

COLORADO CULTURAL RESOURCE SURVEY OAH P1400  
**Management Data Form**  
 Rev. 9/98  
 (page 1 of 4)

The *Management Data Form* should be completed for each cultural resource recorded during an archaeological survey. Exceptions to this are isolated finds and re-evaluations, neither of which require a *Management Data Form*. Please attach the appropriate component forms and use continuation pages if necessary.

1. Resource Number: 5ME,761 2. Temporary Resource Number: TELL

- |  |  |
|--|--|
| 3. <b>Attachments</b> (check as many as apply)<br><input type="checkbox"/> Prehistoric Archaeological Component<br><input type="checkbox"/> Historic Archaeological Component<br><input checked="" type="checkbox"/> Historic Architectural Component Form<br><input checked="" type="checkbox"/> Sketch/Instrument Map (required)<br><input checked="" type="checkbox"/> U.S.G.S. Map Photocopy (required)<br><input checked="" type="checkbox"/> Photograph(s)<br><input checked="" type="checkbox"/> Other, specify: <u>area maps</u> | 4. Official determination (OAH P use only)<br><input type="checkbox"/> Determined Eligible<br><input type="checkbox"/> Determined Not Eligible<br><input type="checkbox"/> Nominated<br><input type="checkbox"/> Need Data<br><input type="checkbox"/> Contributing to NR Dist.<br><input type="checkbox"/> Not Contributing to NR Dist. |
|--|--|

**I. IDENTIFICATION**

5. Resource Name: Grand Junction Regional Center (current)  
State Home and Training School for Mental Defectives, name circa 1939  
State Home and Training School, name circa 1957 to 1964  
Grand Junction Indian School commonly known as the Teller Institute,  
name circa 1885 to 1908 also called the Indian School
6. Project Name/Number: Grand Junction Phase Three Survey • Project # 04-01-069
7. Government Involvement: Local  State  Federal   
 Agency: State of Colorado Department of Human Services, Office for Adult, Disability and Rehabilitation Services
8. Site Categories: Check as many as apply  
 Prehistoric: archaeological site  paleontological site   
 in existing National Register District? yes  no  name \_\_\_\_\_  
 Historic: archaeology site  building(s)  structure(s)  object(s)   
 in existing National Register District? yes  no  name \_\_\_\_\_
9. Owner(s)'s Name and Address: Grand Junction Regional Center  
2800 D Road, Grand Junction, Colorado 81501
10. Boundary Description and Justification: The boundaries of the site are D Road on the south, the Denver & Rio Grande Railroad on the north, 28 Road on the east and a vacant property on the west.
11. Site/Property Dimensions: 804.67 m x 458.70 m Area: 369,073 m<sup>2</sup> (+4047) 91.2 acres  
 Area was calculated as: Length x Width  OR (length X width) X .785 \_\_\_\_\_  
 rectangle/square ellipse

Resource Number: 5ME.761  
Temporary Resource Number: TELL

**Management Data Form**  
(page 2 of 6)

**II. LOCATION**

12. Legal Location

PM Ute Principal Meridian Township 1 South Range 1 East  
-- ¼ of -- ¼ of SW ¼ of SW ¼ of Section 18  
if section is irregular, explain alignment method: \_\_\_\_\_

13. USGS Quad: Grand Junction Quadrangle 7.5' X 15' Date(s): 1962 rev. 1973  
(attach photocopy)

14. County: Mesa 15. Other Maps: 2002 Grand Junction aerial maps at 1:6629' and 1:3434 from gicity.org web site. Regional Center campus site map provided by Grand Junction Regional Center staff

16. UTM Reference: Check your Datum! \_\_\_\_\_ NAD 27  NAD 83  
A. 1 2 ; 7 1 3 4 0 3 mE 4 3 2 6 6 5 4 mN  
B. 1 2 ; 7 1 3 4 0 3 mE 4 3 2 7 0 0 6 mN  
C. 1 2 ; 7 1 4 1 7 2 mE 4 3 2 7 3 2 6 mN  
D. 1 2 ; 7 1 4 1 8 4 mE 4 3 2 6 6 8 1 mN

17. Address: 2800 D Road, Grand Junction, Colorado Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

18. Location/Access: The site is located along D Road on the east side of Grand Junction city center. The site is visible from the main road. From the city center (Main Street and 7th Street) travel south to Pitkin, East on Pitkin to 9th street, South on 9th street, crossing the railroad tracks and turning right. Follow this road along the tracks until it becomes D Road. The center is located 1.17 miles along D Road traveling east, just past the divergence of the railroad tracks to the north.

