

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.14916
2. Temporary resource number: 340.NOR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Curnow's Frozen Food Lockers
6. Current building name: Quality Meet Co.
7. Building address: 340 North Ave.
8. Owner name and address: IGWT, LLC  
623 Broken Spoke Rd Grand Junction, CO 81504

**II. Geographic Information**

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SE 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 7 9 mE 4 3 2 8 2 2 6 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): 3 Block: 5  
Addition: Shafroth Rodgers Addition Year of Addition: 1938
13. Boundary Description and Justification: Legal description of the site is: Lot 3 Blk 5  
Shafroth Rodgers Addition Sec 11 1s 1w Exc N 70ft Of E 65ft + Exc S 10ft For Row  
Assessors Office Parcel ID # 2945-113-19-007  
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 100' x Width 80'
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): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Chimney, Glass Block

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21. General architectural description: This is a rectangular building which is part of a series of buildings that share side walls. The main façade faces south and has a plain brick surface with six pilasters dividing the surface. There is a pilaster on each corner, one in the center, one in the remaining west side and two in the remaining east side. The two in the east side bracket the doorway and have a recessed panel detail in their centers. They are also connected at the top by a low relief corbelled band. To either side of these more decorative pilasters are two large openings filled with glass block. The whole entry composition is covered by a half round cloth awning. All the pilasters end a couple of feet short of the top of the parapet wall and sit on an articulated concrete base. Only the top of the east side wall is visible and it steps down incrementally to the back and is stuccoed. The chimney is located about half way back toward the east side of the building.
22. Architectural style/building type: Commercial Style
23. Landscaping or special setting features: A strip of parking separates the buildings from the sidewalk line
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1941 Actual: \_\_\_\_\_  
Source of information: Polk Directories
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Curnow's Frozen Food Lockers  
Source of information: Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition of large awning, construction of adjacent buildings; dates unknown.
30. Original location  Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Agriculture/Subsistence; Processing
32. Intermediate use(s): \_\_\_\_\_
33. Current use(s): Agriculture/Subsistence; Processing
34. Site type(s): Commercial Strip

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35. Historical background: The first reference to this address was in 1941 where it was listed as Curnow's Frozen Food Lockers. It remained under that name until 1956 (the last year researched). This was originally part of the Shafroth-Rogers Addition, which was platted in 1938, later to become the North Avenue Addition in 1940.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories;

**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: 1941; 1943 to 1957 Uranium Boom
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. It is particularly associated with a business operation that has survived to this day.
43. Assessment of historic physical integrity related to significance: Façade is intact in its original condition with the exception of the awning. Integrity is generally intact.

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**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 # 32

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

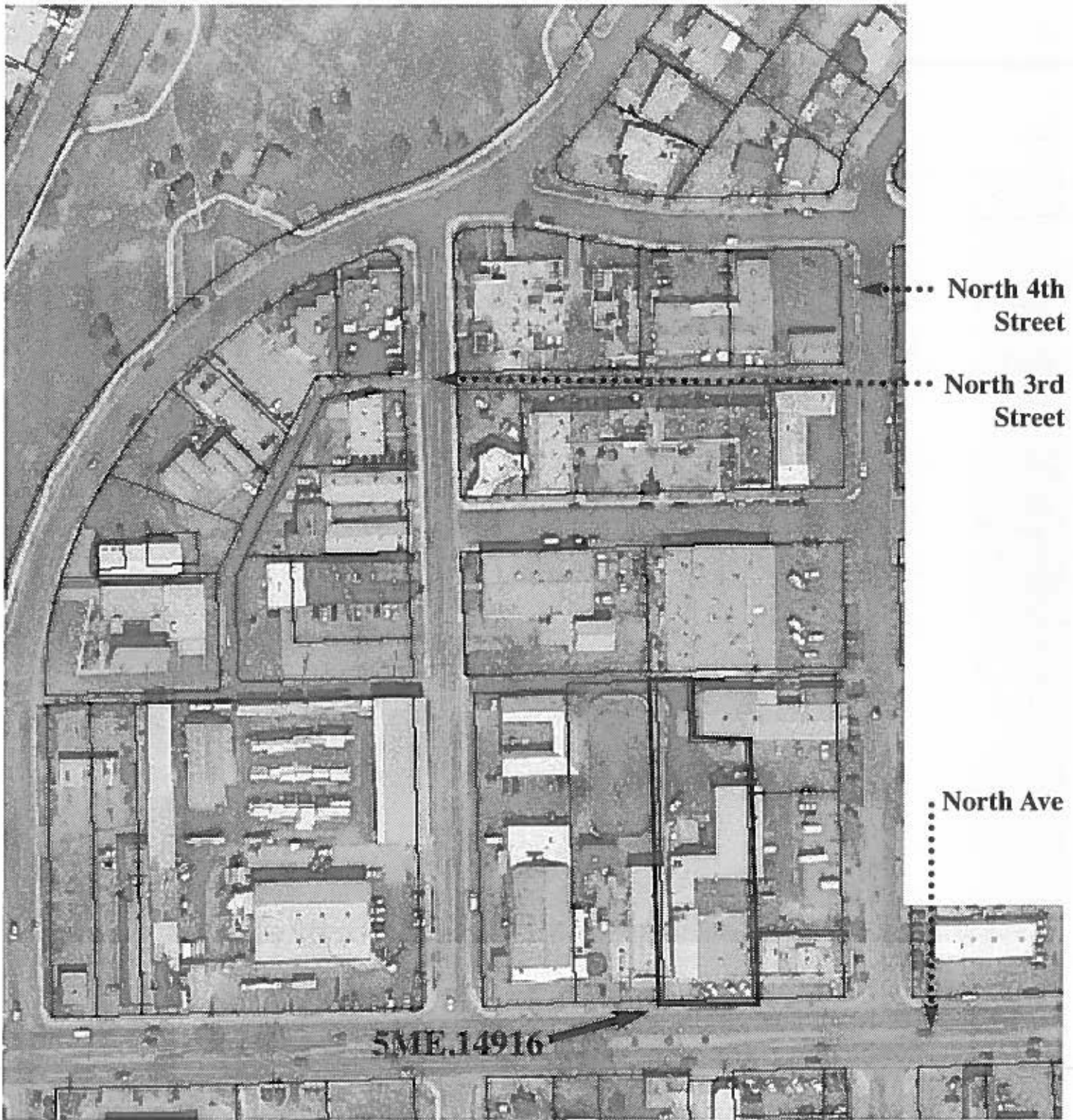
51. Organization: Reid Architects, Inc.

