

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

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME8179

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: The house at 304 Teller Avenue

CURRENT BUILDING NAME: Pocernich Residence

ADDRESS: 304 Teller Ave., Grand Junction, CO 81501-2434

LOCAL LANDMARK DESIGNATION: yes no

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

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

OWNER NAME & ADDRESS: Rosemary Pocernich, 304 Teller Ave., Grand Junction, CO 81501-2434

UTM REFERENCE-12
 Easting: 710475
 Northing: 4327820

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 7.5' 15'

STYLE: Bungalow

Block: 14
 Lot(s): 31 and 32
 Addition:
 Year of addition:

BUILDING TYPE:

original location moved
 Date of moves(s):

MATERIALS: Concrete Foundation - Wood/Asbestos Frame - Asphalt Shingle Roof

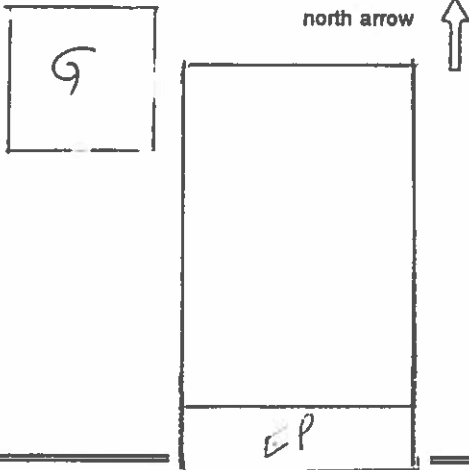
HISTORIC USE: Domestic
 PRESENT USE: Domestic

STORIES: 1

SQUARE FOOTAGE: 864

DATE OF CONSTRUCTION- estimate: 1909 actual:
 Source of information: Tax Assessor's Records

PLAN SHAPE:



ARCHITECT: Unknown
 Source of information:

BUILDER/CONTRACTOR: Unknown
 Source of information:

ORIGINAL OWNER: Rankin and Magill
 Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- yes no
 Type: Garage

ARCHITECTURAL DESCRIPTION: One story with front gable. Concrete foundation. Concrete steps and stoop lead up to sunporch/entry extending across facade under principal roof. West porch facade glazed with ribbons of double hung wood sash windows, one-over-one. East facade glazed with large single lights, metal casements. Siding on half-wall. Four squared, fluted half columns across porch facade. Metal storm door. Paneled front door with large single light. Windows around house are double hung wood sash, one-over-one. Siding is brown, wood shingles. Window and door surrounds, foundation, bargeboards and knee braces are white. Gray composition shingle roof with knee braces under eaves. Bargeboards have notched ends. Exposed rafter ends are rounded. Brick chimney on east slope.

Landscaped with lawn, evergreen trees across facade and sapling trees. Elm trees in west lawn. Chain link fence around yard. Gravel in parking area.

One car garage at rear. Flat roof with stepped parapets. Siding is very wide weatherboard in pressed wood fiber.

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

Film roll no.: 28
Negative no.: 19

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

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Shingle siding. Glazing on east porch. Additional construction or modifications not noted in Assessor's records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): James H. Rankin and Robert L. Magill, were the first owners of the house (ca. 1909). Bertha Longaker was the owner/resident ca. 1914-1919. Lida and Eben F. Dawson, a carpenter, were the owners/occupants ca. 1921-1923. They were the absentee owners ca. 1924-1941. Tenants during that time included a cashier with J.W. Eames and Company, a railroad engineer, and a railroad conductor. Lucille and Marvin Danhauer, a baker for Vic's Pastry, were the owners ca. 1944-1948, and the residents ca. 1944-1945.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories, Sanborn Map, 1912.

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: 1909

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): The porch has been glazed in two styles of windows, suggesting it was one in two stages. The shingle siding is appropriate, but some false bevel siding shows under the shingles near the door. 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



304 Teller Ave. , Grand Junction, Mesa Co, CO
2945-142-10-016 02/06/1996
Roll 28 Frame 19 View S Dir N/NW



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