

**SURVEY OF HISTORIC STRUCTURES
PHASE 1**

GRAND JUNCTION, COLORADO

Survey Report

March 13, 1995

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INTRODUCTION

Residents of Grand Junction have for many years recognized that the core of town contained numerous buildings of historic significance. Over the years, the North Seventh Street District and a few noteworthy buildings, have been placed on the National Register of Historic Places.

Volunteer surveyors also had conducted preliminary research on many downtown properties beginning in 1981 and again in 1992 and 1993. This research confirmed that more buildings were of historic significance, particularly when considered as a group. What was missing, however, was a historic overview to provide a context for evaluating the significance of these properties. An up-to-date description of the buildings and re-evaluation of their significance as historic resources also was needed.

In the interest of building awareness of these resources, and promoting preservation of historic properties in the community, the City of Grand Junction initiated formal surveys of historic properties in the city in 1994. The goal was to survey all of the core of the city to identify historic resources. As a first step, the city organized an intensive survey of properties in the commercial core of downtown to determine the potential for a National Register historic district. It also conducted a reconnaissance survey in a core area residential neighborhood to determine the potential for a second residential district. This document reports the results of these two surveys.

The intensive downtown survey provides a framework for making decisions about the disposition of properties that may be involved in future development downtown. It identi-

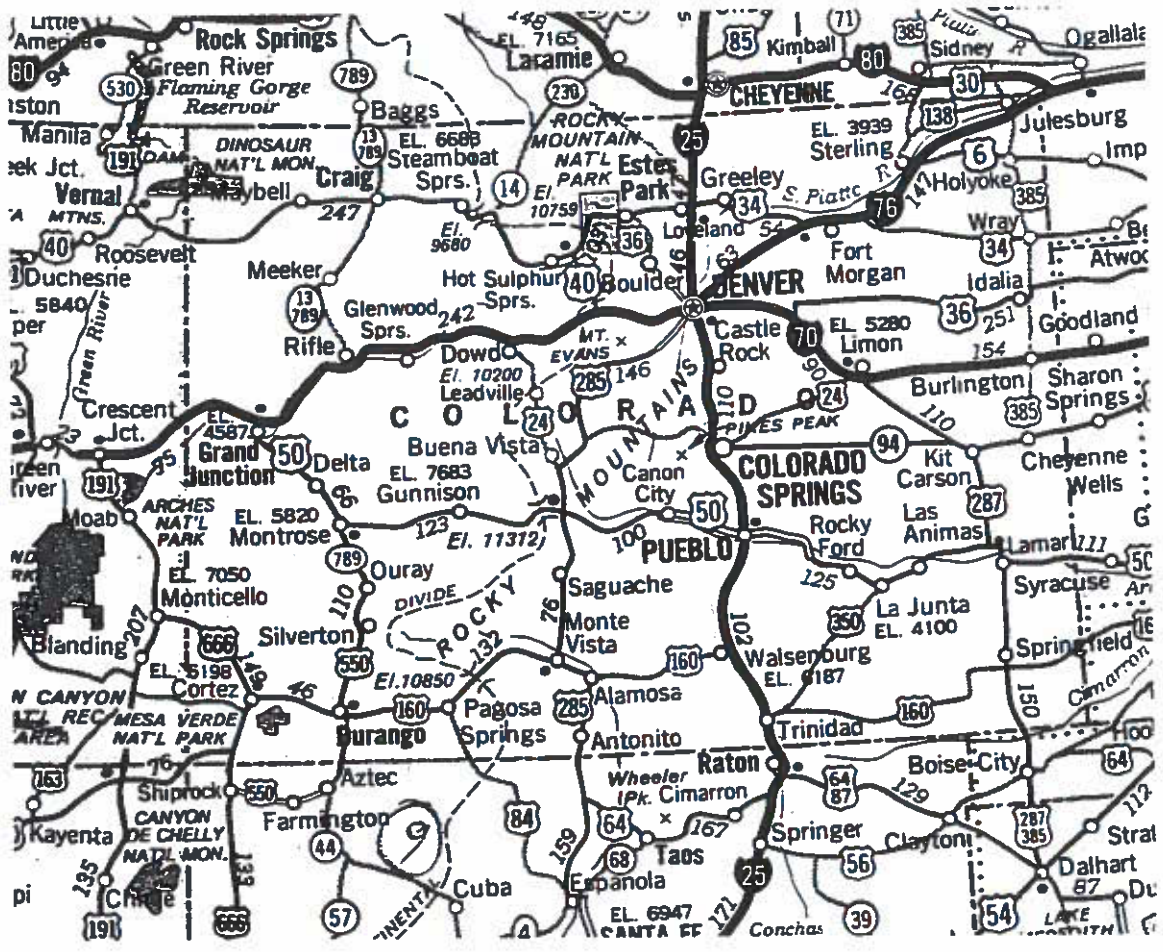
fies properties that should be preserved when feasible, and provides information that property owners and city planners can use to develop strategies for rehabilitation and redevelopment. The survey data includes descriptions of properties that have historic significance but have been altered and merit restoration.

These surveys provide an essential step in the cultural resource protection process because they help to identify those properties that may need protection. They also provide a foundation for integrating the maintenance and enhancement of Grand Junction's historic resources into more comprehensive planning and neighborhood conservation efforts. As the city organizes improvement programs, it may use the survey findings to direct work efforts aimed at preservation of the community's historic resources.

In addition, the inventory identifies some historic properties that may be eligible for housing rehabilitation loans through the City's Community Development Block Grant program. It also includes data that may be used in any potential nominations to National, state or local registers of historic properties.

Types of historic designation

Three types of historic designation may be applied in Grand Junction. The first type of designation is to the National Register of Historic Places. The National Register is the nation's listing of properties that are identified as having historic significance, according to criteria established by the Secretary of the Interior. Properties may have significance at the national, state, or local level. Single build-



Regional location of Grand Junction

ings may be listed if they are individually significant. Other structures may be designated as a "district," and in these cases, buildings that are "contributing" derive their significance, in part, from the manner in which they relate to each other to create a sense of time and place.

Listing in the National Register does not limit private property owners in their treatment of their historic properties. Federal law does provide for a process by which the impacts of federal actions upon these properties must be reviewed. In addition, properties listed in the National Register may be eligible for federal income tax credits for the certified rehabilitation of historic buildings.

The State of Colorado also maintains a listing of historic properties. All properties that are listed in the National Register are automatically listed in the state register, and other properties also may be included that do not meet the National Register criteria.

Finally, the City of Grand Junction also may designate properties of historic significance under local ordinance. The city has greater flexibility in establishing criteria for designating properties on the city register. The city may designate a district without providing for a regulated design review system, or it may establish a review process, depending upon the community's goals for the area.

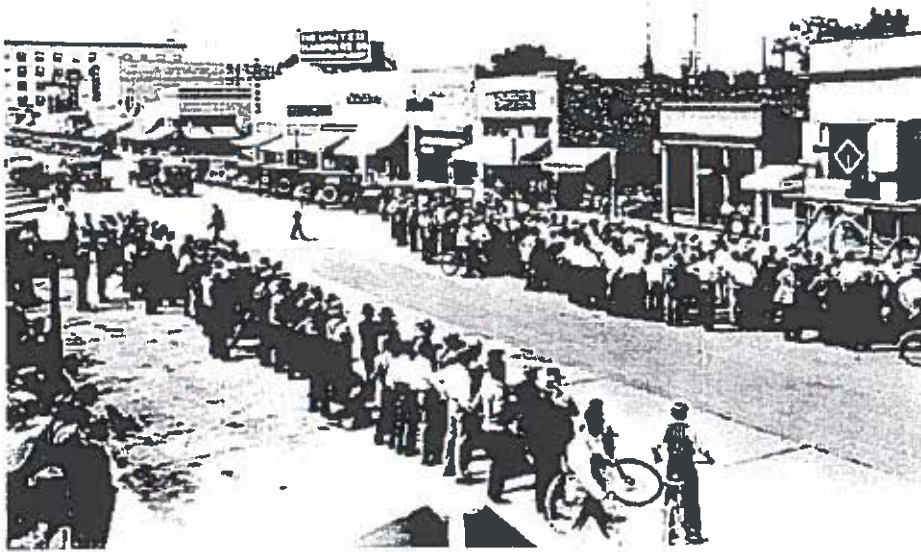
Properties listed on any of these historic registers may be eligible for preservation incentives offered at the state and local levels. For example, the state offers an income tax credit for certain rehabilitation work and rehabilitation grants are available through the State Historical Fund.

In each case, designation also brings with it a special recognition of the properties as being of significance to the community. This contributes to pride of ownership and can enhance the area as a cultural heritage attraction. Many communities have demonstrated that businesses are attracted to communities where historic districts offer a quality of life desired by their employees and clients as well.

RESEARCH DESIGN AND METHODOLOGY

The team conducted an Intensive Survey of the downtown commercial area, which included 105 properties. They also conducted a Reconnaissance Survey for an adjoining residential area. The Reconnaissance Survey included the identification of a series of building types found in the residential area. Survey forms were prepared for a selection of properties that represent these building types. Overall, the team surveyed an area containing approximately 80 city blocks, which included commercial, mixed-use and residential neighborhoods. Forty-two properties were surveyed in depth. Among these, 21 residences were inventoried for possible expansion of the Seventh Street Historic District. The area included approximately all of Section 14 in Township 1 South, Range 1 West, Mesa County, Colorado.

The Intensive Survey of Downtown included preparing a survey form for each property on Main Street, from Second through Eighth Streets, and along Colorado Avenue, from Third through Sixth Streets. Properties also were surveyed on portions of North Fifth and South Sixth Streets. The forms included data about each building's construction history, a description of its character and evaluation of its significance.



Historic photographs, such as this, provided insight into the historic character of individual buildings and for downtown as a whole. (Photo: Courtesy of Museum of Western History)

The Reconnaissance Survey for the residential area included a windshield survey of a major portion of the blocks between Belford and Ouray and between 1st and 12th Streets, as well as those between Belford and Main Streets, from 8th and 12th Streets. Buildings within the existing Seventh Street Historic District were not included in the defined project area; however, houses found between Seventh and Eighth Streets on Gunnison, Ouray, and Chipeta were inventoried to help determine the potential for expansion of the Seventh Street Historic District.

In the windshield survey, researchers attempted to determine the merits of conducting a more detailed survey. If the area appeared to contain a reasonably large collection of historic buildings, then a more detailed survey would be appropriate. In order to gain a sense of the types of historic properties that might be encountered, the surveyors selected

a sampling of properties for which detailed research, at the Intensive Survey level, was conducted.

It is important to note that the survey areas encompass most of the original town site of Grand Junction, which was filed in 1881, and therefore the greatest concentrations of historic buildings are likely to be discovered in here. The boundaries of the two surveys are defined on Maps 1 and 2.

Survey objective

The objective of the project was to assist in the identification and protection of cultural resources by documenting the potential for historic structures and districts that may survive within the core area of Grand Junction, and then, to recommend the designation of identified properties to the appropriate registers of historic places.

Survey work plan

The survey work plan included the following tasks:

1. Conduct relevant research at the Colorado Historical Society, the Denver Public Library Western History Collection and the Museum of Western Colorado in Grand Junction. This work included reviews of historic photographs, published histories and Sanborn insurance maps.
2. Conduct a reconnaissance tour of downtown Grand Junction.
3. Review the earlier (1981) preliminary historic survey of downtown.
4. Research the Mesa County Assessor's records for building dates and related histories.
5. Collect an oral history tour of the downtown commercial area from local historian Dave Fishell.
6. Update State Inventory Record forms, when they exist, for the 105 structures lying within the Main Street commercial survey area.
7. Execute an intensive survey of the downtown commercial area, providing a description of each building, photographs, and an identification of building addresses, lots, etc.
8. Conduct a reconnaissance tour of the residential area with representatives of the city's Community Development Department and staff from the Colorado Historical Society.
9. Conduct a windshield survey of approximately 75 blocks in the residential area on the periphery of downtown, in order to identify potential districts.

10. Determine the potential eligibility of the selected commercial and residential areas to appropriate historic registers.

