

HISTORIC RESOURCES SURVEY REPORT

I-70 BUSINESS WEST

GRAND JUNCTION, COLORADO



Colorado Department of Transportation

July 31, 2007



2549 River Road/ Grand Junction CO 81501

Brad Beckham, Manager
Environmental Programs Branch
Colorado Department of Transportation
4201 East Arkansas Avenue
Shumate Building
Denver Colorado 80222

September 19, 2007

RE: Determination of Eligibility and Effects – I-70B West Grand Junction CO

Dear Mr. Beckham,

In response to your letter and materials dated September 22, 2005 regarding the project referenced above, the Grand Junction Historic Preservation Board has reviewed the materials. The Board concurs with the findings of the Historic Resources Survey Report (Hermsen, July 31, 2007) regarding determinations of no adverse effects, particularly in regards to the following properties found to be in the area of potential effect:

- Grand Junction Elks Home (5ME4162)
- Whitman School (5ME4151)
- CD Smith Building/Museum of Western Colorado (5ME15698)
- Rio Grande Motorway Terminal (5ME8654)
- Whitman Park (5ME1186)

Thank you for the opportunity to review these materials. Please do not hesitate to contact City staff to the Historic Preservation Board, Kristen Ashbeck at 970.244.1491 or kristena@qjcity.org if you have questions about this response.

Sincerely,

A handwritten signature in black ink, appearing to read "Zebulon Miracle".

Zebulon Miracle Chair
Grand Junction Historic Preservation Board

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Environmental Programs Branch
4201 East Arkansas Avenue
Shumate Bldg.
Denver, Colorado 80222
(303) 757-9259



August 17, 2007

Kristen Ashbeck
Community Development Director
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

Received
8/22/07

SUBJECT: Determinations of Eligibility and Effects and Notification of 4(f) *De minimis*, I-70B West Environmental Assessment, Grand Junction, Mesa County (CHS #48838)

Dear Ms. Ashbeck:

This letter and the enclosed Historic Resources Survey Report constitute the request for comment on Determinations of Eligibility and Effects for the CDOT project referenced above. The report was prepared as part of an Environmental Assessment (EA) specific to transportation improvements on I-70B in the City of Grand Junction.

PROJECT DESCRIPTION

The Federal Highway Administration (FHWA) and CDOT, in coordination with the Mesa County Regional Transportation Planning Office (RTPO) and City of Grand Junction, have identified a need for improvements to the I-70B corridor to alleviate congestion and improve safety. Please refer to the project description and Figure 1 map in the survey report for a narrative and visual illustration of the project area.

ELIGIBILITY DETERMINATIONS

In April 2007, Hermsen Consultants evaluated or reevaluated twenty historic properties within the Area of Potential Effect, including two residential, 15 commercial and three institutional properties. CDOT has determined that five properties are eligible for inclusion on the National Register of Historic Places (NRHP): Grand Junction Elks Home at 249 S. 4th St. (5ME4162); Whitman School at 248 S. 4th St. (5ME4251); C.D. Smith Building / Museum of Western Colorado at 462 Ute Ave. (5ME15698); Rio Grande Motorway Terminal at 230 S. 5th St. (5ME8654); and Whitman Park (5ME1186). The following table lists all 20 resources, including appropriate individual determinations.

HISTORIC PROPERTIES DOCUMENTED WITHIN THE APE

Site No.	Address	Name / Description	Determination of NRHP Eligibility	Determination of Effects
5ME2001*	2491 Highway 6 and 50	Watermark Spas and Pools	Not eligible	No historic properties affected
5ME15687	333 N. 1 st St.	Gay Johnson's Service	Not eligible	No historic properties affected
5ME15688	104 White Ave.	Value Lodge Motel	Not eligible	No historic properties affected

Site No.	Address	Name / Description	Determination of NRHP Eligibility	Determination of Effects
5ME15689	124 N. 1 st St.	Marconi's Auto Sales	Not eligible	No historic properties affected
5ME15690	105 W. Main St.	Café Caravan	Not eligible	No historic properties affected
5ME15691	105 W. Colorado Ave.	Colorado Wholesale Grocers	Not eligible	No historic properties affected
5ME15695	245 S. 1 st St.	Bowman Biscuit Co.	Not eligible	No historic properties affected
5ME15696	225 S. 2 nd St.	Hallam & Boggs Truck and Implement Co.	Not eligible	No historic properties affected
5ME4162*	249 S. 4 th St.	Grand Junction Elks Home	Eligible under Criterion C	No historic properties affected
5ME4151*	248 S. 4 th St.	Whitman School	Eligible under Criterion A	No historic properties affected
5ME8411*	301 S. 4 th St.	Madden House	Not eligible	No historic properties affected
5ME8643*	335 S. 4 th St.	Perry House	Not eligible	No historic properties affected
5ME15697	445 Pitkin Ave.	Karnes Carpet World	Not eligible	No historic properties affected
5ME15699	406 S. 5 th St.	Enterprise Rent-A-Car	Not eligible	No historic properties affected
5ME15700	336 S. 5 th St.	Valley Auto	Not eligible	No historic properties affected
5ME15701	306 S. 5 th St.	Barney Brothers Off Road	Not eligible	No historic properties affected
5ME15702	509 Ute Ave.	Fine Line Body and Paint	Not eligible	No historic properties affected
5ME8654*	230 S. 5 th St.	Rio Grande Motorway Terminal	Eligible under Criterion A	No historic properties affected
5ME15698	462 Ute Ave.	C. D. Smith Building/ Museum of Western Colorado	Eligible under Criterion B	No historic properties affected
5ME1186*	Bounded by Ute and Pitkin Ave. and 4 th and 5 th Sts.	Whitman Park	Eligible under Criterion A	No adverse effect

(* = Previously recorded)


EFFECTS DETERMINATIONS

There are no direct impacts to any of the historic properties except for Whitman Park (5ME1186). The project requires less than 100 square feet of land from the park's northwest and southwest corners. 5ME1186 is 2.48 acres in size, so a reduction of .0023 acre is less than 0.1% of the total park area. Since the project impacts are minimal, CDOT believes there will be *no adverse effect* to Whitman Park. Please refer to the illustration "Impact to Historic Buildings" located in the report for a further illustration of effects to the park.

CDOT has also considered indirect effects to historic properties resulting from noise. Noise assessments indicate there should be no impacts from increased vibration and that the construction noise along Ute and Pitkin Avenues would be at most 1 to 2 dB(A) above the existing levels, which is not perceptible to the human ear. Based on CDOT's noise guidance, the project evaluated the potential for noise barriers along Pitkin and Ute Avenues, but they were determined unnecessary based on the minimal noise increase. During construction there will be temporary increases in noise from the use of diesel-powered heavy equipment, but CDOT will ensure that the contractor mitigates those noise impacts through well-maintained equipment (particularly mufflers). Temporary indirect effects from increased dust may also occur during construction.

As a local governmental authority with a potential interest in this project, we welcome your comments regarding our determination of eligibility and effects. Should you elect to respond, we request that you do so within 30 days of receipt of this letter. If you have questions or require additional information, please contact CDOT Senior Staff Historian Lisa Schoch at (303) 512-4258.

Very truly yours,



Brad Beckham, Manager
Environmental Programs Branch

Enclosure

cc: Tammie Smith, CDOT Region 3
Tracey MacDonald, Carter & Burgess
Eva LaDow, FHWA

HISTORIC RESOURCES SURVEY REPORT
I-70 BUSINESS WEST
GRAND JUNCTION, COLORADO

Prepared For
State Historic Preservation Office

Prepared By
Hermesen Consultants
Littleton, CO 80120

For
Colorado Department of Transportation

July 31, 2007

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I-70 BUSINESS WEST GRAND JUNCTION, COLORADO

Historic Resources Survey Report

Objectives

This report has been prepared as part of the Environmental Assessment (EA) on the proposed construction of transportation improvements to I-70B from 24 Road to 15th St. in the City of Grand Junction in Mesa County, Colorado. The study is being sponsored by the Federal Highway Administration (FHWA) in cooperation with the Colorado Department of Transportation (CDOT). It has been prepared to meet the requirements for compliance with the State Register Act, Article 80.1 and for compliance with Section 106 of the National Historic Preservation Act (as amended) and with the Advisory Council on Historic Preservation's regulations.

Project Description

The Colorado Department of Transportation (CDOT) and the Federal Highway Administration (FHWA) in coordination with the Mesa County Regional Transportation Planning Office (RTPO) have identified a need for improvements to the I-70B corridor in Grand Junction. CDOT is undertaking an Environmental Assessment to explore transportation improvements to I-70B West in the City of Grand Junction in Mesa County. The EA evaluates the options for improvements including examination of the purpose and need for the improvements, alternatives under consideration, anticipated social, economic and environmental impacts associated with the project, and mitigation measures.

The project is approximately 4 miles in length and extends from 24 Road on the west to 15th Street on the east as shown in **Figure 1** and passes through the downtown area. Within the study corridor I-70B is a 4-lane roadway from 24 Road to 1st/2nd and Ute/Pitkin where it transitions to a one-way couplet (Ute and Pitkin Avenues) with three lanes each way through downtown.

The study corridor includes the highest traveled portion of I-70B and one of the most congested intersections in Grand Junction at 1st Street and Grand Avenue. The I-70B corridor also has daily traffic volumes higher than any other roadway in the western slope communities of Colorado.

The western portion, between 24 Road and 1st/Grand intersection, was originally constructed with adjacent frontage roads and numerous crossover accesses to serve adjacent properties. The commercial land uses in this part of the corridor have transitioned into higher traffic retail uses over time, which have resulted in traffic volumes and access needs inconsistent with the original frontage road system. The frontage road system with crossovers of I-70 B every 600 to 800 ft. does not meet modern access

control design. As a result, traffic capacity is hampered and accidents are higher than for similar roadways across the state.

The eastern portion, between 1st and Grand and 15th Street, is a primary route into and out of downtown. Two highly congested intersections with poor levels of service are located along this portion. This area is characterized by numerous cross streets, one-way streets, on-street parking, residential and business driveways, and a higher level of pedestrian activity.

Figure 1: Study Corridor



Purpose

The overall purpose of this project is to improve traffic flow, safety, multi-modal opportunities, and provide effective access along I-70B. This project is consistent with and included in the current Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP). I-70B also has been the focus of a corridor optimization study (COS) prepared in 2004 for CDOT, Mesa County, the Grand Valley MPO, and the City of Grand Junction. This study indicated that I-70B will need additional capacity during the study's planning horizon 2004-2030.

Need For Action

I-70B is the backbone of the transportation system in Grand Junction. Its multiple functions include:

- Serving inter-regional US -50 traffic from Montrose and beyond to Utah

- Serving commuter traffic
- Serving as a gateway to Grand Junction for tourists
- Serving as a major arterial to downtown Grand Junction and a regional employment center
- Serving other local land uses such as institutional facilities, recreational facilities, and neighborhoods.

With implementation of the proposed improvements along I-70B, the following problems will be addressed:

- Congestion - Traffic flows approach capacity during peak periods and are expected to exceed capacity for extended periods of time in the future
- Safety - Accident rates are higher along this segment of I-70B than the average rate for similar roadways in Colorado
- Access - The spacing and configuration of existing access locations contribute to congestion and high accident rates, and reduce the ability to safely and effectively access adjacent properties
- Pedestrian, Bicycle, and Bus Facilities - There are limited and discontinuous pedestrian, bike, and bus facilities in the project area.

These proposed improvements will accommodate the travel demand for the planning horizon 2030.

Description of Preferred Alternative

The Preferred Alternative would provide 6 lanes of through travel throughout the I-70B West study corridor. The section of I-70B from 24 Road to Rimrock Avenue would be widened, additional turn lanes would be provided where warranted, and access would be controlled to improve through traffic operations and safety. The North Avenue interchange would be improved to provide additional through capacity, better traffic operations access to businesses west of I-70B, and improved safety. The 1st & Grand intersection would be reconfigured and improved to include additional through capacity and turn lanes. The 1st/2nd/Ute/Pitkin area would be improved to upgrade operations to accommodate the third lane in each direction and improve safety. The 4th/5th/Ute/Pitkin area would be converted to one-way 4th and 5th streets and additional turn lanes added, which would reduce vehicle conflicts and improve traffic operations.

Elements of the Preferred Alternative include:

- Access Management
- Intersection Improvements
- Safety Improvements
- Structures
- Lighting
- Urban Design/Aesthetics
- Pedestrian/Bicycle Facilities

The Preferred Alternative would provide good local access compared to the other alternatives considered. Several existing I-70B accesses from adjacent properties would be closed. However, the Preferred Alternative would provide consolidated access points to improve safety, improve access capacity, facilitate local access, and better accommodate I-70B mobility.

Generally, in the 24 Road to Rimrock Avenue section, the existing signals would remain in the Preferred Alternative and the existing two full movement accesses between signals would be replaced by one $\frac{3}{4}$ turn access for each side of I-70B. The raised median would provide control for this access management technique. In the North Avenue area, the existing $\frac{3}{4}$ turn from westbound I-70B to eastbound I-70B would be replaced by a similar $\frac{3}{4}$ movement further south at Teller Road. At 1st & Grand, due to proposed intersection improvements, some access changes would be required, but businesses would maintain a high level of access in the Preferred Alternative. The Preferred Alternative also would provide increased mobility for the corridor as a whole, generally improving business access and business viability.

The Preferred Alternative would provide additional through capacity on I-70B at all intersections between 24 Road and 1st Street. In addition to this improvement, several other design considerations are included in the Preferred Alternative. Notably, the following intersections would undergo major improvements:

- ▶ **I-70B & 25 Road** – Additional eastbound and westbound left turn lanes.
- ▶ **1st & Grand** – This intersection would be reconfigured into a four-leg intersection instead of the existing five-leg. Also, the curve of the intersection would be improved to provide better through movements and the turn laneage would be maximized.
- ▶ **4th/5th/Ute/Pitkin** – 5th Street would be converted to one-way northbound between Ute and Pitkin, effectively creating a one-way loop around the park. This simplifies traffic operations in the area and eliminates the major conflicts of southbound 5th Street and eastbound Pitkin Avenue.

The improved horizontal geometry at 1st & Grand would reduce vehicle conflicts and reduce the likelihood of side-swipe accidents for through vehicles. The curve at 1st Street and Ute Avenue would be improved, providing more room for vehicles navigating the sharp curve and improving sight distance.

Project Area

The general project area includes about 6.4 kilometers (4 miles) of roadway located in Mesa County, Colorado in the City of Grand Junction. The general project area is shown on Figure 1. The project area is located within Sections 9, 10, 14 and 15 of Township 1S, Range 1W, Ute Principal Meridian on the Grand Junction, Colorado USGS quadrangle map. The Area of Potential Effect (APE) for this project is defined as the parcels bordering the I-70B corridor from 24 Road at the west end to 1st St. The corridor turns south along 1st St. until its intersection with the one-way couplets of Ute and Pitkin Avenues. The APE continues eastward along Ute and Pitkin Avenues to 15th St., which is the east end of the study corridor. The APE is shown on an air photo in Figure 2 (5 sheets). Consultation with the SHPO regarding this APE took place in January 2007 and a letter was received from them on January 29, 2007 indicating that they did not object to the proposed area of potential effect. This area has a mix of land uses, but is mainly a commercial area.

Figure 2: Area of Potential Effect, Sheet 1 of 5



Figure 2: Area of Potential Effect, Sheet 2 of 5



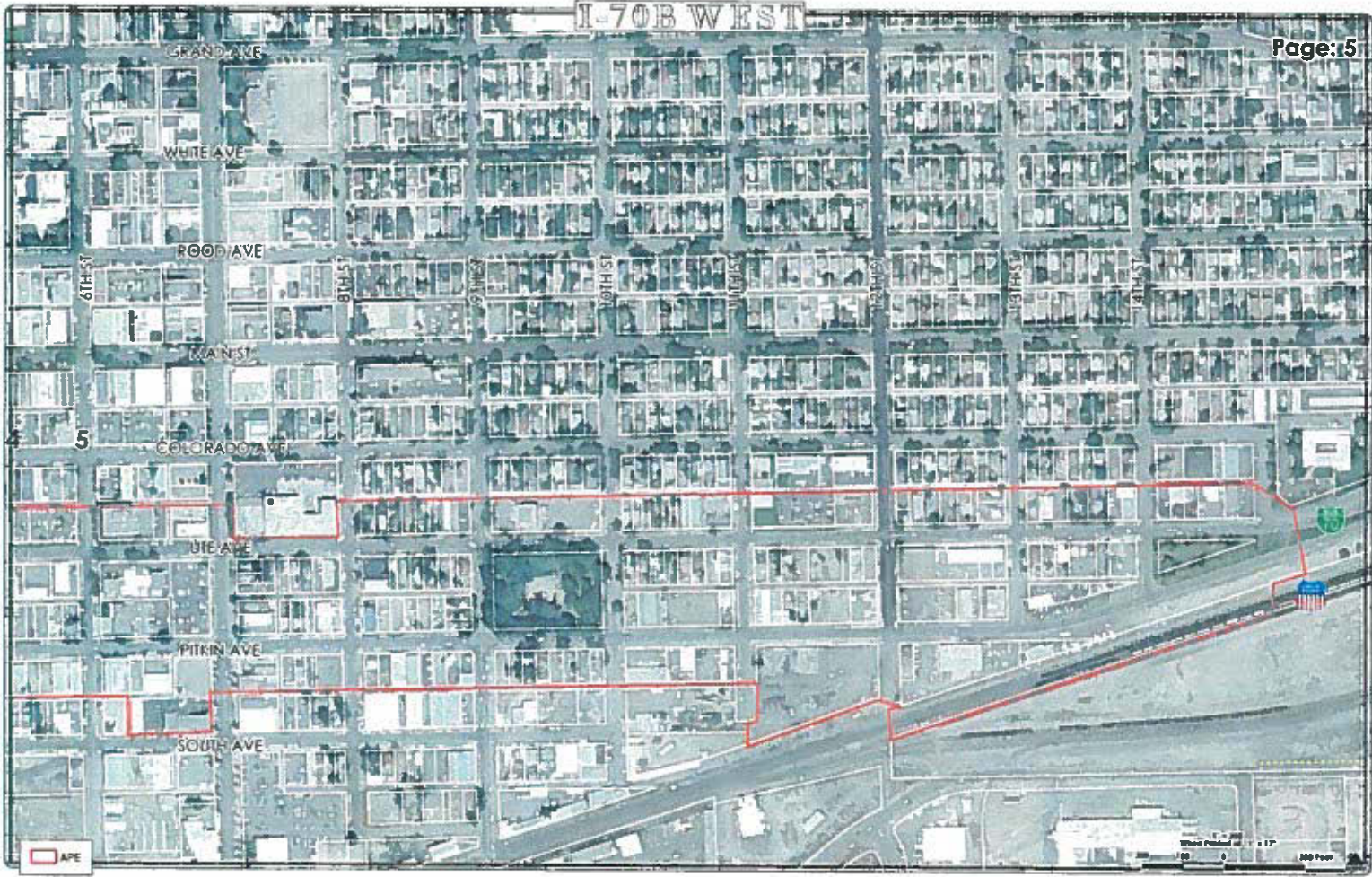
Figure 2: Area of Potential Effect, Sheet 3 of 5



Figure 2: Area of Potential Effect, Sheet 4 of 5



Figure 2: Area of Potential Effect, Sheet 5 of 5



Literature Review

A file search for the project area was conducted at the Colorado Historical Society Office of Archaeology and Historic Preservation on August 31, 2006. That file search identified many previously surveyed properties in the project area.

Several local history books and previously published reports proved valuable in providing information about the history of the project area. These are listed in the Bibliography at the end of this report.

Research Design

The objective of this cultural resource survey was to identify significant historic properties over 50 years of age and any historic districts that may be eligible for listing in the National Register of Historic Places (NRHP). Gail Keeley of Hermsen Consultants conducted the survey and research. Historic Building Inventory Forms were prepared for all sites and buildings within areas of the APE where road improvements would be made.

The cultural resources within the areas of the APE where roadway improvements are slated to occur were surveyed at the intensive level and photographed. Historic research was done at the Office of Archaeology and Historic Preservation at the Colorado Historical Society to determine if there are any properties in the study area which are eligible for listing in the NRHP, State Register of Historic Places (SRHP) or have been recorded in the state inventory. The City of Grand Junction and Mesa County were contacted to determine if there are any local landmarks within the project area. Research was conducted at the City of Grand Junction Department of Community Development, the Mesa County Assessor's Office, the Museum of Western Colorado, the Mesa County Public Library, the Stephen Hart Library at the Colorado Historical Society and at the Western History Collection of the Denver Public Library. Individuals associated with significant properties in the survey area were interviewed.

Methodology

The State Historic Preservation Office was contacted periodically during the course of the field survey and evaluation. The field survey and historic research were conducted between October 2006 and April 2007 by Gail Keeley as outlined in the Research Design.

Research was undertaken to collect pertinent information on the survey area and on the individual buildings identified as needing surveys. The primary sources of this information included tax assessor's records, newspaper articles, historic books and maps and other published reports. As part of the historic compliance work for this project, photographs and historic building inventory forms have been prepared for 20 properties in the study area.

Historical Context

Grand Junction is a community with a rich and varied past. It is located at the junction of the Colorado (formerly the Grand) River and the Gunnison River on the far western edge of Colorado. This region has attracted Indians, explorers, settlers, miners, recreational enthusiasts and visitors. It is an arid region with about 8.3 inches of precipitation per year, mild temperatures and an elevation of about 5000 feet. Grand Junction is nestled in the valley surrounded by the Little Bookcliff Range on the north, the Grand Mesa on the east, the Uncompahgre Plateau on the south and desert to the west.

Early Inhabitants and Explorers

The Fremont Indians were the earliest known inhabitants of this region. Evidence of their habitation can be seen in their signature and art on rock faces dating from before about 700 A.D. and by remnants of their living later unearthed by archaeologists. Later, the Ute Indians, who may have been descendants of the Fremont Indians, occupied this area for at least 500 years. The Utes were a nomadic people who roamed throughout Colorado, Utah, New Mexico, Arizona and Wyoming.



Fremont Indian Rock Art

Photo Courtesy of Museum of Western Colorado

In the mid-1500s, Spain had claimed vast regions of land in North America, but their efforts at exploration did not reach this region until 1776-1777 when the Dominguez-Escalante expedition came through. This exploration party went through much of this region, but missed the site where Grand Junction would later be established by about 40 miles. In the 1840s, within about 70 years of that first expedition, the valley was known by trappers, traders, and government scouts and troops who followed the northern branch of the Spanish Trail which passed fairly close to the site of Grand Junction. The Spanish Trail brought travelers from Santa Fe and Taos, New Mexico to Los Angeles, California. In 1853, Captain John W. Gunnison explored the area seeking routes for expansion of railroad lines. From 1873 to 1876, the United States Geological Survey, under the direction of Ferdinand Hayden, surveyed the region mapping the terrain, naming rivers, mountains, and cliffs and creating public interest in these lands.

Ute Indians

The Western Slope of Colorado was home to the Ute Indians. They moved through the region inhabiting isolated valleys, rocky plateaus and lofty mountains for over 500 years. The arrival of the first white fur traders around 1800 marked the beginnings of significant change for the way of life the Utes had known for centuries. The Utes lived unfettered by the slow arrival of occasional traders and exploration parties. But when the first of Colorado's gold rushes started in 1858, things began to change drastically for the Utes.

