

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 4

Official eligibility determination (OAHP use only)

Date _____ Initials _____

- Determined Eligible- NR
- Determined Not Eligible- NR
- Determined Eligible- SR
- Determined Not Eligible- SR
- Need Data
- Contributes to eligible NR District
- Noncontributing to eligible NR District

I. Identification

1. Resource number: 5ME.14915
2. Temporary resource number: 304.NOR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: _____
6. Current building name: Fabricare Services
7. Building address: 304 North Ave.
8. Owner name and address: Richard Manchester
2698 Lanai Ct Grand Junction, CO 81506-8615

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 1/4 of SE 1/4 of SW 1/4 of SW 1/4 of section 11
10. UTM reference
Zone 1 2; 7 1 0 4 1 8 mE 4 3 2 8 2 2 8 mN
11. USGS quad name: Grand Junction Quadrangle
Year: 1962 rev.1973 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 1 Block: 5
Addition: Shafroth Rodgers Addition Year of Addition: 1938
13. Boundary Description and Justification: Legal description of the site is: Lot 1 Blk 5
Shafroth Rodgers Addition + Beg Sw Cor Blk 5 sec 11 1s 1w W 75ft N 360ft E 75ft S To
Beg Exc N 10ft of Above For Alley
Assessors Office Parcel ID # 2945-113-19-001
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 230' x Width 90'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Barrel Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Glass Block

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21. General architectural description: This is a large industrial building that consists of a bow-truss curved roof form, surrounded by a more traditional brick, flat roofed building at the perimeter of the barrel roof. The principal façade faces south and is comprised of three large bays which are also subdivided into three bays. The parapet wall steps up a short vertical step which aligns with the center of the two end bays. The step contains a field of brick that bears the name of the business in paint. Overall the building appears to have a checkerboard brick pattern due to the alternating directions of the textured field brick. At the east end of the building an additional rectangular bay is added on. The large bays on the front are marked by tall pilasters which rise to about 2/3 of the building height. The pilasters end with a stepped back detail. The pilasters are not replicated on the building corners. Shorter pilasters create the subdivided bays as well. These rise to just above the head height of the windows. Each of the larger bays have a central doorway and a large storefront window on either side. The bay on the west has an entry door with a glass block transom, the other two bays have glass block infilling the whole doorway opening. Each bay has a field of brick that is framed by a simple rectangular brick projection. The far side of the main façade has an apparently added bay which has a single garage door with transom. The west building side has a series of pilasters which go to the parapet line. A flat roof canopy extends off the west side, creating a drive through area. The canopy is supported by three round steel columns the center one of which is vertical, the two outer ones are splayed. The east side is stucco with a brick cap on the parapet.
22. Architectural style/building type: Commercial Style
23. Landscaping or special setting features: The building, on a corner lot, is surrounded by asphalt paving and a parking area separates the building from the sidewalk.
24. Associated buildings, features, or objects: A neon sign that dates from the beginning of the building's use as a cleaners is located on the southwest corner of the lot. It is a free standing sign on three vertical columns. It has three large shapes, two ovals and a long rectangle and has a starburst off the top.

IV. Architectural History

25. Date of Construction: Estimate: 1946 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: unknown

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Source of information: _____

29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition of garage bay and related structure to east, addition of drive through canopy at west, dates unknown
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Commerce and Trade
32. Intermediate use(s): _____
33. Current use(s): Commerce and Trade
34. Site type(s): Commercial Strip
35. Historical background: The first reference to this address was in 1949 where it was listed as Jaros Electric. Between 1951- 56 it was listed as Central Chevrolet Service Station. This address was originally part of the Shafroth-Rogers Addition, which was platted in 1938, later to become the North Avenue Addition in 1940. An interview with the current owner suggested that the building had been Fabricare Services since the 1940s
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories, Interview with Richard Manchester current owner

VI. Significance

37. Local landmark designation: Yes _____ No Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture, Community Development and Planning
40. Period of significance: 1950; 1943 to 1957 Uranium Boom

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41. Level of significance: National State Local
42. Statement of significance: The development in this area is a direct result of the nation's involvement in WWII and the drive for the development of nuclear weapons. The discovery of significant sources of Uranium in the region initiated development in Grand Junction that supported both the mining of the materials and the administration of programs related to the development of weapons. The building types, materials and neighborhood layout are all indicative of the national trends which were driven by the proliferation of the automobile and the rapid development of residential neighborhoods. This building is significant for its position in the expansion of the commercial activities of the community.
43. Assessment of historic physical integrity related to significance: The building is generally intact in its original form, integrity is good. It should be noted that the owner's stated plans are to stucco the building in which case the integrity would be seriously compromised. Note: the stucco application did take place in late 2005. As stated this seriously compromises the integrity of the building.

