when William Pantuso bought it.

5. THE HASTY HOUSE -- 433 North Seventh Street (1906) -- This is a two-story stucco structure with a simple hipped roof. A great variety of elements emerge, however, including hipped roof dormers, round parapets, and palladian windows. There is extensive use of leaded beveled glass in the round top windows and upper sashes of double hung units. Roof eaves are decoratively bracketed and gutters feed into large wall-mounted drain leader basins. The color scheme is a simple but very emphatic coach green with white trim.

The house was built for John Moore, a prominent orchard owner and beet farmer. He sold the house in 1918 to a local dentist named Billings and the house has been through a long series of residents until the present owner, David Hasty, bought the house in 1971.

6. THE MARTIN HOUSE -- 445 North Seventh Street (1923) -- This two-story residence has low pitched roofs and wide matched eaves which impart a comfortable scale to a large house. Heavy white sills, caps and lintels strengthen the strong horizontal lines of the house and contrast elegantly with the gray pebble dashed stucco. A central entry stair opens onto a full width covered porch accented with large flower filled pots.

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F.C. "Clyde" Martin, a local undertaker had the house built. Mrs. Pauline Mast, Mr. Martin's daughter lives there now. This is the only structure in the proposed district which has a member of the original owner's family still in residence.

8. THE SMITH HOUSE -- 515 North Seventh Street (1899) -- The house presents a very informal closed-in porch entrance to Seventh Street. The porch, its windows, and the entry door are of a different character than other elements of the house but establish an undeniable Queen Anne cottage flavor to the residence. The house design is simple and compact. The detail given to the bay windows, the many beveled and leaded glass window sashes, and the lively sunburst mouldings in the gable over the attic windows all contribute to a well coordinated building facade.

The house was built for Albert Sampliner. He and his brother Joseph owned a locally prominent dry goods store, Sampliner Brothers, which later became Brownson's after World War II. He sold the house to Harry Burnett, a proprietor of the St. Regis Hotel in 1926. Burnett lived there until 1960. The house went through several hands before the present owners Jim and Claudine Smith purchased the house in 1972.

9. CHRISTIAN SCIENCE CHURCH -- 535 North Seventh Street (1929) The church entrance and flanking windows are well defined in romanesque arched recesses. The round arch is effectively used again to frame the attic vent louver in the brick finished entrance pediment. The building relies upon symmetries, not only in building elements and detail, but in the landscape design and the site plan.

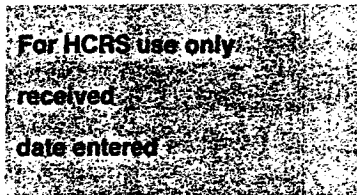
The original Christian Science Church building was located on the corner of Seventh and White and built in 1897. It was permanently relocated to its present site in 1929. Some of it's prominent members included the William Moyer's and Mrs. Samuel McMullin.

10. THE SHAFER HOUSE -- 605 North Seventh Street (1900) -- The upper two levels of the house are situated characteristically "in the roof" of the structure clearly distinguished from the main living level by a strong belt course and shadow line. A simple gable roof with supportive columns formalizes the entry to a very informal building.

The house was built for John Brained of Pastime Mercantile Company. The house went through several occupants until Michael and Beki Shafer purchased it in 1977.

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14. THE WILLSEA HOUSE -- 639 North Seventh Street (1926) -- This house although very large in size achieves a marvelous balance of scale through its form, color, and materials. The simple but crisp detailing of wood and stucco in the half-timer gable end, and the easy curves of the face rafters contrast sharply with the solidity of the double belt course tying them to the wood main level brick masonry walls and piers. The white, tan, and cocoa brown colorscheme emerges elegantly from the summer green landscape.

The house was built for William Murr. His widow, Hattie Pierson Murr, sold the house in 1937 to Charles and Jewell Willsea who have resided there ever since. Mr. Willsea opened the first Chevrolet dealership in Grand Junction.

