

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.14921
2. Temporary resource number: 768.NOR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 768 North Ave.
8. Owner name and address: Rankin and Company Inc  
1043 North Ave Grand Junction, CO 81501-3141

## II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SE 1/4 of SW 1/4 of SW 1/4 of SE 1/4 of section 11
10. UTM reference  
Zone 1 2; 7 1 1 1 2 8 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): 31 & 32 Block: 2  
Addition: Craig Subdivision Year of Addition: 1940
13. Boundary Description and Justification: Legal description of the site is: Lots 31 + 32 Blk 2  
Craig Subdivision  
Assessors Office Parcel ID # 2945-114-18-010  
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 40'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Terra Cotta, Wood Vertical  
Siding
18. Roof configuration: (enter no more than one): Front Gable 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 long rectangular building with the narrow end facing the street (south). The roof is a low pitched front gable with the ridge running north/south. The building is comprised of terra cotta masonry units which vary in color across the field. The block extends to the eave line and vertical siding infills the gable end. The vertical siding has a scalloped edge where it overlaps the block wall. The main façade has three openings a central horizontally proportioned window and a vertically proportioned window with glass block on either side. The windows share the same head height but the side units have slightly lower sills. There is a course of contrasting sill block but no detail on the jambs or head. The west side of the building has a series of windows and doors arrayed along the length and a cross gable addition extends to the west off the rear. The addition has horizontal wood siding.
22. Architectural style/building type: Commercial Type
23. Landscaping or special setting features: the building is free standing though very close the adjacent structure on the east. The west side has a large parking area and the front is separated from the street by a strip of asphalt.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1931 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  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions): Likely window replacements and alterations, addition on rear, numerous mechanical units on roof; dates unknown.
30. Original location  Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Commerce and Trade: Business
32. Intermediate use(s): \_\_\_\_\_
33. Current use(s): Commerce and Trade: Business
34. Site type(s): Commercial Strip

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35. Historical background: There are no listings for the address until 1949, and at that time it was listed as Rankin & Bond Real estate. By 1951 there were several more businesses listed: Rankin & Bond Real Estate, Ute Land Co., James Rankin Insurance Agency, Redlands Water & Power Co., and Modern Woodmen of America Camp 7394. In 1956 these businesses were listed at 768 North Avenue: Bond Realty, Rex Rankin Farm & Ranch Loans, James Rankin Insurance Agency, First Fruit Ridge Pipe Line Co., Mutual Life Insurance (Farm & Loan), Security Mutual Life Insurance Co. of Lincoln Neb, Minter McBride, Redland's Water & Power Co., and Modern Woodmen of America Camp 7394. This site is part of the Craig's Subdivision of Lot 17 of Capitol Hill Subdivision, platted 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
40. Period of significance: 1931
41. Level of significance: National  State  Local
42. Statement of significance: This building is significant for its position in the expansion of the commercial activities of the community. Development in this area was driven by the proliferation of the automobile.
43. Assessment of historic physical integrity related to significance: Alterations have somewhat impacted the integrity of the building.

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**VII. National Register Eligibility Assessment**

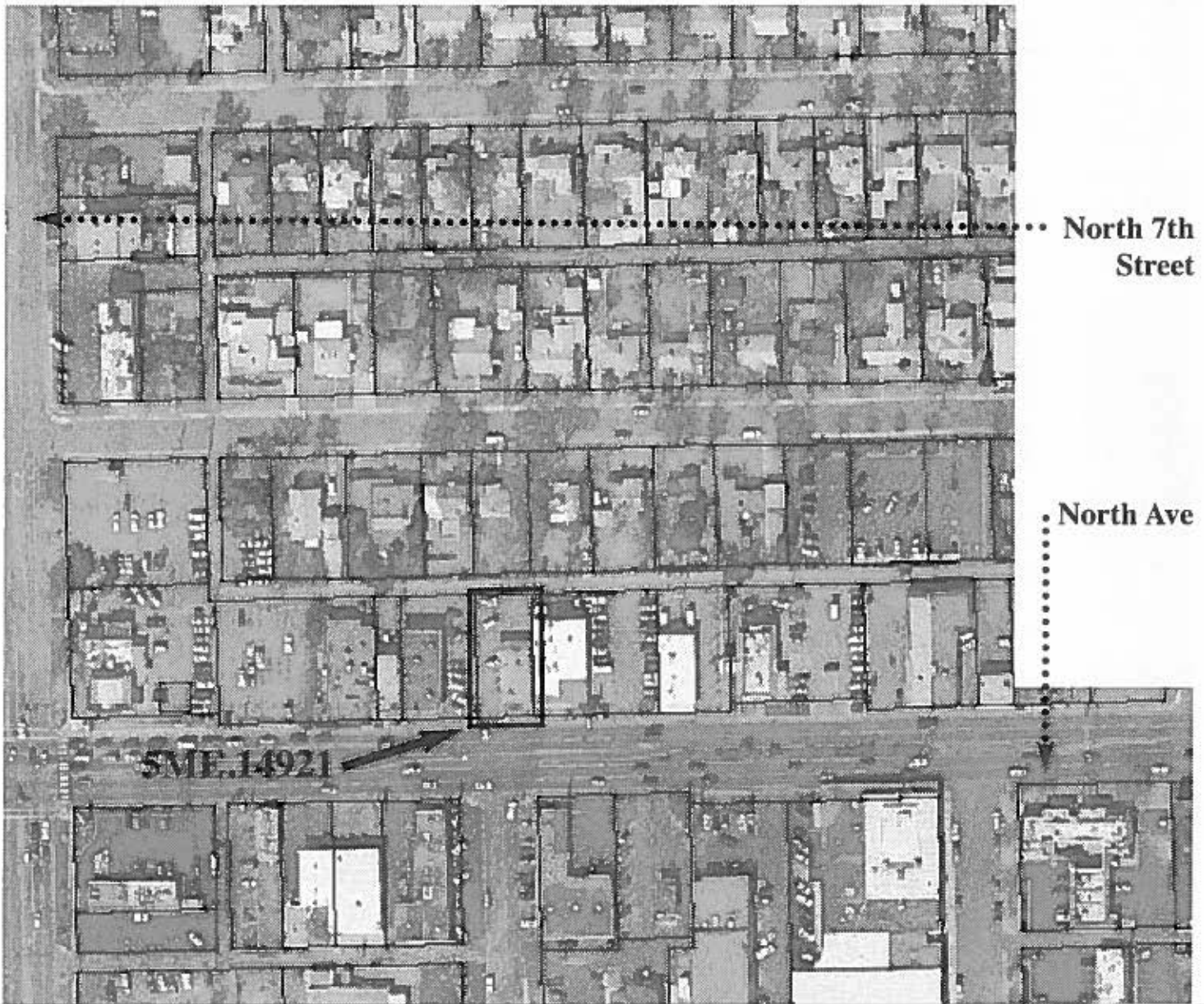
44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data
45. Is there National Register district potential? Yes  No  Discuss: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the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