In a 24 year period, the government and the Utes entered into four treaties. The 1868 treaty provided that the Utes were entitled to live in a region including the area that is now Grand Junction. However, continued pressure was exerted to move the Indians off those lands so that they could be open to white settlement.

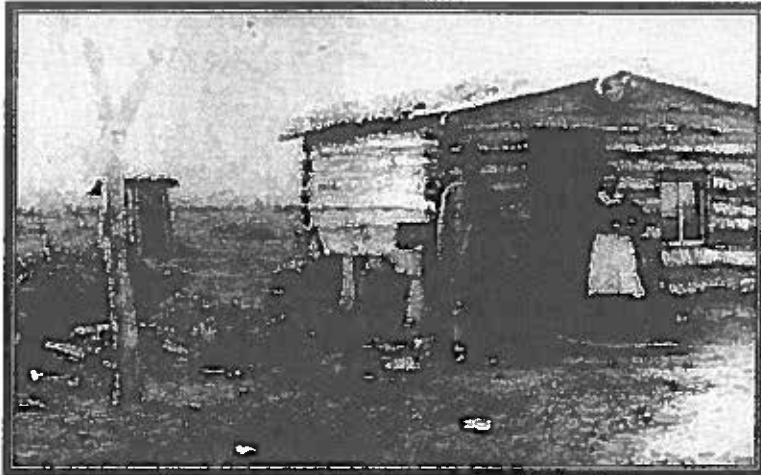


Ute Indian - Photo Courtesy of Museum of Western Colorado

The Indians' frustration at the meaningless treaties resulted in increased tension, which erupted in a raid on Nathan Meeker, an Indian agent for the government. At what came to be called the Meeker Massacre, the raid ended with the deaths of 12 white people and 37 Indians. That skirmish precipitated the government's takeover of the Utes' land as they were escorted out of these lands to more desolate desert areas in southwest Colorado and northeast Utah. Legend has it that the white settlers watched from the high south banks of the Grand River as the Indians were escorted from their land on September 4, 1881, and that they moved in to settle the land before the wind had even erased the prints of the Indians' moccasins.

Settlement

As soon as the Utes were escorted from the valley, the first white settlers rushed in to stake out the best farm and nicest home sites. Settlement was rapid in the fall of 1881, a mere five years after the rest of the country had celebrated its centennial. Many of the early settlers spent the first winter in tents. They would usually arrive in Gunnison by train and then outfit themselves with a sturdy wagon, supplies and a team of horses to make the last leg of the trip to Grand Junction.



First structure in Grand Junction - - log cabin at Second and Ute that served as the office of the Town Company, Residents were R.D. Mobley, the first postmaster and his wife.
Photo Courtesy of Museum of Western Colorado

The townsite was officially platted in early 1882 under the supervision of George A. Crawford, the president of the Grand Junction Town Company. Mr. Crawford had experience in establishing towns, having planned three towns in Kansas and later having assisted in founding Delta, Colorado. Crawford's diary shows that the location of the actual townsite was selected on September 26, 1881 - - three weeks after the first settlers arrived. Fifty percent of the stock in the Grand Junction Town Company was sold to the D & RG railroad. Records show that there were 29 people that filed claims in the townsite by the end of 1881. The name "Grand Junction" was selected for the town due to its location at the junction of two great rivers, the Gunnison and the Grand and its location at the juncture of immigration routes from the east and west.



George A. Crawford - "the Father of Grand Junction"
Photo Courtesy of Museum of Western Colorado

By 1882, the town was growing by leaps and bounds. Several saloons and shops had been set up and the first hotel was in business. Much of the growth in 1882 was spurred by the establishment of a lumber mill that provided materials for building, although some settlers used adobe or brick construction. The Brunswick Hotel was the first brick building erected in Grand Junction. Built in the summer of 1882 by John Holderby, it was opened as a hotel in the Fall soon after the arrival of the railroad. By the end of 1882, Grand Junction had a meat market, two blacksmiths, three hotels, a newspaper, pharmacy, several saloons and four general stores. Colorado Avenue was the first

major street in the town with wood and brick buildings. School was offered and churches and other organizations were established. By 1883 the population of Grand Junction was about 600. By 1884 there were 50 businesses in Grand Junction with another 10 stores and an opera house added by 1886. Grand Junction became the county seat of Mesa County, which was carved out of the much larger Gunnison County in 1883.

In the late 1890s the population was almost 2500. By 1900, the population was about 4000 and there were 800 students in Grand Junction schools. The town's first library, which was funded by Andrew Carnegie, was established by 1901. The town's business district kept growing and by 1908, Grand Junction was the home to 180 businesses ranging from stores, hotels and saloons to flour mills, brick factories and lumber mills. The population kept steadily increasing - - 7800 by 1910, 8700 by 1920, 10,200 by 1930, 12,500 by 1940 and 14,500 by 1950.

There was a lot of turnover of residents during the early years. Of the approximately 1000 residents living in Grand Junction in 1885, only 15% were still there by 1900. The constant influx of newcomers kept the town's population growing.

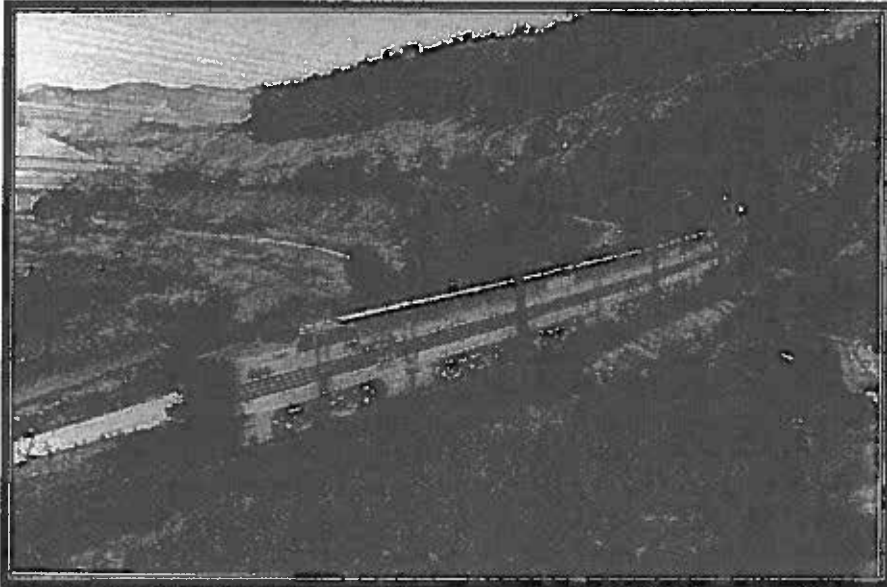
Railroads

The Denver and Rio Grande (D & RG) Railroad was the first railroad to reach Grand Junction arriving there on November 22, 1882. The first train on the D & RG tracks came in from the south on a route following the Gunnison River and crossed over a temporary bridge spanning the Colorado River. The arrival of the railroad made it easier for interested parties to access and settle in the town. Settlers arrived by the train carload. The railroad brought new businesses and helped position Grand Junction as the major transportation and business center of the Western Slope. By the mid to late 1880s, Grand Junction was the railroading center of a large mountainous and desert region.

The Denver and Rio Grande brought many settlers from Iowa, Kansas and Arkansas. The first rails to Grand Junction and beyond to Salt Lake City in 1882 and 1883 were narrow gauge. In the early 1890s, the railroad began switching the routes in and out of Grand Junction to the wider standard gauge rails. From 1909 to 1918 there were six rail systems that had track in Mesa County. Besides the D & RG there was the Rio Grande Western and the Colorado Midland, which came in from the east in 1890, as larger carriers with connections to the transcontinental railway system. There was also the Grand Junction and Grand River Valley electric streetcar system in Grand Junction and interurban line between Grand Junction and Fruita. The Little Bookcliff Railway carried passengers and loads of coal between Grand Junction and Carpenter, a former settlement north of town. And lastly, the Uintah Railway hauled the mineral gilsonite from the Uintah Basin in Utah to Mack, Colorado where it was used in a paving operation.

The D & RG RR used Grand Junction as the regional headquarters for lines extending east, south and as far west as central Utah. The machine shops in Grand Junction were completed in 1883. Railroad facilities in Grand Junction in the late 1880s included a large roundhouse used for locomotive repair, a water tank, additional repair facilities, switchyards and a station.

The railroad has and continues to be an important part of the region's economy. The first payroll that went into circulation in Grand Junction came from the building of the first railroad into town in 1882.



D & RG California Zephyr running from Chicago to San Francisco through Grand Junction
Photo Courtesy of Museum of Western Colorado

Hard times did not escape the railroad. In the 1950s the D & RG RR had to transfer or lay-off hundreds of employees due to the decline of use of steam locomotives and the introduction of modern diesel engines which meant less business for the D & RG repair shops. Mechanics and welders who repaired the steam engines were no longer needed. The uranium boom was also in the 1950s, but with new technology, the RR found that it could still haul the extra freight with fewer employees. The railroad is still, however, one of the regions important employers. The railroad headquarters at Grand Junction is still responsible for the rail and rail bed maintenance for a very large region stretching hundreds of miles from Grand Junction.

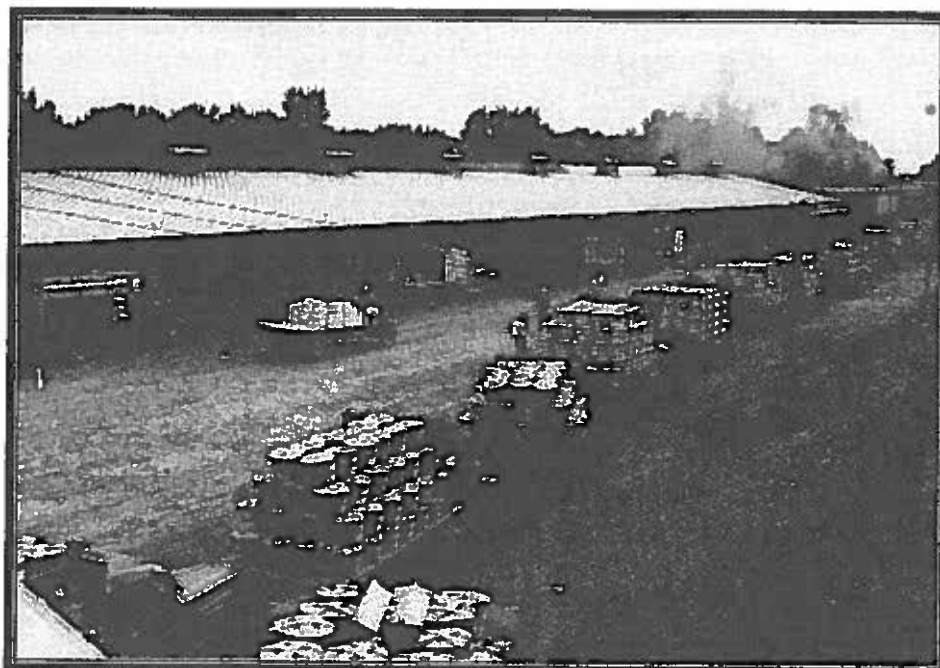
Ownership and operation of the D & RG RR has changed over time, as it has with most of the nation's railroads. In 1920, the Denver and Rio Grande was sold to the Western Pacific and the name of the line was changed to the Denver and Rio Grande Western. The D & RGW and Southern Pacific were merged into the Union Pacific. Today, the Amtrack still passes through Grand Junction.

Irrigation and the Fruit Industry

A desert region needs irrigation to grow crops. Irrigation ditches in the Grand Valley were built by 1882. Canal and ditch systems had reached most portions of the Grand Valley by the 1920s. The Pioneer Ditch came off the Colorado River near Palisade and crossed the 29 Road area on its way to land further west. It was the second irrigation ditch started in the Grand Junction area, with construction starting about 6 months after

the Grand Valley Ditch, but it was actually completed before the completion of the Grand Valley Ditch.

With irrigation, orchards sprang up in the Grand Valley. The fruit production industry grew rapidly from 1900 to 1920. Railroads shipped about 1000 railroad cars full of peaches, pears, cherries and apples out of Mesa County by 1900. In some orchards, sugar beets were grown between the rows of fruit trees. In 1911, the area experienced its greatest fruit yield, when over 1800 cars of apples alone were shipped from the area. In that year, apples led all fruit production followed by pears and then peaches.



Bushels of peaches being shipped out of Grand Junction orchards – 1950s
Photo Courtesy of Museum of Western Colorado

Problems with the codling moth and other insects increased and posed significant challenges for fruit growers. The use of insecticides helped keep thousands of acres of orchards from being ruined. Insects weren't the only problem. Disease, frost and low prices caused a precipitous decline in fruit production in the mid to late 1920s. The remaining growers began to market their products and promote peaches, apples and cherries throughout Colorado and surrounding states. However, by 1930 the prominence of the fruit industry was in decline due to rising transportation and labor costs and the challenging competition from California's fruit production. Even so, there were more than 900,000 peach trees and more than 800 peach orchards in the region in the 1950s. Apple and pear orchards, however, were being replaced by general farming. In the 1980s, several hundred residents in the Grand Junction area still produced fruit and small and medium-sized farms.

Development of I-70 B West Corridor

The I-70B corridor was the old main highway through Grand Junction before I-70 was built. A review of historic air photos along the corridor shows that the part of the study area west of 1st St. was mainly undeveloped rangeland in the 1930s, 1940s, and 1950s.

The buildings in the study area at that time reflected the agricultural economy of the Grand Junction area and the community's desire to establish itself as an economic and social center for Western Colorado. From the mid-century forward, the buildings reflected the increasing importance of the automobile in the local economy as evidenced by the service stations and motels on 1st Ave.

By the 1960s, there was a fair amount of development beginning in the corridor. In the 1970s there was evidence of some subdivisions and increased commercial development along the highway. Mesa Mall was developed in the early 1980s and the I-70B corridor was annexed into the City of Grand Junction. That spurred a great deal of development adjacent to the highway and extending out a mile or so each side of the corridor. Infill development on scattered undeveloped properties began to increase in the 1990s and into the current decade.

Results

Historic resources were evaluated for the properties within the defined area of potential effect where actual road improvements are planned to occur. Activities undertaken to identify historic resources in the area of potential effect included a file search at the Colorado Historical Society, a review of the National Register of Historic Places and State Register of Historic Places listings, a review of information on historic properties from the City of Grand Junction, a review of previous historical resource assessments in the general area and a review of previously completed architectural inventory forms in the project area. In addition, a field assessment was conducted to assess potential historic properties in the study corridor.

PROPERTIES INVENTORIED IN THE AREA OF POTENTIAL EFFECT

Table 1 lists the properties inventoried for this specific study. Some previous historic survey work was conducted in this area. All of the previous surveys were prepared before the 4 page survey form was instituted. Based on direction from the SHPO's office, new 4 page historic surveys were prepared for those previously surveyed properties. All the properties on Table 1 marked with an * are previously surveyed properties for which a new survey form was prepared. The 20 surveyed properties include 2 residential properties, 15 commercial properties and 3 institutional properties. The completed inventories are included in the Appendix. Five of these properties appear to be eligible for inclusion on the NRHP. The properties that are eligible for the NRHP are the Grand Junction Elks Home at 249 S. 4th St. (5ME.4162), Whitman School at 248 S. 4th St. (5ME.4251), the C. D. Smith Building / Museum of Western Colorado at 462 Ute Ave. (5ME.15698), the Rio Grande Motorway Terminal at 230 S. 5th St. (5ME.8654) and Whitman Park (5ME.1186).

All the other properties surveyed are not eligible for inclusion on the NRHP or the SRHP. Many of these properties have had significant alterations over time. Others have no known historical associations or architectural significance. The "Status" column on Table 1 and the individual site forms indicate the reasons why each of the properties surveyed is not eligible for inclusion on the NRHP or SRHP.

TABLE 1

**PROPERTIES INVENTORIED FOR HISTORIC STATUS IN THE PROJECT AREA
(Listed from West to East)**

ID Number	Address	Year Built	Name / Description	Status
5ME.2001*	2491 Highway 6 and 50	1898	Watermark Spas and Pools	NE - H, Alt
5ME.15687	333 N. 1 st St.	1956	Gay Johnson's Service	NE - H, Alt
5ME.15688	104 White Ave.	1964	Value Lodge Motel	NE - H
5ME.15689	124 N. 1 st St.	1955	Marconi's Auto Sales	NE - H, Alt
5ME.15690	105 W. Main St.	1953	Café Caravan	NE - H, Alt
5ME.15691	105 W. Colorado Ave.	1953	Colorado Wholesale Grocers	NE - H, Alt
5ME.15695	245 S. 1 st St.	1900	Bowman Biscuit Co.	NE - H, Alt
5ME.15696	225 S. 2 nd St.	1948	Hallam & Boggs Truck and Implement Co.	NE - H, Alt
5ME.4162*	249 S. 4 th St.	1913	Grand Junction Elks Home	E, LL
5ME.4151*	248 S. 4 th St.	1925	Whitman School	E, LL
5ME.8411*	301 S. 4 th St.	1900	Madden House	NE - H, Alt
5ME.8643*	335 S. 4 th St.	1924	Perry House	NE - H, Alt
5ME.15697	445 Pitkin Ave.	1956	Karnes Carpet World	NE - H, Alt
5ME.15699	406 S. 5 th St.	1951	Enterprise Rent-A-Car	NE - H, Alt
5ME.15700	336 S. 5 th St.	1961	Valley Auto	NE - H
5ME.15701	306 S. 5 th St.	1946	Barney Brothers Off Road	NE - H, Alt
5ME.15702	509 Ute Ave.	1951	Fine Line Body and Paint	NE - H, Alt
5ME.8654*	230 S. 5 th St.	1937	Rio Grande Motorway Terminal	E
5ME.15698	462 Ute Ave.	1935	C. D. Smith Building / Museum of Western Colorado	E, LL
5ME.1186*	Bounded by Ute and Pitkin Avenues and 4 th and 5 th Streets	1887	Whitman Park	E

* = New 4 page survey form completed for previously surveyed property
 LL = Local Landmark
 E = Eligible
 NE = Not Eligible
 H = No known historical associations
 Alt = Building has lost integrity due to alterations or additions

HISTORIC PROPERTIES IN THE AREA OF POTENTIAL EFFECT

The results of the newly inventoried and the previously recorded properties indicate that there are several historical properties in the APE. Based on the field assessments and research conducted for this project, there are five properties that are eligible for the NRHP. Figure 3 shows the location of these historic properties. The historic properties are listed in Table 2.

Figure 3: Historic Properties



**Table 2
Historic Properties in the Study Area**

ID Number	Address	Name/Description	Year Built	Status
5ME.4162	249 S. 4 th St.	Grand Junction Elks Home	1913	Eligible for NRHP under Criterion C, LL
5ME.4151	248 S. 4 th St.	Whitman School	1925	Eligible for NRHP under Criterion A, LL
5ME.15698	462 Ute Ave.	C. D. Smith Building / Museum of Western Colorado	1935	Eligible for NRHP under Criterion B, LL
5ME.8654	230 S. 5 th St.	Rio Grande Motorway Terminal	1937	Eligible for NRHP under Criterion A
5ME.1186	Bounded by Ute and Pitkin Avenues and 4 th and 5 th Streets	Whitman Park	1887	Eligible for NRHP under Criterion A
LL = Local Landmark				

The following briefly describes the historic properties in the area of potential effect.

Grand Junction Elks Home, 5ME.4162

The Grand Junction Elks Home, B.P.O.E. 575, was considered one of the finest Elks homes in Colorado at the time it was constructed in 1913. It is a prominent example of Classical Revival architecture in Grand Junction. For this reason, this building is evaluated as eligible for inclusion on the NRHP under Criterion C. In addition, it was designated on the City Register of Historic Sites, Structures and Districts on August 16, 1995.



Grand Junction Elks Home

Whitman School, 5ME.4151

This building is significant as one of the earliest schools in Grand Junction situated on a site marked out for a school site on the original town plat. As such, it is eligible for inclusion on the NRHP under Criterion A. It is a very prominent building in Grand

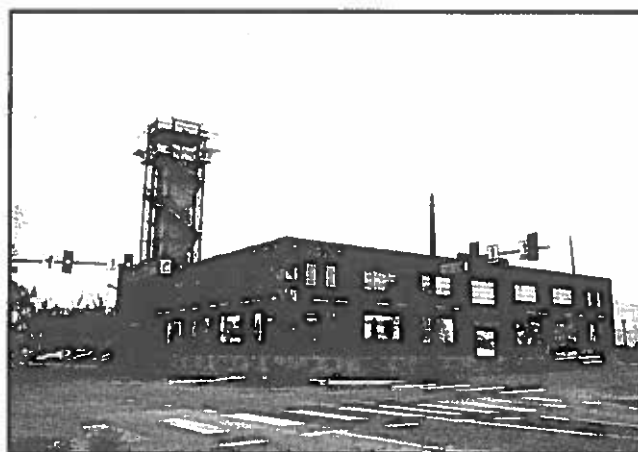
Junction and as such, the City of Grand Junction designated the Whitman School on the City Register of Historic Sites, Structures and Districts on December 20, 1995.



Whitman School

C. D. Smith Building / Museum of Western Colorado, 5ME.15698

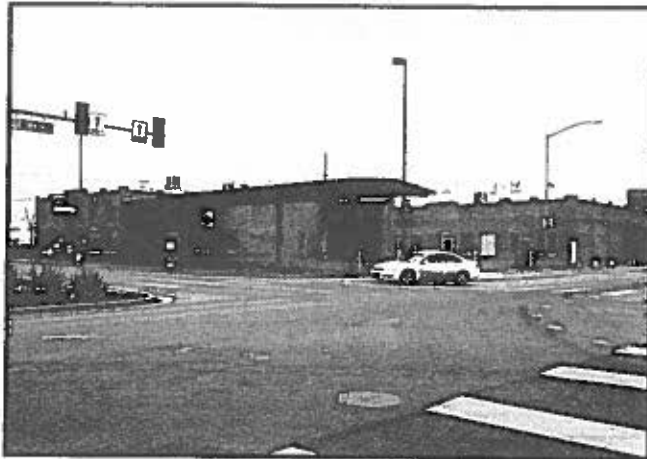
This building is significant for its association with C. D. Smith, one of the first pharmacists in Grand Junction and a prominent businessman, not only in Grand Junction but in many other communities on the Western Slope. The building is eligible for the NRHP under Criterion B for its association with C. D. Smith. Because of its importance, the City of Grand Junction designated this building in the City Register of Historic Sites, Structures and Districts on September 21, 1994.



C. D. Smith Building / Museum of Western Colorado

Rio Grande Motorway Terminal, 5ME.8654

This building is significant for its role in transportation to and from Grand Junction. From its completion in 1937, this building has always served as a regional bus station. It continues in that role some 70 years later. For these reasons it is eligible to the NRHP under Criterion A.



Rio Grande Motorway Terminal

Whitman Park, 5ME.1186

This park is significant because it was shown on the original town plat. It was developed several years later, and after more than 125 years, it is still the same size and the same park use, in the same location as it was when originally planned. This park is eligible for inclusion on the NRHP under Criterion A.