11. Prepare maps of the study areas summarizing survey findings.

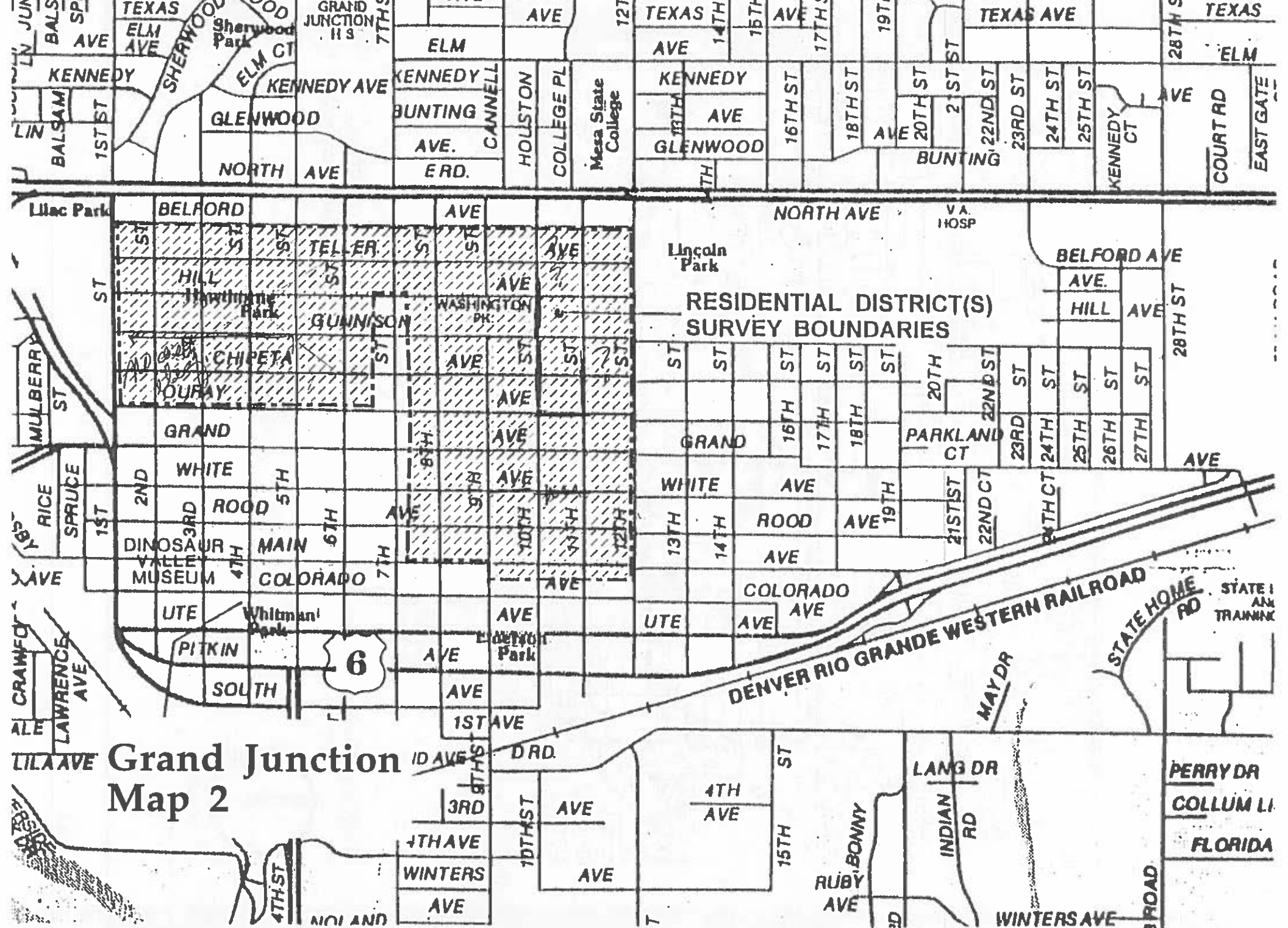
This work plan was executed over the course of ten months.

Project funding and support

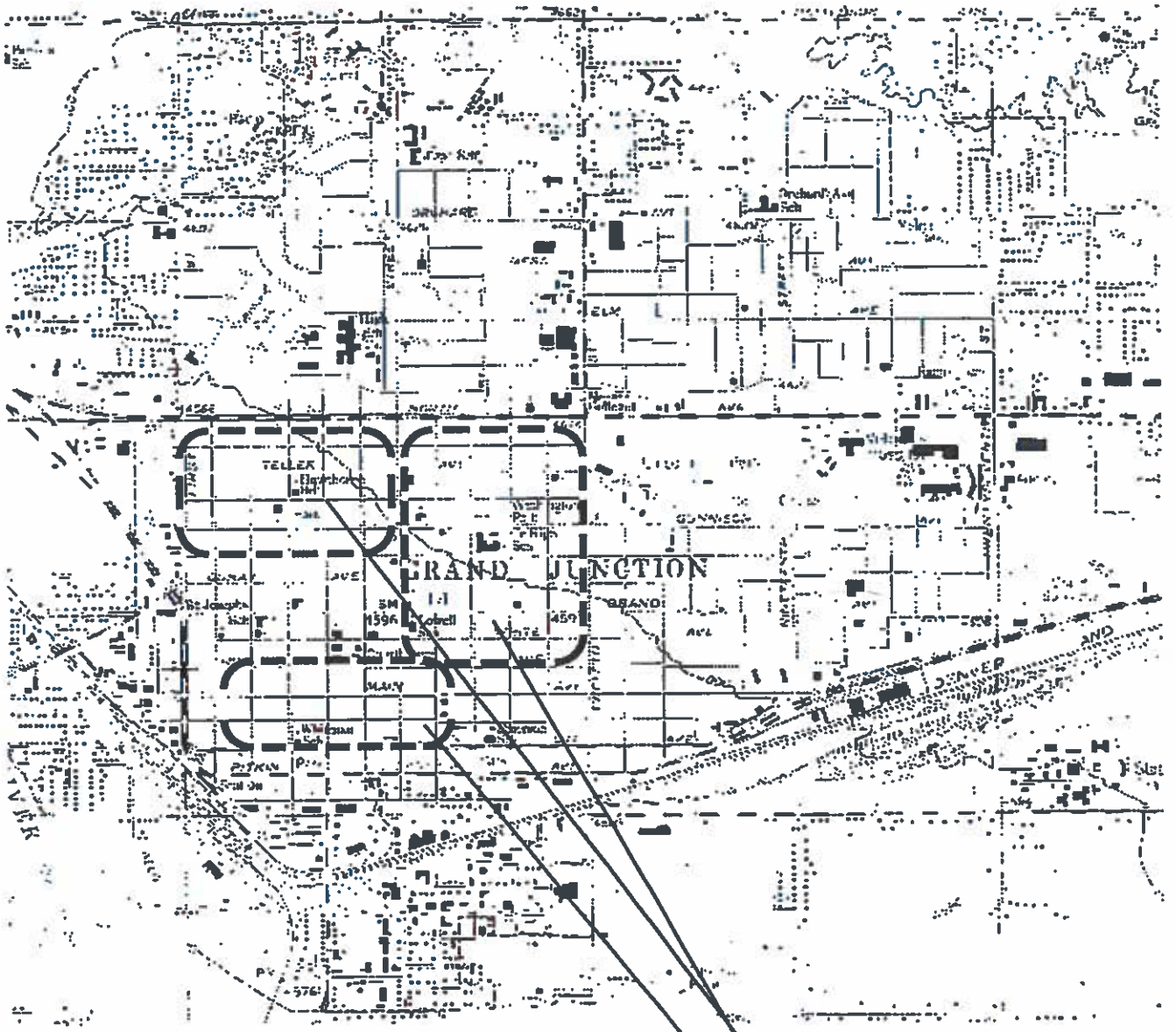
The City's Department of Community Development directed the project. Department staff developed the preliminary scope of the project and assisted with historical research and data collection. The city also retained the services of Winter & Company, preservation consultants of Boulder, Colorado, and Marty Alexandroff, Preservation Specialist in Steamboat Springs, to conduct the survey.

Noré Winter served as Principle-in-Charge for the project, and Marty Alexandroff served as chief researcher and project planner. Leslie Karp, an intern retained through the Department of Local Affairs, provided 250 hours of the project's in-kind services, assisting with historic research and photography. Other sources of in-kind services were the Museum of Western Colorado, the City of Grand Junction, local historian Dave Fishell, and the Department of Local Affairs.

The Colorado Historical Society provided funding through the State Historical Fund. Historical Society staff also reviewed preliminary survey findings and assisted in evaluating the significance of individual properties.



**Grand Junction
Map 2**



USGS Map showing study areas

Residential Survey Areas
 Commercial District Survey Area



North

HISTORIC OVERVIEW OF GRAND JUNCTION

The City of Grand Junction lies in the Grand Valley, which was carved in a forty-mile stretch by the Colorado River. Until 1921, the Colorado River was called Grand River above its junction with the Green River. The Gunnison River joins the Colorado (Grand) here, giving purpose to the name Grand Junction.

Located just east of the Utah border, the city stands at an altitude of 4,600 feet, halfway between Denver and Salt Lake City. It is located in a central portion of the vast Western Plateaus.

The Book Cliffs frame the northern edge of the city and Grand Mesa and the Uncompahgre Plateau provide a frame for its southern and eastern boundaries. Closer in, Horse and Orchard Mesas provide enclosure. Because it is surrounded by higher land masses, Grand Junction's climate is mild for this elevation. The cliffs protect the city from severe winters, and this allows for a longer growing season than other areas in the state that are at the same elevation. The natural vegetation of Grand Junction is classified as saltbush-oak scrub brushlands. Sagebrush and woody shrubs were established here when settlers first arrived.

Hot air currents make their way up through the Gunnison River valley and keep the climate arid. They also prevent extreme temperature changes. Winters are short and cold, but not harsh, with the ground being snow-covered for less than a month. Irrigation, which is imperative for agriculture, is provided from the rivers, since an average of only 8.3 inches of precipitation falls each year.

The city's location proved to be a strategic one. Positioned at a natural crossroads and blessed with a benign climate, Grand Junction emerged as the commercial center for the Western Slope of Colorado. Over the years, its history has been associated with providing supplies for miners and transporting agricultural products. It also has become a destination for recreation and culture in its own right.

Early History and Settlement

Ute Indians first occupied the Grand Valley. The area was a favorite wintering spot and hunting territory. They may have encountered European explorers here in the late eighteenth century. Spain had claimed western Colorado as early as 1540, although it wasn't until 1776 that the Dominguez-Escalante expedition passed through the region. Their route does not appear to have passed directly through Grand Junction, however.

When Mexico gained its independence from Spain in 1821, she inherited Spanish claims to this portion of Colorado. The new Republic of Mexico made no major efforts to settle the Grand Junction area, however, and boundary disputes continued until 1848, when the Treaty of Guadalupe-Hidalgo ended the Mexican War and awarded western and southern Colorado to the United States.

An early United States explorer to see the junction of the rivers was Captain John Charles Frémont. His 1853 expedition traveled here, and a year later, Captain John W. Gunnison, surveying a central route through Colorado, also came to the area.



Main Street in ca. 1906 included numerous brick commercial buildings. Awnings sheltered display windows on south-facing structures. (Photo: Courtesy of Museum of Western Colorado)

For a time, from 1856 to 1861, the region was a part of Sanpete county of the Utah Territory. When Colorado was established as a territory in 1861, seventeen counties were drawn and the Grand Junction portion was included in Lake County, with the county seat in Oro City (present-day Leadville).

Genuine settlement in the area began as the Utes were forced to leave the area. Seeking to remain in the region, the Utes obtained a reservation treaty in 1868, setting aside land in the area for them. This promise did not last, however. In 1881, after an uprising on Milk Creek near Meeker, all Utes in the state were forced to move to a reservation in Utah.

As the last of the Utes left the Grand Junction area, homesteaders, farmers, and land speculators were eagerly waiting in Gunnison for the region to be vacated. William McGinley and J. Clayton Nichols staked out the first claims in the fall of 1881. On September 26, George Crawford incorporated the Grand Junction Town Company and platted a section of land in a grid arrangement for development.

The Town Plan

Crawford was an experienced town builder, for he had planned three towns in Kansas before coming to Colorado. He established the town, just north of the confluence of the two rivers, in a rectilinear plan, oriented along a north-south axis. The center of the plan was the intersection of Seventh and Grand Streets. Crawford established the town boundaries as North and South Avenues and First and Twelfth Streets. Most lots faced to the north or south and alleys ran east-west. Crawford named streets for Chief Ouray and his wife, Chipeta, and another for the Ute tribe itself. He reserved corner lots for public institutions, including churches and governmental buildings.

Several streets, including Main, Gunnison, and Grand, were laid out to be wider than the norm. In addition, Crawford created a boulevard in the middle of Seventh Street and lots along the street were platted in an east-west direction, instead of the typical north-south pattern, making Seventh the only street planned in this manner. Most of the houses built on these four streets were larger than the others in town.

The offering of lots was successful and Grand Junction quickly began filling with tents and log cabins. Crawford also didn't waste any time providing for public facilities. He quickly succeeded in establishing a post office for the community and in developing parks for public enjoyment.

Four parks, one for each quarter section of the city, were designated: Maple Park was established between 9th and 10th Streets, and Ute and Pitkin Streets. Crawford planned Cottonwood Park between 4th and 5th Streets, and Ute and Pitkin Streets and located Walnut Park between 4th and 5th Streets, and Hill and Gunnison Streets. The fourth, Chestnut Park, he sited between 9th and 10th Streets, and Hill and Gunnison Streets.

In 1883, the City Council reversed the names of two of the original parks. Maple Park became Cottonwood and *vice versa*. The same ordinance provided for the planting of trees in each park corresponding to their names. In 1916, names changed again: Maple became Whitman Park and Cottonwood became Emerson Park. Walnut was renamed Hawthorne Park, and Chestnut became Washington Park. Additional parks, named Lincoln, Palmer and Riverside, were established in the core area in the 1920s. These parks served a variety of civic functions, and one, Lincoln Park, even hosted a Civilian Conservation Corps (CCC) camp in 1935.

Grand Junction as a Regional Center

Downtown emerged as an early supply center for miners, farmers and ranchers operating in the region, and became the center of commerce for Grand Junction's growing population. As mining activity in the area mounted,

miners of gold and silver came to Grand Junction to buy supplies and the community rapidly developed into a shipping center for these goods.

This development was fueled with a variety of transportation systems. Supplies were first transported to Grand Junction for resale by horse-drawn wagons. These carried goods from the rail head in Gunnison to merchants in Grand Junction. Rail service spurred development when the Denver and Rio Grande Rail Road arrived in the fall of 1882.

At the same time the town was developing as a trading center for miners, farmers were establishing holdings in the Grand Valley. These farmers played a major role in creating Grand Junction as a business community, supplying produce for sale and in turn buying farm equipment and consumer goods.

In order to assure reliable water for irrigation, farmers organized to build ditches and canals as early as 1881. The Grand Valley, Highline and Orchard Mesa Canals and the Independent Ranchmens and Mesa County Ditches were among the many constructed. They supplied river water to farms throughout the region, thus transforming the dry desert valley lands into productive agricultural fields.