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



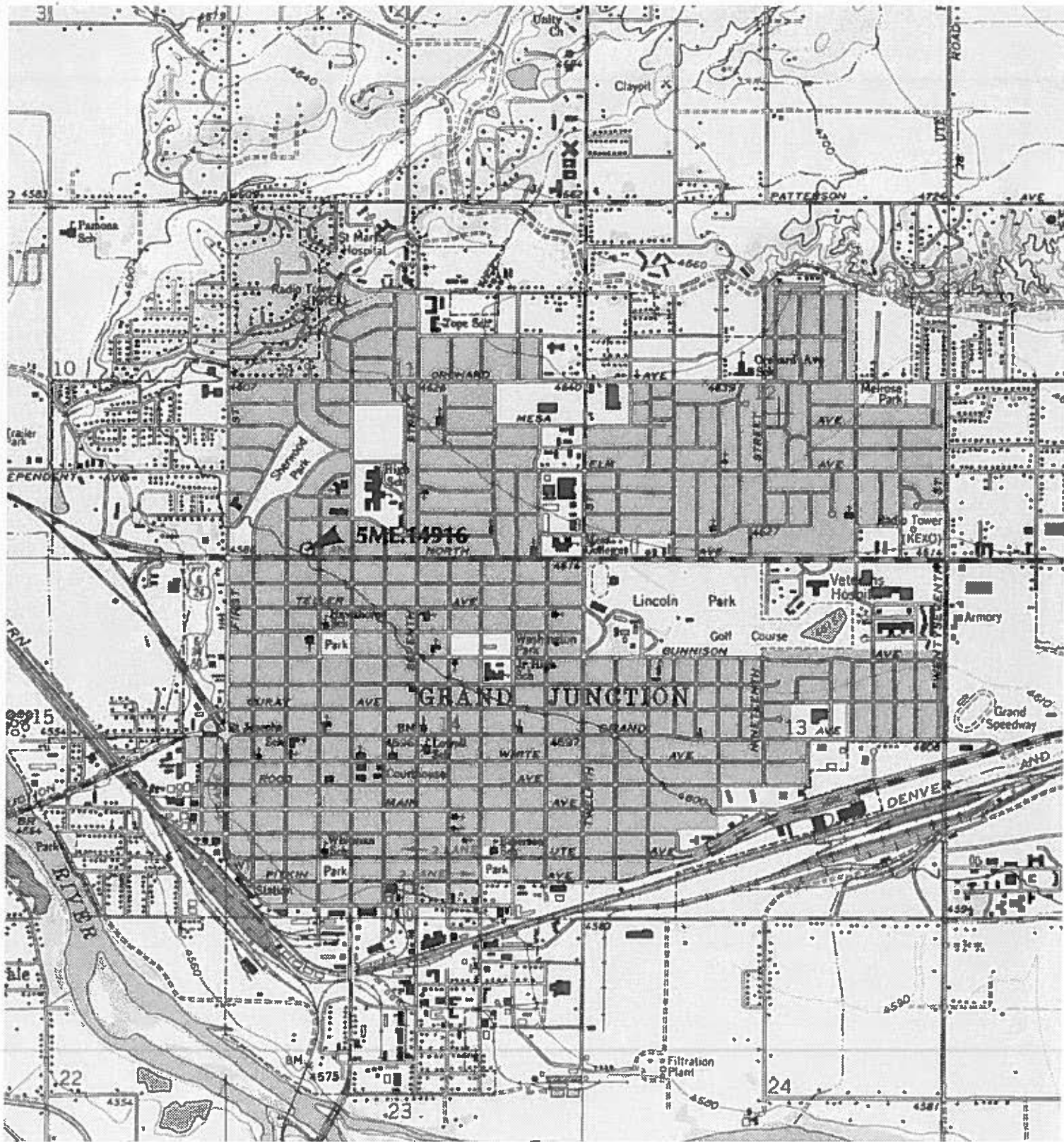
# 340 North Ave.



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN \* MN  
11 1/2°



Map created with TOPO! © 2003 National Geographic ([www.nationalgeographic.com/topo](http://www.nationalgeographic.com/topo))

# GRAND JUNCTION, COLORADO

Phase Three Historic Survey

2004



5ME.14916 340 North Ave.  
Roll # 8 Frame # 32  
Looking northwest  
Grand Junction, Mesa County, CO

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