

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.14927
2. Temporary resource number: 1340.NOR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1340 North Ave.
8. Owner name and address: Gary Patrick Withers  
2700 G Rd Unit 10c Grand Junction, CO 81506-1408

### 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 SW 1/4 of section 12
10. UTM reference  
Zone 1 2 ; 7 1 1 9 1 2 mE 4 3 2 8 2 4 9 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): \_\_\_\_\_ Block: \_\_\_\_\_  
Addition: Grandview Subdivision Year of Addition: 1905
13. Boundary Description and Justification: Legal description of the site is: Beg 475.84ft E + 50ft N Of Sw Cor Sec 12 1s 1w N114ft E 110ft S 114ft W To Beg  
Assessors Office Parcel ID # 2945-123-00-070  
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 70'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Concrete Block, 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): none

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21. General architectural description: This is a simple rectangular masonry building with a symmetrical façade, facing south. The entry door is centered on the façade and is surrounded by a brick veneer arch. The veneer extends across the center third of the façade. To either side is a single large horizontally proportioned storefront window. The windows have a low brick veneer running under the sill. The building sides have pilasters evenly spaced across the length. A metal mansard roof is applied to the front and sits just above the head of the windows and door, extending above the level of the roof.
22. Architectural style/building type: Commercial Style
23. Landscaping or special setting features: The building is surrounded by asphalt and has a large parking area on the east.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1928 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): Major alterations to the façade, dates unknown
30. Original location  Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Commerce and Trade: Specialty Store
32. Intermediate use(s): \_\_\_\_\_
33. Current use(s): Commerce and Trade: Specialty Store
34. Site type(s): Commercial Strip
35. Historical background: Listings for this building begin in 1928 with John Abrams. From 1930-35, John Groner is listed; from 1941-49 is John Herr; 1951 is Chester Horton and in 1956 Merle Hubbard, carpenter is the occupant.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories numerous dates

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**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: 1928
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: The integrity has been seriously compromised by alterations.

**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 # 21  
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

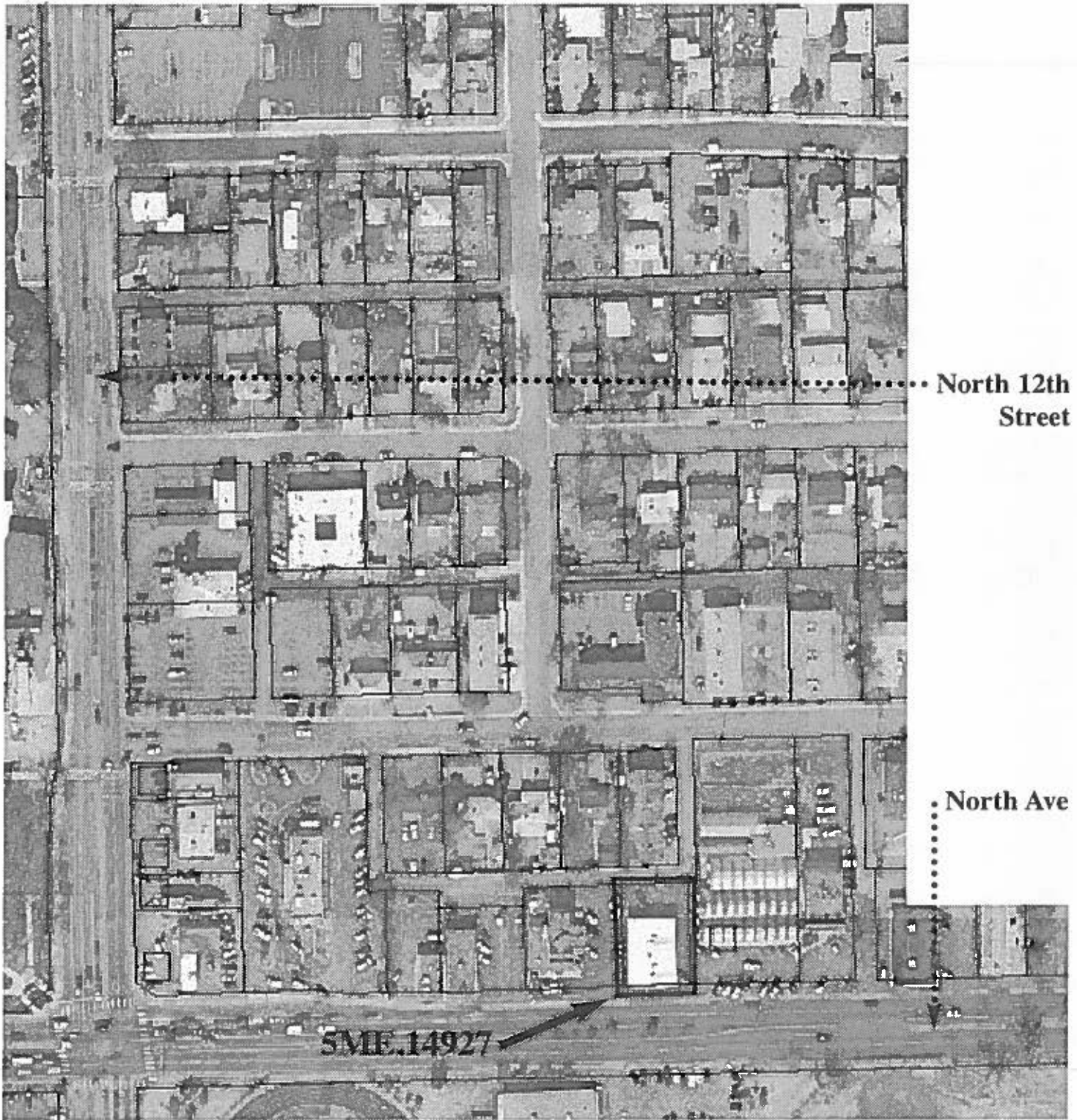
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51. Organization: Reid Architects, Inc.  
52. Address: PO Box 1303 Aspen, Colorado 81612  
53. Phone number(s): 970 920 9225