The farms thrived and fruit orchards abounded with apples, pears, apricots, cherries, and peaches. Strawberries also were profitable. Nearby mining towns depended on the fruit from Grand Junction. Besides supplying local residents, crops grown here were also transported outside the area to markets in Denver and Salt Lake City. Grand Junction was emerging as the agricultural center of the Western Slope.

Commercial Development

As Grand Junction grew as a major shipping and distribution center of agricultural products, the downtown commercial area evolved into a major business area. Colorado Avenue became the town's first major commercial street. A general store was established there in 1881 and a hotel was built at the corner of Colorado Avenue and Second Street in January of 1882. Early saloons and shops conducted business in tents, but frame and masonry structures also appeared early. Cottonwood trees from the river banks provided wood for a saw mill that was established in 1882 and several brickyards were set up to help reduce transportation costs of importing building materials. As a result, many early commercial and residential buildings were constructed of wood frame with clapboard siding. Others were built in masonry.

Transportation was a key in the city's development. While roads connected the city with

the outside world, its rivers constrained traffic flow until a ferry service was established to ford the Grand River. The Denver and Rio Grande Railroad's arrival in 1882 brought an increase in population, causing a building boom, thus helping stabilize the community.

The railroad's influence in the community was substantial, especially when the Grand Junction Town Company sold half of its stock to the railroad in 1882. This confirmed the railroad's commitment to the community and stimulated the town's development as a major commercial center.

Local business people boasted of the city's development when the December 2, 1882 edition of *The Grand Junction News* reported that the town contained "three butcher shops, five grocery and merchandise store, two bakeries, four clothing stores, two hotels, eight restaurants, twenty saloons, one hardware store, one drug store, one bank, four livery and transfer stables, two lumber yards, one furni-



MAIN STREET GRAND JUNCTION, COLO. ABOUT 1906.

Main Street in 1906 downtown was a varied composition of wood frame and masonry buildings of one, two and three stories. (Photo: Courtesy of Museum of Western Colorado)

ture store, three blacksmiths shops and one printing office, and a good representation of the professions, trades and laborers.”

Grand Junction promoters also wanted to establish Grand Junction as a government center as well as a commercial one. They realized their goal in 1881 when Mesa County was carved out of Lake County and Grand Junction was designated the County Seat.

The same year, demand for housing grew, as did the market for commercial structures, and a building boom was on. The commercial area expanded north from Colorado Avenue and the most sought-after business property was on Main Street. Residential neighborhoods to the north and east of downtown burgeoned as well.

Several brick buildings were constructed just after the turn-of-the-century downtown, including the Margery Building and the railroad depot (1906), the Schiesswohl Building (1908), and in 1910 the five-story First National Bank Building. For many years, it stood as the tallest building in town. It also was the first to have a steel-frame.

Many companies that located in Grand Junction were often dependent upon the agricultural economy. The Durham Stockyards were established near downtown in 1894 and a flour mill was built in 1887. The Colorado Sugar Manufacturing Company, which was later acquired by Holly Sugar, located in town in 1899. The Mesa County Fruit Growers Association was a major organization in Grand Junction from the 1890s to the 1920s and owned a warehouse located at 601 Pitkin. The Latimer-Goodwin Chemical Company began in Grand Junction in 1905, and the Currie Canning Company in 1912. The Grand Ditch Company operated out of an office at 222 S. Sixth Street

from 1907 to 1971. In 1939 the Prinster brothers expanded their City Market operation into the Western Slope’s first “supermarket”—now part of the King Soopers chain.

With development came the necessary elements of an urban infrastructure. Citizens were interested in the city’s future and worked to make things happen. Clean, tree-lined streets and brick or wooden sidewalks were part of the vision they fulfilled. Electric lights were operating by 1888, a street car system in 1890, and downtown sidewalks by the same year. The library formed in 1897 and a building to house it was erected in 1901 at Seventh and Grand.

Social Development

Lodges contributed much to the social life of the area, as “joining and organizing” was in fashion in the 1880s. Many organizations, which furnished support services for members and helped needy citizens, were instituted during the first ten years of Grand Junction’s development. These were located downtown.

Although saloons and gambling were popular social sites, the social life centered around the schools. Schools built in the early years expanded as the population increased. One of the largest schools was the Teller Institute, the Department of the Interior’s Indian School. This was located on 160 acres of land just east of town. By 1892 it was at full capacity with 99 students.

As the town’s population increased, so did its interest in cultural activities. A theater, the Avalon, was constructed on Main Street in 1922 for cultural performances.

Four churches had buildings in the core area by 1886. The Methodist Episcopal Church South, the Baptist, Catholic, and Methodist Episcopal all had their own buildings. Between 1900 and 1915, churches of several other denominations were built as well.

Residential development

For the most part, homes in the residential area built during the late 1800s and early 1900s were modest, frame structures. However, North Seventh Street, which was platted as a 100-foot wide avenue designed to serve as a main north/south thoroughfare, served the more prominent families of town. Houses on Seventh Street reflected interpretations of popular turn-of-the-century styles through a progression of architectural influences.

In 1885 Grand Junction's population was 850 people, mostly unmarried males in their 20s and 30s. A large change in population was seen by 1900 and equal representation of men and women, mostly residing in private homes, was recorded.

As newcomers continued to arrive in town, a demand for housing increased, creating a housing shortage in 1916. More houses were constructed in response to this demand. A number of houses seen today date from this period.

By 1920 the population stood at 8,665 and contained a diversity of cultures. German-Russians arrived and with them sugar beet agriculture. Other groups included Basques and Irish. Italians, who came to work on the railroad, made up one of the largest ethnic communities.

Growth Cycles

While the city saw growth overall, boom cycles often were followed by periods of contraction. By the 1930s, the population was about 12,000 people, but decline was at hand. As the Great Depression hit the country, infestation of insects, competition from California fruit growers, and rising labor and transportation costs caused a decline of the region's fruit industry.

Precious metal mining decreased in this period as well, which affected the wholesale and retail business in Grand Junction. Coal mining, however, began to grow as a major industry in the area, helping to compensate for other losses, and Grand Junction once again became a center for mine owners and miners' supplies, although of a different nature.

Uranium, however, was the industry that provided the greatest boom in the 1950s. Uranium was mined in the Colorado Plateau in areas around Uravan and shipped to Grand Junction for processing and transport. Supply companies located in Grand Junction in support of the industry and the city provided homes for many workers as well. Local promoters referred to the city as the "Uranium Capital of the World," during this time.

The boom of uranium mining influenced the entire western slope of Colorado as prospectors, geologists, and others related to the industry migrated into the area. The government enlarged its uranium program to include a uranium processing mill for use in the making of the first atomic bombs and Grand Junction was chosen as the site. The mill site was managed by the Atomic Energy Commission for its confidential Manhattan Project, which resulted in the development of the atomic bomb. Uranium produced in the region contributed to the bombs dropped on Japan during World War II.



Downtown in 1917 had paved streets with street car rails and acorn-style street lights. (Photo: Courtesy of Museum of Western Colorado)

This time of prosperity was reflected downtown with a series of renovation projects. The Mesa Drug building and Mesa Theatre are among those that received new facades. These were designed in a "highway modern" style that used painted steel siding, bold geometric patterns and asymmetrical compositions. Facades surviving from this period help to convey the vitality of the community during this period.

The uranium business in Grand Junction went into decline in the late 1950s and early 1960s, when the processing mills closed. Many businesses and families moved to other cities and areas of Colorado.

Adding to the decline in the early 1960s was the replacement of the railroad's steam locomotives with diesel engines. For years, the Denver and Rio Grande Railroad had operated a major maintenance facility in Grand Junction for its steam-powered equipment.

With the change in technology, trains could travel farther without repairs and the Rio Grande Railroad's repair shop work in Grand Junction decreased. Many of the railroad employees were laid off or transferred to other locations.

Downtown suffered the loss of business from the decline in the industries and also faced the challenge of new, outlying commercial developments. In response to these issues, downtown businesses sought to develop a "new look" for Main Street. The city, with the help of government grants, embarked on a major streetscape project, "Operation Foresight," in the early 1960s in an attempt to offset the decline in business. It developed the Main Street Shopping Park, a serpentine road with intensive landscaping. The project installed large planters, trees, and flower boxes and widened the sidewalks. Low brick dividers and covered benches were also added. At the time, the project was one of the first of its kind

in the country. It helped maintain downtown as a center for business.

An energy boom in the 1970s reinvigorated downtown for a while. The city and the region became the drilling center for oil and natural gas in Colorado and Utah when Exxon established its regional headquarters in Grand Junction. For a while, the federal government also stimulated experimentation with oil shale processing as an alternative source for fossil fuels. Each of these industries brought jobs to the city and business to downtown. Each of these businesses declined, however, reaching a nadir with the decline in oil prices in the early 1980s. Downtown once more felt the change in the economy.

A major suburban shopping center, the Mesa Mall, was built west of downtown in the 1980s and North Avenue emerged as a commercial strip, which also challenged downtown businesses. Some establishments closed and others moved to the new locations, but the downtown area persisted as it attracted new specialty shops to its historic retail buildings.

As other industries declined in Grand Junction, tourism increased during the 1960s through the 1980s and these visitors contributed to downtown's economy. Hunters came through Grand Junction on their way to surrounding recreational areas. Skiers also stopped in town before heading into the Colorado mountains and tourism as a whole, Colorado's major industry of the 1990s, helped keep the downtown business area stable.

By this time, a part of the attraction of the core of town was in its historic buildings. In January of 1984, the North Seventh Street District was placed on the National Register of Historic Places. It is the oldest, most intact residential area in the city.

And interest in rehabilitating historic commercial buildings is increasing. A few, including the Margery Building, have completed dramatic restorations. Many others offer opportunities for investment and rehabilitation.



This structure exhibited elements typical of many early commercial buildings in Grand Junction. A sign panel sits above the storefront, which includes large display and transom windows. (Photo: Courtesy of Museum of Western Colorado)



The Fair Building, now called A. G. Edwards/Back Porch Music, was built ca. 1905. It is individually eligible to the National Register. (Photo: Courtesy of Museum of Western Colorado)

SURVEY FINDINGS

Historic period of significance

The core area of Grand Junction, therefore, has seen a series of growth cycles. Throughout its history, however, it has remained a vital part of the community. Its period of historic significance spans most of its history, from its founding in 1881 until 1945, or fifty years ago. In general, a fifty-year "cooling off" period is recommended in determining historic significance of properties. While exceptions to this guideline do exist, no compelling reason is known to apply to the core area of Grand Junction. At a minimum researchers should wait at least until a property is forty years old to consider it for designation.

Survey definitions

This section describes the findings of the Intensive Survey for downtown and the Reconnaissance Survey of the residential area. First, it is important to gain an understanding of the rating system used.

Contributing rating

Properties that date from the historic period of significance for the subject neighborhood and that also retain a sufficient amount of historic building fabric are considered to be "contributing" to a potential National Register historic district. Such properties need not be individually significant. Most support the character of the street as it was seen historically and, as a set, help to convey a sense of time and place.

In a few cases, however, individual buildings may be of such distinctive design character or convey such special qualities associated with the structure that they may be individually eligible to the National Register. These properties which also contribute to the character of a potential district are therefore included in any "contributing" property counts.

In the commercial area of downtown Grand Junction, the majority of the contributing structures contain a combination of traditional com-



The property at 306 Main (the Morrison Building), built in 1916, is an example of a structure that is rated "contributing," without qualifications.

mercial building elements seen in use throughout the state during this period: most buildings have large display windows at the ground floor. These are supported on kickplates, which often have ornamental moldings. Above the display windows rests a row of smaller transoms, some of which may be operable. A single entrance, which is recessed from the sidewalk, is found for each store. Upper stories, where they exist, exhibit a row of smaller, vertically-oriented windows that align horizontally. This alignment is emphasized by contrasting moldings and sills. The top of the facade is capped with a cornice, which may be ornamental stamped metal, but in many cases consists of a series of corbelled rows of bricks.

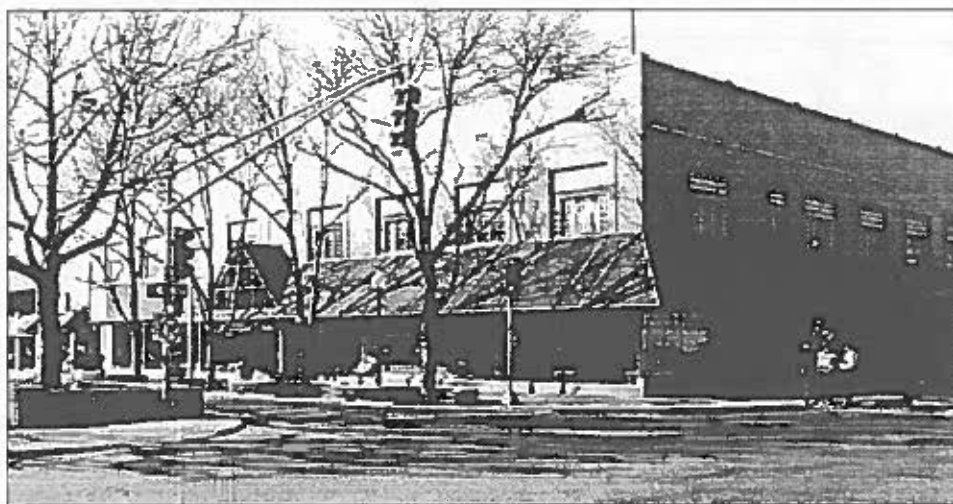
In the residential area, wood frame cottages are the norm. While a variety of architectural styles are represented, most contain some basic elements. A one-story porch faces the street and defines the entry. A paved walkway leads from the porch to the street and intersects with the sidewalk. Most roofs are gabled, while some are hipped. Yards are sometimes defined with fences or hedges.

