

**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.7484
2. Temporary resource number: 1510.GRA
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Gaylen Johnson House
6. Current building name: n/a
7. Building address: 1510 Grand Ave.
8. Owner name and address: Robert L Corneille
1510 Grand Ave Grand Junction, CO 81501-4516

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 1/4 of SW 1/4 of SE 1/4 of NW 1/4 of section 13
10. UTM reference
Zone 1 2 ; 7 1 2 2 0 2 mE 4 3 2 7 4 6 0 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): 16 Block: 1
Addition: Slocomb's Addition Year of Addition: 1906
13. Boundary Description and Justification: Legal description of the site is: Beg 100ft W Of
Se Cor Lot 16 Blk 1 Slocomb Addition W 50ftn 150ft E 50ft S To Beg Exc Rd
Assessors Office Parcel ID # 2945-132-19-010
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 40' x Width 29'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Aluminum Siding
18. Roof configuration: (enter no more than one): Hip-On-Gable Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Chimney

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21. General architectural description: This is a simple one story, wood frame building with a generally symmetrical façade. The main entry door is slightly off center on the front façade with a small gabled canopy cantilevered off the main wall. A pair of double hung windows sit to the right of the door and a single double hung is located on the left. The entry canopy is supported by two large curved brackets and covers a set of concrete steps. The siding has a thin exposure with corner 'boards'. The roof overhang is supported on the east and west sides by simple triangular brackets at the eave and at the turn of the clipped gables. The brick chimney is located on the west side and projects from the plane of the main wall, but the eave line continues through. The base of the wall is flared out just above grade and small basement windows can be seen inset into the area of flared wall. The side elevations are simple with a couple of double hung windows on the east and west. A shed roof addition extends off the rear of the house at the west side. A one story screened porch extends to the east off the side of the house.
22. Architectural style/building type: Bungalow
23. Landscaping or special setting features: This house sits on a relatively small lot, well set back from a busy street. The yard is predominately lawn.
24. Associated buildings, features, or objects: Large outbuilding at the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1930 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Chester and Charles Croly
Source of information: 1996 Phase 2 survey form
29. Construction history (include description and dates of major additions, alterations, or demolitions): Additions off rear of house, garage at rear of lot, dates unknown. Aluminum Siding and windows replaced, dates unknown.
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): _____
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood

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35. Historical background: This was the home of Gaylen W. Johnson, better known as "Gay" Johnson, from 1935 to 1944. Johnson was a manager and attendant for the Forbush Company (gasoline and oil). He started Gay Johnson's, a chain of super service stations in 1941. By 1946, stations were opened in Delta, Montrose and Grand Junction. The chain included six stations in 1956, two of which were located in Wyoming. He married Dorothy M. Career while living in the house. The house is part of Slocomb's Addition created in 1906. Originally consisting of 28 blocks, the subdivision was named for Edwin M. Slocomb who was one of the first residents of the area and had numerous real estate holdings in Colorado and Idaho.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives, 1996 Phase 2 Survey Form; 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: 1930
41. Level of significance: National State Local
42. Statement of significance: This bungalow style house is associated with Gaylen Johnson, a prominent figure in the history of the community. It is also representative of the Craftsman influenced bungalows that were constructed during this period along the historic arterial streets in the area.
43. Assessment of historic physical integrity related to significance: The basic form of the building is still recognizable, but the replacement of the materials and the possible alterations to the entry porch significantly impact 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 # 1 Frame # 11
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



1510 Grand Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



5ME.7484

1510 Grand Ave.

Roll # 1 Frame # 11

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 2 5650 002913

011

sharp

54650

ARCHITECTURAL DESCRIPTION: One story, with side hip on gables and battered foundation. Concrete stoop, with concrete steps entering from the side. Wrought iron railing leads to flush front door under small gable portico, supported by heavy knee braces. Windows are six-over-six double hung wood sash with brown muntins and black louvered shutters. White narrow lapped siding and black bargeboards with shaped tails. Brick fireplace chimney on west gable wall. Variegated red composition shingle roof with knee braces under eaves.

Lanai with shed roof adjacent to house. Split rail fence along sidewalk encompassing lawn, evergreens, locust and ash trees. Planting beds of annuals and roses.

Garage modified with vinyl siding, front gable, and new aluminum garage door.

PHOTOGRAPHS (include photographs showing each side of building and any associated buildings)

Film roll no.: 1
Negative no.: 6

Photographer: Carolyn Howard
Location of negatives: City Of Grand Junction

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Vinyl siding.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): The home of Gaylen W. Johnson, better known as "Gay" Johnson. Still living. Married: Dorothy M. Career while in house, ca. 1935-1944?: Johnson, who had been manager and attendant for the Forbush Company, gasoline and oil, founded Gay Johnsons, a chain of super service stations in 1941. By 1946, stations had been opened in Delta, Montrose and Grand Junction. The chain included six stations in 1956, two of which were located in Wyoming.

INFORMATION SOURCES (be specific): Appraisal Card, Ownership Card, Lot and Block Books, Grand Junction City Directories, 1981 Historic Survey of Grand Junction.

SIGNIFICANCE (check appropriate categories)

Architectural significance:
 represents the work of a master
 possess high artistic value
 represents a type, period, or method of construction

Historical significance:
 associated with significant person(s)
 associated with significant event
 associated with a pattern of events
 contributes to an historic district

National Register eligibility:
Individual yes no
Criteria: A B C D
Area(s) of significance: Architecture

Contributes to a potential district:
 yes no
District name:

Period of significance: 1930

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): During the era of small service stations, Gaylen Johnson, better known as "Gay," recognized the coming opportunities in super service stations. He started the first locally in 1941, and by 1956, he operated six Gay Johnson service stations, two of which were located in Wyoming. This Bungalow, in original shape.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 2/14/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117

ADDRESS: PO Box 20000-5020, Grand Junction, Colorado 81502-5020

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



510 Grand Ave.
Grand Junction, Mesa Co, CO
945-132-19-010
ME7484

10/05/1995
Roll 1 Frame 6
View S Dir N/NE
SME7484