

ARCHITECTURAL DESCRIPTION: One story with cross gables. Concrete stoop under small gabled portico entry supported with knee braces. Paneled front door with large light. Windows are varied. On east facade, a ribbon of casement windows with four horizontal lights continues around the corner. A ribbon on similar casements is on east elevation. Picture window also on east elevation. Other windows are double hung wood sash, six-over-six. Yellow shingle siding. Door and window surrounds, corner boards and bargeboards are brown. Red composition shingle roof with brick chimney on south slope.

Landscaped with large elms.

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

Film roll no.: 13
Negative no.: 10

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

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

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): This house was owned by Mary Harvey (Mrs. Luther), an absentee landlord, from around 1925-1937. Occupants included a insurance salesman, a gas station attendant, and a chief. Residents, ca. 1938-1945, when the house was owned by Nels Nielsen, included George A. Powell, a range examiner for the U.S. Department of Grazing, and his wife, Mary, ca. 1938-1940; and Maurice and Eleanor Hartwig, ca.1941. Hartwig was a draftsman. Piney and Cassie Seale purchased the house ca. 1945.

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: 1925

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A Bungalow with minimal details including the gabled portico and shingled siding. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 2/14/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117

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

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2

FEE \$	5.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 67966/7

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 949 & 965 P. TRIN TAX SCHEDULE NO. 2945-144-014-05⁴⁰

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT 13, 14, 15, 16 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER MARVIN L. MILLER NO. OF DWELLING UNITS
 BEFORE: 3 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 835 25 Rd. Grand Junction NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MARVIN L. MILLER USE OF EXISTING BLDGS Res

(2) ADDRESS 835 25 Rd. Grand Junction, Co. 81505 DESCRIPTION OF WORK AND INTENDED USE:
2 Demo Houses (2)

(2) TELEPHONE 970-242-1869

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side DEMO from PL Rear _____ from PL Special Conditions future development require a review process

Maximum Height _____ CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Marvin L. Miller Date 11-20-98

Department Approval X. Valdez Date 11-20-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 525-775-525

Utility Accounting Chad Brown Date 11-20-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



965 Pitkin Ave.,
Grand Junction, Mesa Co, CO
2945-144-39-015
5ME7729

11/07/1995
Roll 13 Frame 10
View N Dir SW
5ME7729



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