Whitman Park

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APPENDIX

SURVEYS PREPARED FOR THIS PROJECT (Listed from West to East)

ID Number	Address	Name / Description
5ME.2001*	2491 Highway 6 and 50	Watermark Spas and Pools
5ME.15687	333 N. 1 st St.	Gay Johnson's Service
5ME.15688	104 White Ave.	Value Lodge Motel
5ME.15689	124 N. 1 st St.	Marconi's Auto Sales
5ME.15690	105 W. Main St.	Café Caravan
5ME.15691	105 W. Colorado Ave.	Colorado Wholesale Grocers
5ME.15695	245 S. 1 st St.	Bowman Biscuit Co.
5ME.15696	225 S. 2 nd St.	Hallam & Boggs Truck and Implement Co.
5ME.4162*	249 S. 4 th St.	Grand Junction Elks Home
5ME.4151*	248 S. 4 th St.	Whitman School
5ME.8411*	301 S. 4 th St.	Madden House
5ME.8643*	335 S. 4 th St.	Perry House
5ME.15697	445 Pitkin Ave.	Karnes Carpet World
5ME.15699	406 S. 5 th St.	Enterprise Rent-A-Car
5ME.15700	336 S. 5 th St.	Valley Auto
5ME.15701	306 S. 5 th St.	Barney Brothers Off Road
5ME.15702	509 Ute Ave.	Fine Line Body and Paint
5ME.8654*	230 S. 5 th St.	Rio Grande Motorway Terminal
5ME.15698	462 Ute Ave.	C. D. Smith Building / Museum of Western Colorado
5ME.1186*	Bounded by Ute and Pitkin Avenues and 4 th and 5 th Streets	Whitman Park

* = New 4 page survey form completed for previously surveyed property

Resource Number: 5ME.2001
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- Determined Eligible- NR
 - Determined Not Eligible- NR
 - Determined Eligible- SR
 - Determined Not Eligible- SR
 - Need Data
 - Contributes to eligible NR District
 - Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.2001
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Uranium Liquor Store
6. Current building name: Watermark Spas and Pools
7. Building address: 2491 Highway 6 and 50, Grand Junction CO
8. Owner name and address: Scott A. Alberts & Barbra D., 1467 Castle Ct., Fruita, CO 81521-9073

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of section 9
10. UTM reference
Zone 1 2 ; 7 0 8 3 0 0 mE 4 3 2 8 6 2 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries. This property faces on Highway 6 and 50 which is its northeastern boundary. The southeastern, southwestern and northwestern boundaries abut other commercial properties. The legal description of 5ME.2001 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 94 x Width 55
16. Number of stories: One
17. Primary external wall material(s): Stucco
18. Roof configuration: Front Gable and Side Gable
19. Primary external roof material: Asphalt/Composition Shingle
20. Special features:

Resource Number: 5ME.2001
Temporary Resource Number:

21. **General architectural description:** This building is a former residence converted into a business use. The structure is 4,808 sq ft. and has one front-gable roofline on the east end at the front of the structure and three side-gable rooflines in the middle and rear of this rambling structure. The walls of this building are stucco and there is an interesting water/wave mural painted in varying shades of blue that extends along the front (north) of the building wrapping around the west end. There are 3 plastic three-dimensional dolphins that adorn the front of the east and west facades of the building. The building is accessed by a commercial glass door in the west part of the front gable segment of the building. There is also another single commercial glass door on the east end of the front gable section of the building. There are also two commercial glass doors set in the front gable portion of the building that are not used. A handicap ramp wraps from the west side of the building to the front door on the north side. There are metal casement windows on the west side of the building and one on the front (north) side of the building. The windows on the rear of the building are vinyl sliders. A large picture window is situated on the front façade.
22. **Architectural style/building type:** No Style
23. **Landscaping or special setting features:** There are two large trees near the rear of the structure. A parking area is located on the north and west sides of the building.
24. **Associated buildings, features, or objects:** There are two outbuildings associated with this property. One is a shed-roof storage shed with vertical wood walls and the other is a new metal open-sided shed.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate: _____ Actual: 1898
Source of information: Original Survey 5ME.2001
Note: Mesa County Assessor Parcel # 2945-094-00-140 indicates the building was originally constructed in 1950.
26. **Architect:** Not Known
Source of information:
27. **Builder/Contractor:** Not Known
Source of information:
28. **Original owner:** Not Known
Source of information:
29. **Construction history (include description and dates of major additions, alterations, or demolitions):** An original, undated, survey card prepared for this property showed that the house on site was built in 1898. Assessor's records show that there was a house on this site built in 1950. A review of the building plan for this structure shows that the original house was at the rear of the structure. The original house was a one-story hipped cottage. By 1960, the structure had been remodeled into a commercial enterprise, the Uranium Liquor Store.

Resource Number: 5ME.2001

Temporary Resource Number:

Sometime after 1980, the property was extensively remodeled and expanded into the commercial property it is today.

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single Dwelling

32. Intermediate use(s): Commerce and Trade: Business

33. Current use(s): Commerce and Trade: Business

34. Site type(s): Pool and spa store

35. Historical background: The earliest listing for this property in the Grand Junction city directories was in 1960 when it was the Uranium Liquor Store. The city directories also showed the Uranium Motel and Cafe was on this site. Both the liquor store and the motel and cafe were there from 1960 through 1980. In 1985, the property was vacant and by 1988 Watermark Spas and Pools, Inc. moved onto this property.

36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1960-2000

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

41. Level of significance: National State Local

42. Statement of significance: This building has been so modified over time through large additions that the original architecture is not easily discerned. There are no known significant historical associations for this property.

43. Assessment of historic physical integrity related to significance: The building has been so modified that you can not see the original structure.

Resource Number: SME.2001
Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 2, Frames 9, 10

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 20, 2007

50. Recorder(s): Gail Keeley

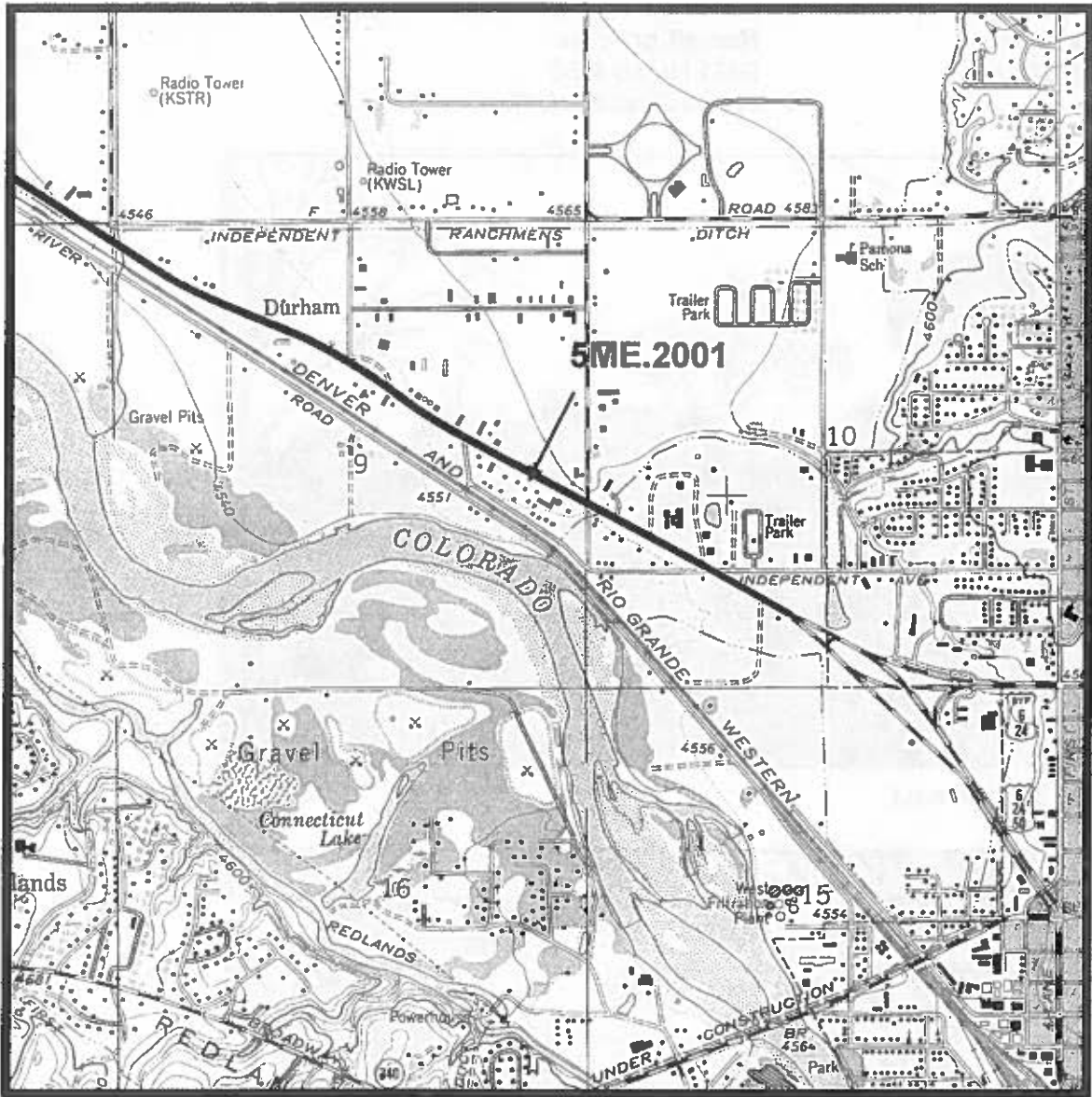
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.2001
2491 Hwy 6 & 50
USGS Quad Location Map

Site Number
5ME.2001

Name/Location
2491 Hwy 6 & 50
Grand Junction, Colorado



View to Southeast



View to Southwest

Resource Number: 5ME.15687
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- Determined Eligible- NR
 - Determined Not Eligible- NR
 - Determined Eligible- SR
 - Determined Not Eligible- SR
 - Need Data
 - Contributes to eligible NR District
 - Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15687
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name:
6. Current building name: Gay Johnson's Service Station / Conoco Eagle Convenience Store
7. Building address: 333 N 1st Street, Grand Junction, CO 80501
8. Owner name and address: Gay Johnson's, Inc., P.O. Box 1829, Grand Junction, CO 81502-1829

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE ¼ of NE ¼ of NE ¼ of SE ¼ of section 15
10. UTM reference
Zone 1 2 ; 7 1 0 2 0 0 mE 4 3 2 7 1 2 0 mN
11. USGS quad name: Grand Junction
Year: 1963 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1-12 & 17-21 Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries. The eastern boundary of this parcel is N. 1st St. The northern boundary is Grand Avenue. The western boundary abuts N. Spruce St. and the southern boundary abuts White Avenue. The legal description of 5ME.15687 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Hexagonal Plan
15. Dimensions in feet: Length 91 x Width 52
16. Number of stories: One
17. Primary external wall material(s): Stucco
18. Roof configuration: Polygonal
19. Primary external roof material: Asphalt

Resource Number: SME.15687

Temporary Resource Number:

20. Special features:

21. General architectural description: This building houses a 4040 sq. ft. convenience store associated with a gas station. Mr. Payroll Check Cashing service is located on the north end of the building. The building has a hexagonal shape, although not all six sides are the same size. There is a skylight at the peak of the hexagonal roof. The walls of the building are stucco on the north, south and west sides. The walls on the east side are made of concrete blocks that have been patterned to look like bricks. The entrance to the convenience store is through a double set of glass commercial doors on the east side of the building that are flanked by large commercial windows. There is another single glass entry door on the south side of the building. Planters made of concrete blocks that have been patterned to look like bricks are located at the northeast and southeast corners of the building. Single pane commercial windows are located above both of the planters. There is a small window for walk-up check cashing at the Mr. Payroll business on the east end of the building.

22. Architectural style/building type: No style

23. Landscaping or special setting features: There are two planters containing shrubs located at the northeast and southeast corners of the building. There is also a strip of shrubs along the east side of the parcel.

24. Associated buildings, features, or objects: Five double-sided gas pumps under a polygon shaped canopy are located to the immediate east of the convenience store. A 4732 sq. ft. fast food restaurant, built in 1993, is located at the northwest corner of this parcel of land.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1956

Source of information: Mesa County Assessor Parcel # 2945-154-01-013

26. Architect: Not Known

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: Gay Johnson's Inc.

Source of information: Grand Junction City Directory

29. Construction history (include description and dates of major additions, alterations, or demolitions): The property was extensively remodeled in 1988. The exact extent of changes that occurred during that remodel is not known, however, the existing structure was converted into a convenience store at that time.

30. Original location x Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade: Business

Resource Number: 5ME.15687

Temporary Resource Number:

32. Intermediate use(s): Commerce and Trade: Business
33. Current use(s): Commerce and Trade: Business
34. Site type(s): Gas station and convenience store
35. Historical background: This property has always been Gay Johnson's, a long-term service station and coffee shop business in Grand Junction. The first listing for this property in the Grand Junction City Directories was in 1960 when the business was called Gay Johnson's First Street Service. By 1965, the listing included the service station as well as the Gay Johnson's Coffee Shop. By 1975, this site included Gay Johnson's Service Station, Coffee Shop and Tire Shop. In 1985, the service station provided Skelly gasoline products and Patty's Horseshow Restaurant and Lounge was located on-site. A large remodel project was undertaken in 1988 and during that year the site was under construction and not open for business. After the remodel and re-opening, the site included a convenience store and a Western Union money transfer service in addition to the gasoline service.
36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1955-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ___ B. Associated with the lives of persons significant in our past;
- ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ___ Qualifies under Criteria Considerations A through G (see Manual)
- X Does not meet any of the above National Register criteria
39. Area(s) of significance:
40. Period of significance:
41. Level of significance: National ___ State ___ Local _____
42. Statement of significance: This building was significantly remodeled in 1988 when it opened as a convenience store. As a consequence, the integrity has been compromised. There are no known significant historical associations for this property.

Resource Number: 5ME.15687

Temporary Resource Number:

43. Assessment of historic physical integrity related to significance: The existing structure was remodeled significantly in 1988 with the opening of the convenience store.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 3, Frames 9, 14

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 17, 2007

50. Recorder(s): Gail Keeley

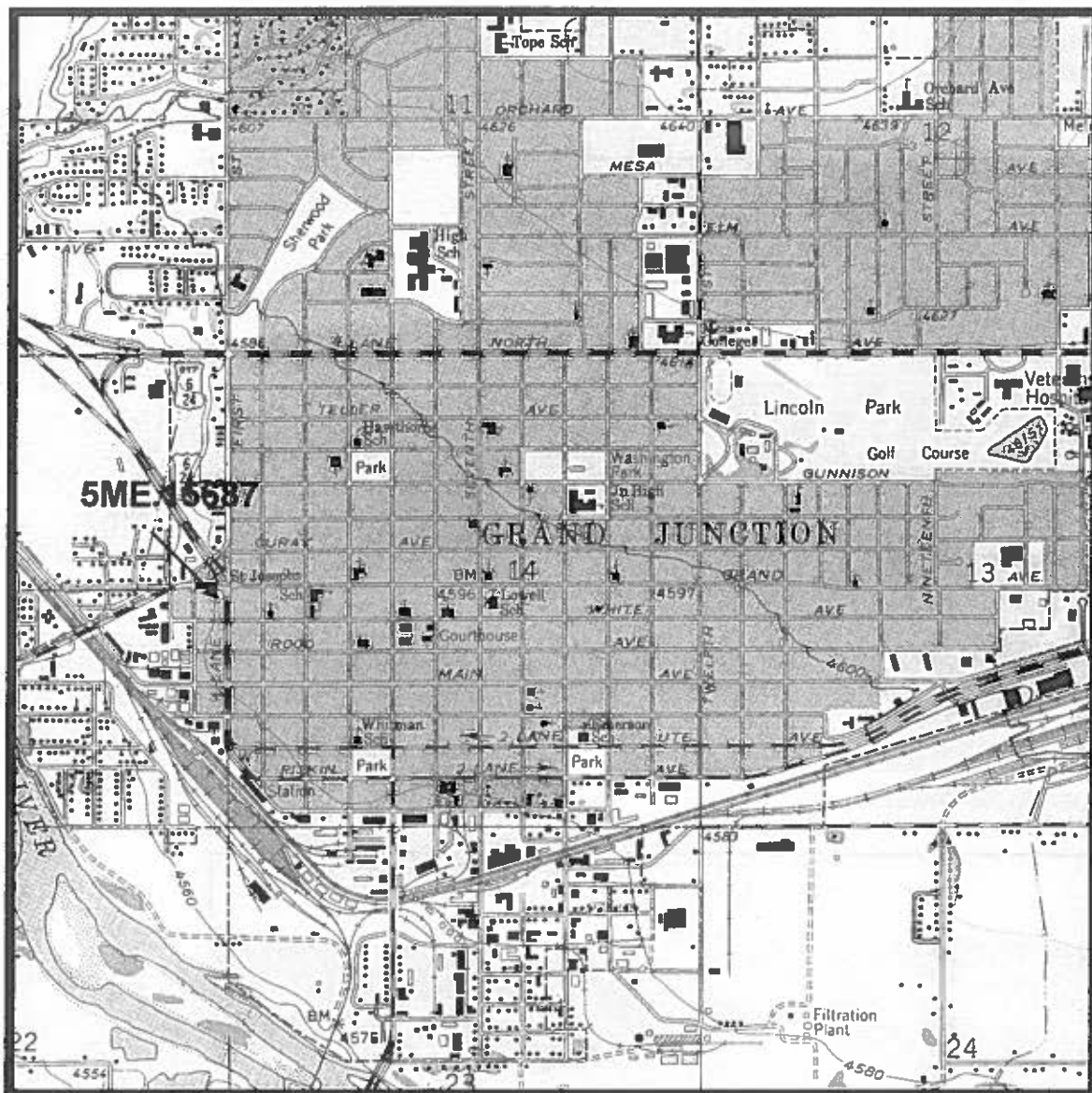
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



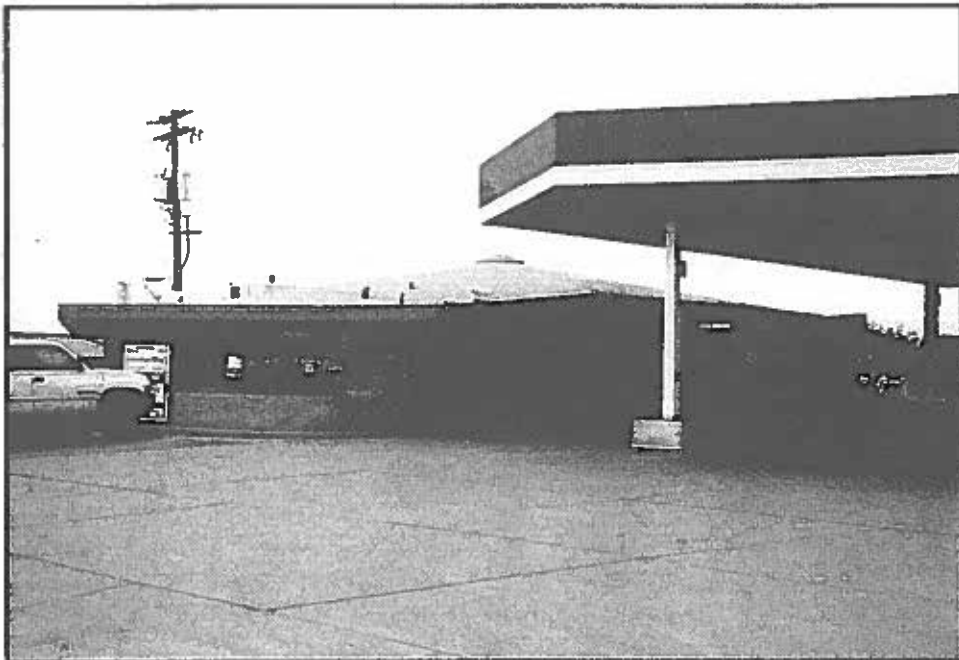
Site 5ME.15687
333 N. 1st St.
USGS Quad Location Map

Site Number
5ME.15687

Name/Location
333 N. 1st St.
Grand Junction, Colorado



View to Southwest



View to Northwest

Resource Number: 5ME.15688

Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination (OAHP use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15688
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Travel Lodge Motel
6. Current building name: Value Lodge Motel
7. Building address: 104 White Ave., Grand Junction, CO 81501-2250
8. Owner name and address: Raymond C. Landmeier and Estate c/o Bertha L. Landmeier, 104 White Ave., Grand Junction, CO 81501-2250

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NW ¼ of NW ¼ of NW ¼ of SW ¼ of section 14
10. UTM reference
 Zone 1 2 ; 7 1 0 2 6 0 mE 4 3 2 7 1 0 0 mN
11. USGS quad name: Grand Junction
 Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 17-24 Block: 78
 Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 17 TO 24 INC BLK 78 GRAND JUNCTION
 The western boundary of this parcel is N. 1st St. The southern boundary is W. White Avenue. The eastern boundary abuts a parking lot and the northern boundary abuts an alley and another commercial property. The legal description of 5ME.15688 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 163 x Width 66
16. Number of stories: 2
17. Primary external wall material(s): Concrete Block
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features:

Resource Number: 5ME.15688

Temporary Resource Number:

21. General architectural description: This 18,183 sq.ft. structure is a two story motel. It is situated in an east/west alignment on the parcel so that the guest rooms look out to the north and south. The office entry to the motel is at the west end of the south side under a canopy. The entry door is a single glass commercial door centered in the office and flanked by three full length commercial windows on both sides. The walls of the second floor above the office are decorated with a dark circular pattern contrasting on a light background. There are single entry doors on the first floor for each motel unit - - 10 on the north side and 7 on the south side. The second floor of the motel has a balcony walkway and patio doors for each unit. The walls of the motel are made of concrete block painted a cream color with blue trim around the windows and along the roofline. The wall on the south side between the office and the motel units has been covered with stucco. This wall is located immediately north of the outdoor swimming pool. The west wall has a decorative element of a raised diamond pattern in the concrete blocks on the first floor. The windows on the first floor are aluminum sliders. The east end of the building has two large picture windows on the second floor.

