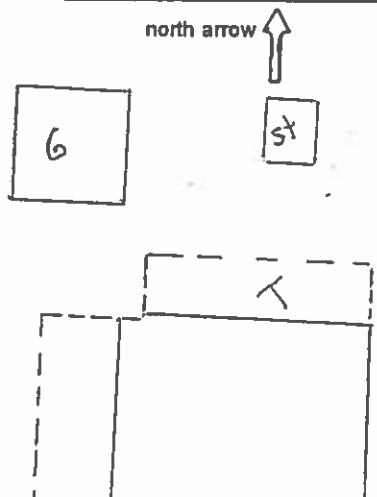


<p>COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203</p> <p>HISTORIC BUILDING INVENTORY</p>		<p>SITE NO.: 5ME7937</p> <p>Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Contributes to a potential National Register district <input type="checkbox"/> yes <input type="checkbox"/> no district name: _____</p> <p>Eligible for State Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e Areas of significance: _____</p> <p>Period of significance _____ Needs data ___ date _____ initials _____</p>
<p>COUNTY: Mesa</p>	<p>CITY: Grand Junction</p>	<p>LOCAL LANDMARK DESIGNATION: [] yes [X] no</p> <p>Date of designation: N/A Designating authority: N/A</p>
<p>HISTORIC BUILDING NAME: Rankin, James and Grace, House</p>		
<p>CURRENT BUILDING NAME:</p>		
<p>ADDRESS: 1142 Main St., Grand Junction, CO 81501-3552</p>		<p>P.M.: UTE township: 1S range:1W SE ¼ of SE ¼ of NE¼ of SE¼ of section 14</p>
<p>OWNER NAME & ADDRESS: James J. Sloggett, 3260 Collyer Ave., Clifton, CO 81520-7732</p>		<p>UTM REFERENCE-12 Easting: 711740 Northing: 4326920</p> <p>USGS QUAD NAME: Grand Junction</p> <p>Year: 1962; photorevised 1973 [X] 7.5' [] 15'</p>
<p>STYLE: Bungalow</p>		<p>Block: 110 Lot(s): W4 21 all 22 and 23 E2 24</p> <p>Addition: Year of addition:</p>
<p>BUILDING TYPE:</p>		<p>[X] original location [] moved</p> <p>Date of moves(s):</p>
<p>MATERIALS: Concrete Foundation - Brick Frame - Asphalt Shingle Roof</p>		<p>HISTORIC USE: Domestic PRESENT USE: Domestic</p>
<p>STORIES: 1</p>	<p>SQUARE FOOTAGE: 1360</p>	<p>DATE OF CONSTRUCTION- estimate: 1925 actual: Source of information: Tax Assessor's Records</p>
<p>PLAN SHAPE:</p> 		<p>ARCHITECT: Unknown Source of information:</p> <p>BUILDER/CONTRACTOR: Unknown Source of information:</p> <p>ORIGINAL OWNER: James and Grace Rankin Source of information: Lot and Block Books</p> <p>ASSOCIATED BUILDINGS- [X] yes [] no Type: 2 Car Garage</p>

ARCHITECTURAL DESCRIPTION: One story with side hip on gable. At each end of concrete terrace are concrete steps with red brick soldier risers. Brick half-wall extends across terrace in center third of facade. Terrace has an extended shed roof portico supported by knee braces constructed of 8' x 8' timbers which spring from full height brick piers. French front door is flanked by double hung wood sash windows, six-over-six panes. Symmetrical facade has a ribbon of three windows on each side. All windows around house, are double hung wood sash, four-over-four and six-over-six. (They are temporarily obscured in winter by plastic over the screens.) Window sills are rowlock brick. Walls are wirecut red brick. All trim around doors and windows, braces, bargeboards and gables is white. Light gray composition shingle roof with brick chimney on north slope. Gable faces have cedar shingles painted white.

Gravel yard, cluster of large evergreens in front of terrace and a few evergreens by sidewalk. One elm, two ash trees, and gravel in parking area.

Two car garage at rear with front hip on gable, green composition shingle roof, white false bevel siding, and white batten doors that swing up. Porte cochere on west elevation of house with white posts and shed roof.