15. THE HOTTES HOUSE -- 707 North Seventh Street (1910) -- The house dramatizes a very simple plan with elegant use of exterior wall materials and fenestration design. Bracketed face rafters, shingled gable ends, and sheltered attic windows all add to the detail of the entrance facade.

The house was built by a man named Wichersham. Wichersham was associated with William Moyer in the Grand Valley National Bank. Henry Gustof Hottes bought the house in 1917 and lived there until his death in 1957. Hottes was the head of the Grand Junction Fruit Growers Association and came to Grand Junction from Palisade where he made money in fruit orchards and real estate. After Hottes' death his son Fred Hottes sold it to the Catholic Church. Mary and Jerry Pesman bought it from the Catholic Church and some of the Pesman family still live there.

24. THE COLEMAN HOUSE 640 North Seventh Street (1906) -- The house exhibits great simplicity in the use of materials, colors, and traditional elements. The first and second levels are defined horizontally by dark colored belt courses and water tables. It has a single pitched roof. The three story entrance facade includes a closed gable end with palladian attic window and neatly caps the simply planned lower two levels. The wood lap siding was widely used in early Grand Junction residences. It is milled to a 2 1/4" round edge lap and is painted in a light tone contrasting well with the dark trim.

The house was built for C.M. Ferbrache. He sold it to Samuel Cardman in 1921. Edwin Knobel purchased the house in 1948 and his daughter Mary Margaret Coleman now lives there.

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26. THE MOYER HOUSE -- 620 North Seventh Street (1906) -- This two story structure was built with brick from Delta, Colorado. It has heavy square brick piers, a gallery porch, hipped roof, attic dormers, large double hung windows, and finely detailed wood moldings at the doors, windows and eaves. It is a fine example of early Grand Junction architecture.

The house was built for William J. Moyer. Moyer owned the Fair Department Store for forty years. He was a prominent philanthropist and benefactor to the children of Grand Junction. Children today still enjoy some of his generosity in the form of the Moyer Pool at Lincoln Park. At the time of the presentation he stipulated that children would have two free days a week. He was also the primary force behind the building of the YMCA. He paid the expenses to put 18 boys through college. Fred Manty, a saddle maker, bought the house from Moyer. Other owners have been Edith Laura Kemper, Mr. and Mrs. Earl T. Wiley, Richalyn Cox, W.B. and JoAnn Coleman and Walter and Ethel Hatmaker. Mr. and Mrs. Lee Fetters now own the house.

27. THE GOODWIN HOUSE -- 604 North Seventh Street (1907) -- This three story brick and half-timber house demonstrates many characteristics of Tudor period design. Heavy eaves and bracketed face rafters terminate gable ends of the simple pitched roof dormers and the main entrance enclosure. Gable ends are detailed with varying designs in white stucco and contrasting dark stained timbers. The double hung windows are large and employ many paned upper sashes. Lower level windows, six feet high, balance the scale of the window openings and high interior ceilings with uneven upper and lower sashes. The overall height of the building is modified by the use of a light colored belt course, approximately five feet above grade.

The house was built for Vernon Talbert, the cashier at the Grand Valley National Bank. Talbert committed suicide in 1917 and the house became rental property until 1922 when it was purchased by Harry B. Goodwin, president of the Latimer-Goodwin Chemical Company. Goodwin was a philanthropist and set up the Goodwin Foundation for the dispersal of the funds. The house remains in the Goodwin Foundation.

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28. THE SMITH-SCHMIDT HOUSE -- 536 North Seventh Street (1909)
This house is similar to the Moyer house at 620 North Seventh Street. It is a two story brick structure with heavy square brick piers, a full width gallery porch, hipped roof, attic dormers, large double hung windows and finely detailed wood moldings at the doors, windows and eaves.

This structure was built for Henry Barkallo, a lumber man. Mr. and Mrs. Claude D. Smith bought the house in 1914. Smith owned C.D. Smith Drug Company and C.D. Smith Chemical Company. His daughter Melba Schmidt now owns and lives in the house.

