

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

**HISTORIC BUILDING INVENTORY**

SITE NO.: SME7827

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: \_\_\_\_\_

COUNTY: Mesa

CITY: Grand Junction

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

HISTORIC BUILDING NAME: Manning, William, House

LOCAL LANDMARK DESIGNATION:  yes  no

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

CURRENT BUILDING NAME: Gerber Residence

ADDRESS: 835 Teller Ave., Grand Junction, CO 81501-3240

P.M.: UTE township: 1S range:1W  
 SE ¼ of SE ¼ of NW¼ of NE¼ of section 14

OWNER NAME & ADDRESS: Edward L. Gerber, 835 Teller Ave., Grand Junction, CO 81501-3240

UTM REFERENCE-12  
 Easting: 711250  
 Northing: 4327770

USGS QUAD NAME: Grand Junction

Year: 1982; photorevised 1973  7.5'  15'

STYLE: Bungalow

Block: 26  
 Lot(s): 7 and 8  
 Addition:  
 Year of addition:

BUILDING TYPE:

original location  moved

Date of move(s):

MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof

HISTORIC USE: Domestic

PRESENT USE: Domestic

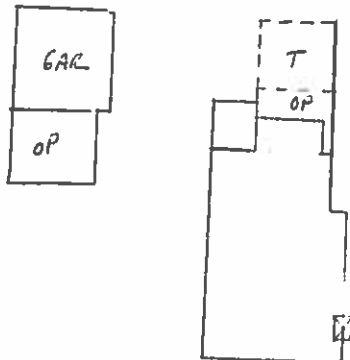
STORIES: 1.5

SQUARE FOOTAGE: 1297

DATE OF CONSTRUCTION- estimate: 1915 actual:  
 Source of information: Tax Assessor's Records

PLAN SHAPE:

north arrow



ARCHITECT: Unknown

Source of information:

BUILDER/CONTRACTOR: Unknown

Source of information:

ORIGINAL OWNER: Sam Dobbs

Source of information: Lot and Block

ASSOCIATED BUILDINGS-  yes  no

Type: 2 Car Garage

**ARCHITECTURAL DESCRIPTION:** One and a half story with side gable. Concrete foundation. Concrete steps and stoop, with iron railings. Front door is paneled, with eight small lights. Storm door. Large picture window on west facade. Pair of windows on east facade. Windows are double hung wood sash, one-over-one, and have metal framed storm windows. White asbestos shingle siding. Door and window surrounds, steps, foundation, fascia boards and roof beams are brown. Brown composition shingle roof. Shed roof dormer on the north slope has two windows, each with a pair of single lights. Wide eaves and slender roof beams. Full height brick fireplace chimney on west gable wall. Brick chimney on north slope. Landscaped with lawn and large pine tree. Large ash tree in parking area. High board fence around backyard. Two car garage with front gable, composition shingle roof, white asbestos shingle siding and contemporary door. Alley access.

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

Film roll no.: 18	Photographer: Carolyn Howard
Negative no.: 3	Location of negatives: City Of Grand Junction

**CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions):** Asbestos siding, picture windows. Additional construction or modifications not noted on Assessor's Records.

**HISTORICAL BACKGROUND (discuss important persons and events associated with this building):** The first owner of the house, constructed ca. 1915, was Sam Dobbs, a janitor. The first known occupants, ca. 1920-1922, were owners Myrtle and William Manning, manager of Coffin Packaging and Produce Company. The Mannings also owned the house ca. 1924-1936, residing there until ca. 1931, and then serving as landlords. From ca. 1937-1944, there were a series of absentee owners and renters. Roberta and Charles Bickford, Western Radio Electric Company, were the occupants/owners ca. 1944-1946. Mildred and Sterling Smith were the owners/occupants through 1951.

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

<b>SIGNIFICANCE (check appropriate categories)</b>		<b>THEME(S):</b>
<b>Architectural significance:</b> <input type="checkbox"/> represents the work of a master <input type="checkbox"/> possess high artistic value <input checked="" type="checkbox"/> represents a type, period, or method of construction	<b>Historical significance:</b> <input type="checkbox"/> associated with significant person(s) <input type="checkbox"/> associated with significant event <input type="checkbox"/> associated with a pattern of events <input type="checkbox"/> contributes to an historic district	
<b>National Register eligibility:</b> Individual <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Area(s) of significance: Architecture	<b>Contributes to a potential district:</b> <input type="checkbox"/> yes <input checked="" type="checkbox"/> no District name:	
<b>Period of significance:</b> 1915		

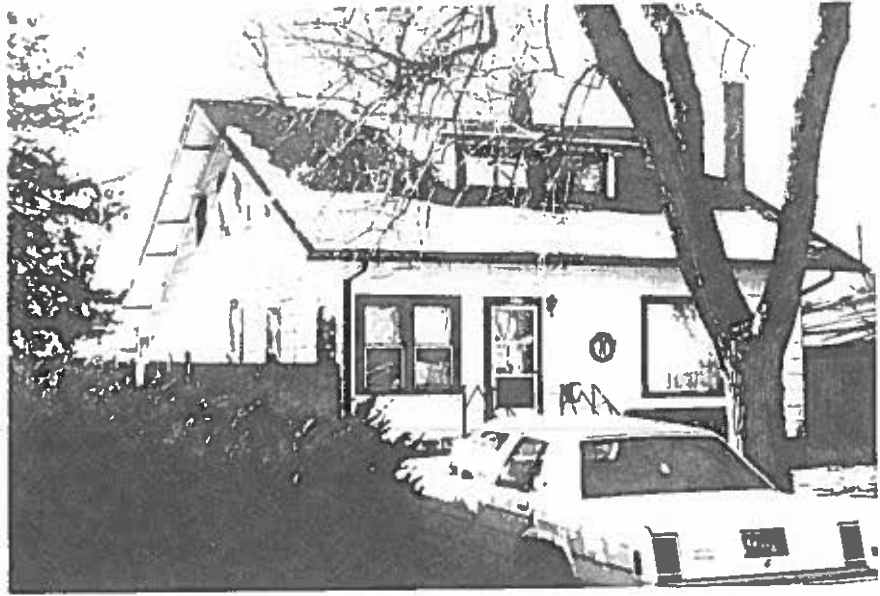
**STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):** The massing of this house, and the wide eaves, are definite bungalow style. Other Bungalow details, however, are minimal. Although not eligible for the National Register, this house may contribute to a local register.

<b>INVENTORY COMPLETED BY:</b> Museum Group Staff	<b>DATE:</b> 3/29/96
<b>AFFILIATION:</b> Museum of Western Colorado	<b>PHONE:</b> (970) 241-9117
<b>ADDRESS:</b> PO Box 20000-5020, Grand Junction, Colorado 81502-5020	<b>PROJECT NAME:</b> Grand Junction Historic Resources Survey, Phase 2



835 Teller Ave.  
Grand Junction, Mesa Co, CO  
2945-141-15-004  
5ME7827

01/12/1996  
Roll 18 Frame 03  
View N Dir S/SW  
5ME7827



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