22. Architectural style/building type: Commercial

23. Landscaping or special setting features: Paved parking lots are located on the north and south sides of the motel.

24. Associated buildings, features, or objects. There is an outdoor swimming pool located on the south side of the motel.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1964

Source of information: Mesa County Assessor Parcel # 2945-143-01-007

26. Architect: Not Known

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: Not Known

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): Unknown

30. Original location x Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Hotel

32. Intermediate use(s): Domestic: Hotel

33. Current use(s): Domestic: Hotel

34. Site type(s): Motel

Resource Number: SME.15688
Temporary Resource Number:

35. Historical background: This building has always been a motel. It was the Travel Lodge through the 1960s, 1970s and 1980s. By 1991, it was operated under its current name, the Value Lodge Motel.
36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers, 1964 - 2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- X Does not meet any of the above National Register criteria
39. Area(s) of significance:
40. Period of significance:
41. Level of significance: National ___ State ___ Local ___
42. Statement of significance: This building is a basic two-story motel similar to many others built in Colorado and the United States in the last 50 years. It does not demonstrate the elements of a particular style, illustrate distinctive characteristics, demonstrate a particular method of construction nor possess high artistic values. As such, it does not meet the criteria for inclusion on the NRHP. There are no known historic associations for this property.
43. Assessment of historic physical integrity related to significance: This motel appears to be relatively intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ___ Not Eligible X Need Data ___
45. Is there National Register district potential? Yes ___ No x
Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.
If there is National Register district potential, is this building: Contributing ___ Noncontributing ___
46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

Resource Number: SME.15688

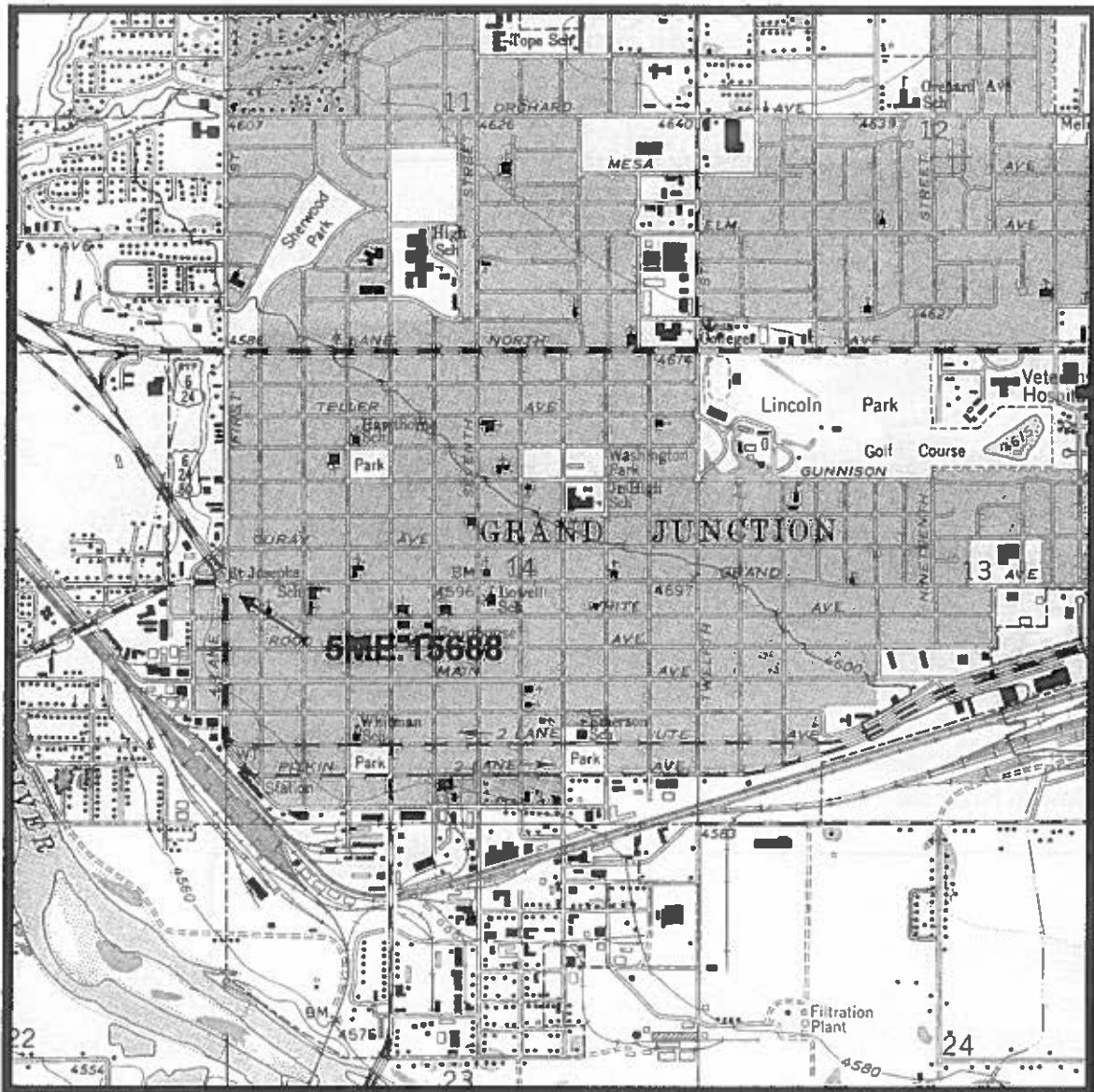
Temporary Resource Number:

VIII. RECORDING INFORMATION

- 47. **Photograph numbers: Roll 3, Frames 6, 12**
Negatives filed at: Hermsen Consultants
- 48. **Report title: Grand Junction I-70B West Environmental Assessment**
- 49. **Date(s): April 15, 2007**
- 50. **Recorder(s): Gail Keeley**
- 51. **Organization: Hermsen Consultants**
- 52. **Address: 486 W. Fremont Drive, Littleton, CO 80120**
- 53. **Phone number(s): (303) 797-6337**

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

**Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395**



Site 5ME.15688
104 White Ave.
USGS Quad Location Map

Site Number
5ME.15688

Name/Location
104 White Ave.
Grand Junction, Colorado



View to Northeast



View to Southeast

Resource Number: 5ME.15689
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15689
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Don and Mel's 66 Service
6. Current building name: Marconi's Auto Sales
7. Building address: 124 N 1st Street, Grand Junction, CO
8. Owner name and address: Schiesswohl Oil Company, 1935 N 5th St, Grand Junction, CO 81501-7405

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NW ¼ of SW ¼ of NW ¼ of SW ¼ of section 14
10. UTM reference
Zone 12 ; 7 1 0 2 7 0 mE 4 3 2 6 9 2 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1&2 Block: 100
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 1 + 2 BLK 100 GRAND JUNCTION SEC 14 1S 1W EXC RD ROW AS DESC IN B-1951P-898 MESA CO RECDS. The western boundary of this parcel is N. 1st St. The northern boundary is W. Rood Avenue. The eastern boundary abuts a parking lot and the southern boundary abuts another commercial property. The legal description of 5ME.15689 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 50 x Width 28
16. Number of stories: One
17. Primary external wall material(s): Concrete Block ; Brick
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features:

Resource Number: 5ME.15689

Temporary Resource Number:

21. **General architectural description:** This 1320 sq. ft. building is a former service station that is now used for used car sales. The northwest corner of the building is clipped at a diagonal angle and houses the office for the used car sales business. A commercial glass door with a transom and surrounded by large commercial windows is set in the center of this office area. The windows are placed at a slight angle with the top of the window extending slightly further out than the base of the window. The roof is flat, and the roof of the office is approximately 3 feet shorter than the roof for the rest of the building. The walls of this building are concrete block at the back of the building (east elevation) and brick on the north and west sides. The brick is painted white for the upper portion of the building and a white and black checkerboard pattern for the lower half of the exterior walls. There are two garage doors for the former service bays on the west façade. The north elevation has two narrow entry doors which were originally most likely for access to restrooms. There are two multi-pane (12) windows on the south wall.
22. **Architectural style/building type:** No style
23. **Landscaping or special setting features:** Paved parking areas are located on all four sides of this building.
24. **Associated buildings, features, or objects:** None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate: _____ Actual: 1955
Source of information: Mesa County Assessor Parcel # 2945-143-13-001
26. **Architect:** Not Known
Source of information:
27. **Builder/Contractor:** Not Known
Source of information:
28. **Original owner:** Not Known
Source of information:
29. **Construction history (include description and dates of major additions, alterations, or demolitions):**
30. **Original location** **Moved** **Date of move(s):**

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce and Trade: Business
32. **Intermediate use(s):** Commerce and Trade: Business
33. **Current use(s):** Commerce and Trade: Business
34. **Site type(s):** Used car sales
35. **Historical background:** This structure opened for business as Don and Mel's 66 Service after construction in 1955. It has always been used for auto related businesses. From 1960 through 1972, it was Bob's 76 Service Gas Station. In 1975, it was the location of Mr. Muffler. Modern Classic Motors, used car sales was there by 1980, followed by Grand Junction's Family Auto Center used cars in 1985. The building then remained vacant

Resource Number: 5ME.15689

Temporary Resource Number:

for most of the 1990s. In 2000, Auto Quest, new and used car dealer was there. From 2002 to the present, Marconi's Auto Sales has been at this location. According to the available source material, there have been no historically significant individuals associated with 5ME.15689.

36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1955-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: This building is a utilitarian auto- related commercial structure similar to many others built in Colorado in the mid-20th century. The integrity of this building has been compromised through renovations. This building was originally built as a gas station and was remodeled to serve as a used car sales business. The original gas pumps have been removed. There are no known historical associations for this property.

43. Assessment of historic physical integrity related to significance: The integrity of this building has been compromised through renovations. This building was originally built as a gas station and was remodeled to serve as a used car sales business. The original gas pumps have been removed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

Resource Number: 5ME.15689

Temporary Resource Number:

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 4, Frames 1,16

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 22, 2007

50. Recorder(s): Gail Keeley

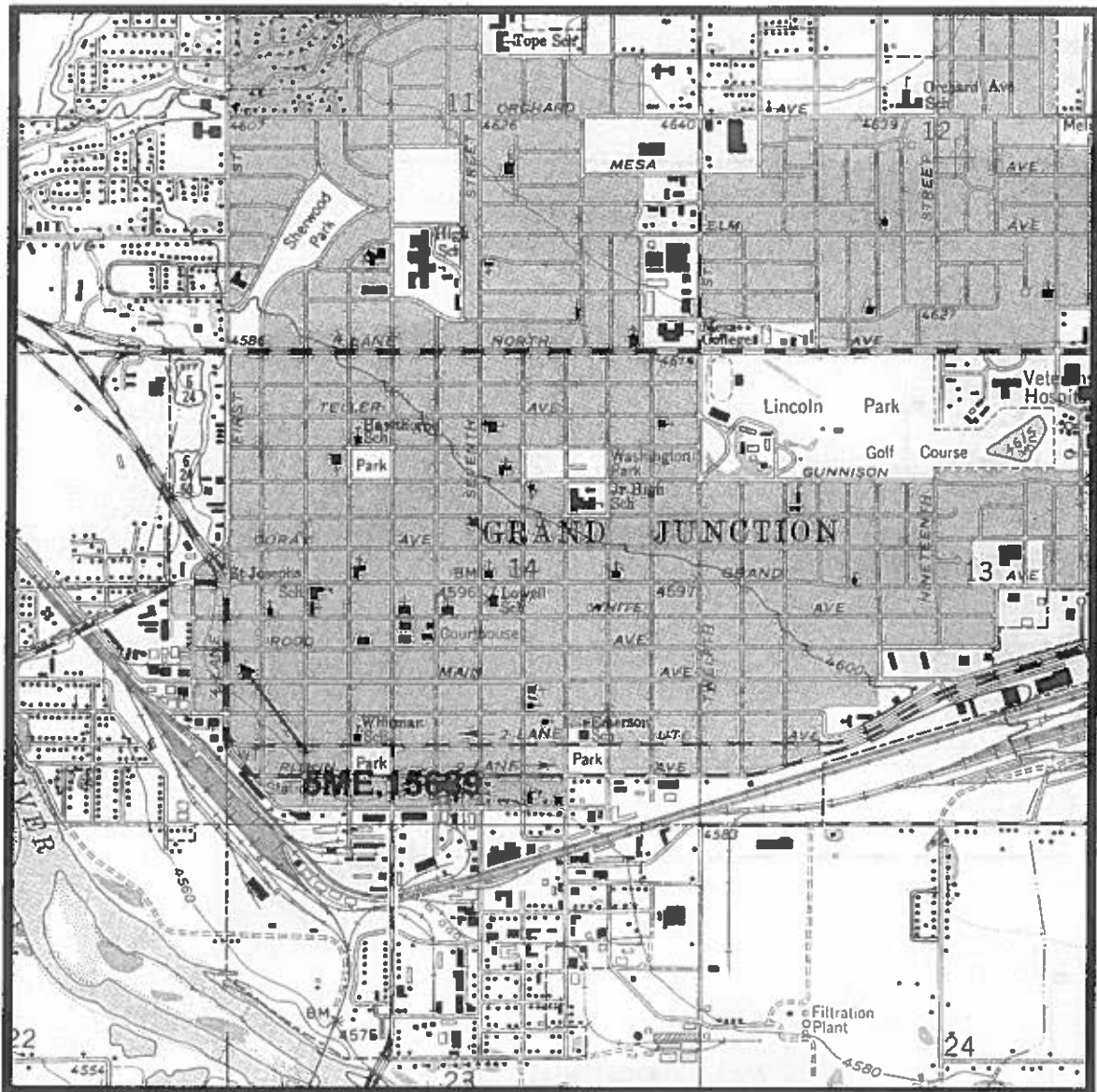
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

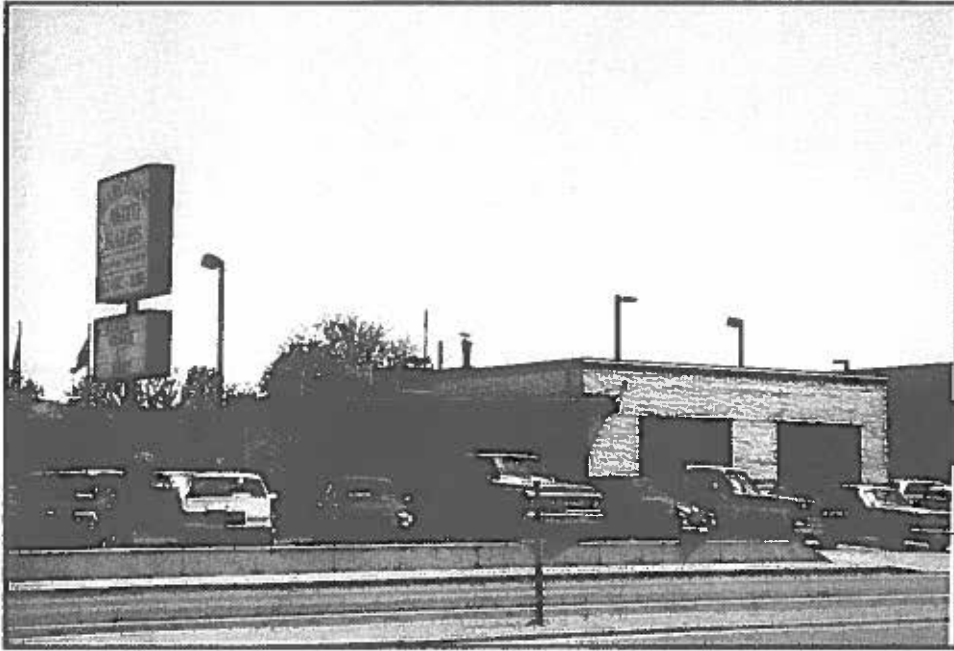
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



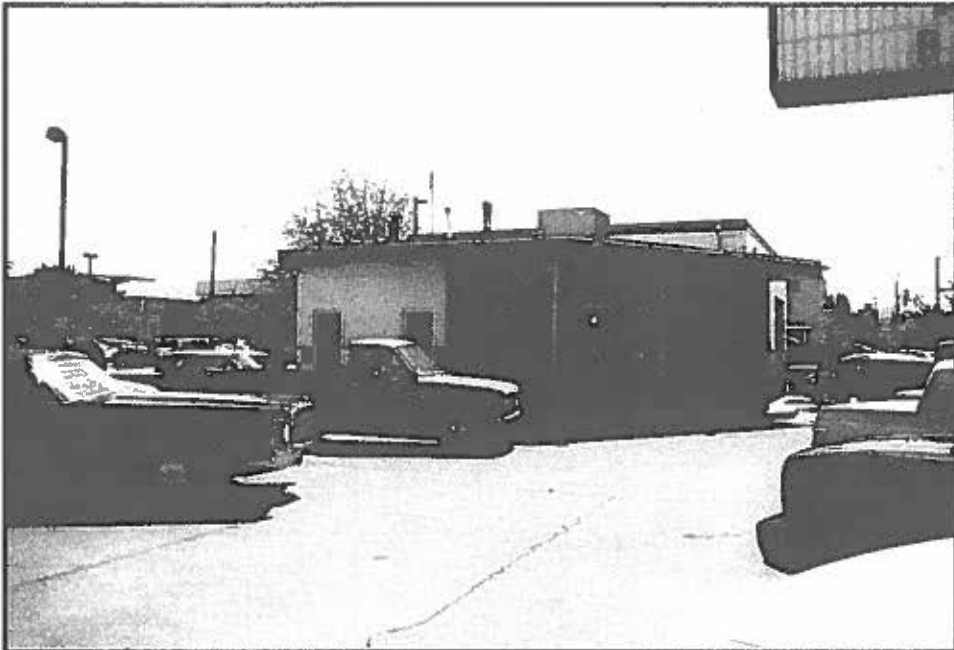
Site 5ME.15689
124 N. 1st St.
USGS Quad Location Map

Site Number
5ME.15689

Name/Location
124 N. 1st St.
Grand Junction, Colorado



View to East



View to South

Resource Number: 5ME.15690
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15690
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Café Caravan
6. Current building name: Public Defenders / Labor Ready
7. Building address: 105 W. Main St., Grand Junction, CO 80501
8. Owner name and address: Castle Creek Properties, LTD and C/O Bray Property Management, 1015 N 7th Street, Grand Junction, CO 81501-3102

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
SE ¼ of SE ¼ of NE ¼ of SE ¼ of section 15
10. UTM reference
Zone 1 2; 7 1 0 2 2 0 mE 4 3 2 6 8 4 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: N 62.5FT OF LOT 1 & E2 OF LOT 2 & W 125FT OF SD LOT 2 & THAT PT OF LOTS 3 & 4LYG E OF ALY & S 10FT OF W 135FT OF LOT 3 BLK 7 MOBLEY'S SUB SEC 15 1S 1W & THAT PTN VACATED ALY ADJ ON S OF W 125FT OF SD LOT 2 AS DESC IN B-944 P-639MESA CO RECDs. The eastern boundary of this parcel is S. 1st St. The northern boundary is W. Main St. The western boundary abuts a parking lot and the southern boundary abuts another commercial property. The legal description of 5ME.15690 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 120 x Width 102
16. Number of stories: One
17. Primary external wall material(s): Brick, Stucco, Concrete block, Wood: Vertical Siding
18. Roof configuration: Front Gable and Flat
19. Primary external roof material: Synthetic
20. Special features:

Resource Number: 5ME.15690
Temporary Resource Number:

21. General architectural description: This structure is a 10,480 sq. ft., large commercial office building with a gently sloping front-gable roof and overhanging eaves and exposed rafters. The roof at the rear of the building is flat. This structure was originally built as a restaurant and bar and later remodeled into offices. This structure has a variety of materials on the exterior walls. The east façade is covered with vertical wood siding which is largely obscured by the shrubs which grow in a planter located adjacent to the east wall. The east façade also has a row of vertical windows which are again mostly obscured by the adjacent shrubbery. The north and west walls of the building are brick with wood panels at the gable peaks and the south wall is stucco. There are two heavy commercial entry doors on the south side, one providing access to the Public Defenders office. Four small steel windows are also located on the south façade. A concrete block addition has been built on to the southwest corner of the building. The north side of the building has two entry doors each accessed by two concrete steps, on which provides access to the Labor Ready Business. There is also a door in a recessed entry at the northeast corner of the building.

22. Architectural style/building type: No style

23. Landscaping or special setting features: There are two brick planters adjacent to this structure. At planter located along the east side of the building includes two pine trees and several shrubs and a planter located at the southeast corner of the building includes several pine trees.

24. Associated buildings, features, or objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1953

Source of information: Mesa County Assessor Parcel # 2945-154-07-013

26. Architect: Not Known

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: Not Known

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): In the mid-1990s this building was remodeled from a bar and restaurant to offices. There is a concrete block addition at the southwest corner of this building.

30. Original location Moved Date of move(s):

Resource Number: SME.15690

Temporary Resource Number:

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade: Restaurant

32. Intermediate use(s): Commerce and Trade: Restaurant

33. Current use(s): Commerce and Trade: Business

34. Site type(s): Office building

35. Historical background: This building housed a popular restaurant and bar, the Café Caravan, for over thirty years. It opened as the Café Caravan in 1953 and continued in business through 1985. One of the important moments in the history of Café Caravan was in 1959 when Senator John F. Kennedy gave a presidential campaign address at the Café Caravan. He was accompanied by Pierre Salinger, who later became his Press Secretary after he was elected President in 1960. Another restaurant and bar, the Castle Creek Restaurant and Lounge opened up there in 1987, but they were out of business in this location by 1989. It remained vacant for a period and was then converted to offices. From 1997 - 2001, it provided offices for the accounting department of City Market, Inc. In 2002, the State government offices of the Public Defender opened in this building. By 2004 through 2006, it provided offices for the public defender as well as the US Census Bureau, and Labor Ready, Inc., a temporary labor business.

36. Sources of information: Mesa County Oral History Project, Tape Index, Interview Data Sheet, Interview With John Goulet – Reporter for the Grand Junction Daily Sentinel, April 29, 1985; Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers, 1953-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

Resource Number: 5ME.15690

Temporary Resource Number:

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: This building is a utilitarian commercial structure similar to many others built in Colorado in the mid-20th century. It has lost its integrity as it has been remodeled from use as a restaurant and lounge to offices. The exterior siding material has been changed over time and a concrete block addition has been constructed at the southwest corner of the building. There are no known significant historical associations for this property.