30. THE ANDERSON HOUSE -- 520 North Seventh Street (1920) --
This residence typifies many of the bungalow style structures built in early Grand Junction. The wood frame building incorporates a full width screened-in porch, a low pitch gable roof with hipped gable ends and a hipped attic dormer and large uneven sash double hung windows. Broad eaves are "supported" with decorative brackets. Wood lap siding and wood trim are painted in a two color, light exterior color scheme.

The residence was built for Mr. and Mrs. Orloff H. Ellison, the owner of P.A. Rice Lumber Company. Mrs. (Pearl) Ellison was the daughter of "Doc" Shores. After their deaths, Melba Schmidt bought the house then sold it to Mr. and Mrs. Paul Anderson, the present owners, in 1966.

31. THE SICKENBERGER HOUSE -- 710 Ouray (1923) -- This house is one of several stucco and masonry structures built on North Seventh Street. Like the Hasty and Martin houses it incorporates strong horizontal lines in broad bracketed eaves and similarly capped balcony rails, sills, and lintels. Multiple double hung windows with paned upper sashes provide varied fenestration and abundant natural interior light. Broad covered porches and heavily supported trellises characterize exterior facades.

At the turn of the century the 100 foot high standpipe that held the water supply for the City was located on the spot where Dr. Jesse Sickenberger, a Grand Junction surgeon, built his home. Dr. Sickenberger had three wives, the last of which, Etta Sickenberger, still lives there.

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32. THE JORDAN HOUSE -- 440 North Seventh Street (1902) -- This is a three story, wood frame, Colonial Revival structure. Its steeply pitched roof with closed gable end and full width open porch with upper ballustrade create an impressive dominant facade. Modified palladian attic windows characterize the north and west gable ends. Square bays with multiple double hung windows, shed dormers, eave brackets, roof gable outriggers, and a well coordinated three-color scheme characterize this well detailed structure.

The house was built for William Smith, treasurer of the W. F. Mercantile Company. Mr. and Mrs. Noah A. Glasco bought the house in 1907. Glasco was president of Glasco-Udlock Investment Company and later vice president of the Grand Valley National Bank. Harriet J. Moulton, the music teacher at Grand Junction High School, bought the house in 1922. Del Evans bought the house in 1945 and later sold it to their daughter Kathy and her husband, Teddy Jordan, in 1974. The Jordan's have been rehabbing ever since.

34. FIRST BAPTIST CHURCH -- 720 Grand Avenue (1912-1929) -- This church and the Christian Science Church on Seventh and Chipeta are both Colonial Revival style. The greek elements such as the large dentils on the roofline and cross gables with pediments over the entry give the structure an imposing look.

The church was started in Grand Junction in 1883 and located on White Avenue between Fourth and Fifth Streets. The land designated on White Avenue in the original town plat was swapped for the property at Seventh and Grand where the church now stands. Members called it Lane's Folly after the pastor because construction began in 1912 and was not completed until 1929.

35. LOWELL SCHOOL -- 310 North Seventh Street (1925) -- The Lowell School was built under the supervision of local architect Eugene Groves on its present site. Lowell was one of six schools constructed in the original plat of the City. Whitman, Emerson, Hawthorne, Washington,, and Central High School were the others. Those schools have been lost or modified beyond recognition. The Hawthorne, Washington, and Central High Schools were all located within three blocks of Seventh Street. Groves designed the two major extant public buildings of this period, Lowell School and the Mesa County Courthouse.

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Today Lowell School is still an active school building. There are plans to restore the Lowell School for use by the Museum of Western Colorado as an interpretive center.

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CONTRIBUTING BUILDINGS

The properties listed in this section while not individually significant do contribute to the scale and character of the district due to their architecture.

