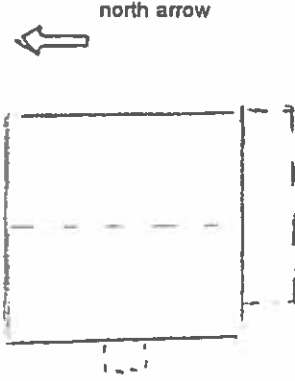


<b>COLORADO HISTORICAL SOCIETY</b> Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203  <b>HISTORIC BUILDING INVENTORY</b>		SITE NO.: 5ME8510
		Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Contributes to a potential National Register district <input type="checkbox"/> yes <input type="checkbox"/> no district name: _____
COUNTY: Mesa	CITY: Grand Junction	Eligible for State Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e Areas of significance: _____
HISTORIC BUILDING NAME: Lynch, Bart, House		Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____
CURRENT BUILDING NAME:		LOCAL LANDMARK DESIGNATION: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no  Date of designation: N/A Designating authority: N/A
ADDRESS: 437 N. 16th St., Grand Junction, CO 81501		P.M.: UTE township: 1S range:1W SW ¼ of SW ¼ of SE¼ of NW¼ of section 13
OWNER NAME & ADDRESS: Jon Evans, 249 S. Hwy 101, #209, Solana Beach, CA 92075-1807		UTM REFERENCE-12 Easting: 710270 Northing: 4327300  USGS QUAD NAME: Grand Junction  Year: 1962; photorevised 1973 <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'
STYLE: Vernacular Wood Frame		Block: 1 Lot(s): 25 and 26 Addition: Slocumb Year of addition: 1906
BUILDING TYPE:		<input checked="" type="checkbox"/> original location <input type="checkbox"/> moved  Date of moves(s): _____
MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof		HISTORIC USE: Domestic  PRESENT USE: Domestic
STORIES: 1.5	SQUARE FOOTAGE: 576	DATE OF CONSTRUCTION- estimate: 1899 actual: Source of information: Tax Assessor's Records
PLAN SHAPE: <div style="text-align: center;">                     north arrow   </div>		ARCHITECT: Unknown  Source of information: _____
		BUILDER/CONTRACTOR: Unknown  Source of information: _____
		ORIGINAL OWNER: Keturah Slocumb  Source of information: Lot and Block Books
		ASSOCIATED BUILDINGS- <input type="checkbox"/> yes <input checked="" type="checkbox"/> no  Type: _____

**ARCHITECTURAL DESCRIPTION:** One and a half story, side gable roof. Foundation skirted with aluminum siding. Concrete steps lead to small open porch with pedimented, gable roof, in center of the facade. Porch roof supported by two, full height, squared posts. Wood railing made of 2 x 4s around porch. Metal frame storm door. Main door is paneled. A shed roof screen porch is on the north elevation. Majority of windows around house are double hung, wood sash, vertical two-over-two. Light gray, narrow lapped aluminum siding. Window frames and surrounds, porch posts and railing, raking cornices and knee braces are white. Gray composition shingle roof with overhanging eaves with knee braces in corners.  
 Landscaped lawn with two young locust trees and mature tree in from yard. Several trees in backyard.

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

Film roll no.: 44  
 Negative no.: 5

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

**CONSTRUCTION HISTORY** (include description and dates of major additions, alterations, or demolitions): Siding. Additional construction or modifications not noted in Assessor's records.

**HISTORICAL BACKGROUND** (discuss important persons and events associated with this building): Listed as being built in 1899, this house does not show up on the tax records until 1922. It may well have been moved to the newly created Slocomb Addition. It was first owned at this location by Eli Smith who owned the property through 1932. There are no tenant listings until 1936, when it was owned and occupied by Bart Lynch and his wife, through 1941. Mr. Lynch had a lock and key shop. In 1946, the house was owned and occupied by Joseph Caywood, helper at Harris Auto, who married the ex-Mrs. Lynch.

**INFORMATION SOURCES** (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories. Grand Junction Historic Survey, 1981. Obituary index. Grand Junction Daily Sentinel Newspaper, 9 Jan 1979.

**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: 1899

**THEME(S):**

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): This 1890s house still has the vertical two over two windows typical of that time. The new siding is an appropriate width. Although not eligible for the National Register, this house may contribute to a local register.