VII. National Register Eligibility Assessment

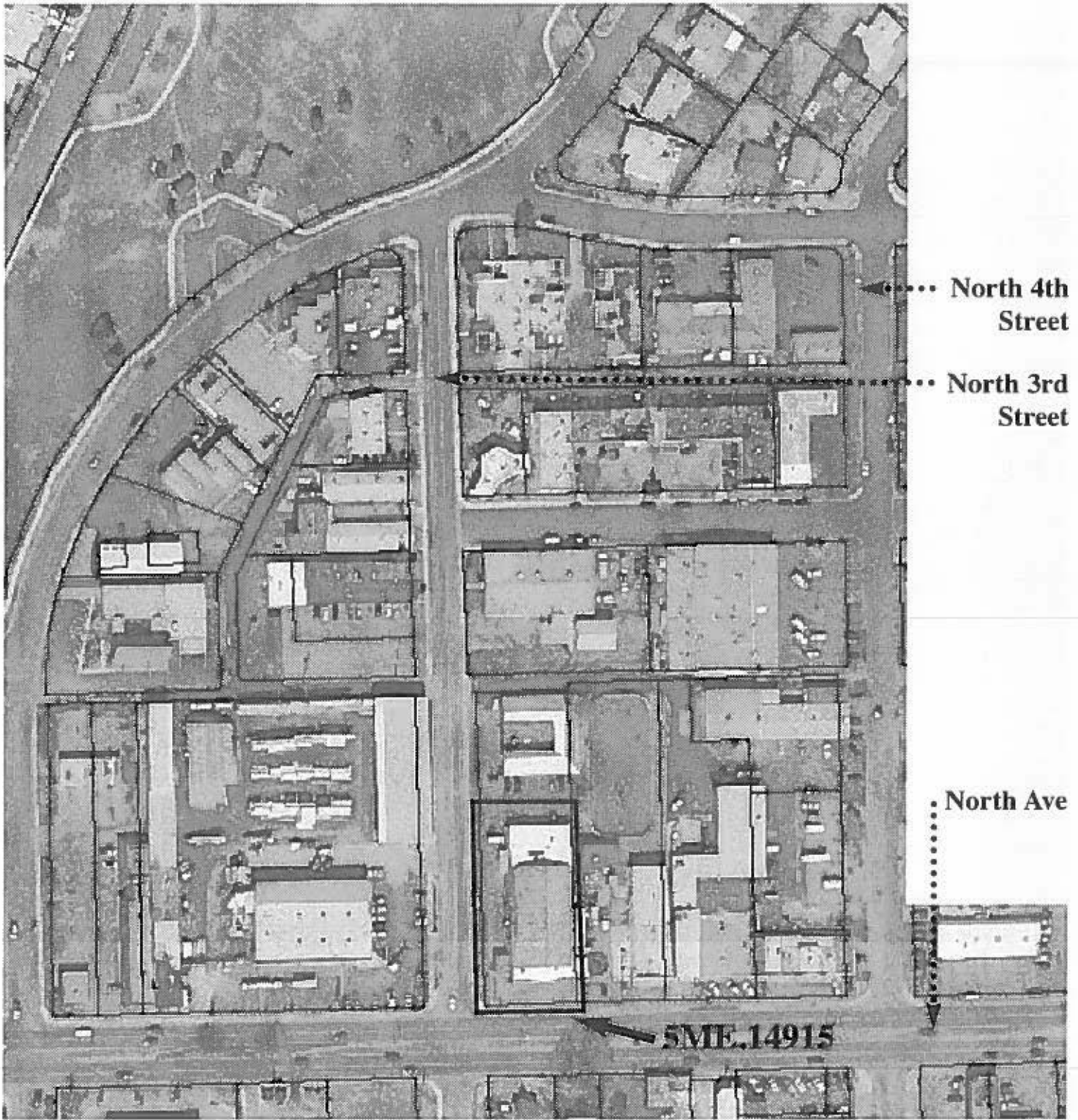
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 8 Frame # 28, 29 & 30
Negatives filed at: City of Grand Junction Planning Dept.
48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005
50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