7. THE OLSON HOUSE -- 505 North Seventh Street (1899)
Two story structure. A centre gable, two gable with overhang. It has been altered with shingle siding. It was built by Joseph Sampliner.
11. RESIDENCE -- 611 North Seventh Street (1909)
Two story cross gable, wood frame with clapboard. It has not been altered.
12. RESIDENCE -- 621 North Seventh Street (1902)
One story center gable, wood frame with clapboard siding. It has not been altered.
13. RESIDENCE -- 625 North Seventh Street (1922)
One story with cross gable. It has not been altered.
18. RESIDENCE -- 731 North Seventh Street (1909)
One story with hip roof and clapboard siding. It has not been altered.
19. RESIDENCE -- 739 North Seventh Street (1909)
One story with hip roof and clapboard siding. It has not been altered.
20. RESIDENCE -- 750 North Seventh Street (1950)
One story Navajo style stucco with brick. This fits into the area although it was built in 1950.
21. RESIDENCE -- 726 North Seventh Street (1907)
Two story medium hip with shed on roof. Clapboard siding. It has been altered with siding but fits into the area nicely.
22. RESIDENCE -- 712 North Seventh Street (1907)
One story spanish style. This was the first duplex built in Grand Junction.
23. RESIDENCE -- 706 North Seventh Street (1909)
Two story with center gable roof. Made of brick, the house was originally one story but the second story was added in the 1920's. The addition did not detract from the design of the house.

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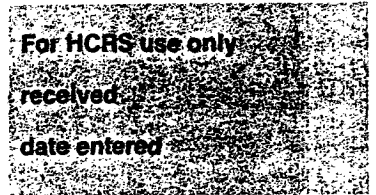
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CONTRIBUTING BUILDINGS
Continued

33. RESIDENCE -- 428 North Seventh Street (1900)
Two story with hipped gable. It has clapboard siding. The porch is arched. It has not been altered.

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INTRUSIONS

The properties listed in this section do not contribute to the scale or character of the district and in some cases detract from it.

4. THE BERRY HOUSE -- 417 North Seventh Street -- Two story with flagstone up to the sills in front. Two brick wings have been added. The use of materials has been inconsistent.
16. LEARNING TREE -- 715 North Seventh Street -- Two story -- contemporary design.
17. LEARNING TREE -- 727 North Seventh Street -- Two story with shingle siding. It has an addition in the back.
25. APARTMENT HOUSE -- 626 North Seventh Street -- Two story with single siding. The front porch has been enclosed.
29. RESIDENCE -- 522 North Seventh Street -- One story with contemporary siding. The front porch has been enclosed.

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BOUNDARY DESCRIPTION

The district as it is being proposed is bounded on the west by the north/south alley between Sixth and Seventh Streets, on the north by Hill Avenue, on the east by the north/south alley between Seventh and Eighth Streets, on the south by White Street between Seventh and Eighth, and by the east/west alley between White and Grand Avenues between the north/south alley between Sixth and Seventh Streets.

JUSTIFICATION

The boundaries of the proposed district are drawn to include the properties fronting on Seventh Street. Designed to serve as major north/south thoroughfare to the downtown area, lots were platted facing the street. Seventh Street is the only north/south street with such a configuration. The proposed district is bounded on the north and south by relatively recent commercial construction and on the east and west by modest residential structures built between 1900 and 1950, a majority of which have been substantially altered. The proposed district is unique in Mesa County and remains the only area within the original plat of the City of Grand Junction which retains the character of Grand Junction's early growth years. The cohesiveness of the proposed district is reinforced by the median, the tree cover, the high concrete curbs, and the street names impressed in the sidewalk. This area consists of the most complete extant collection of housing stock in Grand Junction.

