



<p>COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203</p> <p>HISTORIC BUILDING INVENTORY</p>		<p>SITE NO.: 5ME8410</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>COUNTY: Mesa</p>	<p>CITY: Grand Junction</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>HISTORIC BUILDING NAME: Welch, Leo, House</p>		<p>Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____</p>
<p>CURRENT BUILDING NAME: Welch Residence</p>		<p>LOCAL LANDMARK DESIGNATION: [ ] yes [X] no</p>
<p>ADDRESS: 302 Hill Ave., Grand Junction, CO 81501-2432</p>		<p>Date of designation: N/A Designating authority: N/A</p>
<p>OWNER NAME &amp; ADDRESS: <i>Mary Lou Welch</i> <del>Noel L. Welch</del> 302 Hill Ave., Grand Junction, CO 81501-2432 <i>deceased</i></p>		<p>P.M.: UTE township: 1S range: 1W SW 1/4 of SE 1/4 of NW 1/4 of section 14</p>
		<p>UTM REFERENCE-12 Easting: 710470 Northing: 4327700</p>
		<p>USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973 [X] 7.5' [ ] 15'</p>
<p>STYLE: Bungalow</p>		<p>Block: 31 Lot(s): 31 and 32 Addition: Year of addition:</p>
<p>BUILDING TYPE:</p>		<p>[X] original location [ ] moved Date of moves(s):</p>
<p>MATERIALS: Concrete Foundation - Wood Frame and Shingles - Asphalt Shingle Roof</p>		<p>HISTORIC USE: Domestic PRESENT USE: Domestic</p>
<p>STORIES: 1</p>	<p>SQUARE FOOTAGE: .856</p>	<p>DATE OF CONSTRUCTION- estimate <i>1929</i> actual: Source of information: Tax Assessor's Records</p>
<p>PLAN SHAPE: <i>This appears to be the plan shape for the 218 N. 3rd house.</i></p>		<p>ARCHITECT: Unknown Source of information:</p>
		<p>BUILDER/CONTRACTOR: Unknown <i>Leo Welch</i> Source of information: <i>daughter-in-law</i></p>
		<p>ORIGINAL OWNER: Leo Welch Source of information: Lot and Block Books</p>
		<p>ASSOCIATED BUILDINGS- [X] yes [ ] no Type: Garage</p>

**ARCHITECTURAL DESCRIPTION:** One story with side hip on gable roof. Battered foundation. Concrete steps, with wrought iron railings. Hip on gable sunporch/entry on the center third of the facade. Siding on half-wall and four squared half columns across the facade of the porch. Fenestration on three sides is wide double hung windows, one-over-one. Front door has a full light with a wood frame screen door. Entry on east elevation has concrete steps and wrought iron railing. Windows around the house are double hung, wood sash, one over one. Window screens on the house and porch are wood frame. Basement windows are single light casements. White lapped wood siding. From sill to lintel in a wide course around the house, is brown wood shingle siding, laid in alternating wide and narrow courses. Brown composition shingle roof. White bargeboards have pointed tails. Rafter ends are exposed, but partially covered by the gutters. Louvered wood ventilators on the side gable faces. Brick chimney on north slope and brick chimney on the east end of the ridge.

Lawn with three large junipers on the west elevation. The front walk flanks a planting bed with annuals. Planting bed in southwest corner edged with railroad ties. Young trees are on the parking area. Chain-link fence around the backyard.

One car, flat roof garage is attached to the northeast corner of the house. The walls are white lapped, and brown shingled to match the house. The parapet around the roof is crenelated. No garage door. The opening for the car is a basket handle arch.

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

Film roll no.: 38  
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): This house was first owned by Leo Welch ca. 1924-at least 1951. Mr. Welch and wife, Gertrude, lived in the house ca. 1926-1929 and 1937-at least 1951. He was a conductor with the Denver & Rio Grande Railway. Harry J. Walraven, also a conductor, rented the house ca. 1930-1932. Elmer Craig, occupation unknown, was the tenant in 1935.