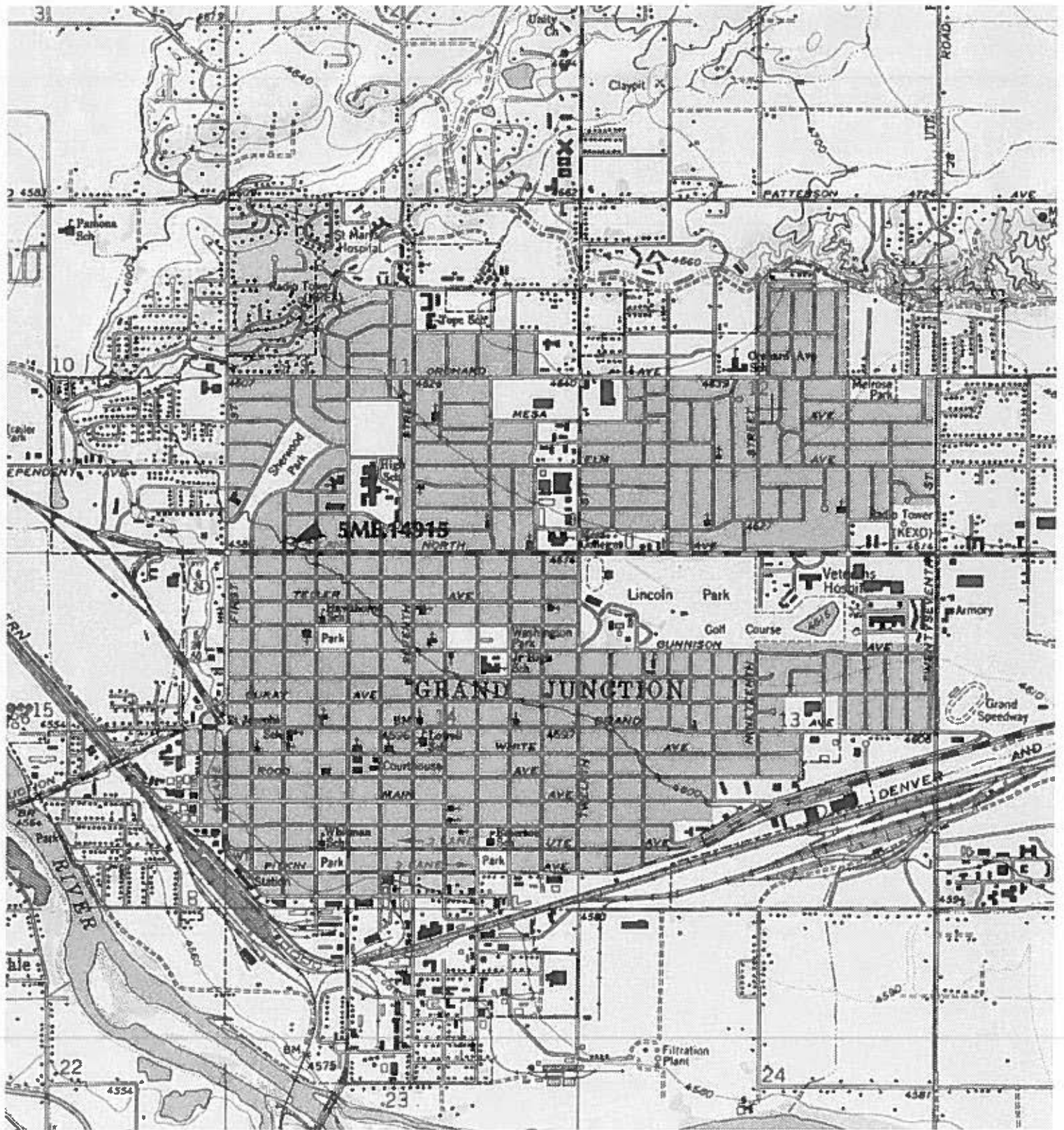
304 North Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN * MN
11 1/2°

0 5 1 MILE
0 1000 FEET 0 500 1000 METERS
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



Looking northwest

Grand Junction, Mesa County, CO

WJF BA010A1X0N NNN+ 1 5881 002926

031

sharp

57890

5ME.14915

304 North Ave.

Roll # 8 Frame # 28

Looking west

Grand Junction, Mesa County, CO

WJF BA010A1X0N NNN+ 1 5881 002926

030

sharp

57889

5ME.14915

304 North Ave.

Roll # 8 Frame # 30

Looking north

Grand Junction, Mesa County, CO

WJF BA010A1X0N NNN+ 1 5881 002926

032

sharp

57891