**III. NATURAL ENVIRONMENT**

19. Topographic Feature(s)

<input type="checkbox"/> mountain	<input type="checkbox"/> ledge	<input type="checkbox"/> playa
<input type="checkbox"/> hill	<input type="checkbox"/> terrace/bench	<input type="checkbox"/> talus slope
<input type="checkbox"/> tableland/mesa	<input type="checkbox"/> canyon	<input type="checkbox"/> alluvial fan
<input type="checkbox"/> ridge	<input checked="" type="checkbox"/> valley	<input type="checkbox"/> plain
<input type="checkbox"/> saddle/pass	<input type="checkbox"/> basin	<input type="checkbox"/> dune
<input type="checkbox"/> alcove/rockshelter	<input type="checkbox"/> floodplain	_____
<input type="checkbox"/> cliff	<input type="checkbox"/> cutbank	_____
<input type="checkbox"/> slope	<input type="checkbox"/> arroyo/gully	_____

20. Site Topographic Description (mention named landforms): The site is generally flat

21. Site Elevation: 4603 feet =(x .3048) 1403 meters

22. Aspect: open

23. Degree of Slope on Site: 0 24. Soil Depth: minimum of 30 cm

25. Soil Description (character and color): Loam, silt and sand

Resource Number: 5ME.761  
Temporary Resource Number: TELL

**Management Data Form**  
(page 3 of 6)

26. Depositional Environment

Aeolian                       Colluvial                       Residual  
 Alluvial                       Moraine                       None  
 Other, specify; \_\_\_\_\_

27. Nearest Water: name/nature: Colorado River distance: 1255.3 m 4118.4 ft.

28. Nearest Permanent Water: name: Colorado River distance: 1255.3 m 4118.4 ft.

29. Vegetation on Site (list predominant species): Cottonwood trees, other ornamentals, manicured lawn.

30. Vegetation Associations/Communities Surrounding Site: Manicured and formerly cultivated landscapes. Primary trees are cottonwoods typical to local riparian areas.

**IV. NATIONAL/STATE REGISTER ELIGIBILITY ASSESSMENT**

31. Context or Theme: The buildings on this site are associated with the broad federal programs of the 1880s and 1890s to resettle Native Americans from western Colorado onto Reservations. The Teller Institute was created in an effort to provide residential schools for the transition of Indian children from their traditional culture to a more 'acceptable' white culture. Children were expected to learn English and abandon their native languages. They were taught the fundamentals as well as useful trade skills. These off reservation schools were closed by federal mandate in 1911. The remaining buildings are characteristic of the residential and utility types of buildings that were popular during this period. The use of brick is typical of institutional and industrial buildings of this period. The design of the houses is fairly conventional, however the chimneys are unique in size and detail and area substantial forms. The complex is also associated with Henry M. Teller who was one of the first US Senators from Colorado and was Secretary of the Interior from 1882 to 1885. His family ranch is located to the north and west of this site and is now partially occupied by the Veteran's Hospital.

32. Applicable National Register Criteria:

- Does not meet any of the below National Register criteria
- A. Associated with events that have made a significant contribution to the broad pattern of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent 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; or
- Qualifies under exceptions A through G.

