

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

**HISTORIC BUILDING INVENTORY**

SITE NO.: 5ME8200

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: Manner, Jonathon, House

CURRENT BUILDING NAME:

LOCAL LANDMARK DESIGNATION:  yes  no

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

ADDRESS: 612 Teller Ave., Grand Junction, CO 81501-2724

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

OWNER NAME & ADDRESS: Lula M. Kneipp, 102 Davis Cir., Palisade, CO 81526-9729

UTM REFERENCE-12  
 Easting: 710910  
 Northing: 4327820

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973  7.5'  15'

STYLE: Classic Cottage

Block: 17  
 Lot(s): 27 and 28  
 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

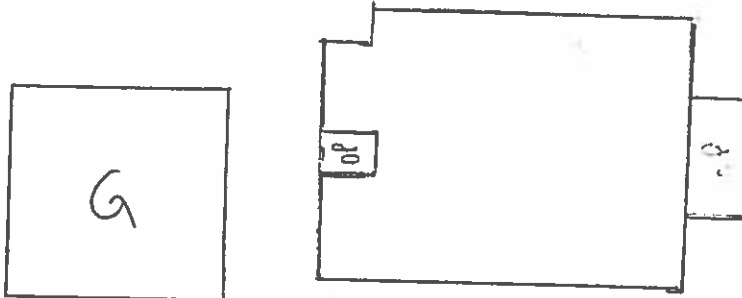
STORIES: 1

SQUARE FOOTAGE: 1020

DATE OF CONSTRUCTION- estimate: 1907 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: E.B. Lucas  
 Source of information: Lot and Block Books

ASSOCIATED BUILDINGS-  yes  no  
 Type: Garage

**ARCHITECTURAL DESCRIPTION:** One story with hip roof. Concrete block foundation. Concrete steps and stoop with wrought iron railings. Hip roof screened porch on center half of facade. Battered half wall has wood shingles. Squared half columns on porch corners. Metal framed screen door. Paneled door with three vertical lights. Windows are double hung wood sash, one-over-one. On west elevation is a high window with two sliding lights in metal frames. White simple drop siding. Door and window surrounds, foundation and step ends, porch shingles, corner boards, friezes and cornices are turquoise. Gray composition shingle roof with boxed eaves and cornices. Hip roofed dormer on south slope. Wide window across dormer face has twenty small lights. Low brick chimney on north slope has metal extension.

Landscaped with lawn, locust tree on west lawn and two ash trees in parking area. Chain link and wood fences around backyard.

One car garage at rear with front gable roof, white simple drop siding, and gray composition roll roofing. Vertical swinging doors with beaded wainscoting.

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

Film roll no.: 27  
Negative no.: 24

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

**CONSTRUCTION HISTORY** (include description and dates of major additions, alterations, or demolitions): Re-roofed from wood shingles to asphalt shingles, date undetermined. Additional construction or modifications not noted in Assessor's records.

**HISTORICAL BACKGROUND** (discuss important persons and events associated with this building): The first owner of the house, constructed ca. 1907, was E.B. Lucas. Anna B. and Jonathan G. Mamer, an attorney, were the owners/occupants ca. 1908-1919. Effie and Clarence Glass, a clerk in the County Assessor's Office, were the owners and residents ca. 1920-1927. The Glasses remained in the house, ca. 1927-1932, but were listed as tenants. Lula and John Kneipp, Daily Sentinel Publishing and Printing, were tenants ca. 1937-1942, and the owners/occupants ca. 1943 through 1951.

**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:

**THEME(S):**

Period of significance: 1907

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): This is a transitional looking house. The main body of the house is clearly a Classic Cottage. However, the screened porch with battered walls is bungalow style. 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



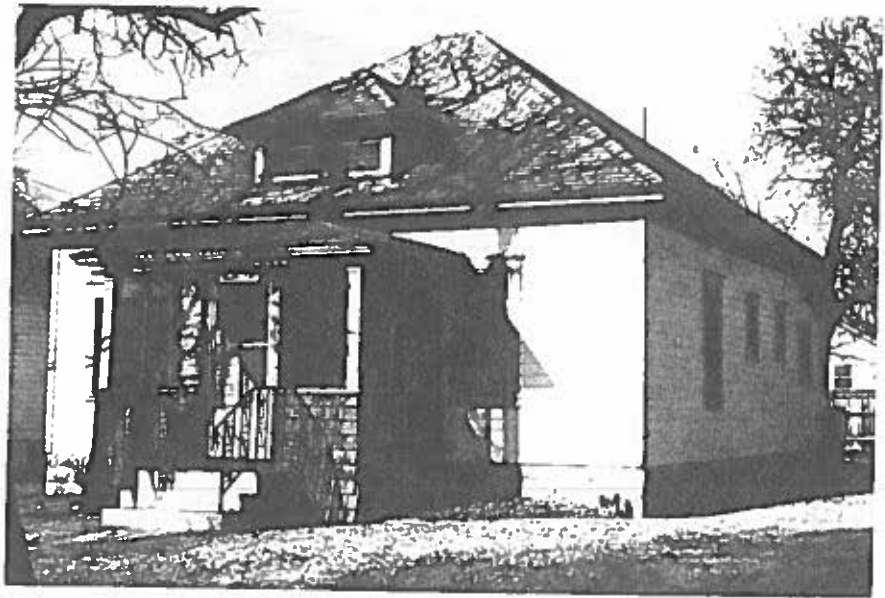
612 Teller Ave. , Grand Junction, Mesa Co, CO

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02/06/1996

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