Application of the National Register criteria in the survey:

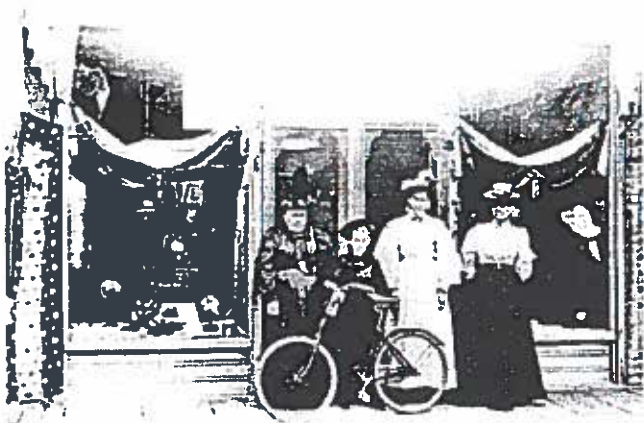
An important distinction should be made about the use of National Register criteria in the surveys. In most cases, when the primary facade of an older structure is obscured by a covering material that has been applied later, it is impossible to determine, without extensive investigation, if the original material survives intact underneath. Furthermore, at the moment of the survey, the covering material strongly affects the character of the property, in terms of its ability to convey its historic character, and the building also fails to help convey a sense of the character of the street as it was seen historically. Therefore, a property in this condition was rated as "non-contributing."

"Contributing with qualifications rating"

In some cases, a property retains a sufficient amount of its character-defining features so that it can be considered to be "contributing," even though, it has experienced alterations



The property at 362 Main (Dinosaur Valley), built in 1908, is an example of a property rated "Contributing, with qualifications."



Downtown buildings had traditional storefront elements, including wood kickplates that supported display windows. Double-doors provided easy access to goods and services inside. (Photo: Courtesy of Museum of Western Colorado)

that do weaken its overall image as an historic resource. These properties should be rehabilitated in a manner that preserves those features that do survive and that removes inappropriate alterations. In order to assist property owners in understanding when a property is in such a condition, the team used the sub-category of "Contributing with qualifications." Owners should carefully study their properties to determine those features that are character-defining and those that detract from its historic integrity. These are perfect candidates for rehabilitation incentive programs.

How the term "Non-contributing" is used:

Properties that were built more recently than the period of significance being considered for a potential historic district are generally considered "non-contributing." Buildings that are clearly out of character with the district are in this category. But it is also important to note that even if a new building accurately imitates a genuine historic structure, it is not considered to be contributing, because it does not date from the period of significance. Being "non-contributing" does not necessarily imply that a structure is visually incompatible with its historic surroundings. It simply means that it does not contribute to the count of honestly historic properties.



This property at 301/307 Main (Tompkins Cycles/Crystal Books & Gifts), built in 1905, is an example of a property rated "Non-contributing."

Older properties that may date from the period of historic significance but have been radically altered to the extent that they do not retain their integrity as historic structures also fit in the category of non-contributing structures. However, some of these properties could be restored. Readers should note that it does not necessarily mean that all properties with "non-contributing" ratings lack historic significance; the designation only indicates that in its current condition, a property does not contribute to a district. In fact, the survey team

is convinced that many structures in the "non-contributing" category are actually historic properties that may be restored to their earlier character by removing their later covering materials and then executing appropriate restoration procedures. A special sub-category was therefore created for these structures.

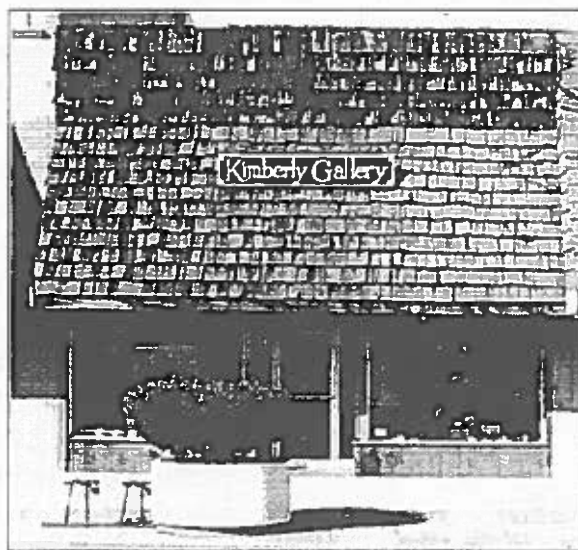
The use of the category "Non-contributing, with Qualifications"

A special sub-category with the non-contributing rating was created to provide additional information to property owners about the potential significance of their properties. Structures given this rating may be historic, but at present do not appear so; others do not retain enough of their original material to be considered for the National Register, but they do retain enough to be considered for state and local registers.

When the surveyors identified a property that appeared to retain architectural details beneath a later covering, they applied a rating of "non-contributing, with qualifications," in order to indicate to property owners and other interested parties that the property merits further investigation, and perhaps restoration work. In many cases, these properties are prime candidates for dramatic "before-and-after" photographs, and should be candidates for financial incentives to restore them.

RESULTS OF THE DOWNTOWN INTENSIVE SURVEY

In the downtown area intensive survey, the team surveyed 105 structures. Of these, the majority are more than 50 years old. Only seven buildings in the survey area were constructed after 1944.



This property at 552 Main (Kimberley Gallery), built in 1896, is an example of a property that is "Non-contributing with qualifications."

National Register eligibility

The team determined that forty-nine of the structures in the survey area were "contributing" to a potential National Register historic district. Within the count of forty-nine, twenty-seven are contributing without qualifications, while the balance, twenty-two buildings, are contributing with qualifications. Eleven of the contributing properties also were determined to be individually eligible to the National Register.

The team also determined that the balance of the structures, fifty-six properties, are non-contributing to a potential National Register historic district. Of the fifty-six non-contributing properties, sixteen have qualifications, indicating that further research is merited to determine their potential eligibility. By removing covering materials, significant features may still be recovered.

Overall, 47% of the properties in the survey area may be considered contributing to a potential district, which is not sufficient to justify a National Register district for the entire study area.

A smaller National Register District

It is important to note, however, that one small concentration of contributing buildings does exist along the 500 and 600 blocks of Main Street. This area contains 28 structures. Seventeen of these structures were rated "contributing," and within this number, five were rated as "contributing, with qualifications." Six of the properties are individually eligible for the National Register.

Eleven structures were rated non-contributing. Of these, two are rated non-contributing, with qualifications. Overall 61% of the properties in this area are contributing. Given this higher ratio of contributing properties and the

resulting sense of time and place they convey, this area would be eligible to be designated on the National Register.

Potential local historic districts and landmarks

While the downtown study area does not merit nomination to the National Register in its entirety, it is important to the community. It does retain a sense of scale and an overall character that is compatible with the historic structures that are found there. An area larger than that proposed for the National Register could be considered for local designation. It is divided into two sections. The first potential local district extends along Main Street from Third Street to 7th Street and includes properties on both sides of the street. In addition, a smaller potential district exists on Colorado Avenue. It includes the properties on the south side of the street, between 3rd and 5th Streets. This includes some of the earliest commercial properties in town.

One should note that a series of institutional structures lies just to the south of this row of buildings, and includes the Elk Lodge, The Museum of Western Colorado, the C.D. Smith building and the bus station. Each of the properties may have historic significance as well. These properties lie outside the study area for this project, but they merit additional research. It may be possible to include these structures, and others in the local district with the Colorado Avenue properties.

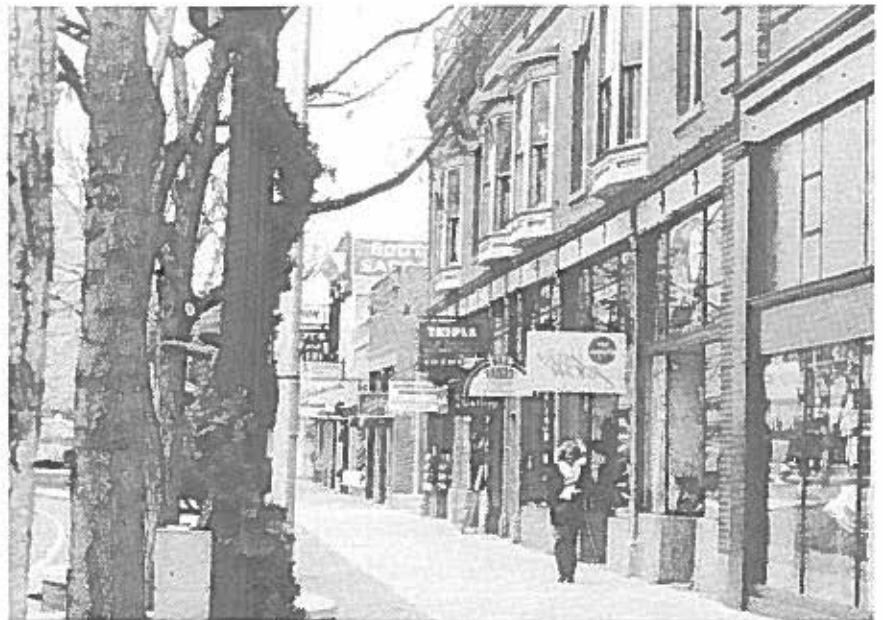
In addition to these potential local historic districts, five individual properties are eligible for listing as individual local landmarks. These are structures that lie outside the proposed district boundaries but that are of distinctive character and date from the period of historic significance for the community. Consideration should be given to listing these properties individually.



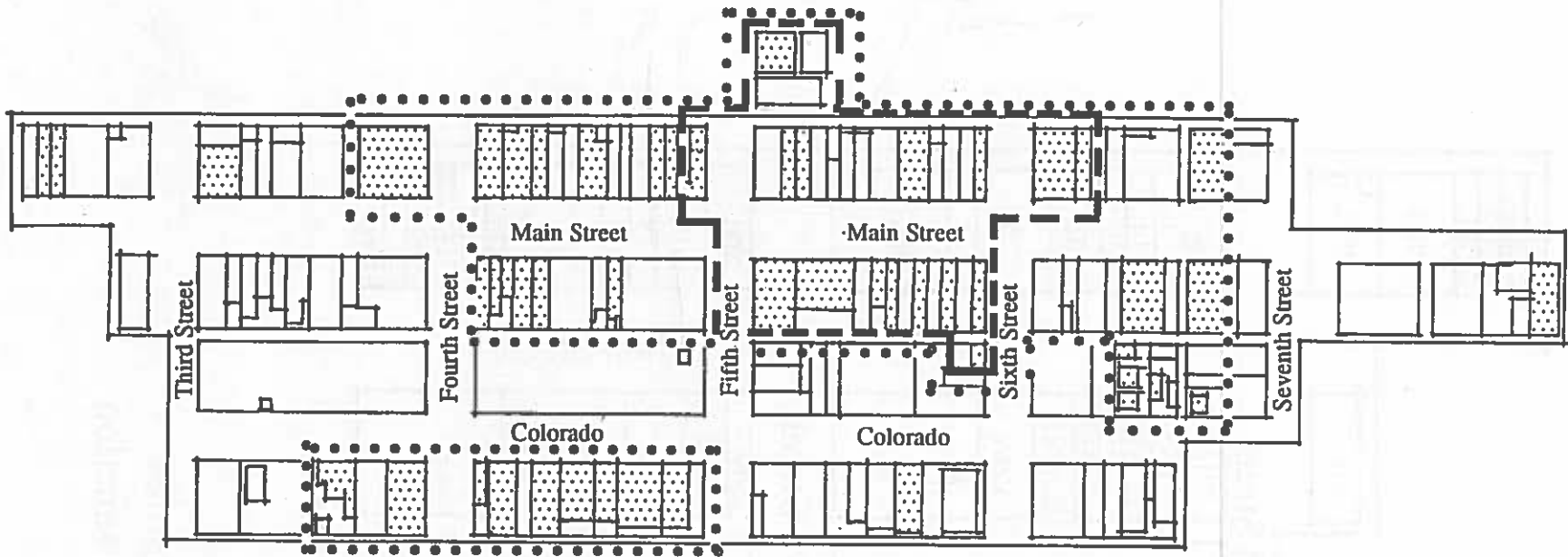
Distinctive examples of architectural detailing are found on many of the commercial buildings downtown.



Several downtown buildings survive with a high degree of architectural integrity.



Sets of storefronts align along the street downtown, contributing to the sense of visual continuity. Such relationships relate to the significance of individual structures.



Note: Contributing properties outside potential district boundaries may be designated individually to the local register.



