

COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

project name: Grand Junction Downtown Survey

county: Mesa city: Grand Junction

state ID no. SME 4132 temporary no.

current building name: Avalon/Spoiled Rotten

address: 533/535 Main, Grand Junction, CO 81501

owner: Shari A. Raso, P.O. Box 2328, Grand Junction  
81502-2328

township: 1S range: 1W section: 14, NE 1/4, SW 1/4

historic name:

USGS quad name: Grand Jct., CO 1962 N3900-W10830 X 7.5' 15'

district name:

block: 117 lot(s) 9 addition: City

yr. of addition

film roll by: Marty Alexandroff no.

negative nos. 6942-12

location of negatives: City of Grand Junction

date of construction: \_\_\_\_\_ estimate 1900 actual

source: 1981 Historic Survey of City

use: commercial present commercial historic

condition: X excellent \_\_\_\_\_ good \_\_\_\_\_ fair \_\_\_\_\_ deteriorating

extent of alterations:  minor  moderate  major

describe: Display windows, recessed entries

style: Commercial

stories: 1

original  moved date(s) of move:

materials: Brick

square footage: 3750?

National Register Eligibility:

Individual:  yes  no

Contributing to district:  yes  no

local landmark designation: \_\_\_\_\_ name \_\_\_\_\_ date

associated buildings?  yes type:

if inventoried, list ID nos.

architectural description: One story brick building with brickwork detail on upper level. Two separate businesses. Display windows are framed in painted wood with painted wood kickplates. Recessed entries have wood framed glass doors with glass transoms and a canvas awning over each. Signage extends from the brick columns, 535's is on a rod iron bracket and 533's is on a metal fixture. Clerestories are glass with decorative wood trim with a painted wood cornice is above.

architect: unknown

source:

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original owner: unknown

source:

builder/contractor: unknown

source:

theme(s): Plateau Country/commercial

construction history: (description, names, dates, etc. relating

to major additions or alterations to original structure)  
This building's display area was altered to accommodate two separate businesses with separate treatments--date unknown. However, recently (date unknown) the building was restored so treatment is same for both businesses.

historic background (discuss important persons and events associated with this structure)

This structure is located within the original platted area of Grand Junction and was representative of the 1900s town building.

Josephine Rich appears to have acquired this bare land from a John A. Storm (F.B. Storm agent, Denver,) in 1904. By the following year, she may have built today's building. Partitioned in half, it housed Josephine's son, Charles', Rich-Hutchinson Realty Co. This was located at 533 Main. Colorado Abstract & Title occupied the other half of the building. Like 537 Main, A.R. Sampliner acquired title to the building in 1918, and added Joseph to the title by 1922. Reflecting an early interest in oil shale, Kerogen Oil Corp. had an office at 533 ca. 1928-1930. Citizens' Finance Co. occupied in the late 1930's, with Guy Sternberg as president, Richard Tope as Vice President, Melvin Due as secretary-manager, and C.E. Cherrington as treasurer. Kenneth Larsen's White Star Barber Shop was in 533 during the 1950's. Attorney J.E. Leaverton spent more than 45 years in 535, ca. 1912-1946.

significance: (check appropriate categories and briefly justify below)

architectural significance:  
 represents the work of a master

possesses high artistic values

represents a type, period or method of construction

historic significance:  
 associated with significant persons

associated with significant events or patterns

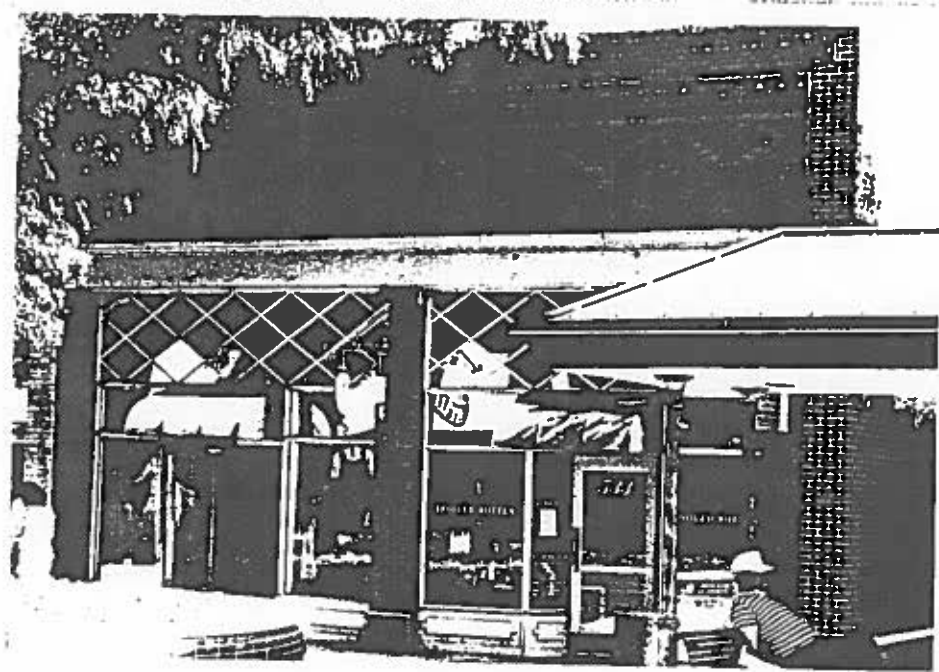
contributes to an historic district

statement of significance:

Contributing; This building is significant because it is located within the original platted area of Grand Junction and represents the early 1900s town building and simple brick structures on Main Street.

references (be specific)  
1981 Historic Survey of City  
Mesa County Assessor's Records

surveyed by: Marty Alexandroff      affiliation: Winter & Company  
date:      July, 1994



125'

Alley

30'

MAIN



