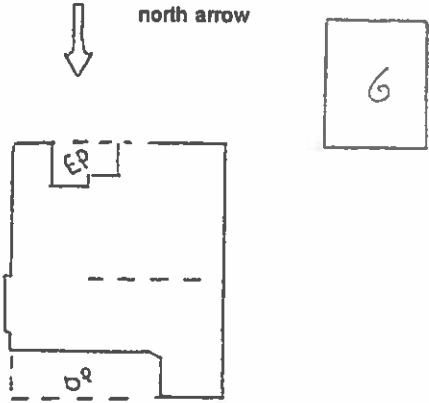


<b>COLORADO HISTORICAL SOCIETY</b> Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203		SITE NO.: SME8270
<b>HISTORIC BUILDING INVENTORY</b>		Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> 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: _____
COUNTY: Mesa	CITY: Grand Junction	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: _____
HISTORIC BUILDING NAME: Nash, Frank, House		Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____
CURRENT BUILDING NAME: Simonetti Residence		LOCAL LANDMARK DESIGNATION: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no  Date of designation: N/A Designating authority: N/A
ADDRESS: 121 Gunnison Ave., Grand Junction, CO 81501-2217		P.M.: UTE township: 1S range:1W SW ¼ of NW ¼ of SW¼ of NW¼ of section 14
OWNER NAME & ADDRESS: Frank Simonetti, 121 Gunnison Ave., Grand Junction, CO 81501-2217		UTM REFERENCE-12 Easting: 710230 Northing: 4327560
		USGS QUAD NAME: Grand Junction  Year: 1962; photorevised 1973 <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'
STYLE: Bungalow		Block: 55 Lot(s): 5 and 6 Addition: Year of addition:
BUILDING TYPE:		<input checked="" type="checkbox"/> original location <input type="checkbox"/> moved  Date of moves(s):
MATERIALS: Concrete Foundation - Wood Frame - Asphalt Shingle Roof		HISTORIC USE: Domestic  PRESENT USE: Domestic
STORIES: 1	SQUARE FOOTAGE: 1134	DATE OF CONSTRUCTION- estimate: 1922 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: Harlow S. Manning  Source of information: Lot and Block Books
		ASSOCIATED BUILDINGS- <input checked="" type="checkbox"/> yes <input type="checkbox"/> no  Type: Garage

**ARCHITECTURAL DESCRIPTION:** One story with gable on hip roof. Battered foundation. Wood steps flanked by low wood piers lead to screened porch integral in east 2/3 of facade. A cross gable is over the porch entry. Wood screen door flanked by two large panel screens. Half wall and columns have siding. Main door is paneled with triple light and is flanked by two double hung wood sash windows, three over one. Windows around house are double hung wood sash, three-over-one. Small window with four vertical lights in gable. Pale yellow, false bevel wood siding. Window frames and surrounds, porch screen door, raking cornices and eave trim are light blue. Gray composition shingle roof with overhanging eaves and exposed rafter ends. Bargeboards on gables. Brick chimney in east slope with corbeled cap.

Landscaped with lawn, two saplings in front yard, and a variety of shrubs and moderately sized trees around yard. Two large evergreens frame porch entrance. Sides and back yard enclosed by chain link fence.

Single car garage in rear with front gable, gray composition shingle roof, and white simple drop siding.

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

Film roll no.: 27  
Negative no.: 5

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): Harlow S. Manning was the owner when construction on the house started in ca. 1922. Frank Nash, an engineer with the Denver and Rio Grande Railway, was the owner/occupant ca. 1924-1944. Casimir and Thelma Gauthier, a sheepman, were the owners/occupants ca. 1945-1949.