**INVENTORY COMPLETED BY:** Museum Group Staff

**DATE:** 5/31/96

**AFFILIATION:** Museum of Western Colorado

**PHONE:** (970) 241-9117

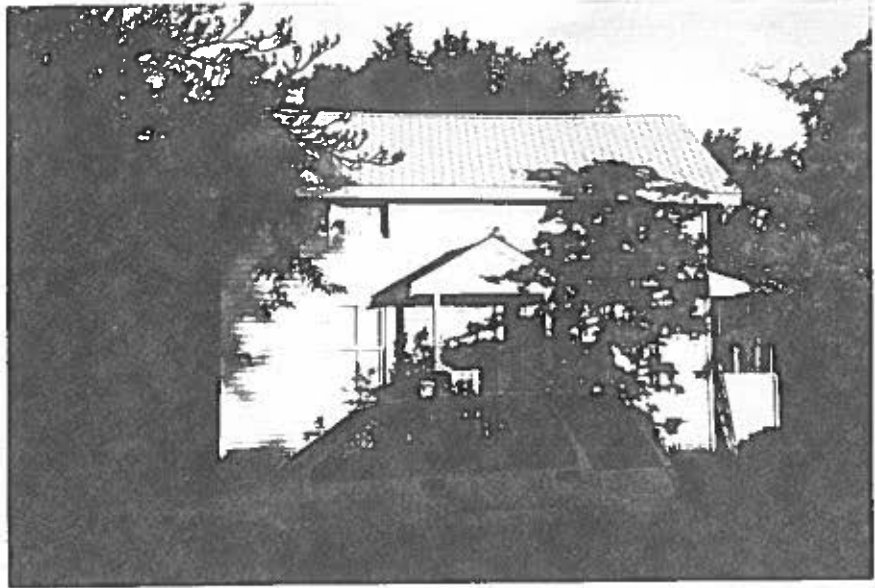
**ADDRESS:** PO Box 20000-5020, Grand Junction, Colorado 81502-5020

**PROJECT NAME:** Grand Junction Historic Resources Survey, Phase 2



437 N. 16th St., Grand Junction, Mesa Co, CO  
2945-132-19-006 05/14/1996  
Roll 44 Frame 5 View E Dir W/NW

*SME85/0*



437 N. 16th St., Grand Junction, Mesa Co, CO  
2945-132-19-006 05/14/1996  
Roll 44 Frame 5 View E Dir W/NW

*5ME8510*

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.8510
2. Temporary resource number: 437.SIXT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Bret Lynch House
6. Current building name: n/a
7. Building address: 437 N. 16th Street
8. Owner name and address: Robert J Flenard  
437 N 16th St Grand Junction, CO 81501-4423

**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 2 0 mE 4 3 2 7 5 1 2 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): 25 & 26 Block: 1  
Addition: Slocomb's Addition Year of Addition: 1906
13. Boundary Description and Justification: Legal description of the site is: Lots 25 + 26 Blk 1  
Slocomb's Addition  
Assessors Office Parcel ID # 2945-132-19-006  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 24' x Width 30'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Synthetic Siding
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch

Resource Number: 5ME.8510  
Temporary Resource Number: 437.SIXT

**Architectural Inventory Form**  
(page 2 of 4)

21. General architectural description: This is a one and a half story rectangular volume with an L-shaped single story addition on the north and west sides. The main volume has a slightly asymmetrical arrangement on the façade. The entry door is centered on the façade with a small gable roof projection covering the stoop. The roof is supported by two square posts and a simple rail encircles the area. To the right are a pair of vertically proportioned double hungs with two over two muntins. To the left of the entry is a similar single double hung. Two small horizontal windows are located under the eave, centered above the main windows. The shed roof addition has a variety types and sizes of openings. The building has little detail throughout.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: House sits on a small urban lot that is primarily lawn. The area has medium street trees
24. Associated buildings, features, or objects: none seen

**IV. Architectural History**

25. Date of Construction: Estimate: 1899 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Bret Lynch  
Source of information: 1996 Phase Two survey form
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition on side and rear, vinyl siding, replacement of eave and rake materials; all 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

Resource Number: 5ME.8510  
Temporary Resource Number: 437.SIXT

**Architectural Inventory Form**  
(page 3 of 4)

35. Historical background: According to the 1996 Phase 2 survey Bret Lynch is the original owner and his name is listed in the 1941 directory. Murl H. Johnson is listed as owner in the 1951 directory and then it is vacant in 1955. Stanley L. Thomas is shown as owner in the 1956 and 1957 directories. This building 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; Polk Directories; 1996 Phase Two survey forms

**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: 1899

41. Level of significance: National  State  Local

42. Statement of significance: This house is representative of the early suburban development that occurred adjacent to the original core of the city on previously agricultural lands. Development occurred first on the historic arterial streets and then infilled the interior of the grid. This area of town reflects the City's transition, from early suburban development on a small scale to larger production style development during more rapid expansion. Though the automobile was a factor in the location of new development, the small modest houses that were built did not integrate the car into the design. These early suburban examples were compact houses with simple forms and simple materials.



