


<b>COLORADO HISTORICAL SOCIETY</b> Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203		SITE NO.: SME8536
<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: McCarell, J.F., House		Period of significance _____ Needs data <input type="checkbox"/> date _____ initials _____
CURRENT BUILDING NAME: Lehman Residence		LOCAL LANDMARK DESIGNATION: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Date of designation: N/A Designating authority: N/A
ADDRESS: 402 Belford Ave., Grand Junction, CO 81501-2526		P.M.: UTE township: 1S range:1W NW ¼ of NW ¼ of NE¼ of NW¼ of section 14
OWNER NAME & ADDRESS: Olive M. Lehman, 402 Belford Ave., Grand Junction, CO 81501-2526		UTM REFERENCE-12 Easting: 710590 Northing: 4327900
		USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973 <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'
STYLE: Vernacular Wood Frame		Block: 8 Lot(s): 31 and 32 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: 1159	DATE OF CONSTRUCTION- estimate: 1920 actual: Source of information: Tax Assessor's Records
PLAN SHAPE:  north arrow <div style="display: flex; align-items: center; margin-top: 20px;"> <div style="border: 1px solid black; width: 40px; height: 40px; margin-right: 20px; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em;">G</span> </div> <div style="border: 1px solid black; width: 200px; height: 100px; margin-right: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 0.8em;">G</span> </div> </div>		ARCHITECT: Unknown Source of information:
		BUILDER/CONTRACTOR: Unknown Source of information:
		ORIGINAL OWNER: John Broemser 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 front gable roof. Concrete basement with small, single pane windows with white wood frames around house. Concrete steps, with wrought iron railings, lead to small entrance porch in center of facade. Porch has small gable roof supported by two full height 6 x 6 posts. Pediment of porch gable has decorative, scalloped base. Front door is flush with diagonal arrangement of diamond lights. Metal frame storm door. Windows around house are double hung, wood sash, one-over-one. Large fixed pane picture window on west side of facade. Green asbestos shingle siding. Porch posts and pediment, window frames and surrounds, cornices and raking cornices, and storm door are white. Gray composition shingle roof with boxed eaves.

Landscaped corner lot with six mature trees along street. Two mature trees in front yard. Mature tree and lilac bush on east side of lot. Dirt backyard enclosed by chain link fence.

One car garage in rear with front gable, cedar shingle roof, and green simple drop siding.

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

Film roll no.: 45  
Negative no.: 12

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

**CONSTRUCTION HISTORY** (include description and dates of major additions, alterations, or demolitions): Siding. Picture window. Additional construction or modifications not noted in Assessor's records.

**HISTORICAL BACKGROUND** (discuss important persons and events associated with this building): Listed as being built in 1910, this house does not appear on the tax records prior to 1920, when it was owned and occupied by Tillie and John Broemser through 1927. They continued ownership until 1940, renting to tenants including a sheepherder, worker at the Dutch Mill, and Margaret B. and Jack Sterling, a painter. Sterlings lived in the house ca. 1937-1944 and purchased it in 1941. Olive and Marvin Lehman, a cement finisher, lived there in 1946.

**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: 1920

THEME(S):

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): This remodeled house shows the mass, siding, fenestration and basement typical of the mid-century. 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



402 Belford Ave., Grand Junction, Mesa Co, CO

2945-142-04-017

05/14/1996

Roll 45 Frame 12 View S Dir NE

CM 5021



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