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PROPOSED SEVENTH STREET
HISTORIC DISTRICT
OWNERSHIP LIST

ADDRESS: 327 N 7TH TAX ID NO: 294514406002
OWNER: 327 N 7TH PARTNERS LOT: 14-16 BLOCK: 83
327 7TH LOT DIM: 75*135 ASS. VALUE: \$ 5560.00
1. GRND JCT., CO BLD SIZE: 1886SQFT ASS. VALUE: \$ 6360.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$11920.00
PDD ZONE: SSHC YR BUILT: 1910

ADDRESS: 337 N 7TH TAX ID NO: 294514406001
OWNER: KENNETH HENRY LOT: 11-13 BLOCK: 83
851 GRAND LOT DIM: 75*135 ASS. VALUE: \$ 5560.00
2. GRND JCT., CO BLD SIZE: 1514SQFT ASS. VALUE: \$ 6560.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$12120.00
PDD ZONE: SSHC YR BUILT: 1890

ADDRESS: 407 N 7TH TAX ID NO: 294514137004
OWNER: AMORA BLEY LOT: 19-21 BLOCK: 72
407 N 7TH LOT DIM: 75*135 ASS. VALUE: \$ 1220.00
3. G.J. CO BLD SIZE: 1891SQFT ASS. VALUE: \$ 8880.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$10100.00
PDD ZONE: SSHC YR BUILT: 1906

ADDRESS: 417 N 7TH TAX ID NO: 294514137003
OWNER: JACK BERRY LOT: 16-18 BLOCK: 72
417 N 7TH LOT DIM: 75*135 ASS. VALUE: \$ 1220.00
4. G.J. CO BLD SIZE: 1325SQFT ASS. VALUE: \$ 6500.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 7720.00
PDD ZONE: SSHC YR BUILT: 1903

ADDRESS: 433 N 7TH TAX ID NO: 294514137002
OWNER: DAVID HASTY LOT: 13-15 BLOCK: 72
433 N 7TH LOT DIM: 62*135 ASS. VALUE: \$ 1010.00
5. G.J. CO BLD SIZE: 1672SQFT ASS. VALUE: \$ 6040.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 7050.00
PDD ZONE: SSHC YR BUILT: 1910

PROPOSED SEVENTH STREET
HISTORIC DISTRICT
OWNERSHIP LIST

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ADDRESS: 445 N 7TH TAX ID NO: 294514137001
OWNER: PAULINE MAST LOT: 11-13 BLOCK: 72
445 N 7TH LOT DIM: 62*135 ASS. VALUE: \$ 1010.00
6. G.J. CO BLD SIZE: 2218SQFT ASS. VALUE: \$ 9330.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$10340.00
PDD ZONE: SSHC YR BUILT: 1923

ADDRESS: 505 N 7TH TAX ID NO: 294514136004
OWNER: HAROLD OLSON LOT: 18-20 BLOCK: 61
505 N 7TH LOT DIM: 62*135 ASS. VALUE: \$ 1010.00
7. G.J. CO BLD SIZE: 1704SQFT ASS. VALUE: \$ 4060.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 5070.00
PDD ZONE: SSHC YR BUILT: 1899

ADDRESS: 515 N 7TH TAX ID NO: 294514136003
OWNER: JAMES SMITH LOT: 16-18 BLOCK: 61
515 N 7TH LOT DIM: 62*135 ASS. VALUE: \$ 1010.00
8. G.J. CO BLD SIZE: 1691SQFT ASS. VALUE: \$ 4470.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 5480.00
PDD ZONE: SSHC YR BUILT: 1897

ADDRESS: 535 N 7TH TAX ID NO: 294514136951
OWNER: FIRST CHURCH C SCI LOT: 11-15 BLOCK: 61
535 N 7TH LOT DIM: 125*135 ASS. VALUE: \$ 7717.00
9. GRAND JCT., CO BLD SIZE: 0SQFT ASS. VALUE: \$19053.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$26770.00
PDD ZONE: SSHC YR BUILT: 0