Level of Significance: National \_\_\_\_\_ State  Local \_\_\_\_\_

Resource Number: 5ME.761  
Temporary Resource Number: TELL

**Management Data Form**  
(page 4 of 6)

33. Condition

a. Architectural/Structural

Excellent  
 Good  
 Fair  
 Deteriorated  
 Ruins

b. Archaeological/Paleontological

Undisturbed  
 Light disturbance  
 Moderate disturbance  
 Heavy disturbance  
 Total disturbance

34. Describe condition: The buildings remaining from the period of significance are somewhat altered. The two primary buildings East House 'A' and West House 'B' have several inappropriate alterations but are still intact enough to convey their origins. The Boiler House 'G' and Adaptive 'H' are generally unchanged from their original form. The Boiler House is still functioning in its original manner while the Adaptive building has taken on a new use that is compatible with the original building. The remaining buildings on the site are a mixture of occupied and vacant buildings. Most have few, if any alterations.

35. Vandalism: yes  no  describe: Vandalism is not currently a problem, however during the transition period between active uses of the campus, vandalism seems to have resulted in the demolition of substantial structures from the original building complex. Circa 1920s

36. National Register Eligibility Field Assessment:

Eligible  Not Eligible  Need Data

Statement of Significance/N.R.H.P. Justification: Few original buildings remain and those are substantially altered. A significant number of newer buildings associated with later uses on the site have been added to the site.

37. Status in an Existing National Register District:

Contributing  Non-Contributing

38. National Register District Potential yes  no  discuss: \_\_\_\_\_

**V. MANAGEMENT AND ADMINISTRATIVE DATA**

39. Threats to Resource: Water erosion  Wind erosion  Grazing  Neglect

Vandalism  Recreation  Construction  Other (specify): Financial

comments: The largest threat to buildings is the changing needs of the institution and the funding for remodeling or adaptive reuse within the standards for historic preservation. Significant original buildings have been previously demolished and two of the remaining buildings are not in use. These are subject to further deterioration or may be demolished. Renovations for reuse are likely to further impact the integrity of the buildings.

40. Existing Protection: None  Marked  Fenced  Patrolled  Access controlled  yes  
other (specify): \_\_\_\_\_

41. Local landmark designation: No 42. Easement: none

Resource Number: 5ME.761  
Temporary Resource Number: TELL

**Management Data Form**  
(page 5 of 6)

43. Management Recommendations: The East House 'A' and West House 'B' should be targeted for appropriate reuse. Renovation to restore original features and removal of inappropriate alterations should be undertaken. The Boiler House 'G' and Adaptive 'H' are relatively unchanged and seem to have current uses which are compatible to the buildings. Any anticipated alterations should be performed in an appropriate manner for the preservation of the historic integrity of the buildings. A local landmark designation should be considered for this complex, in order to provide tools for the preservation of the remaining original buildings.

**VI. DOCUMENTATION**

44. Previous Actions Accomplished at the site: n/a

- a. Excavations: Test \_\_\_\_\_ Partial \_\_\_\_\_ Complete \_\_\_\_\_ Date(s): \_\_\_\_\_
- b. Stabilization: Date(s): none
- c. HABS/HAER Documentation: Date(s) & Numbers: none
- d. Other: \_\_\_\_\_

45. Known collections/reports/interviews and other references (list): \_\_\_\_\_

- 1978 Management Appendices Grand Junction District Class 1 History, 5ME.761
- Antiquities Site Inventory 5ME.761, date unknown
- 1973 Inventory Data Form 5ME.761
- Conversation Document 9/4/79; 9/28/79; 10/28/1979; several phone conversations regarding demolition of original Teller Institute Buildings.
- Denver Post article; April 19, 1972
- September 5, 1979 letter from Arthur C. Townsend SHPO to William Jackson Superintendent of State Home and Training School
- September 11, 1979 response to above letter
- All above located in Colorado Historical Society files.
- Pathways, 2004 volume 2, issue #1 • Grand Junction's Teller Institute by Dave Fishell
- Mesa County, Colorado, A 100 Year History, Emma McCreanor, page 33
- The Grand Heritage, A Photographic History of Grand Junction, Colorado; Dave Fishell pg 118
- Jim Korber, Project Planner DHS - Facilities Management Western District
- ph 970-255-5897 provided considerable information on the buildings. Original architectural drawings exist on many of the structures.

