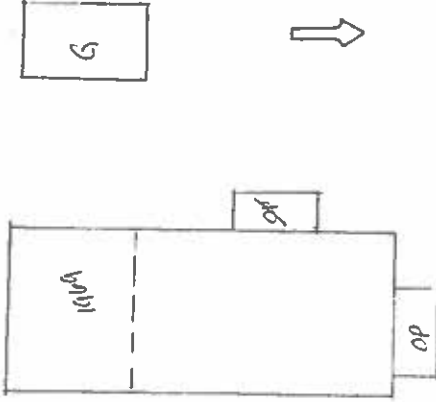


<p><b>COLORADO HISTORICAL SOCIETY</b>                  Office of Archaeology and Historic Preservation                  1300 Broadway Denver, CO 80203</p> <p><b>HISTORIC BUILDING INVENTORY</b></p>		SITE NO.: 5ME8611
COUNTY: Mesa                      CITY: Grand Junction		Eligible for National Register <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: _____
HISTORIC BUILDING NAME: Due, Melvin, House		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: _____
CURRENT BUILDING NAME: Mancuso Residence		LOCAL LANDMARK DESIGNATION: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no  Date of designation: N/A Designating authority: N/A
ADDRESS: 517 Gunnison Ave., Grand Junction, CO 81501-2619		P.M.: UTE township: 1S range:1W NW ¼ of NE ¼ of SE¼ of NW¼ of section 14
OWNER NAME & ADDRESS: Mildred M. Mancuso, 517 Gunnison Ave., Grand Junction, CO 81501-2619		UTM REFERENCE-12 Easting: 710770 Northing: 4327560
STYLE: Bungalow		USGS QUAD NAME: Grand Junction  Year: 1962; photorevised 1973 <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'
BUILDING TYPE:		Block: 51 Lot(s): 5 and 5 Addition: Year of addition:
MATERIALS: Concrete Foundation-Wood Frame-Aluminum Siding-Asphalt Shingle Roof		[X] original location <input type="checkbox"/> moved  Date of moves(s):
STORIES: 1                      SQUARE FOOTAGE: 1612		HISTORIC USE: Domestic  PRESENT USE: Domestic
PLAN SHAPE: <div style="text-align: center; margin-top: 10px;">                     north arrow   </div>		DATE OF CONSTRUCTION- estimate: 1909 actual: Source of information: Tax Assessor's Records
ARCHITECT: Unknown  Source of information:		BUILDER/CONTRACTOR: Unknown  Source of information:
ORIGINAL OWNER: Lula A. Wells  Source of information: Lot and Block Books		ASSOCIATED BUILDINGS- <input checked="" type="checkbox"/> yes <input type="checkbox"/> no  Type: Garage

**ARCHITECTURAL DESCRIPTION:** One story, gable on hip roof, and cross gables. Concrete foundation. Concrete steps with cobblestone piers lead to gabled screen porch on the east half of facade. Battered half-wall and battered full height corner piers are cobblestone. Metal frame screen door. Front door is flush and has three small diamond lights. Gabled sunporch on west elevation has a battered half-wall and battered full height piers of cobblestone, like the front porch. Glazing is ribbons of single lights with transoms in metal frames. Windows around the house are double hung, wood sash, one-over-one. On east and west facade are transom windows with leaded glass lozenge pattern in the upper sash. West transom is flanked by one-over-one, double hung, windows. White metal, clapboard width siding. Trim is white except for black screen porch framing. Gray composition shingle roof. Wide eaves are boxed and have fascia boards. Small gable on hip has a small single light window. Brick chimney on the ridge and one on the south slope.

Lawn. Tall honeysuckle bushes on both sides of the facade. A maple and an ash tree on parking area. Chain-link fence around the backyard.

A one car carport is on the west elevation. The shed roof is supported by 4X4 posts. Behind it is an old one car garage. The front gable roof has brown composition shingles. Siding and doors are white board and batten.

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

Film roll no.: 25  
Negative no.: 22

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

**CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions):** Siding. Carport. Addition to rear, 1969. Aluminum siding, 1991.

**HISTORICAL BACKGROUND (discuss important persons and events associated with this building):** Lula A. Wells was the first owner/occupant of the house, ca. 1908-1918. Melvin and Bertha Due were the renters, ca. 1917-1919, and the owners/occupants through ca. 1942. Mr. Due was the deputy County Assessor in 1918; part-owner of the Garms-Due Agency, 1921-1922; manager of Grand Junction Ice Cream, later Rose-Arctic, 1926-1941; secretary-treasurer and later president of Ross Business College, 1927-1935; and secretary, manager, and later president of Citizens Finance Company, 1927-1941. Marguerite Tracy, widow of Paul, was the owner/occupant, ca. 1943-1951.

**INFORMATION SOURCES (be specific):** Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories. Obituary Index. Grand Junction Daily Sentinel Newspaper: 22 Oct 1960, p1; 19 Jul 1971, p3a.

**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; Commerce

**Contributes to a potential district:**  
yes no  
 District name:

Period of significance: 1909

**THEME(S):**

**STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):** Two cobblestone porches are a distinctive feature of this house. This house should be considered for potential local register eligibility due to its association with Melvin "Pappy" Due and his contributions to community development.

**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



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

2945-142-29-003

02/05/1996

Roll 25 Frame 22 View N Dir S/SE

SME8611



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Roll 25 Frame 22 View N Dir S/SE  
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