Resource Number: 5ME.8510  
Temporary Resource Number: 437.SIXT

**Architectural Inventory Form**  
(page 4 of 4)

43. Assessment of historic physical integrity related to significance: Little remains of the original character of this building. The only apparently original feature is the windows on the main level in front. Integrity is seriously compromised.

**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 # 6

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

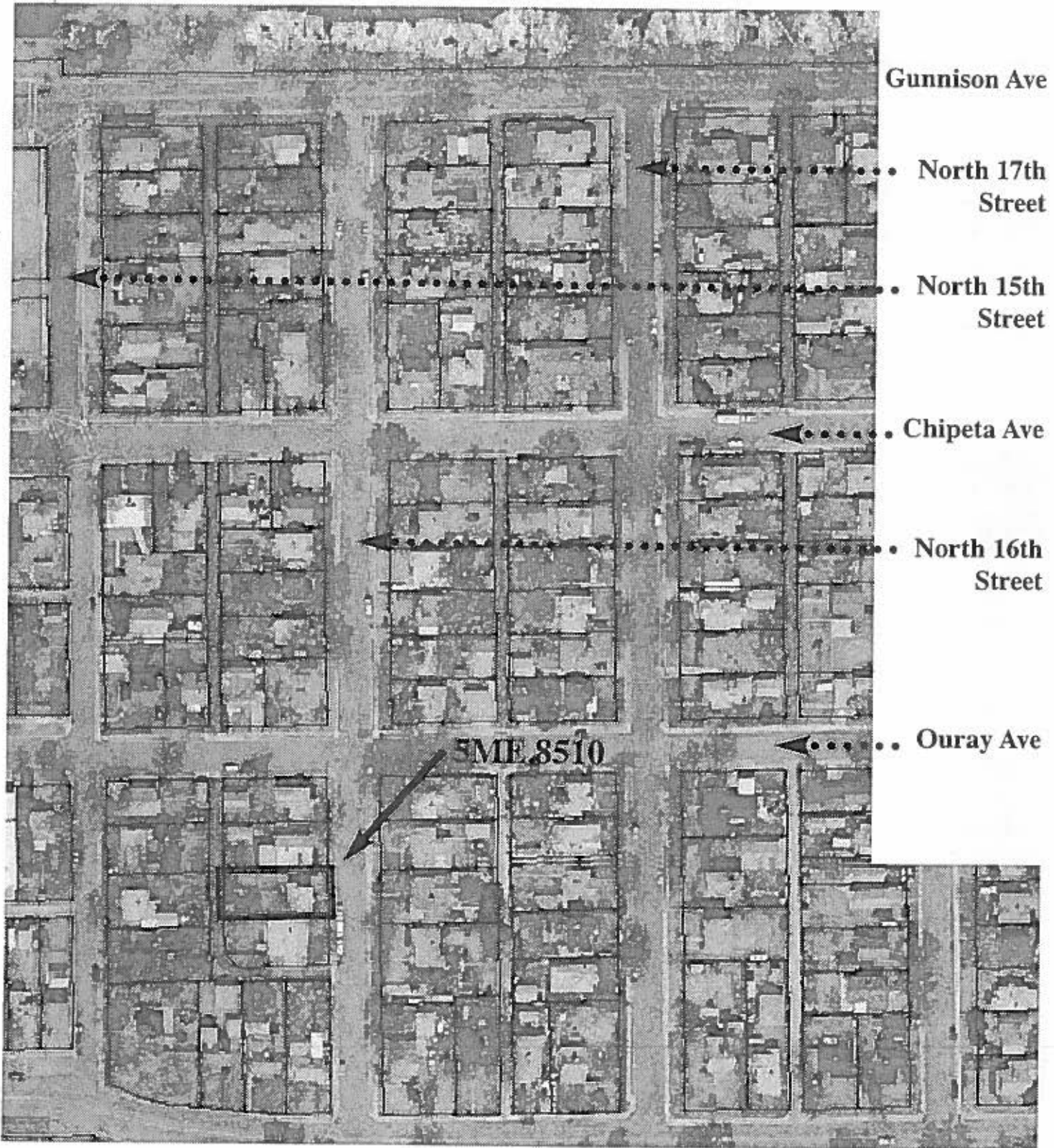
51. Organization: Reid Architects, Inc.