46. Primary Location of Additional Data: Museum of Western Colorado; Colorado Historical Society Files and DHS files available through Jim Korber

Resource Number: 5ME.761  
Temporary Resource Number: TELL

**Management Data Form**  
(page 6 of 6)

47. State or Federal Permit Number: \_\_\_\_\_ Collection Authorized: yes \_\_\_\_\_ no \_\_\_\_\_  
Artifact Collection: Yes \_\_\_\_\_ No  Artifact Repository: \_\_\_\_\_  
Collection Method: Diagnostics \_\_\_\_\_ Grab Sample \_\_\_\_\_ Random Sample \_\_\_\_\_ Transect \_\_\_\_\_  
Other (specify): \_\_\_\_\_
48. Photograph Numbers: Roll #15 Frames #22, 23, 24, 25 and  
Roll #16 Frames #0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10  
Negatives filed at: City of Grand Junction Community Development Department
49. Report Title: Grand Junction Phase Three Survey of Historic Structures
50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron Date(s): Fall 2005
51. Recorder Affiliation: Reid Architects, inc  
Phone Number: 9709 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  
1303-866-3395

COLORADO CULTURAL RESOURCE INVENTORY  
**Historic Architectural Component Form**  
(page 1 of 3)

OAHP1404  
Rev. 9/98

Use this form in conjunction with the *Management Data Form*. One of these forms should be completed for each building or structure. Include a photograph, sketch map, and a photocopy of the quad map showing building location.

**I. IDENTIFICATION**

1. Resource Number 5ME.761 2. Temporary Resource Number: TELL
3. Map ID Number / Feature Number or Code: Campus Map 'G'
4. Building or Structure Name: The Boiler House
5. Complex/Site Name: Grand Junction Regional Center
6. Photograph Number(s): Roll #15 Frame #22 & Roll #16 Frame #3

**II. ARCHITECTURAL DESCRIPTION**

7. Complex/Building/Structure Type: Service Building
8. Architectural Style: No Style
9. Building Support System: Masonry
10. Dimensions: L 75' x W 55' = Square Feet 4,125 (approximately)
11. Number of Stories: 1 Story
12. Building Plan (footprint, shape): Irregular Plan
13. Landscaping or Special Setting Features: none
14. Associated Buildings, Features, or Objects - Describe material and function (map number / name):  
Buildings with component forms attached are indicated on the sketch map with letters and are as follows: 'A'- East House; 'B'- West House; 'C'- Pace; 'D'- Amos Training; 'E' - Zuni; 'F'- Administration; 'H'- Adaptive; 'J'- Bower's Cafeteria; 'K'- Sudan Center; and 'L'- MJC. Numerous buildings on the site were constructed outside of the period of interest for this survey. They are indicated with their common names and construction date noted on the sketch map and briefly described below. These buildings are not described on individual component forms: Wood Stakes (1950) a flat roofed and stucco storage building; Brodine Storage (1973) a front gable storage building; Maintenance (1957) a one story office and shop building designed by Robert A. Van Duesen; Laundry (1963); the Porter Center (1975) a low pitched front gabled group of dormitory buildings with brick and stucco walls; The Computer Lab (1964); Carson (1964) a brick predominantly flat roofed building; Hinds Gymnasium (1960) an auditorium; Meyer Health Center (1958) a low pitched synthetic roofed buildings with groups of aluminum frame windows used as an infirmary and health services facility; Draper (1964) slated for demolition; and Butler (1958) a group of three buildings used as classrooms. The buildings are arranged around a central entry court with the majority of the later buildings concentrated to the north and east of the courtyard.
15. Roof: The roof is flat with a stepped parapet on the perimeter. The roofing material is assumed to be a synthetic membrane or hot asphalt.