43. Assessment of historic physical integrity related to significance: The building has lost its integrity as it has been remodeled from use as a restaurant and lounge to offices. The exterior siding material has been changed over time and a concrete block addition has been constructed at the southwest corner of the building.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No X

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 4, Frames 11, 12

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 20, 2007

50. Recorder(s): Gail Keeley

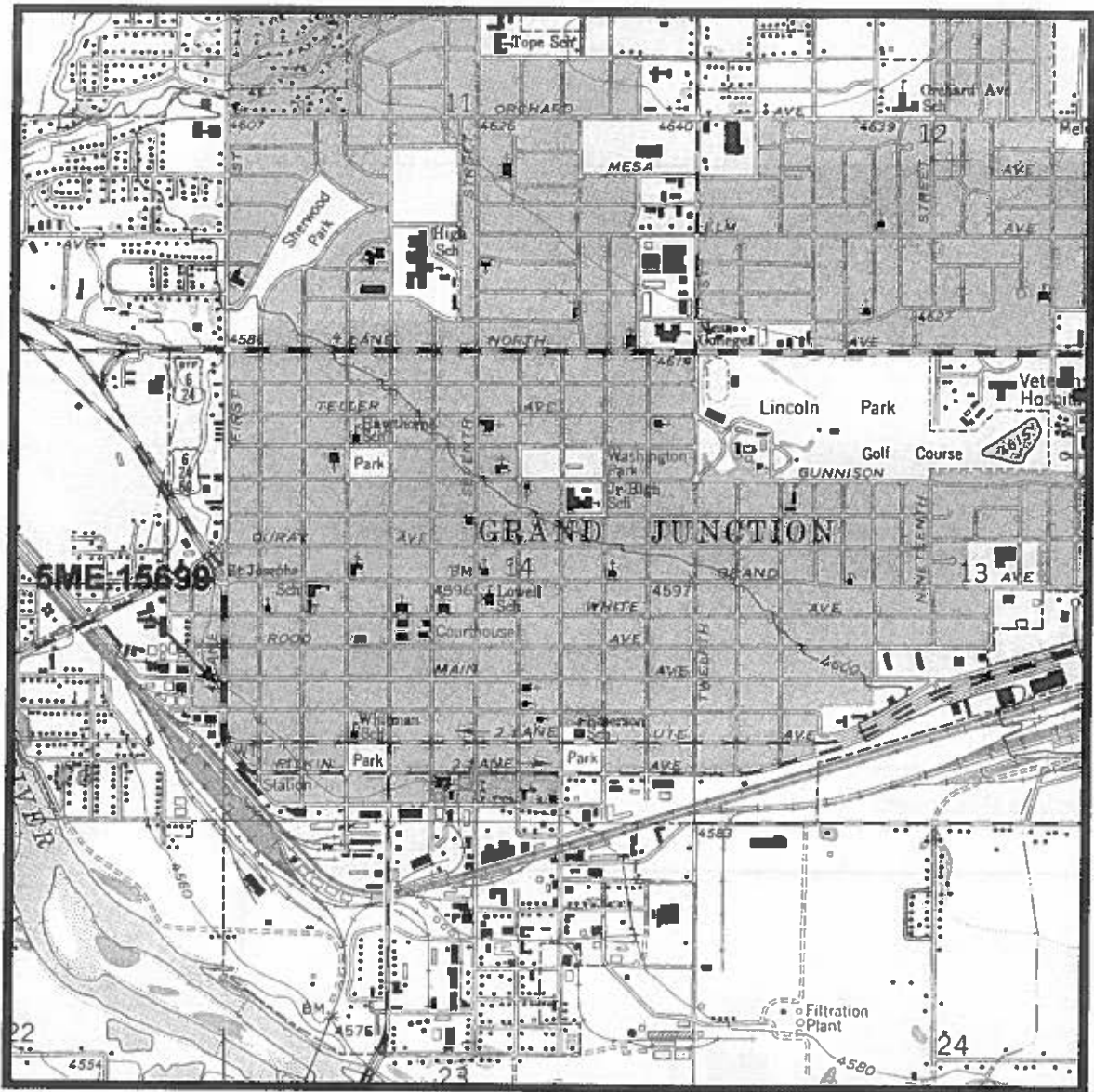
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

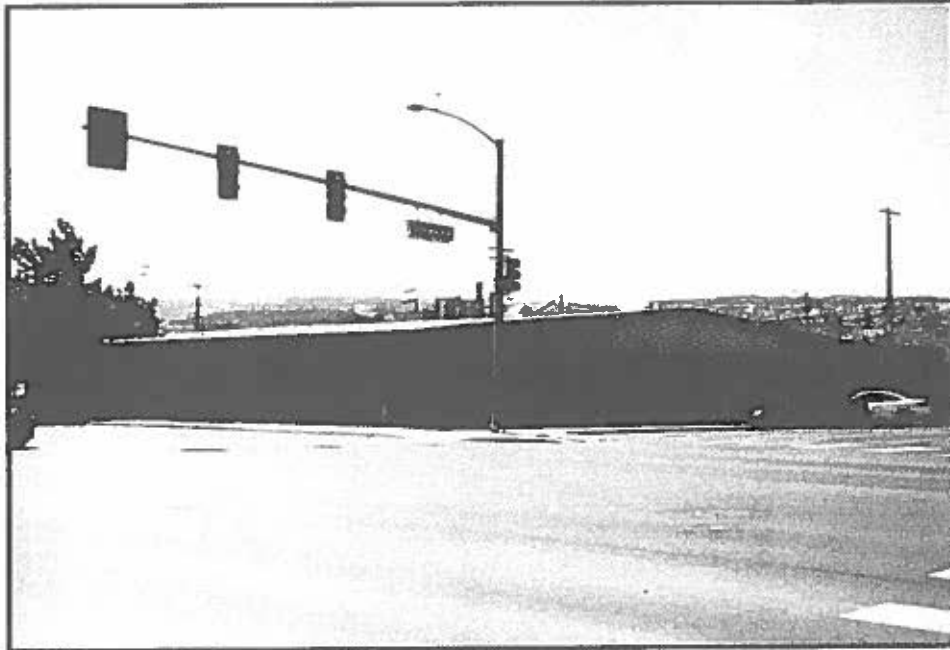
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



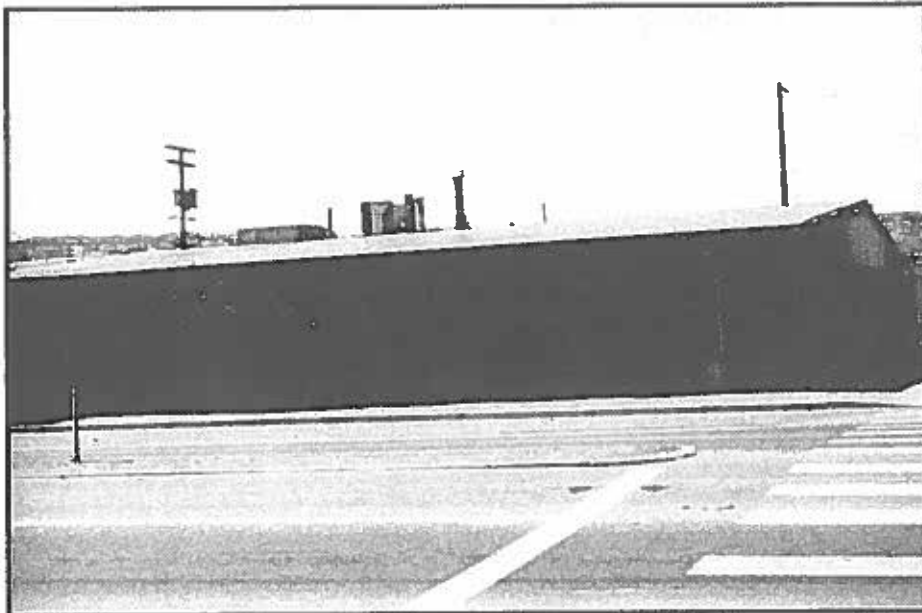
Site 5ME.15690
105 W. Main St.
USGS Quad Location Map

Site Number
5ME.15690

Name/Location
105 W. Main St.
Grand Junction, Colorado



View to Southwest



View to West

Resource Number: 5ME.15691
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15691
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Colorado Wholesale Grocers
6. Current building name:
7. Building address: 105 W. Colorado Ave., Grand Junction, CO 81501-7826
8. Owner name and address: Holy Family Education Foundation Inc., 786 26½ Road, Grand Junction, CO 81506-8350

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE ¼ of NE ¼ of SE ¼ of SE ¼ of section 15
10. UTM reference
Zone 1 2 ; 7 1 0 2 2 0 mE 4 3 2 6 7 2 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: BEG A PT ON E LI SPRUCE ST EXTENDED 21.6FT N OF S LIOF COLORADO AVE EXTENDED S 41DEG03MIN E TO NW CORBLK 11 MOBLEY SUB E TO NE COR BLK 11 S 135FT TO C OF SPUR TRACK W ALG C OF TRACK TO A PT S OF BEG N 150FT TO B. The eastern boundary of this parcel is S. 1st St. The northern boundary is W. Colorado Avenue. The western and southern boundaries abut other commercial properties. The legal description of 5ME.15691 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 210 x Width 120
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Side Gable
19. Primary external roof material: Composition
20. Special features:

Resource Number: SME.15691
Temporary Resource Number:

21. General architectural description: This structure is a large, one-story 25,200 sq.ft. office and warehouse building with varied rooflines. The eastern portion of the building has two side-gable roofs which are visible from 1st St. There are also two small arched roof sections at the rear of the building. The north end of the building has a prominent upward angled eave that shelters the many multi-pane windows located on that side of the building. Four large light fixtures are mounted on the edge of the eave. The walls of the building are brick that has been painted a tan color. There is a recessed entry door near the west end of the north façade that is accessed via a handicap ramp which curves around a planter. There are two other single entry doors on the north side. The west end of the north façade has 4 pairs of vertical single-pane windows. A single garage door loading dock is found at the south end of the east façade.
22. Architectural style/building type: No style
23. Landscaping or special setting features: There are two planters containing small trees on the north façade.
24. Associated buildings, features, or objects: This site also includes a 5,700 sq. ft. office building constructed in 1977.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1953
Source of information: Mesa County Assessor Parcel # 2945-154-30-001
26. Architect: Not Known
Source of information:
27. Builder/Contractor: Not Known
Source of information:
28. Original owner: Not Known
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): It appears this building has been added to over the years as evidenced by the variety of rooflines on different parts of the building. The portions of the building near the rear of the lot are concrete brick, while those near the front are brick.
30. Original location x Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade: Business
32. Intermediate use(s): Commerce and Trade: Business
33. Current use(s): Commerce and Trade: Business
34. Site type(s): Office and warehouse

Resource Number: SME.15691

Temporary Resource Number:

35. Historical background: This building was built in 1953 for the Colorado Wholesale Grocers who used it for slightly less than a decade. By 1962, City Market, Inc. had offices there as did Prinster Brothers, Inc. with both still there in 2006.
36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1953-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: This building is a utilitarian commercial structure similar to many others built in Colorado in the mid-20th century. The building has lost its integrity as it has been added on to over time with a variety of rooflines and materials. There are no known significant historical associations for this property.

43. Assessment of historic physical integrity related to significance: The building has lost its integrity as it has been added on to over time with a variety of rooflines and materials.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

Resource Number: SME.15691
Temporary Resource Number:

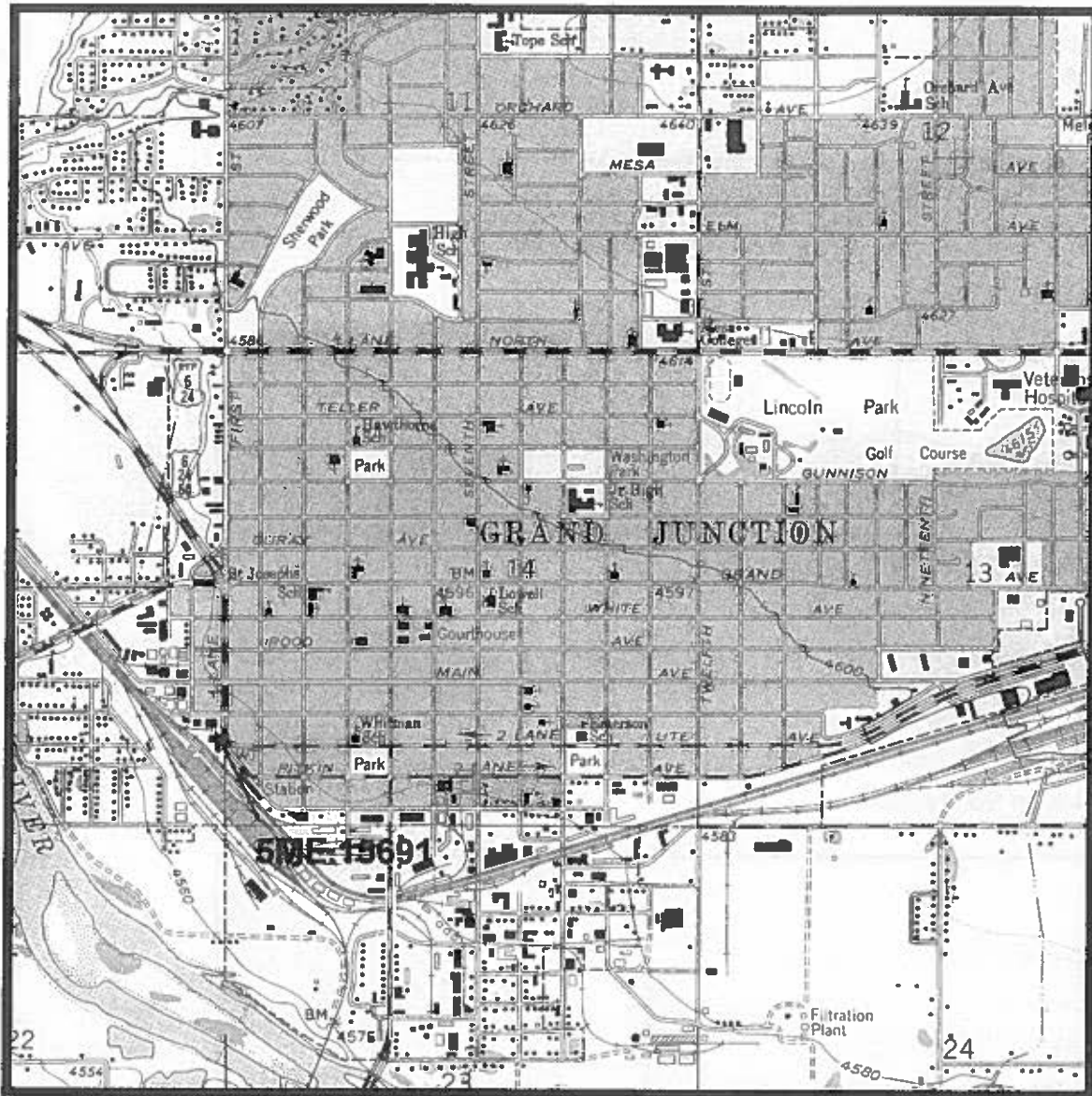
If there is National Register district potential, is this building: Contributing ____ Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing _____

VIII. RECORDING INFORMATION

- 47. Photograph numbers: Roll 3, Frames 1,3
Negatives filed at: Hermsen Consultants
- 48. Report title: Grand Junction I-70B West Environmental Assessment
- 49. Date(s): April 5, 2007
- 50. Recorder(s): Gail Keeley
- 51. Organization: Hermsen Consultants
- 52. Address: 486 W. Fremont Drive, Littleton, CO 80120
- 53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



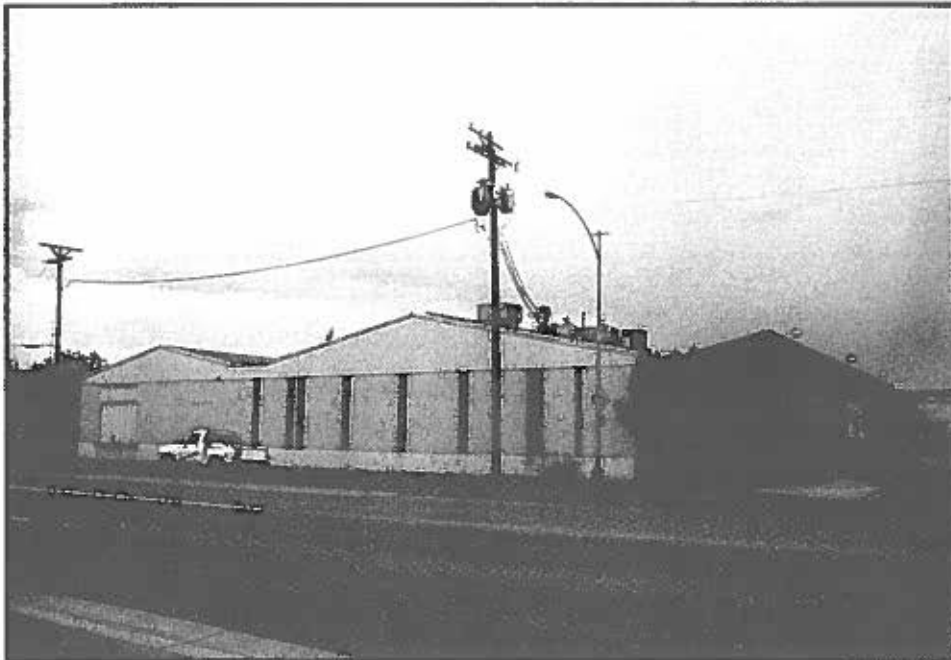
Site 5ME.15691
105 W. Colorado Ave.
USGS Quad Location Map

Site Number
5ME.15691

Name/Location
105 W. Colorado Ave.
Grand Junction, Colorado



View to Southwest



View to Southwest

Resource Number: 5ME.15695
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15695
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Bowman Biscuit Company
6. Current building name: Grand Valley Catholic Outreach
7. Building address: 245 S 1st St., Grand Junction, CO 81501
8. Owner name and address: Grand Valley Catholic Outreach Inc, 245 S 1st St., Grand Junction, CO 81501

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of section 15
10. UTM reference
Zone 1 2; 7 1 0 2 2 0 mE 4 3 2 6 6 6 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1 Block: _____
Addition: Starvin Arvins' Year of Addition:
13. Boundary Description and Justification: The extent of legal boundaries: LOT 1 STARVIN ARVINS' SUBDIVISION SECS 14 & 15 1S 1W-1.00AC; This property is triangular in shape. The eastern boundary of this parcel is S. 1st St. The southwestern boundary is a set of railroad tracks and the northern boundary abuts another commercial property. The legal description of 5ME.15695 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 115 x Width 120
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features:

Resource Number: 5ME.15695
Temporary Resource Number:

21. General architectural description: This building is a 13,368 sq. ft. brick warehouse that is now used by Grand Valley Catholic Outreach for providing their welfare and social services programs. The entry is located on the south end of the front (east) façade of the building. The entry area is visually separated from the other portion of the building by a tall vertical brick dividing wall that extends to a height approximately double that of the rest of the building. The entry door is recessed under an overhang and is accessed by 3 steps. The windows on the east (front) façade provide character to this building. There are two groups of windows with 20 panes each in a pattern of 5 panes in the horizontal direction and 4 in the vertical direction. These two window groups are located to the north of the brick dividing wall. There is another window group of 16 panes (4 X 4) in the recessed entryway at the southeast corner of the building. The rear of the building has a step pattern to the foundation. It is built of brick that looks newer than the brick on the rest of the building. There is a row of small single pane horizontal windows along each of the west facing wall segments. Three more entry doors, 2 of which have sidelights and transoms, are located on the back of the building. These entry doors also look newer than the other building materials on the front of the building.

22. Architectural style/building type:

23. Landscaping or special setting features: There is a small area of neatly mowed grass and a few small shrubs just north of the main entry door on the front of the building.

24. Associated buildings, features, or objects: There is a paved parking area in the rear of the building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1951

Source of information: Mesa County Assessor Parcel # 2945-154-34-971

26. Architect: Not Known

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: Not Known

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): The construction history is not known, however, it appears that there have been additions made to the rear of the structure as the building materials in the rear appear to be newer than those used on the front of the building.

30. Original location x Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade

32. Intermediate use(s): Commerce and Trade

Resource Number: 5ME.15695

Temporary Resource Number:

33. Current use(s): Commerce and Trade
34. Site type(s): Welfare and Social Services organization
35. Historical background: This building was associated with baked good for over 40 years. It was originally built for the Bowman Biscuit Company in 1951. This business operated from this building from 1951 until 1966 when the name was changed to Supreme Bakers, Bowman Division. By 1968, it was called Keebler Company Supreme Bakers and by the early 1970s it was Keebler Company. Keebler Company remained at this building producing baked products through 1991. The building was then vacant for a long period. By 2006, a welfare and social services organization, the Grand Valley Catholic Outreach, purchased and moved into this building.
36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1951-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ___ B. Associated with the lives of persons significant in our past;
- ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ___ Qualifies under Criteria Considerations A through G (see Manual)
- X Does not meet any of the above National Register criteria
39. Area(s) of significance:
40. Period of significance:
41. Level of significance: National ___ State ___ Local _____
42. Statement of significance: This building is a common, functional medium warehouse structure similar in form and function to many built in the mid-20th century. There are no known significant historical associations for this building. There have been some additions to the rear of this building which have compromised the building's integrity.
43. Assessment of historic physical integrity related to significance: It appears that there have been some additions to the rear of this building based on the building materials used in that portion of the building.

Resource Number: SME.15695

Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 4, Frames 17, 25

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 20, 2007

50. Recorder(s): Gail Keeley

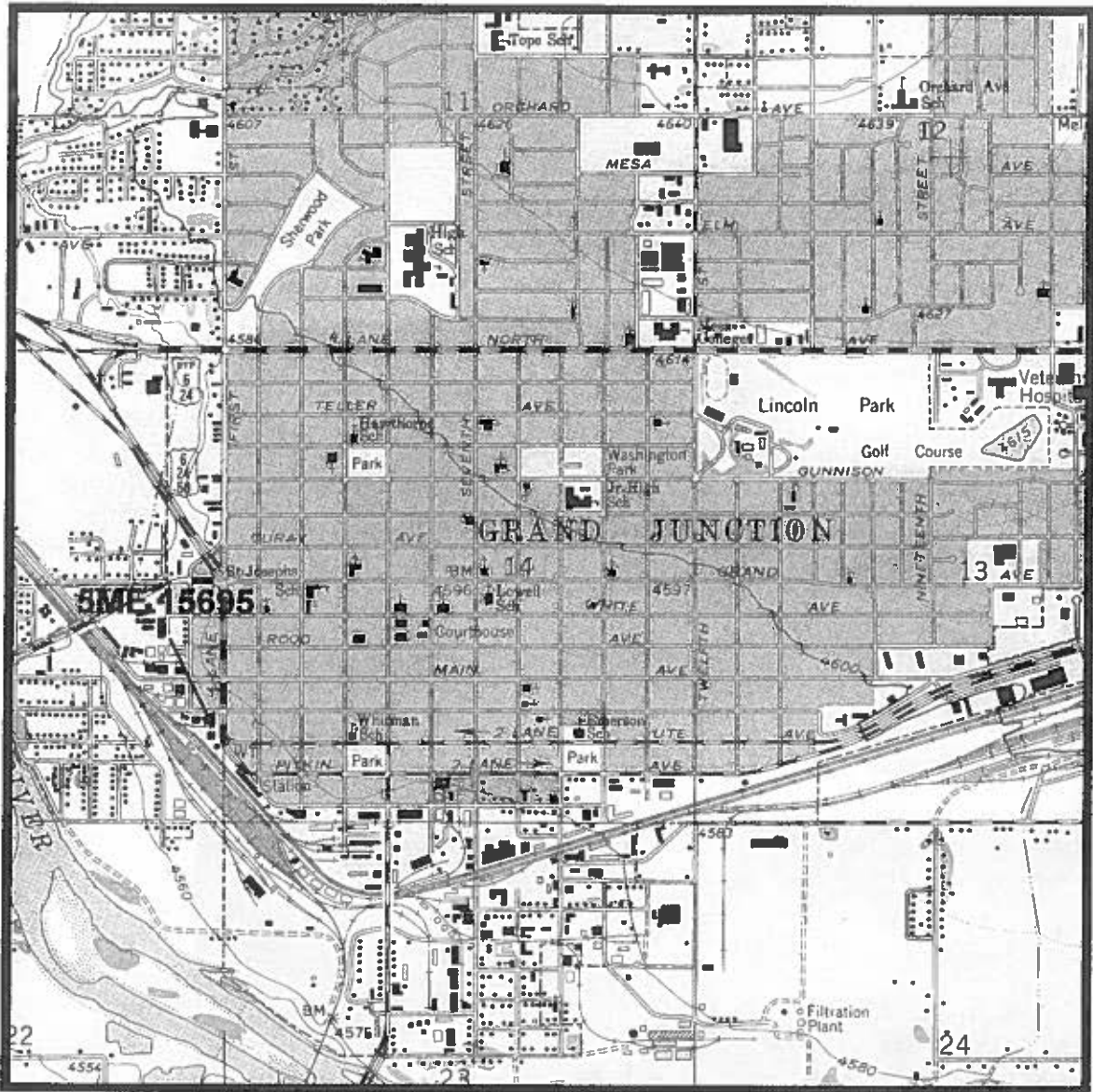
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

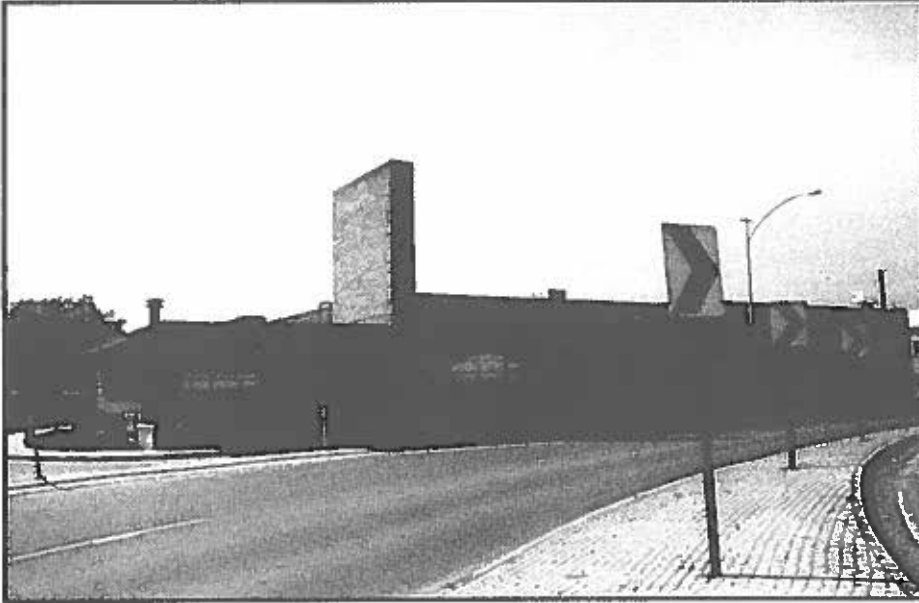
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.15695
245 S. 1st St.
USGS Quad Location Map

Site Number
5ME.15695

Name/Location
245 S. 1st St.
Grand Junction, Colorado



View to Northwest



View to East

Resource Number: 5ME.15696
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15696
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Hallam & Boggs Truck and Implement Co.
6. Current building name: Mesa Pawn & Loan
7. Building address: 225 S 2nd Street, Grand Junction, CO 81501-7826
8. Owner name and address: Mesa Pawn & Loan, Inc., 225 S 2nd St, Grand Junction, CO 81501-7826

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NW ¼ of NW ¼ of SW ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2 ; 7 1 0 3 5 0 mE 4 3 2 6 6 0 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 13-24 Block: 122
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 13 TO 24 INC BLK 122 GRAND JUNCTION EXC BEGSW COR LOT 24 E 24.9FT N 35DEG49MIN W 42.5FT TO W LILOT 24 S 34.4FT TO BEG. The western boundary of this parcel is S. 1st St. The southern boundary is Pitkin Avenue. The eastern boundary is S. 2nd St. and the northern boundary abuts a parking lot. The legal description of 5ME.15696 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 137 x Width 100
16. Number of stories: One
17. Primary external wall material(s): Brick, Concrete Block
18. Roof configuration: Flat and Side gable
19. Primary external roof material: Metal
20. Special features:

Resource Number: SME.15696

Temporary Resource Number:

21. **General architectural description:** This 13,109 sq. ft. one-story flat roofed structure has walls built of glazed brick that has been painted white. Boxed eaves painted red wrap around the south and east parts of the building. A wide blue stripe has been painted around the top of the building adjacent to the roofline. Large letters spelling out "Mesa Pawn & Loan" are on the boxed eaves. The entrance to the store is on the east side through double commercial doors flanked by bays of commercial windows which wrap from the east side around to the south side of the building. A large vertical wall sign that includes a picture of a bag with a dollar sign on it is centrally located at the east roofline. Two large garage doors are located on the east portion of the south side of the building. There is a carport at the southeast corner of the building.