**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: 1922

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): This house is in pristine original condition. The porch glazing is in a style to match the other windows of the house. The hip on gables have unusually long slopes. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 5/31/96

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

**ARCHITECTURAL DESCRIPTION:** One story with side hip on gable roof. Battered foundation. Concrete steps, with wrought iron railings. Hip on gable sunporch/entry on the center third of the facade. Siding on half-wall and four squared half columns across the facade of the porch. Fenestration on three sides is wide double hung windows, one-over-one. Front door has a full light with a wood frame screen door. Entry on east elevation has concrete steps and wrought iron railing. Windows around the house are double hung, wood sash, one over one. Window screens on the house and porch are wood frame. Basement windows are single light casements. White lapped wood siding. From sill to lintel in a wide course around the house, is brown wood shingle siding, laid in alternating wide and narrow courses. Brown composition shingle roof. White bargeboards have pointed tails. Rafter ends are exposed, but partially covered by the gutters. Louvered wood ventilators on the side gable faces. Brick chimney on north slope and brick chimney on the east end of the ridge.

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*not at 302 Hill*

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**SIGNIFICANCE** (check appropriate categories)

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**National Register eligibility:**

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Criteria:  A  B  C  D

Contributes to a potential district:

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Area(s) of significance: Architecture

District name:

Period of significance: 1922 <sup>1929</sup>

THEME(S):

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): This house is in pristine original condition. The porch glazing is in a style to match the other windows of the house. The hip on gables have unusually long slopes. Although not eligible for the National Register, this house may contribute to a local register.

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AFFILIATION: Museum of Western Colorado

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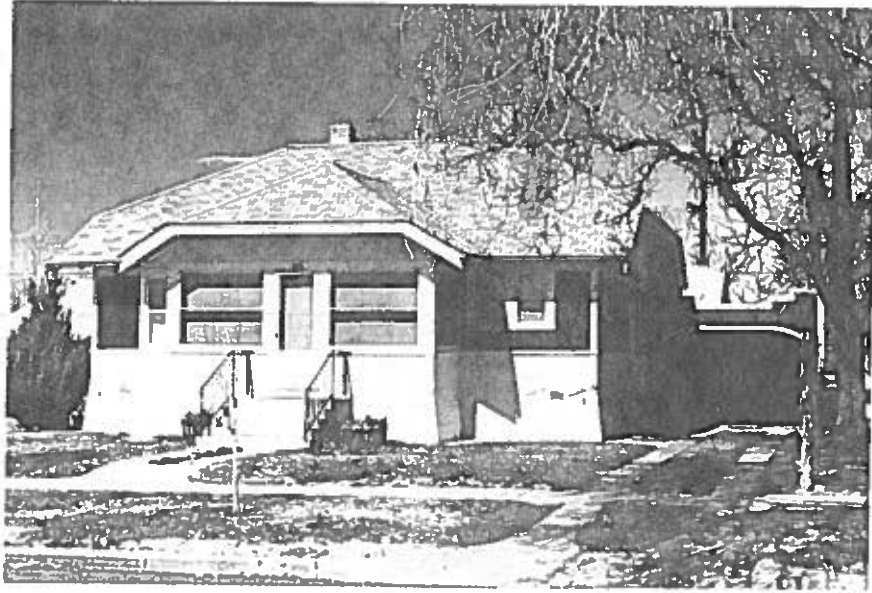
ADDRESS: PO Box 20000-5020, Grand Junction, Colorado 81502-5020

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



302 Hill Ave. , Grand Junction, Mesa Co, CO  
2945-142-15-016 03/11/1996  
Roll 38 Frame 5 View S Dir N/NW

SME8510



302 Hill Ave. , Grand Junction, Mesa Co, CO  
2945-142-15-016 03/11/1996  
Roll 38 Frame 5 View S Dir N/NW  
SME 8410

June 12, 1997

Ms. Kristen Ashbeck  
Planner, City of Grand Junction  
250 North Fifth Street  
Grand Junction, CO 81501

Dear Ms. Ashbeck,

There are a couple of minor errors in the information you have for the two properties for which you sent historic building inventories. The properties are at 302 Hill Avenue and 818 N. 3rd.

Leo Welch built both houses. The smaller house, at 818 N. 3rd was built first, and the family lived there until the 302 Hill house was completed and the growing family moved to the larger house. Gertrude Welch lived at 302 Hill until her death in 1978. A daughter, Phabian Welch, occupied the house until she died in 1983. A couple of "house-sitters" were tenants until Leo and Gertrude's son Noel and I moved there in 1985. Noel died in 1993, but I'm still there.

The house at 818 N. 3rd has been used as a rental since 1929.

I've marked some corrections on the forms. I hope this is useful for your records.

Sincerely,

A handwritten signature in cursive script that reads "Mary Lou Welch". The signature is written in dark ink and is positioned above the typed name.

Mary Lou (Mrs. Noel) Welch