Resource Number: 5ME.761  
Temporary Resource Number: TELL  
Map ID Number: 'G'

**Historic Architectural Component Form**  
(Page 2 of 3)

16. Walls: The walls are common bond painted brick with decorative bands just above the window heads and at the top of the parapet wall.
17. Foundation/Basement: The foundation is masonry.
18. Chimney(s): A single large metal flue extends off the flat roof just behind the main part of the building.
19. Windows: The windows are steel sash with central operable sections and appear to be original.
20. Doors: Doors are both steel and wood, they are unlikely to be original.
21. Porches: none
22. General Architectural Description: This is a painted masonry building comprised of several additive volumes. The main section is rectangular with a flat roof. The south facing elevation has a series of rectangular openings infilled with multi-paned steel sash windows. Two pilasters divide the wall into three sections and the corners have low relief brick quoins that run to the top of the parapet. A series of single course bands run around the building just above the window heads. The bands step out from the face of the wall and a soldier course of brick runs infills a section between the two of the bands. The east wall continues the same pattern and the parapet wall steps down as it goes to the back of the building. There are no openings on the east side. The west side has a single double door opening on the right end and a step on the left which runs back to the stepped wall of the rear section of the building. A large metal flue extends up off the roof in this section. A low wing extends to the west off the rear of the building and a shed roofed storage area infills the 'U' shaped space created by the rear wing and the front section of the building.

**III. FUNCTION**

23. Current Use: Mechanical Building
24. Original Use: Mechanical Building
25. Intermediate Use(s): \_\_\_\_\_

**IV. ARCHITECTURAL HISTORY**

26. Architect: William N. Bowman
27. Builder: John Jack Lumsden, Dickie and Currie
28. Date of construction: Actual 1900 Assessor \_\_\_\_\_ Estimate \_\_\_\_\_  
based on: Information provided by the Grand Junction Regional Center
29. Modifications: Minor  Moderate \_\_\_\_\_ Major \_\_\_\_\_ Moved \_\_\_\_\_ Date \_\_\_\_\_  
Describe Modifications: Paint, Equipment replacement and additions; dates unknown  
Additions and Date: Small additions to west side; dates unknown



Resource Number: 5ME.761  
Temporary Resource Number: TELL  
Map ID Number: 'G'

**Historic Architectural Component Form**  
(Page 3 of 3)

30. Associated Contexts and Historical Information: This building is part of the original Teller Institute Complex. The Teller Institute (Indian School) was established in 1886 as an "off-reservation" school for Indian boys. The goal of the school was to move Indian children off the reservation and to introduce them to the 'white man's' way of life. The students were educated in the fundamentals as well as trades and occupations. They were expected to work in the fields that provided food for the school and they were often hired out to local farms and orchards. There was also an emphasis on music and sports, which brought the students into contact with the community of Grand Junction. By 1908 the school housed over 200 boys and girls and had twelve buildings, five of which were brick. The tribes that were represented by the students included: Papagos, Moquis, Shoshone, Pima, Navajo, Hopi and Ute. Off-reservation schools were abolished in 1911 by the federal government. This building was the original steam boiler buildings which provided heat and hot water to all the other buildings on the campus. The buildings and grounds would go on to house the State Home and Training School for Mental Defectives. The site is significant for its representation of the early attitudes toward the resettlement of Native Americans and attempts to assimilate them into white culture.