ADDRESS: 605 N 7TH TAX ID NO: 294514125005
OWNER: MICHAEL SHAFER LOT: 19-21 BLOCK: 50
605 N 7TH LOT DIM: 75*135 ASS. VALUE: \$ 1230.00
10. GRND JCT., CO BLD SIZE: 998SQFT ASS. VALUE: \$ 5820.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 7050.00
PDD ZONE: SSHC YR BUILT: 1900

PROPOSED SEVENTH STREET
HISTORIC DISTRICT
OWNERSHIP LIST

ADDRESS: 611 N 7TH TAX ID NO: 294514125004
OWNER: MILTON DERRICK JR LOT: 17-18 BLOCK: 50
611 N 7TH LOT DIM: 50*135 ASS. VALUE: \$ 810.00
11. GRND JCT., CO BLD SIZE: 922SQFT ASS. VALUE: \$ 2440.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 3250.00
PDD ZONE: SSHC YR BUILT: 1909

ADDRESS: 621 N 7TH TAX ID NO: 294514125003
OWNER: W C FARNEY LOT: 16 BLOCK: 50
621 N 7TH LOT DIM: 25*135 ASS. VALUE: \$ 410.00
12. GRND JCT., CO BLD SIZE: 792SQFT ASS. VALUE: \$ 2340.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 2750.00
PDD ZONE: SSHC YR BUILT: 1902

ADDRESS: 625 N 7TH TAX ID NO: 294514125002
OWNER: TRESA BUCK LOT: 14-15 BLOCK: 50
625 N 7TH LOT DIM: 50*135 ASS. VALUE: \$ 810.00
13. G.J. CO BLD SIZE: 1259SQFT ASS. VALUE: \$ 4350.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 5160.00
PDD ZONE: SSHC YR BUILT: 1922

ADDRESS: 639 N 7TH TAX ID NO: 294514125001
OWNER: MARY WILLSEA LOT: 11-13 BLOCK: 50
639 N 7TH LOT DIM: 75*135 ASS. VALUE: \$ 1220.00
14. G.J. CO BLD SIZE: 1637SQFT ASS. VALUE: \$ 7020.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 8240.00
PDD ZONE: SSHC YR BUILT: 1926

ADDRESS: 707 N 7TH TAX ID NO: 294514124005
OWNER: MARY PESMAN LOT: 19-21 BLOCK: 39
707 N 7TH LOT DIM: 62*135 ASS. VALUE: \$ 1010.00
15. GRND JCT., CO BLD SIZE: 1348SQFT ASS. VALUE: \$ 6010.00
81501 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$ 7020.00
PDD ZONE: SSHC YR BUILT: 1910

PROPOSED SEVENTH STREET
HISTORIC DISTRICT
OWNERSHIP LIST

ADDRESS: 715 N 7TH TAX ID NO: 294514124004
OWNER: T.K. INVESTMENTS LOT: 16-19 BLOCK: 39
6565 W JEWELL LOT DIM: 87*135 ASS. VALUE: \$ 1420.00
16. LAKEWOOD, CO BLD SIZE: 1620SQFT ASS. VALUE: \$14760.00
80226 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$16180.00
PDD ZONE: SSHC YR BUILT: 1976

ADDRESS: 727 N 7TH TAX ID NO: 294514124003
OWNER: T.K. INVESTMENTS LOT: 14-15 BLOCK: 39
6565 W JEWELL LOT DIM: 50*135 ASS. VALUE: \$ 810.00
17. LAKEWOOD, CO BLD SIZE: 1295SQFT ASS. VALUE: \$ 5000.00
80226 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$ 5810.00
PDD ZONE: SSHC YR BUILT: 1895

ADDRESS: 731 N 7TH TAX ID NO: 294514124002
OWNER: T.K. INVESTMENTS LOT: 12-13 BLOCK: 39
6565 W JEWELL LOT DIM: 37*135 ASS. VALUE: \$ 610.00
18. LAKEWOOD, CO BLD SIZE: 1022SQFT ASS. VALUE: \$ 3060.00
80226 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$ 3670.00
PDD ZONE: SSHC YR BUILT: 1909