Contributing properties



Potential National Register Historic District



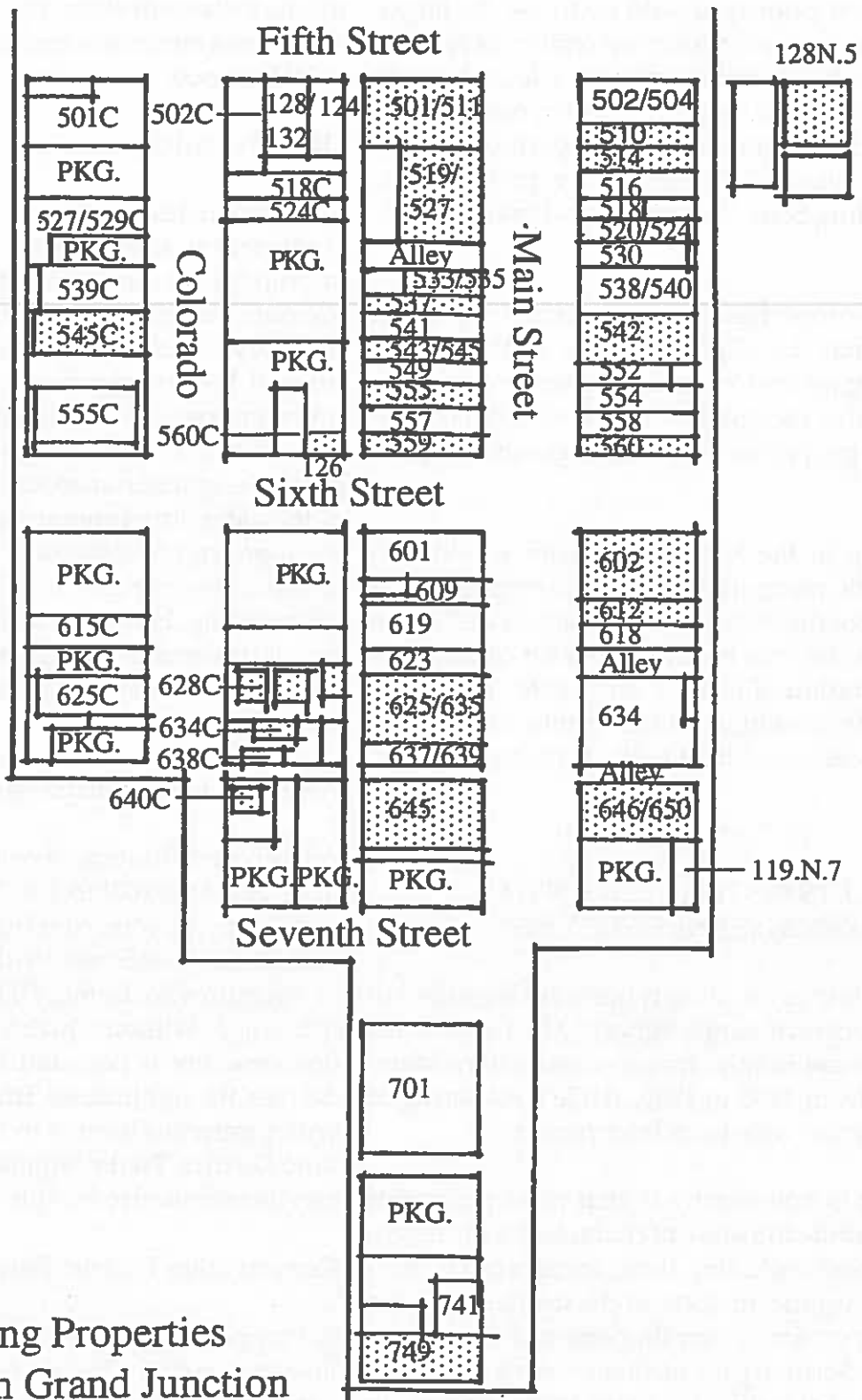
Potential Local Historic District



North

Potential Historic District Designations Downtown Grand Junction

February 11, 1995



Contributing Properties
Downtown Grand Junction

Key:



The first priority should be to list the larger area on the Grand Junction register of historic places, by designating it as a local historic district. Under the current ordinance, this will provide recognition of the properties and may make financial incentives for preservation, including State Historical Fund grants, available.

These properties eligible for local designation also may be eligible for the state register. Listing on the Colorado Register would reinforce this recognition and also make contributing properties eligible for grants competition.

Listing in the National Register would also provide recognition and make properties eligible for the state grant program, as well as the federal income tax incentives for certified rehabilitation of historic properties. Therefore, the city should consider nominating smaller areas on Main Street to the National Register.

RESULTS OF THE RESIDENTIAL RECONNAISSANCE SURVEY

A variety of building types were identified in the reconnaissance survey. Most structures are single family, frame construction. Many date from 1890 to 1930, while a scattering of properties date from later periods.

What is noteworthy is that most properties contribute to a sense of character for the neighborhood, including those that are not historically significant. Most of the structures have a common scale, standing one and two stories high. Virtually all of them have a one-story porch that is oriented to the street. These help establish a sense of visual continuity and con-

tribute to the pedestrian-friendly atmosphere. All of these structures contribute to a sense of neighborhood.

Overall district potential

The Reconnaissance Survey of the residential study area indicates that a small addition is appropriate to the 7th Street Historic District. Random sampling of properties elsewhere in the study area confirmed that numerous structures of historic significance exist; however, initial impressions are that these resources do not exist in a high enough concentration to justify designation as an historic district. Many of the older structures are altered and others are more recent structures. These dilute the effectiveness of those structures that may be contributing. However, a more intensive survey of this area is merited to identify smaller districts that may exist and to locate individual landmarks.

7th Street District Expansion

A high concentration of contributing properties exists in the 700 block of Gunnison, Chipeta and Ouray Streets, running just east of Seventh Street to 8th Street. Within this boundary, 21 structures are found. Of these, 20 are "contributing," without qualifications, and only one structure is non-contributing. This area derives its significance from its association with properties located in the 7th Street Historic District. That designation should therefore be amended to include these properties.

Conservation District Potential

Although the greater portions of the study area may not be eligible, other types of designation may be appropriate. In recent years, some communities have created a "conserva-



This multi-family structure exhibits craftsma style details, including sculpted shingled walls and exposed eave brackets. Later alterations have slightly affected its character.



Some structures derive their significance in part from their relationship to adjacent structures. This row of bungalows and cottages is such an example.



Site plans and landscape materials may also contribute to the character of some neighborhoods.



Modest cottages also may have significance in that they represent a portion of the housing stock available historically.²

neighborhoods that retain a sense of character that is essential to their livability, but that is not completely associated with historic structures. This designation may be applicable in this case. This alternative should be considered when a more intensive survey of the neighborhood is considered.

Other significant features

Downtown Grand Junction contains two highly significant features related to town planning and urban design. The first is the array of four parks that defines each of the corners of the original downtown, that George Crawford created when he drew up the plan of the city. The second is the Shopping Park that city fathers spearheaded in the early 1960s. Both elements merit consideration.

The four city parks

The four parks retain much of their original character and the fact that the four retain their integrity is very rare. The squares help define the boundaries of the original core of the city and as such are very important components of the original town plan.

These properties should be researched more closely to determine their potential eligibility to the National Register. They certainly should be listed in the state and local registers.

The streetscape design

The streetscape design for Main Street also is a distinctive feature. It clearly has influenced the economic as well as the physical character of downtown. Downtown Grand Junction is famous for the streetscape design that it implemented in the early 1960s as "Operation Foresight." When many communities were witnessing declines in downtown businesses as

outlying malls expanded, Grand Junction installed sidewalk amenities that changed the character of the street with undulating traffic lanes, expanded areas for plantings and custom-designed street furniture. The design enhanced the street as a place for pedestrians and clearly succeeded in helping to retain businesses and attract new ones to the area. It certainly is one of the most significant events in the history of downtown.

However, the streetscape design is still relatively "young" in terms of historic surveys, and therefore it is difficult to evaluate its significance at this early stage. The National Register generally discourages listing of properties that are less than 50 years old unless it has extraordinary significance that already can be identified. It is unlikely that the streetscape could meet this criterion. However, it clearly is significant to the community and also merits further consideration. At the very least, the streetscape could be listed in the local register. As the streetscape improvements on Main Street take on added significance, this feature may be considered for the National Register. This should be reconsidered as early as the year 2002, when the shopping park will be forty years old.

ISSUES AND THREATS

In 1995, downtown Grand Junction appears healthy and vibrant. Most buildings are occupied and generally well-maintained. Neglect, which often is a problem in historic downtowns, is less of a problem here, although examples certainly can be found. Public policies that encourage businesses to locate downtown, rather than on the periphery of town, should be promoted to assure that a market remains for all the historic structures found in the commercial core.

However, other threats exist. While many property owners have rehabilitated their structures appropriately, others have experienced “remodeling” that have compromised the integrity of these structures as historic resources.

Other historic structures are badly altered, but do retain a sufficient amount of historic material. These may go unappreciated for their historic value. Overlooked, these properties are vulnerable to demolition. This is the symptom of the other threat: current zoning laws encourage buildings that are larger and out of character with those seen historically, which is discussed below.

Inappropriate rehabilitation

Some property owners make inappropriate alterations to historic buildings from a lack of understanding of basic preservation principles. Examples of such alterations in downtown Grand Junction include removing original window sash and glass, removing the original storefront materials and covering the original facade with panelized products.

In the residential areas, inappropriate alterations include changes to porches, removal of original windows, and constructing additions.

A strong public-awareness program is needed to inform property owners of basic preservation concepts that may apply to their buildings. This may include the distribution of educational materials and presentation of special training sessions. These training programs should be provided to the construction industry, as well as property owners, to increase understanding of preservation principles.

Zoning regulations

The city’s zoning regulations establish a height limit downtown that is the equivalent of four stories. This is at least twice the height of most historic properties found here. While the present land values may not merit demolition to construct a larger building, this land-to-building value ratio is likely to change in time. One-story buildings may be at risk more than others, because the amount of additional floor area that may be added to the site in a new building is greater. Such buildings are therefore vulnerable to demolition.

The city should study more closely the relationship of its zoning policies to its preservation objectives to determine the degree of severity of this threat that may exist and consider measures that may reduce the pressure for demolition of historic properties. It should continuously monitor its broader zoning policies to assure that they encourage preservation of historic properties.

In the residential areas, larger houses also are allowed and larger additions also are possible. The likely trend will be for additions to be constructed, both to the rear of existing structures, and as second floor additions. These have the potential to alter the character of the original. Design guidelines that address ways in which additions may be constructed that will be compatible with the historic structure should be considered as a public information tool that may help reduce the incidence of inappropriate alterations.

Technical assistance

Property owners need assistance in determining appropriate rehabilitation techniques and when developing compatible designs for new

construction and additions. The city should consider providing assistance through design consultations and technical advice. This service could be provided by a consultant under contract to the city. Assistance in developing grants submittals also may be provided.

Other recommendations

Designation of historic properties should be accompanied by an aggressive education campaign. This may include newspaper articles about historic properties and design awards to recognize successful rehabilitation projects and other media coverage.

The city also should target its other financial assistance and investment programs to encourage the preservation of historic properties. This may include HUD programs as well as city purchasing and leasing policies. It should take care to assure that these other programs support, and do not hinder, preservation efforts.

An area not addressed is the potential for historical archaeology in the core area of town. As vacant sites redevelop, it may be possible that sub-surface remains of early development may be disturbed. The city should consider a process of review for new development that provides an opportunity to discuss the potential for such resources.

Overall, this survey data should be used as a planning tool to help city planners and property owners make decisions about structures downtown that will consider their historic significance and the potential for their preservation as resources that contribute to the livability of the community as well as its economy.

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- 1992 and 1993 National Register and Historic Building Inventory forms, on file at the Museum of Western Colorado and the City of Grand Junction.

Definitions for Significance Ratings

The surveyors used the two rating categories accepted by the National Register. These are 1) *Contributing*, and 2) *Non-contributing*.

For purposes of the National Register *contributing* buildings are those that date from the period of significance for a potential district, are associated with events significant during that period, or that convey a character of design or quality of construction that is significant. Properties also must retain a sufficient degree of integrity; that is, a sufficient amount of building fabric must survive that dates from the period of significance. In general, a notable portion of the structural system any character-defining features should be preserved. In some cases, these buildings may have experienced alterations early in their history that also may have taken on significance.

For example, the Mesa Drug Building at 400 Main was constructed in 1906. At that time it was a conventional one-story, commercial building with a brick facade, capped with a simple, corbelled cornice. In the late 1940s, this storefront was remodeled. The original was obscured or dramatically altered to achieve the new design. This later design, however, is of a distinct character that conveys the prosperity of Grand Junction during this period that was spurred by the uranium boom in the Colorado Plateau. This alteration, therefore, is significant in its own right. In such cases, such properties are rated as contributing.

In other cases, buildings have experienced alterations that have not achieved significance and that detract from the historic character of the property. For example, the property at 236 Main Street has had part of the original storefront removed and new aluminum installed. This is different in character from the original. An adequate amount of historical material does survive, however, to convey the original character of the property. In order to signal to property owners that such buildings are historic and yet have opportunities to restore them to their original character by removing intervening, non-contributing alterations, these buildings have been identified as a sub-category of contributing, called *contributing with qualifications*. These properties still meet National Register criteria as contributing properties. This sub-category indication is purely designed to encourage property owners to consider restoration. On the survey forms this category is indicated with an asterisk next to the X in the Contributing section (X*).

In some cases, properties survive that are of distinctive design or are associated with significant events individually. In such cases, these properties are eligible for listing in the National Register individually. They would merit preservation and would be considered historic structures even outside the downtown setting. The Margery Building at 519 Main is such an example. This structure exhibits a high quality of construction and design and was, in fact, listed in the National Register in 1992. These buildings are also listed as contributing to the district because they do, in fact, add to its character and enhance one's ability to interpret the historic character of the street. They therefore are listed as both individually eligible to the National Register and as being *contributing*. In general, these properties retain a high degree of integrity.

Non-contributing properties include newer buildings that were constructed later than the period of significance being considered or that have experienced significant, substantial alterations to the point that the building lacks integrity as an historic structure. Newer properties are generally those that are less than 50 years old. For the purposes of this survey, properties constructed after 1946 are generally considered non-contributing. Exceptions were properties that are renovated in association with the uranium boom of the

late forties and fifties. In these cases, the properties are indicated as being *non-contributing with qualifications* with an indication that they should be reviewed in the next few years.

If a building has experienced such extensive alterations that it is impossible to perceive its historic character and it is unlikely that missing features could be retrieved and the original character restored with an adequate amount of the original material surviving intact, the building is considered to be non-contributing. In some cases, alterations are extensive, but it appears as though restoration might be feasible. Properties on which the original facade is obscured by a later covering that has not achieved significance are in this category. While it is impossible for the surveyors to determine at this time that an adequate amount of the original material survives intact, it is conceivable that in some cases, through careful investigation, one could determine that a sufficient amount of material survives and that other elements could be reconstructed to restore such properties to their historic character. These properties are indicated in a sub-category of non-contributing called *non-contributing with qualifications*. These are indicated with an asterisk next to the X in the non-contributing section on the Survey form (X*). This sub-category is an indication to the community that these buildings merit further research when considering future alterations to them. It may be possible that, by removing the coverings that some of these properties could be "elevated" to a contributing status on a local register and could then be eligible for grants through the State Historical Fund.