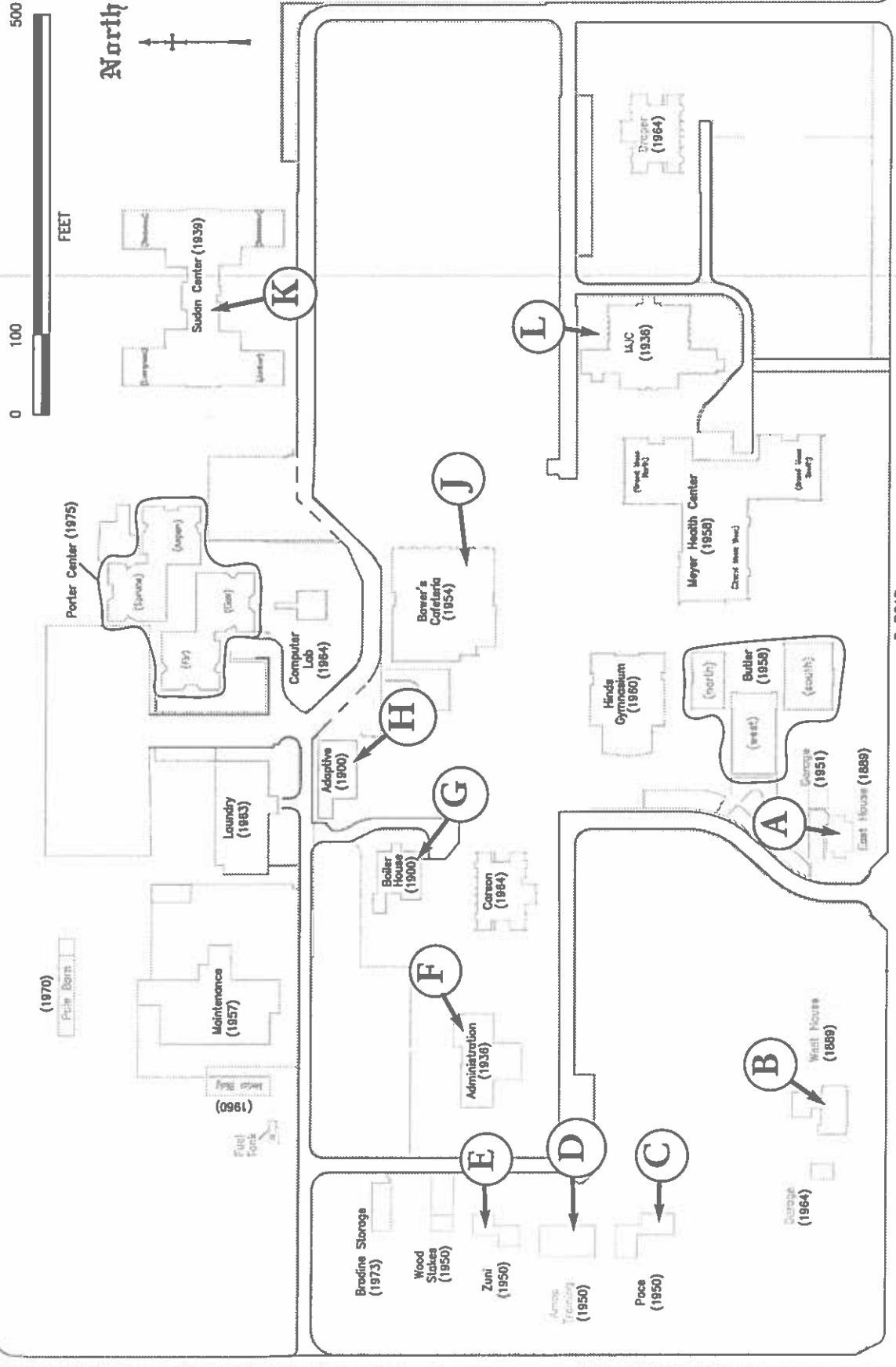
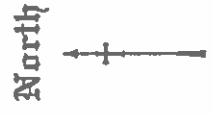
**V. OTHER RECORDING INFORMATION**

31. Specific References to the Structure/Building: n/a  
32. Archaeological Potential: Yes  No  Justify: \_\_\_\_\_  
33. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron  
34. Date(s): Fall 2005

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GRAND JUNCTION REGIONAL CENTER  
 Campus Site Map  
 (revision date 5-10-06)

Warehouse (1948)  
 (1975)