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



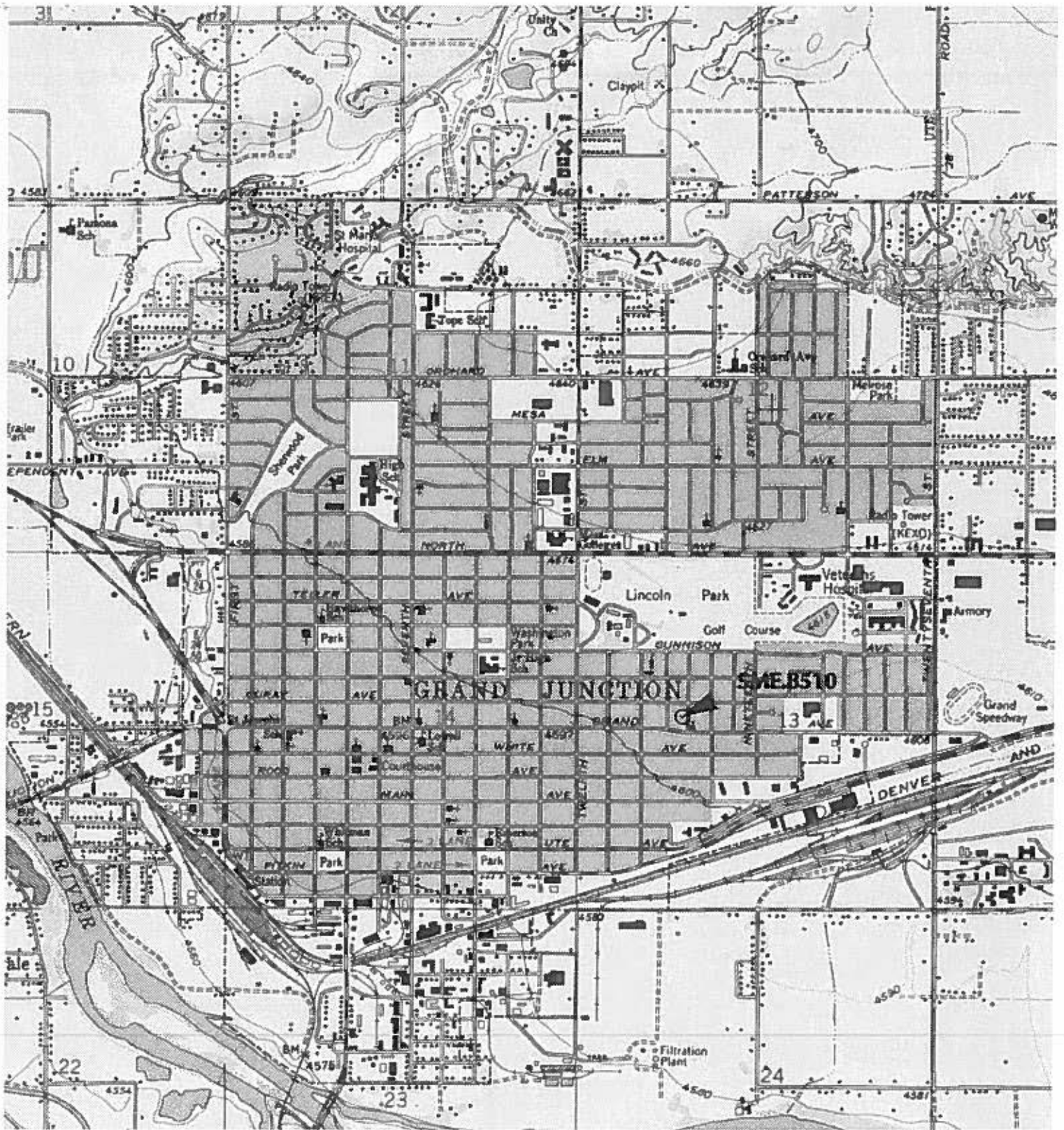
# 437 N.16th Street



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN MN  
11 1/4"

0 5 MILE  
0 1000 FEET 0 500 1000 METERS  
Map created with TOPOID ©2003 National Geographic (www.nationalgeographic.com/topo)

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004



SME.8510

437 N. 16th Street

Roll # 1 Frame # 6

Looking southwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5650 002913

006

sharp

54645