Using the Survey Categories

In general, properties that are indicated as *Contributing without Qualifications* retain a high degree of integrity as historic structures. Property owners are encouraged to preserve these properties in their current condition and to remove any minor, non-contributing alterations that may exist. Preservation of these properties should be a high priority for the community.

Property owners with properties that are *Contributing with Qualifications* are a special "target" audience. These are properties that presently have the ability to contribute to the historic character of the street, but could have a much greater impact if they were appropriately rehabilitated. These properties in particular are good candidates for restoration funds.

In a similar manner, properties that are rated as *Non-contributing with Qualifications* may also be ideal grant recipients. While some of these will prove upon investigation to be beyond restoration, some will, in fact, prove to retain an adequate amount of integrity and be good candidates for restoration. If a significant number of these buildings are restored, then it may be conceivable that the historic district boundaries can be expanded.

Properties that are rated as *Non-contributing without Qualifications* may also support the historic character of the district while not seeking to imitate their historic neighbors. New buildings that present a pedestrian scale that provide interest at the street level, that help to define the street wall of a block, all reinforce the traditional urban character of downtown. An example is the Crystal Cafe in the 300 block of Main Street. By contrast, auto-oriented buildings that are set back from the street with parking in front erode the traditional sidewalk edge and weaken the pedestrian experience. Even these buildings, given sufficient landscaping, can enhance the character of downtown and support the historic district. Buildings that are rated as Non-contributing without Qualifications can be altered, or even demolished, without concern for their impact on the integrity upon the historic district or of nearby historic properties.

KEY TO MAP - DOWNTOWN COMMERCIAL

- 101 S. 3RD - Enterprise Building (Offices)
- 119 N. 7TH - Junction Square Pizza
- 126 S. 6TH - Schiesswohl Building
- 128 N. 5TH - Roper Music
- 122 S. 5TH - Chupiro's Place
- 128/130 S. 5TH - The Energy Office/Screen Image
- 234 - Golf Works
- 236 - Southwest Imagery
- 301/307 - Tompkins Cycles/Crystal Books
- 306 - Executive Office Suites (under construction)
- 309 - Frame Works & Gallery
- 314 - Crystal Cafe
- 315/317 - Merry-Go-Round/The Board Room
- 316 - The Linen Shelf
- 319/321 - Cognitive Systems/A Pulse Downtown
- 322 - Main Street Arcade
- 326 - Bank of Grand Junction
- 344 - Readmor Books & Gifts
- 359 - Norwest Bank & Annex
- 362 - Dinosaur Valley
- 400 - B & B Coffee Shop - Mesa Drugs Bldg.
- 401/405 - vacant/under construction (new brew pub)
- 411/411-1/2 - Off the Wall 2/Western Slope School of Music
- 412/414 - Quilt Junction/Public Radio
- 413 - Plump & Luscious

417 - Hart's Music Store
418 - L. Cook Jewelry
419/425 - Village Squire/Brown's Shoe Fit Co.
420 - Canyon Convenience
428 - Busy Bee Crafts
435/437 - First Class Travel/Chamberlin Architects
436 - Bannister Furniture
438 - Andrews Hallmark
439 - Great American Antiques (Union Block Building)
440 - International Coin & Stamp/Hedges & Co.
444 - Page Parsons Jewelry
446/448 Pandora (offices upstairs)
454 - Sunspinner's Stained Glass
455 - vacant (Woolworths)
464 - Dalby, Wendland & Co. (First National Bank Bldg.)
501-511 - A. G. Edwards/Back Porch Music
502/504 - Complete Traveler/Jitters/Liff's (on 5th Street side)
510 - Hagggle of Vendors
514 - Benges Shoes
516 - Amber Floral
518/520/524 - Offices (upstairs)/Music Box Collectibles/Att
American Communications
519-527 - Margery Building (Author's Gallery, Choshise Sports,
Murgen Gallery, Elite Expressions, Three Sisters,
Yarnworks)
530 - Colorado West Ballet (upstairs)/Little Basquette Shoppe
533/535 - Spoiled Rotten/Avalon
537 - Bridal Beginnings
538/540 - Navajo Jewelry/Custom Jewelry (Mesa Theater)

- 541 - Shuehiro Japanese Restaurant
- 542 - The Main Paige (Mercantile/Kress Building)
- 543/545 - Law Office/Champion Boots & Saddlery
- 549 - Summit Canyon Mountaineering
- 552 - Kimberley Gallery
- 554 - Image Plus

- 555 - Formal Attire
- 557 - Woodward's Gifts
- 558 - Finders Trove
- 559 - Wholesale Connection
- 560 - Pappy's Ice Cream Shop
- 601 - Nevada Bob's
- 602 - Interiors, Etc.
- 609 - Quincy's Bar & Grill
- 612 - Tandy Leather Goods
- 618 - Shannon Optical (Mountain Coffee in rear)
- 619 - Mesa County Cooperative Extension/Motor Vehicle
- 623 - Talley's BBQ
- 625/635 - Nurse's Uniforms & Shoes/Doo Zoo
- 634 - Law office and Plaza (several businesses)
- 637/639 - Yule Tree/Blue Ribbon Lamp Shades
- 645 - Cooper Theater (Avalon Theater)
- 646/650 - The Finishing Touch/Offices (upstairs)/The Winery
(west rear)
- 701 - The Station/Bob's Auto Parts
- 741 - Antiques
- 749 - vacant (Western Colorado Plumbing)
- 319c - Love That River

337c - Hotel Melrose
359c - St. Regis Hotel
401C - Pawn Shop
421C - Colorado Printing
429C - Horn O' Plenty Health Food
431C - Western Pawn & Loan
437C - Computer Solutions
441C - vacant
445/449C Vaughns Mens Shop/The Shoe Man
457C - Adams Vacuum & Sewing Center
501C - Certified Electric
502C - vacant
518C - Wilson & Young Printers
524C - Attic to Cellar Recycle
527/529C Lone Rose Apartments & Rooms
539C - The Corral
545C - Drive Training Institute Machine Shop
555C - Drive Training Institute
560C - Kitchens Plus* (*part of 128 S. Fifth)
615C - Precision Printing
625C - Salvation Army Thrift Shop
628C - Hardy Rooms
634C - Residential
638C - Residential
640C - Residential
c/Colorado & 5th - Public Restroom
Colorado & Third - First National Bank Bldg. Entrance
Main Street Streetscape: 3rd thru 6th

LIST OF RESOURCES
COMMERCIAL RESOURCES

***PREVIOUSLY RECORDED**

*5ME4119	362 MAIN	5ME7125	444 MAIN
*5ME4120	413 MAIN	5ME7126	446/448 MAIN
*5ME4121	417 MAIN	5ME7127	455 MAIN
*5ME4122	418 MAIN	5ME7128	454 MAIN
*5ME4123	420 MAIN	5ME7129	502/504 MAIN
*5ME4124	435/437 MAIN	5ME7130	510 MAIN
*5ME4125	439 MAIN	5ME7131	516 MAIN
*5ME4126	440 MAIN	5ME7132	518/524 MAIN
*5ME4127	464 MAIN	5ME7133	c/COLORADO & THIRD
*5ME4128	501/511 MAIN	5ME7134	537 MAIN
*5ME4129	514 MAIN	5ME7135	541 MAIN
*5ME4130	519 MAIN	5ME7136	530 MAIN
*5ME4132	533/535 MAIN	5ME7137	552 MAIN
*5ME4134	542 MAIN	5ME7138	554 MAIN
*5ME4135	543/545 MAIN	5ME7139	555 MAIN
*5ME4136	559 MAIN	5ME7140	557 MAIN
*5ME4137	601 MAIN	5ME7141	560 MAIN
*5ME4138	602 MAIN	5ME7142	609 MAIN
*5ME4139	625/635 MAIN	5ME7143	612 MAIN
*5ME4140	646/650 MAIN	5ME7144	618 MAIN
*5ME4142	359 COLORADO	5ME7145	619 MAIN
*5ME4166	128 N. FIFTH	5ME7146	623 MAIN
*5ME4198	126 S. SIXTH	5ME7147	634 MAIN
*5ME4313	538/540 MAIN	5ME7148	637/639 MAIN
*5ME6182	337 COLORADO	5ME7149	701 MAIN
*5ME7032	645 MAIN	5ME7150	741 MAIN
5ME7103	234 MAIN	5ME7151	749 MAIN
5ME7104	236 MAIN	5ME7152	124 S. FIFTH
5ME7105	301/307 MAIN	5ME7153	128-132 S. FIFTH
5ME7106	306 MAIN	5ME7154	101 S. THIRD
5ME7107	309 MAIN	5ME7155	119 N. SEVENTH
5M37108	314 MAIN	5ME7156	MAIN ST. STREETSCAPE
5ME7109	315/317 MAIN	5ME7157	319 COLORADO
5ME7110	316 MAIN	5ME7158	401 COLORADO
5ME7111	558 MAIN	5ME7159	549 MAIN
5ME7112	319/321 MAIN	5ME7161	421 COLORADO
5ME7113	322 MAIN	5ME7162	429 COLORADO
5M37114	326 MAIN	5ME7163	431 COLORADO
5ME7115	344 MAIN	5ME7164	437 COLORADO
5ME7116	369 MAIN	5ME7165	441 COLORADO
5ME7117	400 MAIN	5ME7166	445/449 COLORADO
5ME7118	401/405 MAIN	5ME7167	457 COLORADO
5ME7119	411/411-1/2 MAIN	5ME7168	501 COLORADO
5ME7120	412/414 MAIN	5ME7169	502 COLORADO
5ME7121	419/425 MAIN	5ME7170	518 COLORADO
5M37122	428 MAIN	5ME7171	524 COLORADO
5ME7123	436 MAIN	5ME7172	527/529 COLORADO
5ME7124	438 MAIN	5ME7173	539 COLORADO

5ME7174	545	COLORADO
5ME7175	555	COLORADO
5ME7176	615	COLORADO
5ME7177	628	COLORADO
5ME7178	634	COLORADO
5ME7179	638	COLORADO
5ME7180	640	COLORADO
5ME7222	645	COLORADO
5ME7223	560	COLORADO
5ME7224		THIRD & COLORADO

RESIDENTIAL RESOURCES

5ME7160	850 N. FIFTH
5ME7181	460 HILL
5ME7182	605 HILL
5ME7183	1005 HILL
5ME7184	504 GUNNISON
5ME7185	729 GUNNISON
5ME7186	737 GUNNISON
5ME7187	740 GUNNISON
5ME7188	747 GUNNISON
5ME7189	754 GUNNISON
5ME7190	1021 GUNNISON
5ME7191	1120 GUNNISON
5ME7192	1124 GUNNISON
5ME7193	354/356 OURAY
5ME7194	726 OURAY
5ME7195	735 OURAY
5ME7196	737 OURAY
5ME7197	746 OURAY
5ME7198	752 OURAY
5ME7199	755 OURAY
5ME7200	760 OURAY
5ME7201	811 OURAY
5ME7202	1003 OURAY
5ME7203	540 CHIPETA
5ME7204	726 CHIPETA
5ME7205	729 CHIPETA
5ME7206	730 CHIPETA
5ME7207	735 CHIPETA
5ME7208	743 CHIPETA
5ME7209	744 CHIPETA
5ME7210	749 CHIPETA
5ME7211	755 CHIPETA
5ME7212	756 CHIPETA
5ME7213	907 CHIPETA
5ME7214	1015/1017 CHIPETA
5ME7215	1114 CHIPETA
5ME7216	1060 GRAND
5ME7217	929 MAIN
5ME7218	1003 MAIN
5ME7219	1045 MAIN
5ME7220	1062 MAIN
5ME7221	634 N. FIFTH

GRAND JUNCTION COMMERCIAL RESOURCES

105 Commercial properties surveyed

CONTRIBUTING

337C	234	542
359C	306	560
421C	400	602
411/411-1/2	401	612
441C	464	645
437C	501-511	749
545C	510	126 S. 6th
628	519	418
634C	533/535	543/545

CONTRIBUTING *

401C	236	446/448
431C	514	454
445/449C	537	558
457C	412/414	625/635
362	555	646/650
413	436	640C
417	559	
439	128 N. 5TH	

NON-CONTRIBUTING *

429C	315/317
501C	101 S. 3RD
344	124 S. 5TH
516	128-132 S. 5TH
552	527/529C
554	119 N. 7TH
623	Main Street Streetscape

40 buildings are non-contributing

* = With Qualifications

This code indicates that the building could be eligible for grants to restore the facade.