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

Film roll no.: 22
Negative no.: 17

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): The house, constructed ca. 1925, was first the residence of Grace and James H. Rankin. Rankin, was an early developer, civic leader, and Mesa County Assessor. After Rankin's death in 1930, Grace continued to own the house until ca. 1935, renting it ca. 1935 to Ina and Charles R. Spence, manager of the wholesale department at Pacific Fruit and Produce. The owners/occupants ca. 1936-1946 were Viola and James C. Ternahan, real estate.

Rankin, James H. Born: 10 August 1863 Died: 1 August 1930 Married: 30 June 1881 to Grace L. Merriman Children: Ruth D. Kelby, Grace Elizabeth Derryberry, and son Rex.

In his obituary in the Daily Sentinel, Rex Rankin was characterized as having had a power unusual among men in this city for carrying into effect the things he saw as necessary for the improvement of the community and the industries that support it. The obituary notes, in part, that although it was in the construction of buildings and residences that he made his living, Rankin left a more important intangible impact on the community by his civic service, an imprint that will remain long after his physical presence has gone.

Upon arrival in Grand Junction in 1904, Rankin was a contractor and builder. Later, he became involved in real estate and investment, becoming an acknowledged expert in property evaluation.

One of Rankin's best known civic accomplishments was the campaign he initiated, as chairman of local affairs of the Grand Junction Rotary Club, to change the name of the Grand River to the Colorado within the borders of the state. Apparently, at least in Grand Junction, it had long been a matter of regret that the name of the river did not match that of the state.

Two years after Grand Junction adopted the commission form of government, Rankin was elected as a commissioner. He served in this capacity from 1911-1915, and then was appointed to serve from February 1916-1917. He was first city commissioner of highways, and then water commissioner. Rankin was Mesa County Assessor at the time of his death, having first been elected in 1926 and then re-elected in 1928.

For eight years Rankin was also one of three commissioners in direct charge of the area's drainage problems. A debt-free system of drainage canals was constructed during his tenure, which reclaimed thousands of acres that had a high water table, resulting from irrigation water. Another reclamation project in which he was involved was the drainage of the old Indian School property. This apparently saved the state approximately \$30,000 as it allowed the facility to be converted to use as a state home and training school.

Rankin was also an active promoter of the ranching industry, helping to arrange exhibits of fine bred stock at stock shows to promote interest in breeding. His support of the agricultural industry in addition to various holdings, included serving as manager of the Copeco Farms Company, a two hundred and fifty acre fruit and stock ranch. He served for seven years as a director of the Chamber of Commerce, was a director of the Sentinel Publishing Company, and a director of the Bank of Grand Junction which he helped organize. He was also active in his church and a founder of the local chapter of the Sons of the American Revolution.

INFORMATION SOURCES (be specific): Plat Map, Appraisal Card, Lot and Block Books, Sanborn Maps, Grand Junction City Directories, 1981 Historic Survey of Grand Junction, Obituary Index. Grand Junction Daily Sentinel Newspaper, 2 Aug 1930. Colorado State Business Directories, 1900-1910. "History of Colorado," 1919; "Progressive Men of Western Colorado"; "The Booster Book," Grand Junction, 1905; City of Grand Junction Collection, 1991.

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;
Community Planning And Development

Contributes to a potential district:

- yes no
District name:

THEME(S):

Period of significance: 1925; 1923-1930

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): Outstanding bungalow with a symmetrical design. High standards of construction with wirecut brick. The house is historically significant and should be considered for inclusion to the National Register due to its association with James H. Rankin. Although Rankin experienced a more active career while living at, 906 Grand Avenue, this Main Street address is the most prominent of the two remaining residences to which he was connected. His original home, 622 Chipeta, where he resided until ca. 1907, was previously inventoried and submitted by Robin Craws in 1981. It was found ineligible for National Register designation.

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



1142 Main St., Grand Junction, Mesa Co, CO

2945-144-13-015

1/30/1996

Roll 22 Frame 17 View S Dir NW

SME7937



1142 Main St., Grand Junction, Mesa Co, CO
2945-144-13-015 1/30/1996
Roll 22 Frame 17 View S Dir NW
SME7937