*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



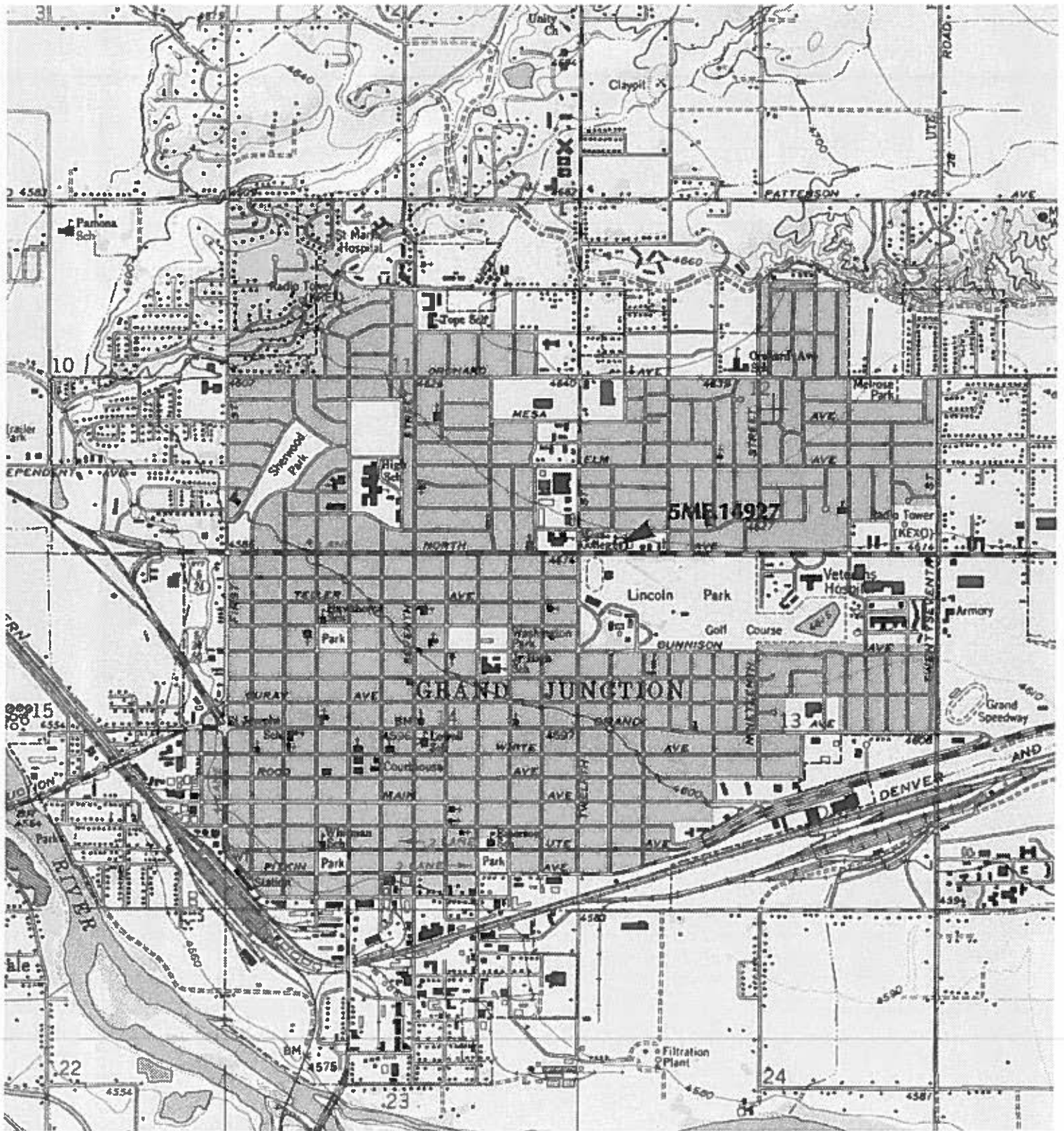
# 1340 North Ave.



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

100-10000  
A-100  
3/10/70



SME.14927

1340 North Ave.

Roll # 9 Frame # 21

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5883 002928

022

sharp

57956