ADDRESS: 739 N 7TH TAX ID NO: 294514124001
OWNER: RALPH C SUTRO CO. LOT: 11-12 BLOCK: 39
4900 WILSHIRE BL LOT DIM: 37*135 ASS. VALUE: \$ 610.00
19. LOS ANGELES, CA BLD SIZE: 1139SQFT ASS. VALUE: \$ 3010.00
90010 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$ 3620.00
PDD ZONE: SSHC YR BUILT: 1909

ADDRESS: 750 N 7TH TAX ID NO: 294514123001
OWNER: LOUISE AKERS LOT: 10-11 BLOCK: 40
750 N 7TH LOT DIM: 50*141 ASS. VALUE: \$ 820.00
20. GRND JCT., CO BLD SIZE: 1315SQFT ASS. VALUE: \$ 7330.00
81501 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$ 8150.00
PDD ZONE: SSHC YR BUILT: 1952

PROPOSED SEVENTH STREET
HISTORIC DISTRICT
OWNERSHIP LIST

21. ADDRESS: 726 N 7TH TAX ID NO: 294514123002
OWNER: WB THOMPSON LOT: 7-9 BLOCK: 40
214 N EASTER HI LOT DIM: 75*141 ASS. VALUE: \$ 1230.00
GRND JCT., CO BLD SIZE: 1347SQFT ASS. VALUE: \$ 6240.00
81503 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$ 7470.00
PDD ZONE: SSHC YR BUILT: 1907

22. ADDRESS: 712 N 7TH TAX ID NO: 294514123007
OWNER: JAMES BRODELL LOT: 4-6 BLOCK: 40
712 N 7TH LOT DIM: 75*141 ASS. VALUE: \$ 1410.00
GRND JCT., CO BLD SIZE: 2381SQFT ASS. VALUE: \$11600.00
81501 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$13010.00
PDD ZONE: SSHC YR BUILT: 1930

23. ADDRESS: 706 N 7TH TAX ID NO: 294514123008
OWNER: KISSELL COMPANY LOT: 1-3 BLOCK: 40
O DEPT 00099 LOT DIM: 75*141 ASS. VALUE: \$ 1230.00
PITTSBURGH, PA BLD SIZE: 1420SQFT ASS. VALUE: \$ 5820.00
15274 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 7050.00
PDD ZONE: SSHC YR BUILT: 1909

24. ADDRESS: 640 N 7TH TAX ID NO: 294514126014
OWNER: MARY COLMAN LOT: 9-10 BLOCK: 49
640 N 7TH LOT DIM: 50*141 ASS. VALUE: \$ 820.00
G.J. CO BLD SIZE: 1309SQFT ASS. VALUE: \$ 4720.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 5540.00
PDD ZONE: SSHC YR BUILT: 1905

25. ADDRESS: 626 N 7TH TAX ID NO: 294514126002
OWNER: BUD BLANEY LOT: 6-8 BLOCK: 49
1635 MAPLE CT LOT DIM: 75*141 ASS. VALUE: \$ 1230.00
G.J. CO BLD SIZE: 1624SQFT ASS. VALUE: \$ 5650.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 6880.00
PDD ZONE: SSHC YR BUILT: 1900

PROPOSED SEVENTH STREET
HISTORIC DISTRICT
OWNERSHIP LIST

ADDRESS: 620 N 7TH TAX ID NO: 294514126007
OWNER: LEE FETTERS LOT: 3-5 BLOCK: 49
620 N 7TH LOT DIM: 62*141 ASS. VALUE: \$ 1030.00
26. G.J. CO BLD SIZE: 1473SQFT ASS. VALUE: \$ 6170.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 7200.00
PDD ZONE: SSHC YR BUILT: 1905