INDIVIDUALLY ELIGIBLE - COMMERCIAL

126 S. 6th - Schiesswohl Bldg.
464 Main - Old First National Bank Bldg. (Dalby-Wendland)
362 Main - Dinosaur Valley
306 Main - vacant (being restored for offices)
501 Main - A. G. Edwards/Fair Building
645 Main - Cooper Theater
646/650 Main - Finishing Touch/Offices
602 Main - Interiors, Etc.
749 Main - vacant (formerly Western Colorado Plumbing)
628 Colorado - Hardy Rooms
634 Colorado - Residence

NATIONAL REGISTER DESIGNATED

519 Main - Margery Building
359 Colorado - St. Regis Hotel

INDIVIDUALLY ELIGIBLE - RESIDENTIAL

1060 Grand
929 Main
1003 Main
1062 Main
634 N. 5th Street
850 N. 5th Street

GJ-SUR.XLS

Downtown Grand Junction Historic Survey 1994 - Survey Log									
Resource #	ID #	Address	Street	Current Name	Date Const.	NR Elig.?	Historic Name	Contrib.	Non-Cont.
	X1	5ME 7103	234	Main	Golf Works. Ltd.	1920		X	
<i>Remod</i>	2	5ME 7104	236	Main	Southwest Imagery	1920		X*	
	X3	5ME 7105	301/307	Main	Tompkins Cycles/Crystal Books	1905			X
	X4	5ME 7106	306	Main	Executive Office Suites	1916	X	Morrison Building	X
	X5	5ME7107	309	Main	Frame Works & Gallery	1911			X
<i>New</i>	6	5ME7108	314	Main	Crystal Cafe	1994			X
	X7	5ME7109	315/317	Main	The Board Room/Merry-Go-Round	1911			X*
	X8	5ME7110	316	Main	The Linen Shelf	1901			X
	X9	5ME7112	319/321	Main	Cognitive Systems/A Pulse Dtn.	1911			X
	X10	5ME7113	322	Main	Main Street Arcade	c1970			X
	X11	5ME7114	326	Main	The Bank of Grand Junction	1983			X
	X12	5ME7115	344	Main	Readmor Books & Gifts	1902			X*
<i>New</i>	13	5ME7116	359	Main	Norwest Bank & Annex	1977			X
	X14	5ME4119	362	Main	Dinosaur Valley	1908	X	Reed Building	X*
	X15	5ME7117	400	Main	Mesa Drug	1906		X	
	X16	5ME7118	401/405	Main	Rock Slide brew pub	1890		X	
	X17	5ME7119	411/411-1/2	Main	Off the Wall/Western Slope School Music	1895		X	
	X18	5ME7120	412/414	Main	Quilt Junction/Public Radio	1900		X*	
	X19	5ME4120	413	Main	Plump & Lucious	1895		X*	
	X20	5ME4121	417	Main	Harts Music Store	1895		X*	
	X21	5ME4122	418	Main	L. Cook Jewelry	1896		X	
	X22	5ME4123	420	Main	Canyon Convenience	1932-1934			X
	X23	5ME7121	419/425	Main	Brown's Shoes/Ratcliff's	1895			X
	X24	5ME7122	428	Main	Busy Bee Crafts	1891			X
	X25	5ME4124	435/437	Main	First Class Travel/Chamberlin Architects	1890			X
	X26	5ME7123	436	Main	Bannister Furniture	1923		X*	
	X27	5ME4125	439	Main	Great American Antiques	1890		Union Block	X*
	X28	5ME7124	438	Main	Andrews Hallmark	1891			X
	X29	5ME4126	440	Main	International Coin & Stamp/Hedges & Co.	1891			X
	X30	5ME7125	444	Main	Page Parsons Jewelry	1929			X
	X31	5ME7126	446/448	Main	Pandora's	1891		X*	
	X32	5ME7127	455	Main	vacant	1900		Raso Building (Woolworths)	X

GJ-SUR.XLS

Resource #	ID #	Address	Street	Current Name	Date Const.	NR Elig.?	Historic Name	Contrib.	Non-Cont.
X 33	5ME7128	454	Main	Sunspinner's Stained Glass	1891			X*	
X 34	5ME4127	464	Main	Dalby, Wentland Company	1910	X	First National Bank Building	X	
<i>bnv</i> 35	5ME4128	501/511	Main	A.G. Edwards/Back Porch Music	1905-1910	X	The Fair Building	X	
X 36	5ME7129	502/504	Main	Complete Traveler/Jitters Expresso	1890				X
X 37	5ME7130	510	Main	Haggle's Antiques	1890			X	
X 38	5ME4129	514	Main	Benge's Shoes	1890			X*	
X 39	5ME7131	516	Main	Amber Floral	1890				X*
X 40	5ME7132	518-524	Main	Offices/Music Box Collectibles/ATT	1896				X
<i>bnv</i> 41	5ME4130	519	Main	Margery Building	1906	X	Margery Building	X	
X 42	5ME7136	530	Main	Colorado West Ballet/Little Basquette Sh.	1910				X
X 43	5ME4132	533/535	Main	Avalon/Spoiled Rotten	1900			X	
X 44	5ME7134	537	Main	Bridal Beginnings	1900			X*	
X 45	5ME4313	538/540	Main	Navajo Jewelry/Kostrum Jewelry	1929		Mesa Theater		X
X 46	5ME7135	541	Main	Suehiro Japanese Restaurant	1900				X
X 47	5ME4134	542	Main	The Main Page/The Mercantile Building	1929		The Kress Building	X	
X 48	5ME4135	543/545	Main	Champion Boot & Saddle	1909			X	
X 49	5ME7159	549	Main	Summit Canyon Mountaineering	1909				X
X 50	5ME7137	552	Main	Kimberly Gallery	1896				X*
X 51	5ME7138	554	Main	Image Plus	1900				X*
X 52	5ME7139	555	Main	Formal Attire	1900			X*	
X 53	5ME7140	557	Main	Woodwards Gifts	1900				X
X 54	5ME7111	558	Main	Finders Trove	1900			X*	
X 55	5ME4136	559	Main	Wholesale Connection	1900			X*	
X 56	5ME7141	560	Main	Pappy's Ice Cream Parlour	1906			X	
X 57	5ME4137	601	Main	Nevada Bob's	1906				X
X 58	5ME4138	602	Main	Interior's Etc.	1916	X		X	
X 59	5ME7142	609	Main	Quincey's Bar & Grill	1916				X
X 60	5ME7143	612	Main	Tandy's Leather Goods	1920			X	
X 61	5ME7144	618	Main	Shannon Optical	1920				X
X 62	5ME7145	619	Main	Mesa County Cooperative Ext./Motor Veh	1970				X
X 63	5ME7146	623	Main	Talley's Restaurant	1925				X*
X 64	5ME4139	625/635	Main	Nurse's Uniforms & Shoes/Doo Zoo	1921			X*	
X 65	5ME7147	634	Main	634 Plaza & Office Building					X
X 66	5ME7148	637/639	Main	Yule Tree/Blue Ribbon Lamp Shades	1920				X
<i>bnv</i> 67	5ME7032	645	Main	Cooper Theater	1922	X	Avalon Theater	X	

GJ-SURXLS

Resource #	ID #	Address	Street	Current Name	Date Const.	NR Elig.?	Historic Name	Contrib.	Non-Cont.
X 68	5ME4140	646/650	Main	The Finishing Touch/Offices	1913	X	Lilja Building	X*	
X 69	5ME7149	701	Main/118 S. 7th	The Station/Bob's Auto Parts	1924				X
<i>Pone</i> 70	5ME7150	741	Main	Mama's Treasures					X
X 71	5ME7151	749	Main	vacant	1929	X	Western Colorado Plumbing	X	
X 72	5ME7152	124	S. Fifth	Chupira's Place	c1890s				X*
X 73	5ME7153	128-132	S. Fifth	The Energy Office/Screen Image	c1900				X*
<i>Not in</i> 74	5ME7154	101	S. Third	Enterprise Building	1905				X*
X 75	5ME7155	119	N. Seventh	Junction Square Pizza	1917				X*
<i>Pone</i> 76	5ME4198	126	S. Sixth	Schiesswohl Building	1908	X		X	
<i>Pone</i> 77	5ME4166	128	N. Fifth	Roper Music	1906		I.O.O.F. Hall	X*	
<i>in</i> 78	5ME7157	319	Colorado	Love That River					X
X 79	5ME6182	337	Colorado	Melrose Hotel	1908			X	
<i>Pone</i> 80	5ME4142	359	Colorado	St. Regis Hotel	1892	X	St. Regis Hotel	X	
81	5ME7158	401	Colorado	Pawn Shop	1904			X*	
X 82	5ME7161	421	Colorado	Colorado Printing	1900			X	
X 83	5ME7162	429	Colorado	Horn O' Plenty Health Food Store	1900				X*
X 84	5ME7163	431	Colorado	Western Pawn & Coin	1906			X*	
X 85	5ME7164	437	Colorado	Computer Solutions	1906			X	
X 86	5ME7165	441	Colorado	vacant	1906			X	
X 87	5ME7166	445/449	Colorado	Vaughn's Men's Shop/The Shoe Man	1905			X*	
X 88	5ME7167	457	Colorado	Adams Vacuum	1919			X*	
X 89	5ME7168	501	Colorado	Certified Electric	1911				X*
X 90	5ME7169	502	Colorado	vacant	1931				X
X 91	5ME7170	518	Colorado	Wilson & Young Printing	1910				X
X 92	5ME7171	524	Colorado	Attic To Cellar Recycling	1910				X
X 93	5ME7172	527/529	Colorado	Lone Rose Apartments & Rooms	1905				X*
X 94	5ME7173	539	Colorado	The Corral	1965				X
X 95	5ME7174	545	Colorado	Drive Train Institute Machine Shop	1906			X	
X 96	5ME7175	555	Colorado	Drive Train Institute	c1970				X
<i>Pone</i> 97		560	Colorado	Kitchens Plus *See 126 S. Sixth					
X 98	5ME7176	615	Colorado	Precision Printing	1910				X
X 99	5ME7177	628	Colorado	Hardy Rooms	1900	X	Hardy Rooms	X	
/100	5ME7178	634	Colorado	Residence	1895	X		X	
<i>NA</i> 101	5ME7179	638	Colorado	Residence	1900				X
102	5ME7180	640	Colorado	Residence	1900			X*	

GJ-SUR.XLS

Resource #	ID #	Address	Street	Current Name	Date Const.	NR Elig.?	Historic Name	Contrib.	Non-Cont.
X 103	5ME7222	625	Colorado	Salvation Army	c1970				X
104	5ME7181	480	Hill	Residence	1910			X	
105	5ME7182	525	Hill	Residence	1909			X	
106	5ME7183	1005	Hill	Residence	1929			X	
107	5ME7184	605	Gunnison	Residence	1931			X	
108	5ME7185	729	Gunnison	Residence	1910			X	
109	5ME7186	737	Gunnison	Residence	1900			X	
110	5ME7187	740	Gunnison	Colorado Regional Mental Health	1940				X
111	5ME7188	747	Gunnison	Residence	1900			X	
112	5ME7189	754	Gunnison	Residence	1902			X	
113	5ME7190	1021	Gunnison	Residence	1924			X	
114	5ME7191	1120	Gunnison	Residence	1936			X	
115	5ME7192	1124	Gunnison	Residence	1929			X	
116	5ME7193	354/356	Ouray	Residence	1907			X	
117	5ME7194	726	Ouray	Residence	1916			X	
118	5ME7195	735	Ouray	Residence	1912			X	
119	5ME7196	737	Ouray	Residence	1905			X	
120	5ME7197	746	Ouray	Residence	1919			X	
121	5ME7198	752	Ouray	Residence	1910			X	
122	5ME7199	755	Ouray	Residence	1890			X	
123	5ME7200	760	Ouray	Residence	1914			X	
124	5ME7201	811	Ouray	Residence	1905			X	
125	5ME7202	1003	Ouray	Residence	1936			X	
126	5ME7203	540	Chipeta	Residence	1900			X	
127	5ME7204	726	Chipeta	Residence	1918			X	
128	5ME7205	729	Chipeta	Residence	1900			X	
129	5ME7206	730	Chipeta	Residence	1900			X	
130	5ME7207	735	Chipeta	Residence	1910			X	
131	5ME7208	743	Chipeta	Residence	1900			X	
132	5ME7209	744	Chipeta	Residence	1909			X	
133	5ME7210	749	Chipeta	Residence	1900			X	
134	5ME7211	755	Chipeta	Residence	1908			X	
135	5ME7212	756	Chipeta	Residence	1908			X	
136	5ME7213	907	Chipeta	Residence	1913				X
137	5ME7214	1015/1017	Chipeta	Residence	1937			X	

GRAND JUNCTION SURVEY STATISTICS

ENTIRE SURVEY

Contributing	67
Contributing with qualifications	22
Non-Contributing	42
Non-Contributing with qualifications	13
Non-Contributing structures	2
Non-Contributing structures w/qualifications	1
TOTAL SURVEY	147
National Register Eligible	17
National Register Designations	2

COMMERCIAL

Contributing	27
Contributing with qualifications	22
Non-Contributing	40
Non-Contributing with qualifications	13
Non-Contributing structures	2
Non-Contributing structure w/qualifications	1
TOTAL COMMERCIAL	105

buildings constructed after 1944	7
National Register Eligible	11
National Register Designation	2

National Register District	
Contributing	12
Contributing with qualifications	5
Non-Contributing	9
Non-Contributing with qualifications	2
TOTAL NR DISTRICT	28

Individually NR Eligible	6
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RESIDENTIAL

Contributing	40
Contributing with qualifications	0
Non-Contributing	2
Non-Contributing with qualifications	0
TOTAL RESIDENTIAL	42

National Register Eligible	6
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Expanded 7th Street District	
Contributing	20
Contributing with qualifications	0
Non-Contributing	1
Non-contributing with qualifications	0

TOTAL EXPANDED 7TH ST.	21
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GRAND JUNCTION RESIDENTIAL AREA

EXPANSION OF SEVENTH STREET HISTORIC DISTRICT

CONTRIBUTING BUILDINGS

Gunnison

729

737

747

754

Ouray

726

735

737

746

752

755

760

Chipeta

726

729

730

743

744

749

755

756

NON-CONTRIBUTING

740 Gunnison

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Downtown Grand Junction Historic Survey 1994 - Photo Log						
Res#	Dir.	ID #	Photo #	Address	Street	Current Name
1	N	5ME7103	5854-21	234	Main	Golf Works
2	N	5ME7104	5854-20	236	Main	Southwest Imagery
3	S	5ME7105	6943-4	301/307	Main	Tompkins Cycles/Crystal Books
	S		5854-23			
4	N	5ME7106	6943-7	306	Main	Executive Office Suites
	NE		6943-12			
	N		5854-18			
	NE		5854-19			
5	S	5ME7107	5854-24	309	Main	Frame Works & Gallery
	S		6943-3			
6	N	5ME7108	6837-19	314	Main	Crystal Cafe
	N		5854-17			
	N		6942-35			
7	S	5ME7109	6943-2	315/317	Main	The Board Room/Merry-Go-Round
8	N	5ME7110	6943-8	316	Main	The Linen Shelf
	N		5854-15			
	N		5854-16			
9	S	5ME7112	6942-37	319/321	Main	Cognitive Systems/A Pulse Downtown
	S		5854-24A			
	S		6942-36			
	S		6138-1			
10	N	5ME7113	6943-11	322	Main	Main Street Arcade
	N		5854-13			
11	N	5ME7114	6943-9	326	Main	The Bank of Grand Junction
	N		6943-10			
	N		5854-14			
12	N	5ME7115	6943-6	344	Main	Readmor Books & Gifts
	N		5854-12			
13	SW	5ME7116	6837-16	359	Main	Norwest Bank & Annex
	S		6942-32			
	SW		6138-2			
	S		6942-33			
14	N	5ME4119	6943-5	362	Main	Dinosaur Valley
	NW		6837-22			
	NW		5854-8			
	N		5854-11			
15	NE	5ME7117	6837-18	400	Main	Mesa Drug
	N		5854-7			
	NE		5854-9			
	NE		5854-10			
	NE		6942-30			
16	S	5ME7118	6942-31	401/405	Main	brew pub
	SE		6837-17			
	S		6138-4			
	SE		6942-22			
17	S	5ME7119	6942-23	411/411-1/2	Main	Off the Wall 2/Western CO School of Mus.