22. **Architectural style/building type:** No style

23. **Landscaping or special setting features:** None

24. **Associated buildings, features, or objects:** There is a long open-sided brick shed with a side-gable roof that is located to the west of the main building on this parcel. It has a concrete block addition on the far west end of the shed. There are 3 murals on this shed. One mural is on the west end and shows a fist holding a handful of money. That same mural is painted on the east end of the north wall of the shed. The third mural, painted on the west end of the north side of the shed, is a large detailed picture of people working together. It was painted for the Riverside Task Force Community Active – Habitat for Humanity. The words "Mesa Pawn" are also painted boldly on the north side of the shed. The south side of the shed is the open side with 6 posts supporting the roof.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate: _____ Actual: 1948

Source of information: Mesa County Assessor Parcel # 2945-143-25-004

26. **Architect:** Not Known

Source of information:

27. **Builder/Contractor:** Not Known

Source of information:

28. **Original owner:** Not Known

Source of information:

29. **Construction history (include description and dates of major additions, alterations, or demolitions):** A concrete block addition has been added to the west end of the open-sided shed.

30. **Original location** **Moved** _____ **Date of move(s):**

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce and Trade: Business

32. **Intermediate use(s):** Commerce and Trade: Business

33. **Current use(s):** Commerce and Trade: Business

Resource Number: 5ME.15696
Temporary Resource Number:

34. Site type(s): Pawn Shop
35. Historical background: This building was built in 1948 as the site of a truck and farm implement sales company, Hallam & Boggs Truck and Implement Co. They were a dealer for selling the International Harvester and International Trucks. After 20 years, the partners changed and they continued selling the same International equipment as Boggs Fuller Equipment. Ownership changed again in the next few years, and by 1978, the agricultural equipment business was gone, replaced by the World of Sleep furniture store. World of Sleep was at this site from the late 1970s to the mid 1980s when it became the site of an auction house. By 1988, a general merchandise rental business was operating from the premises. The rental business was replaced when Mesa Pawn & Loan moved into these buildings in 1996.
36. Sources of information: : Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1953-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
 - Qualifies under Criteria Considerations A through G (see Manual)
 - X Does not meet any of the above National Register criteria
39. Area(s) of significance:
40. Period of significance:
41. Level of significance: National ___ State ___ Local _____
42. Statement of significance: Statement of significance: This building is a utilitarian commercial structure similar to many others built in Colorado in the mid-20th century. There are no known historical associations for this property. There has been a concrete block addition to the west end of the building which has compromised the building's integrity. Therefore, because the property has no association with any important historic person or event and its integrity has been compromised through an addition, 5ME.15696 is not eligible for the NHRP.
43. Assessment of historic physical integrity related to significance: There has been a concrete block addition to the west end of the open-sided shed.

Resource Number: 5ME.15696
Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 3, Frames 20, 22; Roll 4, Frames 6, 21

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 15, 2007

50. Recorder(s): Gail Keeley

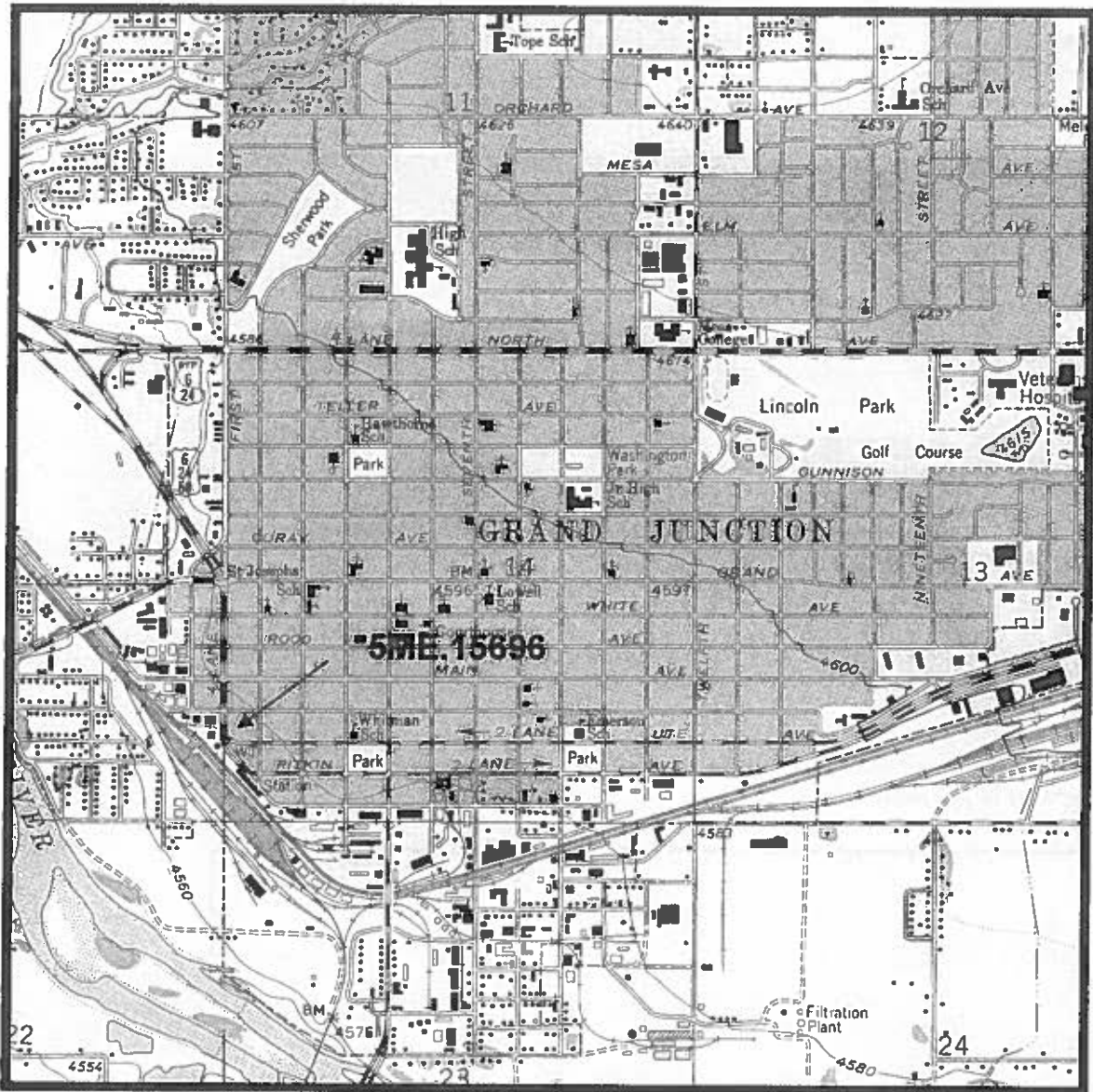
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.15696
225 S. 2nd St.
USGS Quad Location Map

Site Number
5ME.15696

Name/Location
225 S. 2nd St.
Grand Junction, Colorado



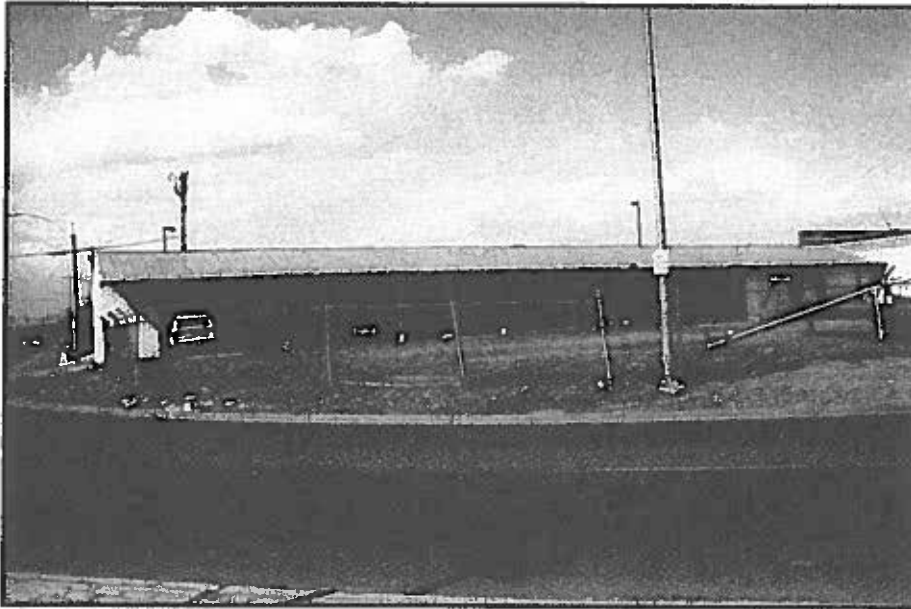
View to Northwest



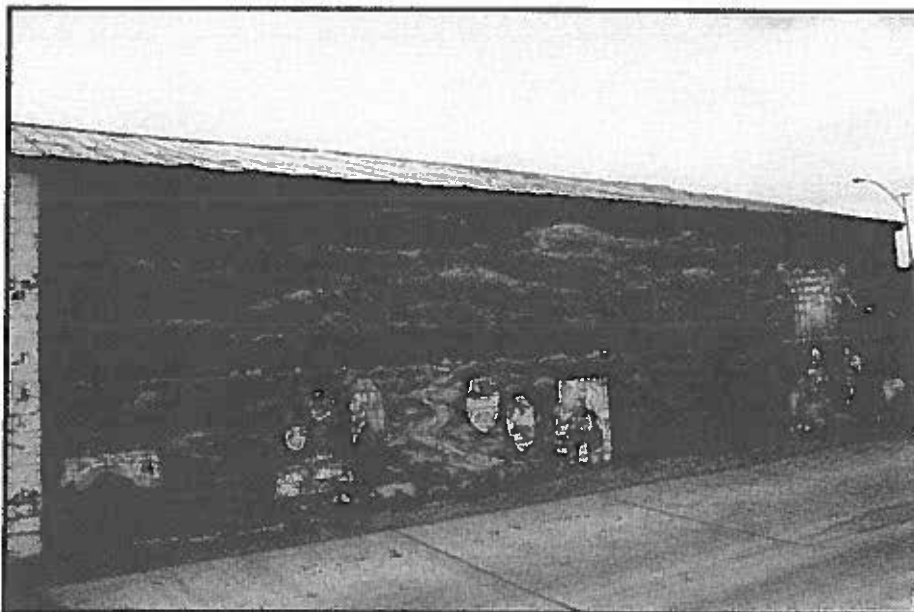
View to Southeast

Site Number
5ME.15696

Name/Location
225 S. 2nd St.
Grand Junction, Colorado



View to North



View to Southwest

Resource Number: 5ME.4162
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.4162
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: B.P.O.E. Lodge 575
6. Current building name: Grand Junction Elks Home
7. Building address: 249 S. 4th St., Grand Junction, CO 81501-2503
8. Owner name and address: Grand Junction Elks Home Association, 249 S. 4th St., Grand Junction, CO 81501-2503

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE ¼ of NE ¼ of SW ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2 ; 7 1 0 6 5 0 mE 4 3 2 6 6 8 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 17-32 Block: 124
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 17 thru 32 BLK 124 CITY OF GRAND JUNCTION, SEC 141S 1W. The western boundary of this parcel is S. 3rd St. The southern boundary is Ute Avenue. The eastern boundary is S. 2nd St and the northern boundary abuts another commercial property. The legal description of 5ME.4162 is the historic boundary dating from the early-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 94 x Width 77
16. Number of stories: Two
17. Primary external wall material(s): Stucco
18. Roof configuration: Hipped
19. Primary external roof material: Tile
20. Special features:

Resource Number: 5ME.4162

Temporary Resource Number:

21. General architectural description: This handsome 22,880 sq. f. two-story structure exhibits the Classical Revival style. Prominent architectural elements include a classical cornice, a red tile roof, pilasters and two very large columns on the front (east) façade. The front also has a twenty-five foot veranda with balustrades along the edge. The main entry is on the front façade and is accessed by 10 steps. The centered double entry doors are flanked by two symmetrical large arched windows on the first floor. Immediately above those windows, on the second floor, is another set of symmetrical windows. These are rectangular double-hung windows with a solid bottom pane and a multi-pane (10) window above. A hipped roof dormer is centrally located on the front façade. There are two additions to this structure. One is a large concrete block addition with a flat roof which is located at the rear of the building at the southwest corner. The other is a very small addition on the south side of the building at the southeast corner.

22. Architectural style/building type: Classical Revival

23. Landscaping or special setting features: One small tree is located adjacent to the veranda on the front near the north end.

24. Associated buildings, features, or objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1913

Source of information: Original Survey Form prepared by Don Mackendrick, Mesa County Historical Society, May 10, 1993; Mesa County Assessor Parcel # 2945-143-27-972

26. Architect: F. Elwood Jenkins

Source of information: Grand Junction Daily Sentinel, June 21, 1912

27. Builder/Contractor: R. A. Mathews

Source of information: *Our First Fifty Years, 1900 – 1950*, Pg. 50, BPOE 575, Grand Junction, CO, 1950

28. Original owner: BPOE 575

Source of information: *Our First Fifty Years, 1900 – 1950*, Pg. 50, BPOE 575, Grand Junction, CO, 1950

29. Construction history (include description and dates of major additions, alterations, or demolitions): Some windows were enclosed at an unknown date. A cement block addition was added in 1949 which provided space for a ball room and a ladies room. The original brick structure was covered with stucco, possibly during the 1949 addition, but the precise date of the stucco application is unknown.

30. Original location x Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Institutional Housing

32. Intermediate use(s): Domestic: Institutional Housing

33. Current use(s): Domestic: Institutional Housing

Resource Number: 5ME.4162
Temporary Resource Number:

34. Site type(s): Elks Lodge Home
35. Historical background: B.P.O.E. was founded in 1900. J. Morrison Wohlfort, a drug store clerk, is credited with being the "father of 575". He was the first Exhalted Ruler of the B.P.O.E. Initial meetings of the B.P.O.E in Grand Junction were held at the I.O. O. F. Hall and then at rented quarters in the Currie Building at 5th and Main St. for several years. The Elks Lodge acquired lots along Main St. in order to build a home, but sold those and instead purchase the land at the present location. Planning for a permanent home began in 1905 and construction began late in 1912. The home was officially opened on December 31, 1913. The total cost for the completed lodge, including fixtures and furniture, was \$79,815.31. The indebtedness for this project was cleared in 1932.
36. Sources of information: Original Survey Form prepared by Don Mackendrick, Mesa County Historical Society, May 10, 1993

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: August 16, 1995
Designating authority: City of Grand Junction
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: 1913 - present
41. Level of significance: National State Local
42. Statement of significance: This Elks Home was considered one of the finest Elks homes in Colorado at the time it was constructed. At that time, it was also one of the most distinguished structures in downtown Grand Junction. It is a prominent example of Classical Revival architecture in Grand Junction. For many years, the lodge counted the town's leading citizens in its membership and lodge activities were a notable part of the town's social and charitable life. The building was recognized as an important historic property in Grand Junction with its listing on the City Register of Historic Sites, Structures and Districts on August 16, 1995. This property was previously reviewed by CHS and determined officially not eligible on 7/10/93. More than 13 years have passed since that assessment and in that time it has been put on the local historic register.

Resource Number: SME.4162
Temporary Resource Number:

43. Assessment of historic physical integrity related to significance: The building had a large addition built on the rear in 1949 to house a ball room. The remainder of the building is fairly intact and maintains good integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: There is no cohesive grouping of related buildings in this area that exhibit architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 2, Frames 1, 6

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction 1-70B West Environmental Assessment

49. Date(s): April 19, 2007

50. Recorder(s): Gail Keeley

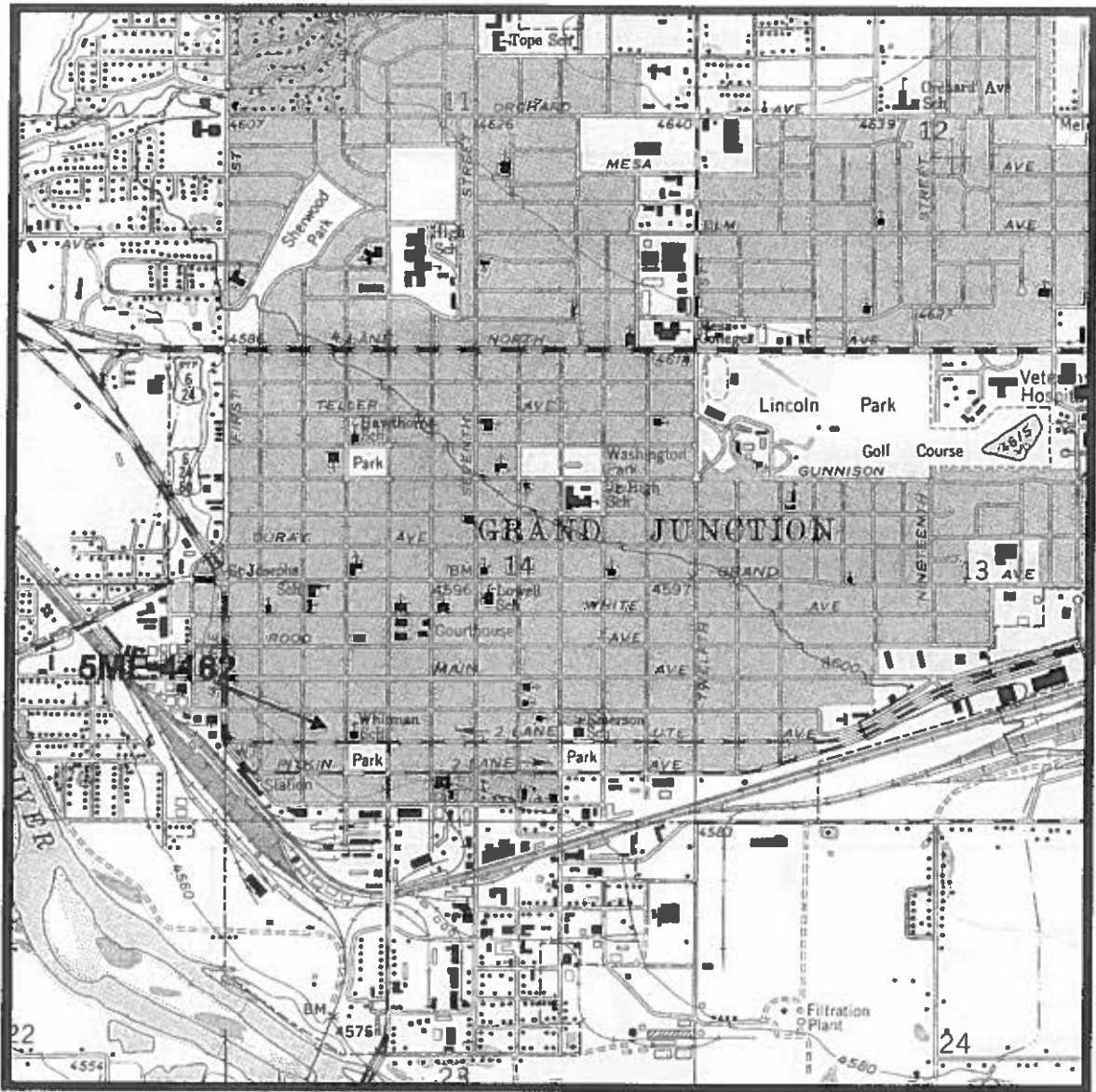
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



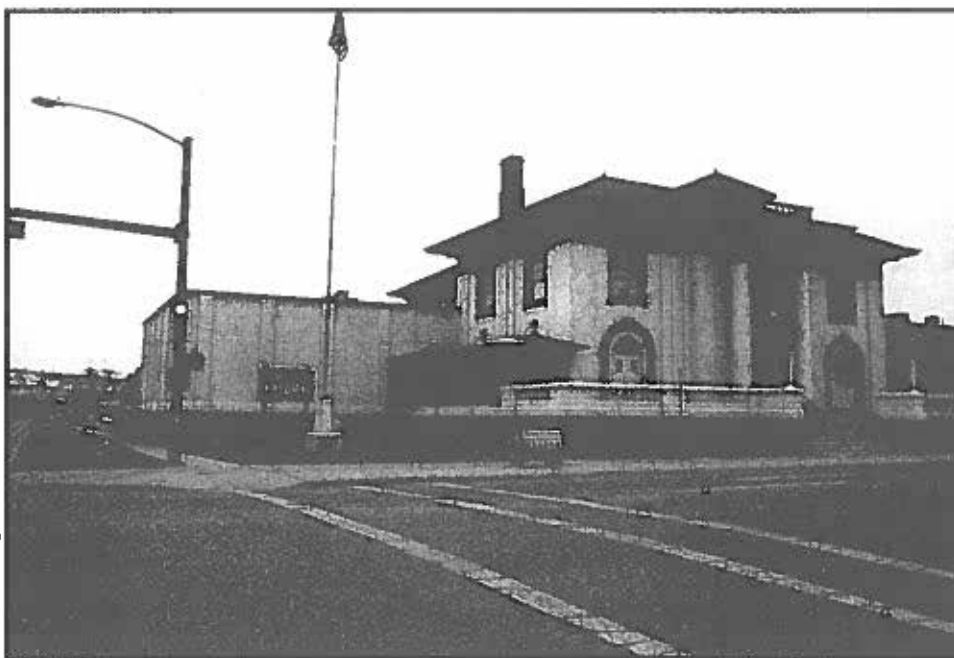
Site 5ME.4162
249 S. 4th St.
USGS Quad Location Map

Site Number
5ME.4162

Name/Location
249 S. 4th St.
Grand Junction, Colorado



View to West



View to Northwest

Resource Number: 5ME.4151
Temporary Resource Number:

OAHP1403
Rev. 9/98

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5ME.4151
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Whitman School
6. Current building name: Museum of Western Colorado, Inc.
7. Building address: 248 S. 4th St, Grand Junction, CO 81501
8. Owner name and address: Museum of Western Colorado, Inc, 462 Ute St., Grand Junction, CO 81501

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 14
10. UTM reference
Zone 1 2; 7 1 0 7 0 0 mE 4 3 2 6 6 8 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1963 Map scale: 7.5' X 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): 25-32 Block: 125
Addition: City Year of Addition: 1881
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 25 THRU 32 INC BLK 125 CITY OF GRAND JUNCTION SEC 14 1S 1W. The western boundary of this parcel is S. 4th St. The southern boundary is Ute Avenue. The eastern boundary is the parking area for the Museum of Western Colorado and the northern boundary abuts other commercial properties. The legal description of 5ME.4151 is the historic boundary dating from the early-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 112 x Width 80
16. Number of stories: Two
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped
19. Primary external roof material: Asphalt/Composition Shingles
20. Special features:
21. General architectural description: Whitman School is a two-story, 8816 sq. ft., brick structure with a low-pitched hip roof and wide overhanging eaves. The front façade (west) has a centered entryway with symmetrical bays

Resource Number: 5ME.4151

Temporary Resource Number:

on both sides of the entryway which are accentuated by 4 pilasters. There are two bands of five, 6 over 1 windows on each of the two floors that flank the centered entry door. This simple design reflects the principles of good school design of the day with functional symmetrical window placement. The north and south facades have no windows, but are accentuated with an attractive geometric brick pattern. A one-story addition to the original building was constructed at the northeast corner of the school building. It was built by the Museum of Western Colorado to provide display space for the museum. The masonry addition has a flat roof with no windows or ornamentation.

