

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

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME8222

Eligible for National Register yes no
date _____ initials _____
Criteria A B C D
Contributes to a potential National Register district
 yes no district name: _____

COUNTY: Mesa

CITY: Grand Junction

Eligible for State Register yes no
date _____ initials _____
Criteria a b c d e
Areas of significance: _____

HISTORIC BUILDING NAME: Laffer Apartments

Period of significance _____
Needs data date _____ initials _____

CURRENT BUILDING NAME:

LOCAL LANDMARK DESIGNATION: yes no

ADDRESS: 402 Ouray Ave., Grand Junction, CO 81501-2500

Date of designation: N/A
Designating authority: N/A

OWNER NAME & ADDRESS: HS and GN Investments of Grand Junction, Inc., 360 Ouray Ave., Apt. A, Grand Junction, CO 81501

P.M.: UTE township: 1S range:1W
NW 1/4 of SW 1/4 of SE 1/4 of NW 1/4 of section 14

UTM REFERENCE-12
Easting: 710630
Northing: 4327380

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 7.5' 15'

STYLE: Vernacular Wood Frame

Block: 59
Lot(s): W2 of 30 and all 31 - 32
Addition:
Year of addition:

BUILDING TYPE:

original location moved

Date of moves(s):

MATERIALS: Concrete And Pier Foundation - Wood Frame - Asphalt Shingle Roof

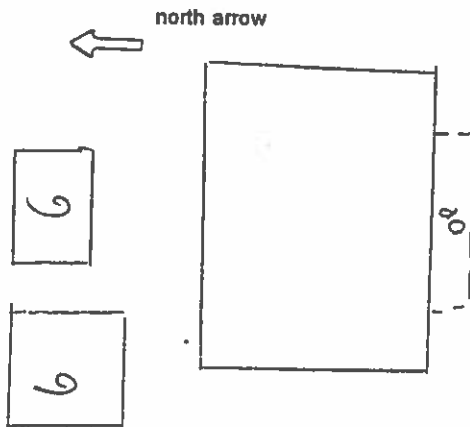
HISTORIC USE: Domestic
PRESENT USE: Domestic

STORIES: 2

SQUARE FOOTAGE: 3456

DATE OF CONSTRUCTION- estimate: 1901 actual:
Source of information: Tax Assessor's Records

PLAN SHAPE:



ARCHITECT: Unknown

Source of information:

BUILDER/CONTRACTOR: Unknown

Source of information:

ORIGINAL OWNER: Mrs. Ellen Elliott

Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- yes no

Type: Garages

ARCHITECTURAL DESCRIPTION: Apartment, two story with flat roof. Foundation skirted with siding. Carpeted concrete steps lead up to porch with hip roof with crenelated parapet across center half of facade. Siding on half-wall. Four columns across porch have shingle sheathing. Three openings across porch facade have diagonal braces enclosed with shingles. Four French doors with storm doors. East third, and west third of facade project as shallow, full height wings. Windows around house are mainly double hung wood sash, one-over-one. Two transom windows, one on each side of the facade, have leaded glass windows with some stained glass in the transoms. Small high window on the west elevation is also leaded and stained glass. Siding is aqua wood shingles. On the west corner of the facade is a projecting, second story square tower with flat roof and an even parapet. Door and window surrounds and coping along parapets are white. Small enclosed entrance to the basement apartments on west elevation with paneled door. Parapets on second story and porch are crenelated with coping. Brick chimneys on north and east sides of flat roof.

Landscaped with lawn and large lilac bush on east elevation. Forsythia bushes on west lawn and ash trees in parking.

A two-car and a one-car garage at rear. Front gable roofs with gray composition shingles. Aqua simple drop siding. Batten sliding doors. Exposed rafters. The third one-car garage is the same, except for board and batten siding.

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

Film roll no.: 24
Negative no.: 13

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

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Wood shingle siding added circa 1950. Remodeled from duplex to multiple rental units, date unknown. Simple drop siding shows on rear. Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): This house, constructed ca. 1901 and first appearing in 1904 on the Sanborn Fire Insurance Maps, is one of the few remaining examples of well-constructed early duplexes in Grand Junction. Ellen Elliott was the absentee owner of the property ca. 1902-1915. Charles and Christine Laffer, the owner ca. 1917-1936, lived in apartment 402 ca. 1921-1924. John W. and Helen Van Horn, owners, ca. 1937-1951, lived in apartment 402 ca. 1946. The other apartments were numbered 404, 406, and 408.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories.

SIGNIFICANCE (check appropriate categories)

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

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

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

Contributes to a potential district:
 yes no
 District name:

Period of significance: 1901

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): Grand Junction was a city with a limited number of apartment buildings in the early years. This flat roof apartment has survived in original shape except for siding. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 3/29/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117

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

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



402 - 408 Ouray Ave. , Grand Junction, Mesa Co, CO

2945-142-33-017

02/05/1996

Roll 24 Frame 13 View S Dir N/NE

SME8222



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