ADDRESS: 604 N 7TH TAX ID NO: 294514126008
OWNER: JOHN PENDERGRAST LOT: 1-3 BLOCK: 49
604 N 7TH LOT DIM: 62*141 ASS. VALUE: \$ 1030.00
27. G.J. CO BLD SIZE: 1598SQFT ASS. VALUE: \$ 8230.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 9260.00
PDD ZONE: SSHC YR BUILT: 1907

ADDRESS: 536 N 7TH TAX ID NO: 294514135001
OWNER: RALPH SCHMIDT LOT: 8-10 BLOCK: 62
536 N 7TH LOT DIM: 75*141 ASS. VALUE: \$ 1230.00
28. G.J. CO BLD SIZE: 1610SQFT ASS. VALUE: \$ 7430.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 8660.00
PDD ZONE: SSHC YR BUILT: 1907

ADDRESS: 522 N 7TH TAX ID NO: 294514135002
OWNER: RALPH SCHMIDT LOT: 6-7 BLOCK: 62
536 N 7TH LOT DIM: 50*141 ASS. VALUE: \$ 820.00
29. G.J. CO BLD SIZE: 1040SQFT ASS. VALUE: \$ 2610.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 3430.00
PDD ZONE: SSHC YR BUILT: 1895

ADDRESS: 520 N 7TH TAX ID NO: 294514135008
OWNER: PAUL ANDERSON LOT: 4-5 BLOCK: 62
520 N 7TH LOT DIM: 50*141 ASS. VALUE: \$ 820.00
30. G.J. CO BLD SIZE: 1479SQFT ASS. VALUE: \$ 4890.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 5710.00
PDD ZONE: SSHC YR BUILT: 1921

PROPOSED SEVENTH STREET
HISTORIC DISTRICT
OWNERSHIP LIST

ADDRESS: 710 OURAY TAX ID NO: 294514135009
OWNER: ETTA SICKENBERGER LOT: 1-3 BLOCK: 62
710 OURAY LOT DIM: 75*141 ASS. VALUE: \$ 1230.00
31. G.J. CO BLD SIZE: 1488SQFT ASS. VALUE: \$ 6280.00
81501 DDA: N
ZONING: RMF64 HISTORIC: TOTAL: \$ 7510.00
PDD ZONE: SSHC YR BUILT: 1923

ADDRESS: 440 N 7TH TAX ID NO: 294514138001
OWNER: VIRGINIA JORDAN LOT: 9-11 BLOCK: 71
440 7TH LOT DIM: 62*140 ASS. VALUE: \$ 1030.00
32. G.J. CO BLD SIZE: 1092SQFT ASS. VALUE: \$ 9640.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$10670.00
PDD ZONE: SSHC YR BUILT: 1905

ADDRESS: 428 N 7TH TAX ID NO: 294514138002
OWNER: MILDRED WATTERS LOT: 7-9 BLOCK: 71
428 7TH LOT DIM: 62*140 ASS. VALUE: \$ 1030.00
33. G.J. CO BLD SIZE: 1051SQFT ASS. VALUE: \$ 3650.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$ 4680.00
PDD ZONE: SSHC YR BUILT: 1900

ADDRESS: 720 GRAND TAX ID NO: 294514138951
OWNER: FIRST BAPTIST CHUR LOT: 1-6 12 BLOCK: 71
720 GRAND LOT DIM: 150*141 ASS. VALUE: \$ 3430.00
34. GRAND JCT., CO BLD SIZE: 0SQFT ASS. VALUE: \$13000.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$16430.00
PDD ZONE: SSHC YR BUILT: 0

ADDRESS: 310 N 7TH TAX ID NO: 294514405942
OWNER: LOWELL SCHOOL LOT: ALL BLOCK: 84
310 N 7TH LOT DIM: BLOCK ASS. VALUE: \$ 7740.00
35. GRND JCT., CO BLD SIZE: 0SQFT ASS. VALUE: \$49310.00
81501 DDA: N
ZONING: RMF32 HISTORIC: TOTAL: \$57050.00
PDD ZONE: SSHC YR BUILT: 1900