22. Architectural style/building type: Italianate

23. Landscaping or special setting features: There is a small lawn on the west side of the building and several large trees on the north and south sides of the building. A row of circular planters are spaced along the west edge of the property adjacent to the sidewalk. A concrete walkway leads to the building.

24. Associated buildings, features, or objects: There is a paved parking area to the east of this building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1925

Source of information: Original Survey prepared in May 1993 by Kristen Ashbeck, City of Grand Junction -- source Tope, Richard E. "Objective History of Grand Junction, Colorado"; Note: Mesa County Assessor Parcel # 2945-143-28-991 indicates 1919 as year of construction

26. Architect: Eugene Groves

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: Mesa County School District #1

Source of information: Original Survey prepared in May 1993 by Kristen Ashbeck, City of Grand Junction -- source Tope, Richard E. "Objective History of Grand Junction, Colorado"

29. Construction history (include description and dates of major additions, alterations, or demolitions): The windows were removed and filled in and later new windows similar to the original ones were put back in. The front entry was modified and a one-story addition was built at the northeast corner of the building.

30. Original location x Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Education: School

32. Intermediate use(s): Recreation and Culture: Museum

33. Current use(s): Recreation and Culture: Museum

34. Site type(s): Museum

Resource Number: 5ME.4151

Temporary Resource Number:

35. Historical background: Whitman School was built to meet the growing demand for schools brought about by a post-World War I growth period. It was built in 1925 and housed elementary students from 1925 until 1962 when, due to declining enrollments, they were transferred to another school, Hawthorne School. By 1965 the Museum of Western Colorado moved in. Classrooms are now used for programs by the Museum of Western Colorado and some of the space is used for Museum offices. This use complements and carries on the educational tradition of the Whitman School building.
36. Sources of information: Original Survey prepared in May 1993 by Kristen Ashbeck, City of Grand Junction - - Source: Tope, Richard E. "Objective History of Grand Junction, Colorado"

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: Dec. 20, 1995
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria
39. Area(s) of significance: Education
40. Period of significance: 1925 - 1965
41. Level of significance: National State Local
42. Statement of significance: This building is significant as one of the earliest schools in Grand Junction situated on a site marked out for a school site on the original town plat. It is still a very prominent building in Grand Junction and as such, the City of Grand Junction designated Whitman School in the City Register of Historic Sites, Structures, and Districts on December 20, 1995. This property was previously reviewed by CHS and determined officially not eligible on July 10, 1993. A letter from CHS to the City of Grand Junction dated 7/9/93 stated that "the replacement of the façade and rear windows with brick infill, the alterations of the main entry and the construction of the 1965 addition to the rear caused such an extensive loss of historic material and design that the building no longer retains sufficient historic integrity to meet the criteria for evaluation and nomination to the National or State Registers". However, since that time the brick infill in the windows on the front façade has been removed and replaced with historically appropriate windows funded by a CHS grant.

Resource Number: SME.4151
Temporary Resource Number:

43. Assessment of historic physical integrity related to significance: There have been a variety of modifications to this building that have somewhat compromised its integrity. The building now has replacement windows on the front façade. These were put in as part of a project to restore the windows which had earlier been removed and filled in with brickwork. A flat-roof addition was also constructed on the northeast corner of the building.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: There is no related cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 2, Frames 3, 5, 7

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 24, 2007

50. Recorder(s): Gail Keeley

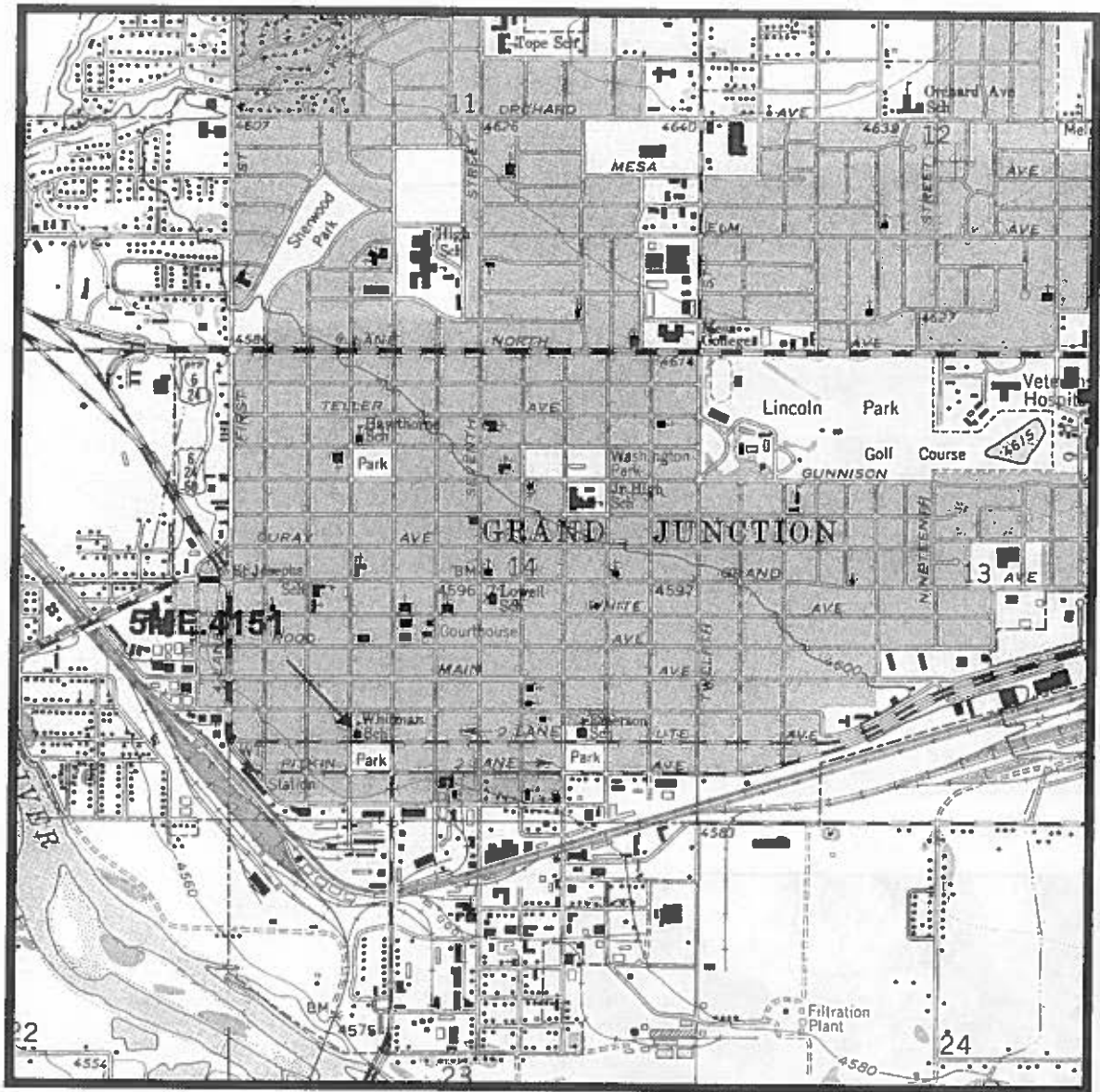
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.4151
248 S. 4th St.
USGS Quad Location Map

Site Number
5ME.4151

Name/Location
248 S. 4th St.
Grand Junction, Colorado



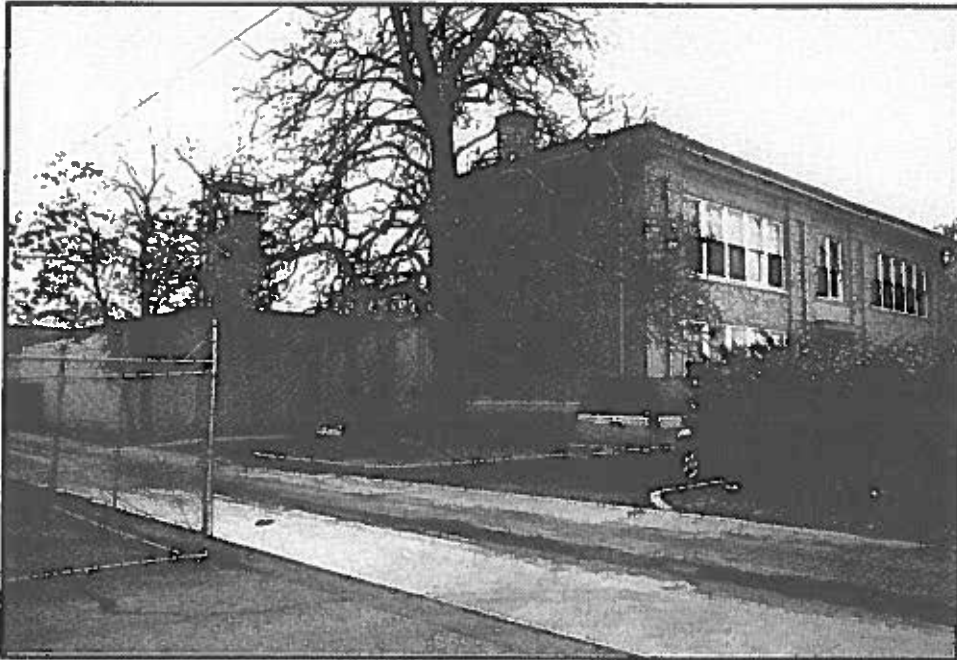
View to East



View to Northeast

Site Number
5ME.4151

Name/Location
248 S. 4th St.
Grand Junction, Colorado



View to Southeast

Resource Number: 5ME.8411
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.8411
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Madden House
6. Current building name:
7. Building address: 301 S. 4th St, Grand Junction, CO 80501
8. Owner name and address: Fourth and Ute Rooms LLC, 707 N. 7th St., Grand Junction, CO 81501-3201

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
SE ¼ of NE ¼ of SW ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2; 7 1 0 6 1 5 mE 4 3 2 6 6 4 6 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 14-16 Block: 141
Addition: Downtown South Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 14-15 BLK 141 Grand Junction. The eastern boundary of this parcel is S. 4th St. The northern boundary is Ute Avenue. The western boundary is another residential property and the southern boundary is the alley between this property and another commercial property. The legal description of 5ME.8411 is the historic boundary dating from the early-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 50 x Width 30
16. Number of stories: Two
17. Primary external wall material(s): Asbestos
18. Roof configuration: Hipped: Gable-on-hip
19. Primary external roof material: Asphalt/Composition Shingles
20. Special features:

Resource Number: SME.8411

Temporary Resource Number:

21. **General architectural description:** This structure is a 2528 sq. ft. two-story residence with gable-on-hip roof and a concrete foundation. The principal roof has a façade gable pedimented with a wide cornice. The gable façade has a window with 5 vertical panes flanked by casements with muntins forming an "x". The north and south elevations have short hip roof wings. The west elevation has a large hipped roof wing flanked by a one-story lean to. Wide concrete steps lead to the enclosed flat-roof porch on the center third of the front (east) façade. Around the porch are double-hung windows, wood sash, six over six. In the center of the second floor front façade is a door with sidelights, which duplicates the entry below. The second floor door opens to the porch within once had a balustrade, but is now gone. Windows around the house are mainly double-hung, wood sash, one over one. The windows on the east façade of the second floor have muntins in a large diamond pattern.

22. **Architectural style/building type:** Late Victorian / Edwardian

23. **Landscaping or special setting features:** There are several mature trees and shrubbery on the property.

24. **Associated buildings, features, or objects:** There are a total of 6 structures on this property -- the two story house described above as well as two other homes, a garage and two wooden sheds. The second home on the property is located immediately south of the primary home. It has an address of 307 S. 4th St. and is an 830 sq. ft. small house built in 1900 according to Mesa County Assessors records. It is a one-story cross-gable house with exterior walls covered with asbestos shingles that faces on S. 4th St. Immediately to the south of that house is the third house on the property. Assessors records show this to be a 599 sq. ft. house built in 1896. It also faces east on S. 4th St. and is again a one-story cross-gable house with exterior walls covered with asbestos shingles. The front windows are boarded up. There is a two-car garage with front gable and two pairs of batten doors located near the southwest corner of the main two-story house. The last 2 structures on this property are small old wooden sheds that are located off the alley at the south end of the property.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate: _____ Actual: 1900

Source of information: Mesa County Assessor Parcel # 2945-143-34-007

26. **Architect:** Not Known

Source of information:

27. **Builder/Contractor:** Michael Madden, Owner / Builder

Source of information: Original Survey Form prepared by the Museum of Western Colorado 5/31/96

28. **Original owner:** Michael Madden

Source of information: Lot and Block Books

29. **Construction history (include description and dates of major additions, alterations, or demolitions):** Asbestos shingle siding was added, the porch was enclosed and the second story balustrade was removed. The dates of these modifications are not known.

Resource Number: SME.8411
Temporary Resource Number:

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic: Single Dwelling
32. Intermediate use(s): Domestic: Multiple Dwelling
33. Current use(s): Domestic: Multiple Dwelling
34. Site type(s): Transient Housing
35. Historical background: The house was first owned by Michael Madden, a conductor for the Denver and Rio Grande Railway and later, a rancher. Madden started working for the railroad in 1887 when he was 16 and continued to provide 48 years of service to the railroad working on every line except for the Alamosa line. Madden was a member of the crew that made the first run into Grand Junction on standard gauge track in 1890. Madden, who built the house, lived there from about 1900 – 1950. The residence has also served as a rooming house over the years, first in about 1942 when Madden was still living there. By 1951, the building was sold to Ward M. Phillips who lived there through the mid-1970s. Mary Pesman was there in 1979 and 1980, but information is not available to indicate her length of stay. By 1991, the house was a business called Fourth and Ute Rooms, offering transient housing. City directories indicate that it has 8 units.
36. Sources of information: Original Survey Form prepared by the Museum of Western Colorado 5/31/96; Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1950-2006; Grand Junction Daily Sentinel, January 20, 1950, page 14

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria
39. Area(s) of significance:

Resource Number: SME.8411
Temporary Resource Number:

40. Period of significance:
41. Level of significance: National State Local
42. Statement of significance: Although this building was most likely an imposing structure for Grand Junction around 1900, it was not one of the best examples of this building style in Grand Junction. There are other better examples of residential structures in the area of the Seventh St. historic district. This building was a large, fairly simple home without excessive adornments that was later modified to be a rooming house. It was assessed as not eligible when the first survey was prepared by the Museum of Western Colorado staff in May 1996. The structure has lost some integrity through modification from a single family home to apartments.
43. Assessment of historic physical integrity related to significance: This structure has lost some of its integrity through modifications over its long life. The original exterior material has been covered with asbestos shingles, the porch has been enclosed and the balustrade on the second floor of the front façade has been removed. The lean-to segment on the west façade may have been an addition. The interior of this original single family home was modified to make apartments.

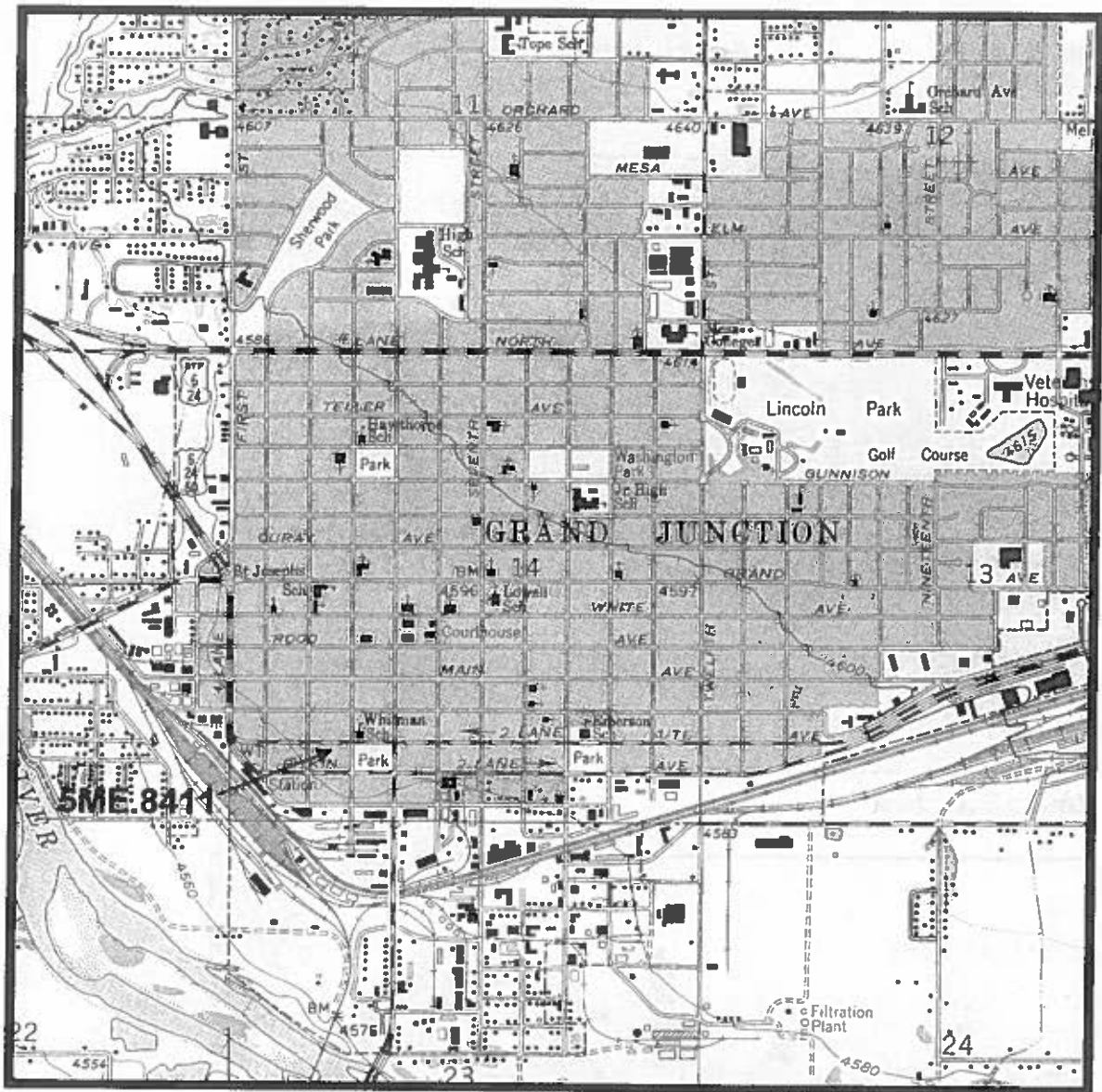
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No
Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.
If there is National Register district potential, is this building: Contributing Noncontributing
46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 1, Frames 2, 6, 7, 10, and Roll 2, Frames 19, 23
Negatives filed at: Hermsen Consultants
48. Report title: Grand Junction I-70B West Environmental Assessment
49. Date(s): April 20, 2007
50. Recorder(s): Gail Keeley
51. Organization: Hermsen Consultants
52. Address: 486 W. Fremont Drive, Littleton, CO 80120
53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.