**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

**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: 1922

THEME(S):

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): A house with careful attention to detail. Four gables on roof all have the same pitch. Porch screens and columns have regular spacing. 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



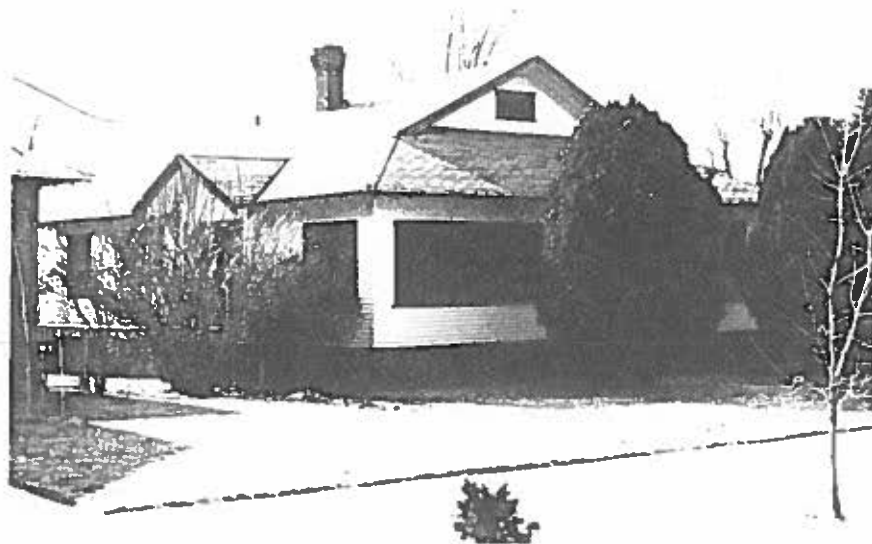
121 Gunnison Ave. , Grand Junction, Mesa Co, CO

2945-142-25-003

02/06/1996

Roll 27 Frame 5 View N Dir SW

SME8270



121 Gunnison Ave. , Grand Junction, Mesa Co, CO  
2945-142-25-003 02/06/1996  
Roll 27 Frame 5 View N Dir SW  
*5ME 8270*

**FRANK SIMONETTI, JR.**

121 GUNNISON AVENUE  
GRAND JUNCTION, CO 81501

(303) 242-7931

April 15, 1997

Kristen Ashbeck, Planner  
City of Grand Junction  
250 North Fifth St.  
Grand Junction, CO 81501-2668

RE: Historic Building  
121 Gunnison Ave.

The purpose of this letter is to fill in the "spaces" on the history of this residence.

Harlow S Manning was a preacher and carpenter. He built the homes at 115, 121 and 127 Gunnison. He lived at 115 Gunnison so he sold the other two houses when he finished building them. More later in this letter.

In July 1958, Yarnell sold it to Frank and Angelina Simonetti (my parents) who moved in during August 1958. We moved from our home at 111 North First Street where we had lived since 1922. That site is occupied by Two Rivers Motel. When we moved to this address, Mr. and Mrs. Manning were still living next door. They both remained there until their deaths (don't remember the dates). They had several children. Their son, Merton Manning, was student body president at Grand Junction High School during my junior year: 1936-1937.

We knew the Nash family well. The father, a D&RGW engineer was killed in a train wreck. During 1939-1941, I worked for the Rio Grande Truck Line as a freight clerk. Roger Nash, a son, was District Manager of this truck division. Some 35 years later Roger Nash came to the house to see what it was like. We were both surprised at this event. I showed him through it with delight. Strangely enough, some years later, a van with Iowa plates showed up with a young couple and several children looking for their grandparents home. We gladly showed them through. Gauthiers did not live in this house very long, selling it in 1947 to Denzel L. and Alice Yarnell. Mr. Yarnell was either Mesa County Assessor or Clerk/Recorder during a part of this period.

My parents celebrated their 72nd wedding anniversary on June 1, 1991. Mother passed away in October, 1991. My father was 99 years old last September 23, 1996.

The only major change to the home was the removal of small cabinets, which created a small barrier between the living room and dining room. These glass-doored units were part of the pillars which seemed to support a visible beam on the ceiling. An expert cabinet maker removed the cabinets and by saving the wood was able to make repairs to extend the pillars to the floor in such a manner as to be the original plan. The result was one magnificent room with the appearance of separate rooms.

Any questions contact:

  
Frank Simonetti, Jr.