D ROAD

2800 D Road  
 Key to Surveyed Sites • Campus Map



*detail map*

# 2800 D Road



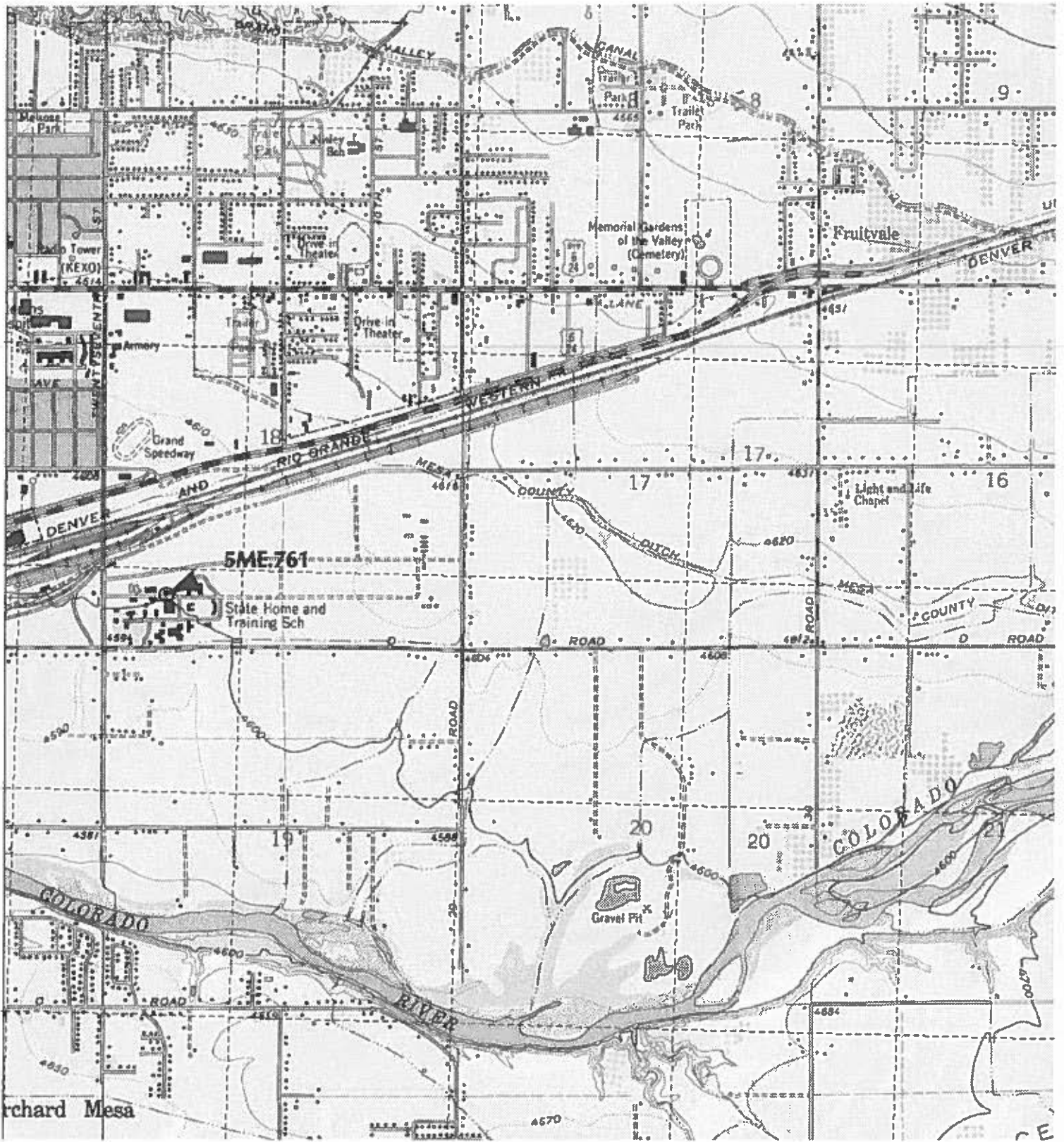
*area map*

Grand Junction, Colorado  
*image from 2002 aerial map*



North

City of Grand Junction • Phase Three Survey  
2004



TN \* MN  
11 1/2°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO  
Phase Three Historic Survey  
2004





5ME.761

2800 D Road

Roll # 15 Frame # 22

Boiler House

Looking northeast

Grand Junction, Mesa County, CO

NA 0ANX0N0 NNN 0 2219 002991



5ME.76.1

2800 D Road

Roll # 16 Frame # 3

Boiler House

Looking northwest

Grand Junction, Mesa County, CO

EA JANXON NNN 1 2537

1093