GJ-PHOTO.XLS

Res#	Dir.	ID #	Photo #	Address	Street	Current Name
18	N	5ME7120	5854-6	412/414	Main	Quilt Junction/Public Radio
	N		6942-21			
	N		5854-5			
19	S	5M4120	6942-24	413	Main	Plump & Lucious
20	S	5ME4121	6942-25	417	Main	Hart Music Company
	S		6942-29			
21	N	5ME4122	5854-4	418	Main	L. Cook Jewelry
22	N	5ME4123	6942-20	420	Main	Canyon Convenience
	N		5854-3			
23	S	5ME7121	6942-26	419/425	Main	The Village Squire/Brown's Shoe Fit
	S		6942-27			
24	N	5ME7122	5854-2	428	Main	Busy Bee Crafts
25	S	5ME4124	6138-6	435/437	Main	First Class Travel/Chamberlin Architects
26	N	5ME7123	5858-24	436	Main	Bannister Furniture
27	S	5ME4125	6138-5	439	Main	Great American Antiques
28	N	5ME7124	5858-23	438	Main	Andrews Hallmark
29	N	5ME4126	6942-19	440	Main	International Coin & Stamp/Hedges & Co.
30	N	5ME7125	5858-20	444	Main	Page Parsons Jewelry
31	N	5ME7126	5858-19	446/448	Main	Pandora's
	N		6942-17			
32	SW	5ME7127	6837-10	455	Main	vacant (Woolworth Building)
	S		6942-28			
33	N	5ME7128	5858-18	454	Main	Sunspinner's Stained Glass
	N		5858-17			
	N		6942-18			
34	N	5ME4127	5858-15	464	Main	Dalby, Wendland & Co
	NW		6837-12			
35	SE	5ME4128	6138-7	501/511	Main	A.G. Edwards/Back Porch Music
	E		5858-14			
36	NE	5ME7129	6937-15	502/504	Main	Complete Traveler/Jitters Espresso
	N		5858-13			
	N		5858-12			
37	N	5ME7130	5858-10	510	Main	Haggle of Vendors
	N		5858-11			
38	N	5ME4129	5858-9	514	Main	Benge's Shoes
39	N	5ME7131	5858-8	516	Main	Amber Floral
40	N	5ME7132	5858-7	518/524	Main	Offices/Music Box Collectibles/ATT
	NW		5858-6			
41	S	5ME4130	6942-15	519	Main	The Margery Building
	S		6942-13			
	S		6942-14			
	S		6138-9			
	S		6138-8			
42	N	5ME7136	5858-5	530	Main	Colorado West Ballet/Little Basquette Sh.
43	S	5ME4132	6942-12	533/535	Main	Avalon/Spoiled Rotten
44	S	5ME7134	6942-11	537	Main	Bridal Beginnings
45	N	5ME4313	5858-4	538/540	Main	Navajo Jewelry/Kostrom Jewelry
46	S	5ME7135	6942-10	541	Main	Suehiro Japanese Restaurant
47	N	5ME4134	5858-3	542	Main	The Main Paige/The Mercantile Building

GJ-PHOTO.XLS

Res#	Dir.	ID #	Photo #	Address	Street	Current Name
48	S	5ME4135	6942-1	543/545	Main	Champion Boots & Saddlery
49	S	5ME7159	6942-0	549	Main	Summit Canyon Mountaineering
50	N	5ME7137	5858-2	552	Main	Kimberly Gallery
51	N	5ME7138	5858-1	554	Main	Image Plus
52	S	5ME7139	6942-00	555	Main	Formal Attire
53	S	5ME7140	6941-36	557	Main	Woodwards Gifts
54	N	5ME7111	5856-24A	558	Main	Finders Trove
55	S	5ME4136	6941-35	559	Main	Wholesale Connection
	NW		6835-19			
	SW		6837-5			
56	NW	5ME7141	6837-4	560	Main	Pappy's Ice Cream Parlour
	N		5856-24			
57	SE	5ME4137	6837-9	601	Main	Nevada Bob's
	SE		6942-2			
58	SE	5ME4138	6837-3	602	Main	Interior's Etc.
	N		5856-21			
	NW		5856-19			
59	S	5ME7142	6942-3	609	Main	Quincy's Bar & Grill
60	N	5ME7143	5856-20	612	Main	Tandy's Leather Goods
61	N	5ME7144	5856-18	618	Main	Shannon Optical
62	S	5ME7145	6942-4	619	Main	Mesa County Cooperative Ext./Motor Veh
63	S	5ME7146	6942-6	623	Main	Talley's Restaurant
64	S	5ME4139	6942-7	625/635	Main	Nurse's Uniforms & Shoes/Doo Zoo
	S		6942-8			
65	N	5ME7147	5856-15	634	Main	634 Plaza & Office Building
	N		5856-16			
	N		5856-17			
	N		6837-7			
66	S	5ME7148	6942-9	637/639	Main	The Yule Tree/Blue Ribbon Lamp Shade
	NW		6935-15			
67	S	5ME7032	6942-5	645	Main	Cooper Theater
	SW		6837-8			
68	SE	5ME4140	6837-6	646/650	Main	The Finishing Touch/Offices
	S		5856-14			
69	NE	5ME7149	6835-5	701	Main	The Station/Bob's Auto Parts
	SE		6835-6			
	NE		6835-14			
	SW		6835-11			
70	SE	5ME7150	6835-9	741	Main	Mama's Treasures
	NE		6835-13			
71	SW	5ME7151	6835-12	749	Main	vacant (Western Colorado Plumbing)
	S		6835-10			
72	E	5ME7152	6837-13	124	S. Fifth	Chupiro's Place
73	E	5ME7153	6837-14	128-132	S. Fifth	The Energy Office/Screen Image
74	W	5ME7154	5854-22	101	S. Third	Enterprise Building
	SW		6942-34			
75	NW	5ME7155	6835-8	119	N. Seventh	Junction Square Pizza
	W		6835-7			

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Res#	Dir.	ID #	Photo #	Address	Street	Current Name
76	W	5ME4198	6835-18	126	S. Sixth	Schiesswohl Building
77	E	5ME4166	6837-0	128	N. Fifth	Roper Music
	E		6943-1			
	E		6837-24			
	SW		6943-1			
78	S	5ME7157	6943-13	319	Colorado	Love That River
79	S	5ME6182	6943-14	337	Colorado	Melrose Hotel
	SE		6837-21			
80	S	5ME4142	6943-15	359	Colorado	St. Regis Hotel
81	S	5ME7158	6943-16	401	Colorado	Pawn Shop
82	S	5ME7161	6943-19	421	Colorado	Colorado Printing
83	S	5ME7162	6943-18	429	Colorado	Horn O' Plenty Health Food Store
84	S	5ME7163	6943-23	431	Colorado	Western Pawn & Loan
85	S	5ME7164	6943-17	437	Colorado	Computer Solutions
86	S	5ME7165	6943-20	441	Colorado	vacant
87	S	5ME7166	6943-21	445/449	Colorado	Vaughn's Mens Shop/The Shoe Man
	S		6943-22			
88	S	5ME7167	6837-11	457	Colorado	Adams Vaccums & Sewing Center
89	S	5ME7168	6943-24	501	Colorado	Certified Electric
90	N	5ME7169	6835-24A	502	Colorado	vacant
91	N	5ME7170	6835-24	518	Colorado	Wilson & Young Printing
92	N	5ME7171	6835-23	524	Colorado	Attic to Cellar Recycling
93	SE	5ME7172	6835-25	527/529	Colorado	Lone Rose Apartments & Rooms
	S		6835-22			
94	S	5ME7173	6935-21	539	Colorado	The Corral
95	S	5ME7174	6835-20	545	Colorado	Drive Train Institute Machine Shop
96	S	5ME7175	6941-34	555	Colorado	Drive Train Institute
98	SW	5ME7176	6941-32	615	Colorado	Precision Printing
	SW		6941-33			
99	N	5ME7177	6941-29	628	Colorado	Hardy Rooms
	SE		6835-17			
100	N	5ME7178	6835-3	634	Colorado	Residence
101	SW	5ME7179	6835-16	638	Colorado	Residence
	N		6835-2			
102	N	5ME7180	6835-4	640	Colorado	Residence
104	N	5ME7181	1050-5	460	Hill	Residence
	W		7410-16			
105	S	5ME7182	7410-5	525	Hill	Residence
	S		1050-4			
106	W	5ME7183	7410-21	1005	Hill	Residence
	S		1050-20			
107	S	5ME7184	7410-1	605	Gunnison	Residence
	S		1049-6			
108	S	5ME7185	1049-9	729	Gunnison	Residence
109	S	5ME7186	9758-6	737	Gunnison	Residence
110	N	5ME7187	9758-5	740	Gunnison	Colorado Regional Mental Health Center
111	N	5ME7188	7410-18	747	Gunnison	Residence
	S		1049-7			

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Res#	Dir.	ID #	Photo #	Address	Street	Current Name
112	N	5ME7189	9758-4	754	Gunnison	Residence
113	S	5ME7190	7410-20	1021	Gunnison	Residence
	S		1049-14			
114	N	5ME7191	1049-17	1120	Gunnison	Residence
	N		7410-3			
115	N	5ME7192	7410-2	1124	Gunnison	Residence
	N		1049-16			
116	N	5ME7193	7410-12	354/356	Ouray	Residence
	S		1049-22			
117	N	5ME7194	9758-20	726	Ouray	Residence
	N		1049-24A			
118	S	5ME7196	9758-19	735	Ouray	Residence
119	S	5ME7195	7194-2	737	Ouray	Residence
120	N	5ME7197	9758-18	746	Ouray	Residence
121	N	5ME7198	9758-17	752	Ouray	Residence
122	S	5ME7199	9758-16	755	Ouray	Residence
123	N	5ME7200	9758-15	760	Ouray	Residence
	N		7194-3			
124	S	5ME7201	7410-23	811	Ouray	Residence
	S		1051-1			
125	W	5ME7202	7410-22	1003	Ouray	Residence
	S		1051-4			
126	N	5ME7203	7194-24A	540	Chipeta	Residence
	N		1049-19			
127	N	5ME7204	9758-7	726	Chipeta	Residence
128	S	5ME7205	9758-8	729	Chipeta	Residence
129	N	5ME7206	9758-9	730	Chipeta	Residence
130	S	5ME7207	9758-10	735	Chipeta	Residence
131	S	5ME7208	9758-11	743	Chipeta	Residence
132	N	5ME7209	9758-12	744	Chipeta	Residence
133	S	5ME7210	9758-13	749	Chipeta	Residence
134	S	5ME7211	9758-14	755	Chipeta	Residence
135	W	5ME7212	7194-24	756	Chipeta	Residence
	N		1049-18			
136	S	5ME7213	1051-14	907	Chipeta	Residence
	W		7194-23			
137	S	5ME7214	7194-21	1015/1017	Chipeta	Residence
	S		1051-15			
138	N	5ME7215	7194-22	1114	Chipeta	Residence
	N		1051-16			
139	N	5ME7216	1051-24	1060	Grand	Residence
140	S	5ME7217	1051-5	929	Main	Residence
141	S	5ME7218	1051-9A	1003	Main	Offices
142	S	5ME7219	1051-11	1045	Main	Residence
143	N	5ME7220	7194-19	1062	Main	Residence
	N		1051-13			
144	E	5ME7221	1050-1	634	N. Fifth	Residence
	S		7410-6			

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Res#	Dir.	ID #	Photo #	Address	Street	Current Name
145	E	5ME7160	1050-13	850	N. Fifth	Residence
	E		7410-24A			
146	SW	5ME7133	6837-23	corner	Colorado & 5th	Public Restroom
147	N	5ME7224	6837-20	parking lot	3rd & Colorado	First National Bank Building Entrance
148	NW	5ME7156	5858-no #	Main St.	3rd thru 6th Street	Streetscape