

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

**HISTORIC BUILDING INVENTORY**

SITE NO.: 5ME7807

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

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

Period of significance \_\_\_\_\_  
 Needs data  date \_\_\_\_\_ initials \_\_\_\_\_

COUNTY: Mesa

CITY: Grand Junction

HISTORIC BUILDING NAME: Willey, Mabel, Apartments

CURRENT BUILDING NAME: Sweetman Apartments

ADDRESS: 760 Colorado Ave., Grand Junction, CO 81501-3508

LOCAL LANDMARK DESIGNATION:  yes  no

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

P.M.: UTE township: 1S range:1W  
 NE ¼ of NW ¼ of SW¼ of SE¼ of section 14

OWNER NAME & ADDRESS: Theodore B. Koeman, 769 Elm Ave., Grand Junction, CO 81501-3027

UTM REFERENCE-12  
 Easting: 711180  
 Northing: 4326800

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973  7.5'  15'

STYLE: Vernacular Wood Frame

Block: 115  
 Lot(s): 20 and 21  
 Addition:  
 Year of addition:

BUILDING TYPE:

original location  moved  
 Date of moves(s):

MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof

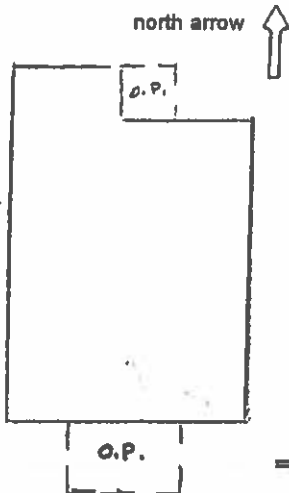
HISTORIC USE: Domestic  
 PRESENT USE: Domestic

STORIES: 2

SQUARE FOOTAGE: 3260

DATE OF CONSTRUCTION- estimate: 1900 actual:  
 Source of information: Tax Assessor's Records

PLAN SHAPE:



ARCHITECT: Unknown

Source of information:

BUILDER/CONTRACTOR: Unknown

Source of information:

ORIGINAL OWNER: E.F. Byers

Source of information: Lot and Block

ASSOCIATED BUILDINGS-  yes  no

Type:

**ARCHITECTURAL DESCRIPTION:** Vernacular Wood Frame apartment building, two and a half stories, with full basement and front gable. Wood steps and railings lead up to two tier screen porch with shed roof on center of facade. Both porch levels have half-walls with siding. First floor has square corner half columns. Paneled front door with large lights. Windows are double hung wood sash, one-over-one. Large basement windows are now covered over. Lapped siding is light gray. Corner boards, foundation and steps, screen frames and columns, front doors are darker gray. Door and window surrounds, water table and friezes are coral. Front and rear pedimented gables of principal roof have light gray cedar shingled faces. Large dormers on east and west slope have pedimented gables. Gables and walls of dormers are also light grey cedar shingles. Light green composition shingle roof with boxed eaves.

Landscaped with lawn in front yard and large rose bushes by facade and east elevation. Ash trees and lava rock in parking area.

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

Film roll no.: 15  
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):** Basement windows covered. Additional construction or modifications not noted on Assessor's Records.

**HISTORICAL BACKGROUND (discuss important persons and events associated with this building):** The first owners/occupants, ca. 1908-1910, were E. F. and John F. Byers. John Byers, who was involved in real estate, was the first occupant ca. 1909. Mary E. and O. E. Warden, a driver for Continental Oil, were the next owners/occupants ca. 1911-1921. Owners Luther and Mabel Willey offered furnished rooms for rent, ca. 1925-1928. W. Guy and Edna Atkins were the owners, 1929-1936. Richard and Aurora Sweetman were the owners, 1937-1949.

**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

**National Register eligibility:**

Individual  yes  no

Criteria:  A  B  C  D

Area(s) of significance: Architecture

Period of significance: 1900

**Historical significance:**

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

**Contributes to a potential district:**

yes  no

District name:

**THEME(S):**

**STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):** Apartment houses were not common in the early development of Grand Junction. This large plain building is near downtown and offers affordable housing to downtown employees. Although not eligible for the National Register, this apartment building 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



760 Colorado Ave.  
Grand Junction, Mesa Co, CO  
2945-144-20-007  
5ME7807

01/12/1996  
Roll 15 Frame 13  
View S Dir NW  
5ME7807



760 Colorado Ave.  
Grand Junction, Mesa Co, CO  
2945-144-20-007  
SME7807