**VIII. Recording Information**

47. Photograph numbers: Roll # 9 Frame # 4  
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



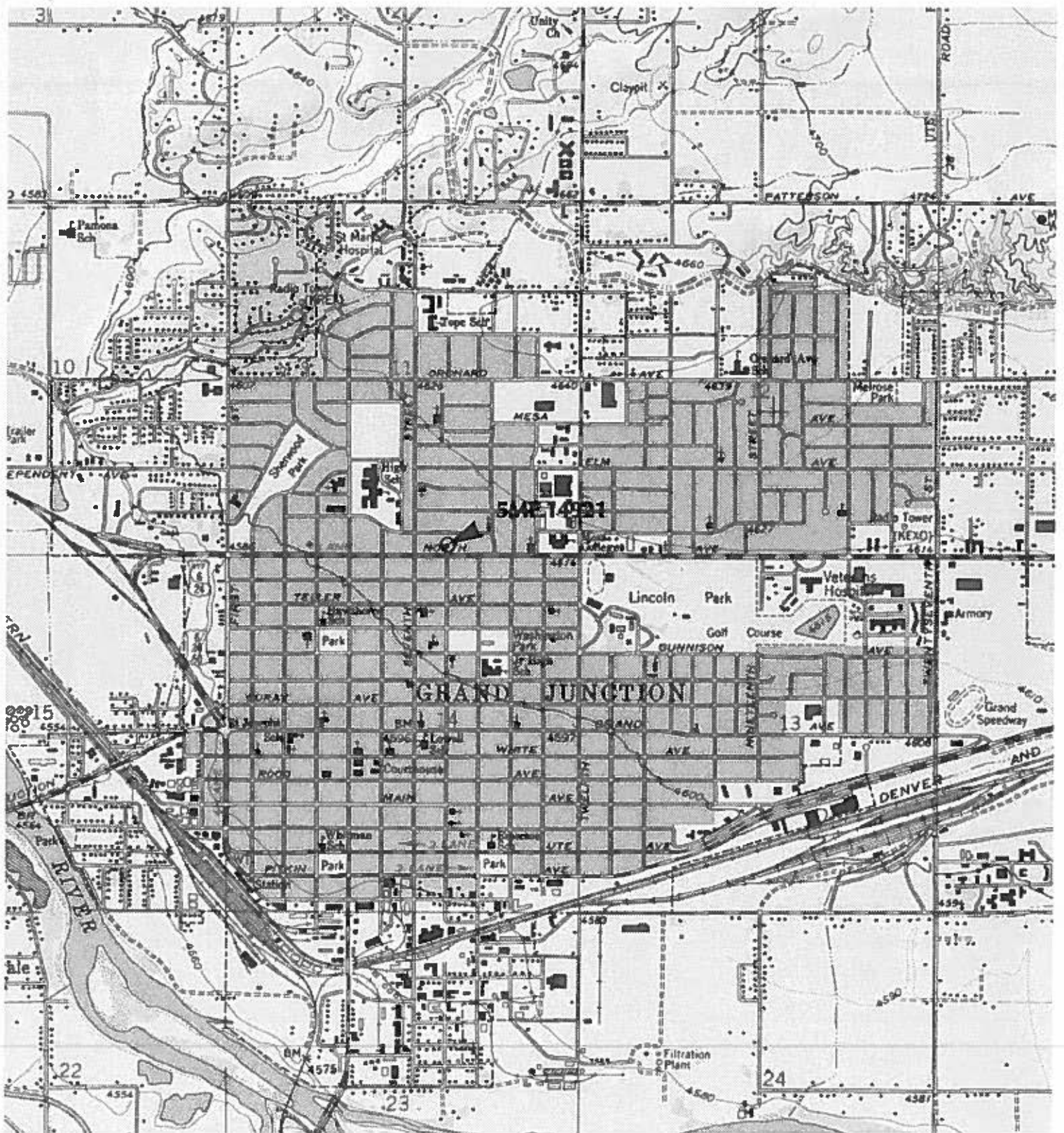
# 768 North Ave.



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.14921

768 North Ave.

Roll # 9 Frame # 4

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5883 002928

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sharp

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