Site 5ME.8411
301 S. 4th St.
USGS Quad Location Map

Site Number
5ME.8411

Name/Location
301 S. 4th St.
Grand Junction, Colorado



View to Southwest



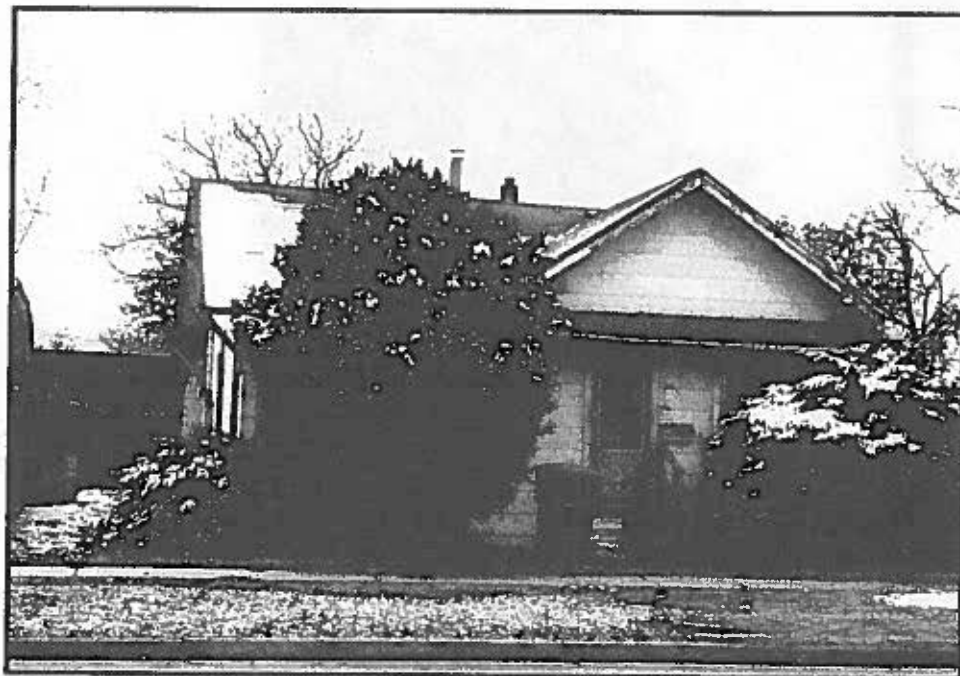
View to Northwest

Site Number
5ME.8411

Name/Location
301 S. 4th St.
Grand Junction, Colorado



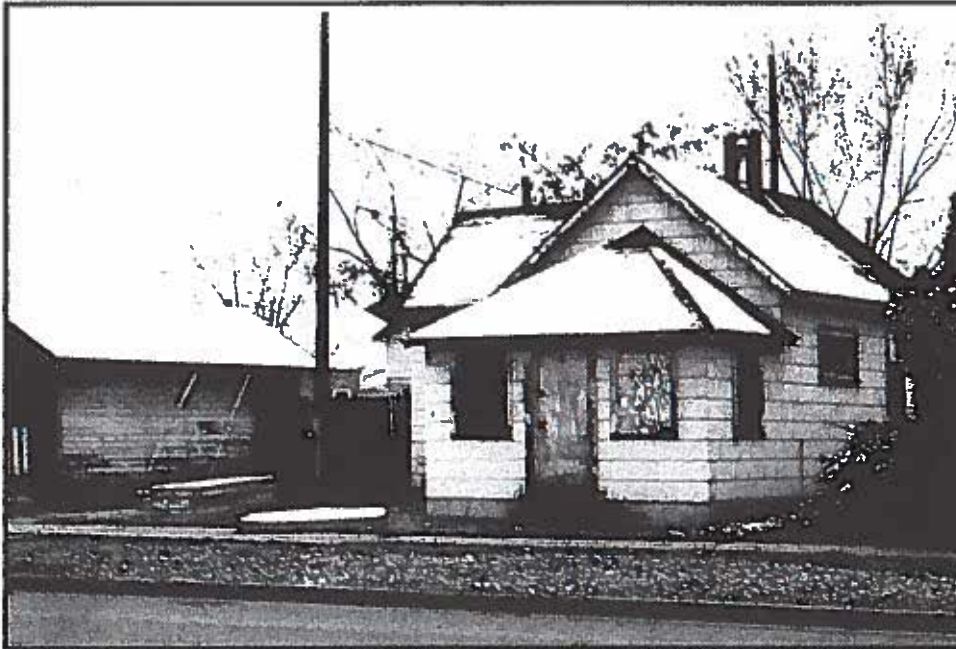
View to Southeast



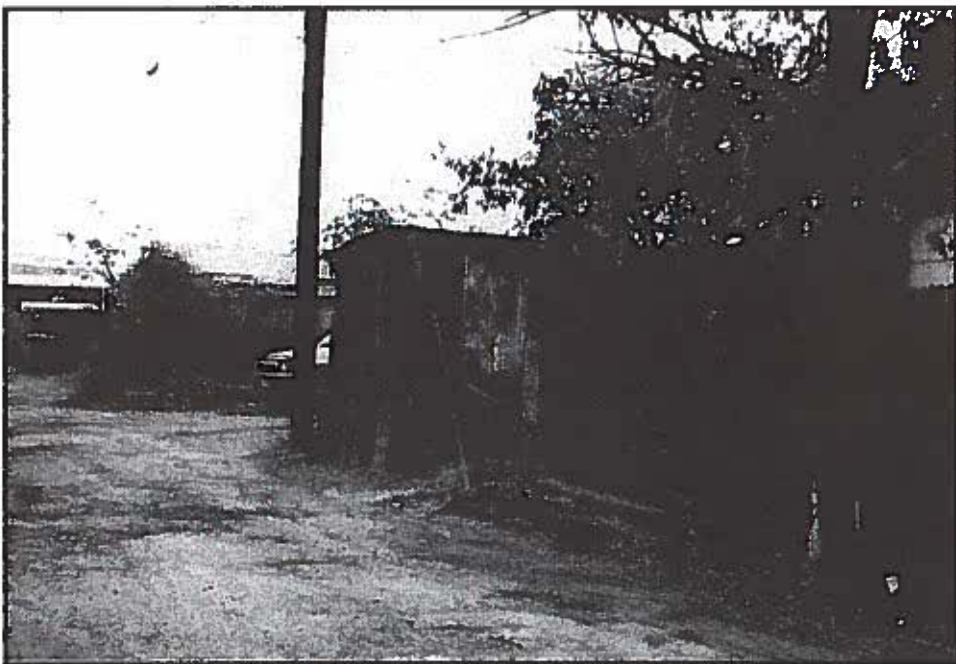
View to West

Site Number
5ME.8411

Name/Location
301 S. 4th St.
Grand Junction, Colorado



View to Southwest



View to Northwest

Resource Number: 5ME.8643
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.8643
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Perry House
6. Current building name: Arrow Trophies
7. Building address: 335 S. 4th St.(360 Pitkin Ave.), Grand Junction, CO 81501-2505
8. Owner name and address: Kendall Glad, 335 S 4th St. Grand Junction, CO 81501-2505

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE ¼ of SE ¼ of SW ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2 ; 7 1 0 5 9 0 mE 4 3 2 6 5 6 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 17,18 Block: 141
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 17 + 18 BLK 141 GRAND JUNCTION. The eastern boundary of this parcel is S. 4th St. The southern boundary is Pitkin Avenue. The western boundary abuts another commercial property and the northern boundary is the alley between this property and an adjoining residential property. The legal description of 5ME.8643 is the historic boundary dating from the early-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 56 x Width 28
16. Number of stories: One
17. Primary external wall material(s): Wood: Horizontal siding
18. Roof configuration: Hip-On-Gable
19. Primary external roof material: Composition
20. Special features:

Resource Number: SME.8643

Temporary Resource Number:

21. **General architectural description:** This 1456 sq. ft. one-story Bungalow is a former house that has been converted into a business. The original entry to the house was on the south façade and at that time the address was 360 Pitkin Ave. That entry door and the adjacent east and west porch openings have since been covered with sheets of plywood and the main entry is now through a single entry door accessed by a handicap ramp on the north side of the building. The windows in the house are mainly double-hung, wood sash. A projecting bay on the east side has a small cross gable overhead on the roof. The remaining original siding is false bevel wood siding. Knee braces are found on the hipped gable ends on the north and south elevations.
22. **Architectural style/building type:** Bungalow
23. **Landscaping or special setting features:** There are several low shrubs on the east side of the building.
24. **Associated buildings, features, or objects:** A front-gable, single-stall wooden garage facing to the east is located on the alley at the rear of the property. It has two panel doors each with multi-paned windows (8) at the top of the door.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate: _____ Actual: 1924
Source of information: Mesa County Assessor Parcel # 2945-143-34-017
26. **Architect:** Not Known
Source of information:
27. **Builder/Contractor:** Not Known
Source of information:
28. **Original owner:** Mary Perry
Source of information: Lot and Block Books
29. **Construction history (include description and dates of major additions, alterations, or demolitions):** The original residence was converted to business use. The original entry on the south elevation was boarded up and replaced with an entry at the rear of the building. The porch openings on the east façade were also covered with plywood.
30. **Original location** **Moved** **Date of move(s):**

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Domestic: Single Dwelling
32. **Intermediate use(s):** Domestic: Single Dwelling
33. **Current use(s):** Commerce and Trade: Business
34. **Site type(s):** Trophy Store

Resource Number: 5ME.8643
Temporary Resource Number:

35. Historical background: Mary and Dominick Perry owned and lived in this house from its construction in 1924 through 1937. Dominick was a section foreman with the Denver and Rio Grande Railway. Mary continued to live in the house after Dominick's death in 1939, through at least 1947. Mary Perry continued to own the property through 1965. In the 1970s and 1980s, the property was mainly vacant. By 1995, Arrow Trophies, Awards and Gifts had moved in to this building. They are still there today.
36. Sources of information: Original Survey Form prepared by Museum of Western Colorado staff, 5/31/96; Polk Grand Junction City Directories, 1949-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria
39. Area(s) of significance:
40. Period of significance:
41. Level of significance: National ___ State ___ Local _____
42. Statement of significance: The integrity of this structure has been severely compromised such that it does not meet the eligibility criteria for listing on the National Register. It has been converted from a residence to a business. The original entry and porch have been covered with plywood and the main entry is now in the rear of the original house. There are no known historical associations for this property. When the original survey was prepared in 1996, the building was also assessed as not eligible for inclusion on the NRHP.
43. Assessment of historic physical integrity related to significance: The integrity of this structure has been severely compromised. It has been converted from a residence to a business. The original entry and porch have been covered with plywood and the main entry is now in the rear of the original house.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ___ Not Eligible X Need Data ___

Resource Number: SME.8643

Temporary Resource Number:

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 1, Frames 8, 9, 12 and Roll 2 Frame 21

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 22, 2007

50. Recorder(s): Gail Keeley

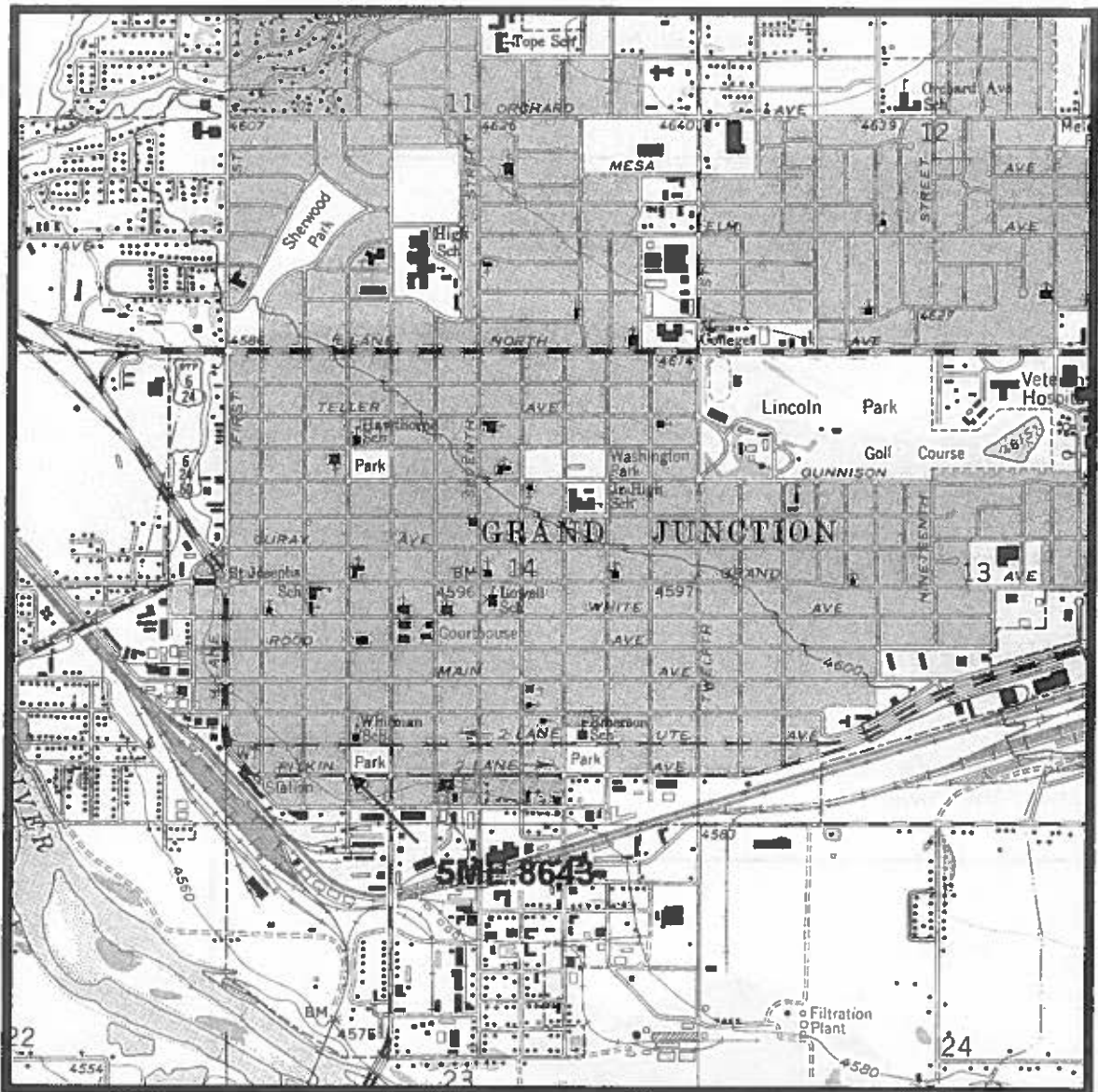
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.8643
335 S. 4th St.
USGS Quad Location Map

Site Number
5ME.8643

Name/Location
335 S. 4th St.
Grand Junction, Colorado



View to Southwest



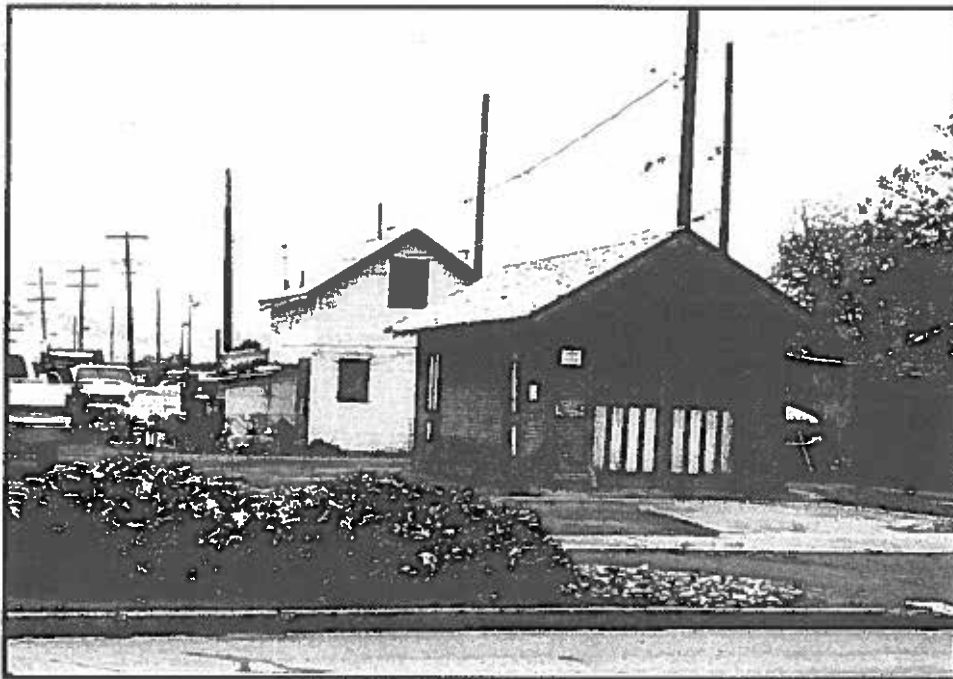
View to Northwest

Site Number
5ME.8643

Name/Location
335 S. 4th St.
Grand Junction, Colorado



View to Southwest



View to Northwest

Resource Number: 5ME.15697

Temporary Resource Number:

OAH P1403
Rev. 9/98

Official eligibility determination
(OAH P use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to eligible NR District

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5ME.15697
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name:
6. Current building name: Karnes Carpet World
7. Building address: 445 Pitkin Ave, Grand Junction, CO 81501-2513
8. Owner name and address: Lisa M and Kurtis Houston, 445 Pitkin Ave, Grand Junction, CO 81501-2513

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NW ¼ of SW ¼ of SE ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2; 7 1 0 7 8 0 mE 4 3 2 6 5 4 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 11 + 12 Block: 147
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 11 + 12 BLK 147 GRAND JUNCTION. The northern boundary of this parcel is Pitkin Avenue. The eastern and western boundaries abut other commercial properties and the southern boundary is the alley between Pitkin and South Avenues. The legal description of 5ME.15697 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 80 x Width 32
16. Number of stories: One
17. Primary external wall material(s): Wood
18. Roof configuration: Front Gable
19. Primary external roof material: Metal
20. Special features:

Resource Number: SME.15697

Temporary Resource Number:

21. General architectural description: This one-story building is a 3200 sq. ft. carpet store with its front (north) façade on Pitkin Ave., The front façade and the front 10 feet of the east façade are covered with wood siding in a diagonal placement. A single glass commercial entry door is located on the east end of the front façade adjacent to a large double-paned commercial window. An awning extends over the front window and entry door. An interesting mural depicting carpet and floor installation is painted on the east façade of the building. A large garage door is located on the east façade near the rear of the building. A small utility door is located just to the south of the large garage door on the east façade.

22. Architectural style/building type: No style

23. Landscaping or special setting features: There is one small tree and shrub near the west border of the property. There is a paved parking area in front of the store for customer use.

24. Associated buildings, features, or objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1956

Source of information: Mesa County Assessor Parcel # 2945-143-39-006

26. Architect: Not Known

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: Mrs. Josephine Helmick

Source of information: Polk's Grand Junction City Directory 1956

29. Construction history (include description and dates of major additions, alterations, or demolitions):

30. Original location x Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade: Business

32. Intermediate use(s): Commerce and Trade: Business

33. Current use(s): Commerce and Trade: Business

34. Site type(s):

35. Historical background: This building was built in 1956 as the site of Taylor Tire and Recap. The tire business stayed in this building through the mid-1960s. By 1970, the building was vacant and in 1975 it was the site of Western Colorado Mechanical Corporation. It was vacant again by 1979 and in 1980, became the home of Kames Carpet World who has been there the past 27 years.

Resource Number: 5ME.15697
Temporary Resource Number:

36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1960-2000

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: This building is a utilitarian commercial structure similar to many others built in Colorado in the mid-20th century. It does not demonstrate the elements of a particular style, illustrate distinctive characteristics, demonstrate a particular method of construction nor possess high artistic values. As such, it does not meet the criteria for inclusion on the NRHP. There are no known historical associations for this property. Its integrity has been compromised by the installation of diagonal wood siding on the north façade.

43. Assessment of historic physical integrity related to significance: The building has had diagonal wood siding put on the front façade. It is probable that happened in the 1970s when diagonal wood siding was popular.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

Resource Number: 5ME.15697

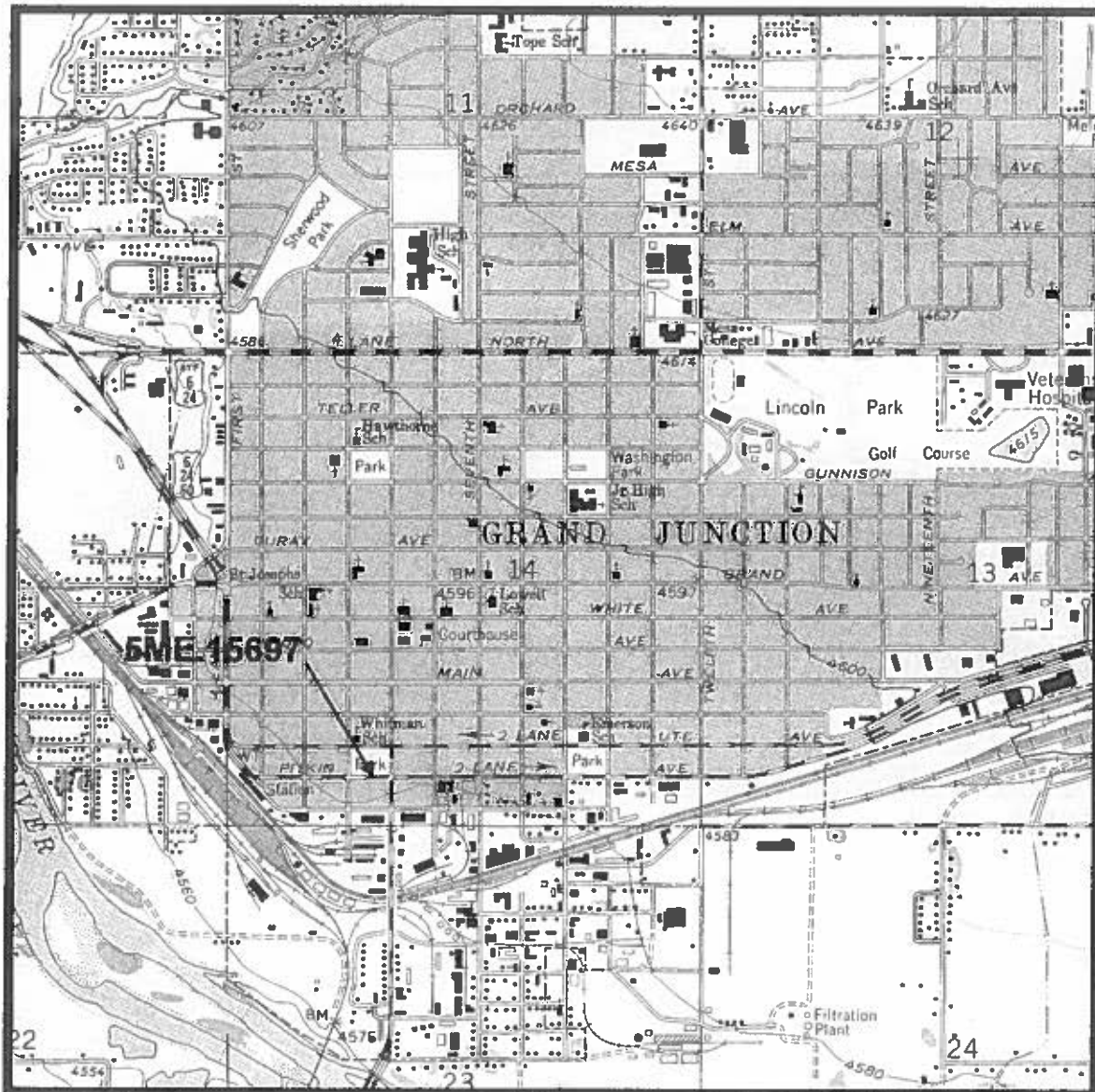
Temporary Resource Number:

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 1, Frame 16
Negatives filed at: Hermsen Consultants
48. Report title: Grand Junction I-70B West Environmental Assessment
49. Date(s): April 20, 2007
50. Recorder(s): Gail Keeley
51. Organization: Hermsen Consultants
52. Address: 486 W. Fremont Drive, Littleton, CO 80120
53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

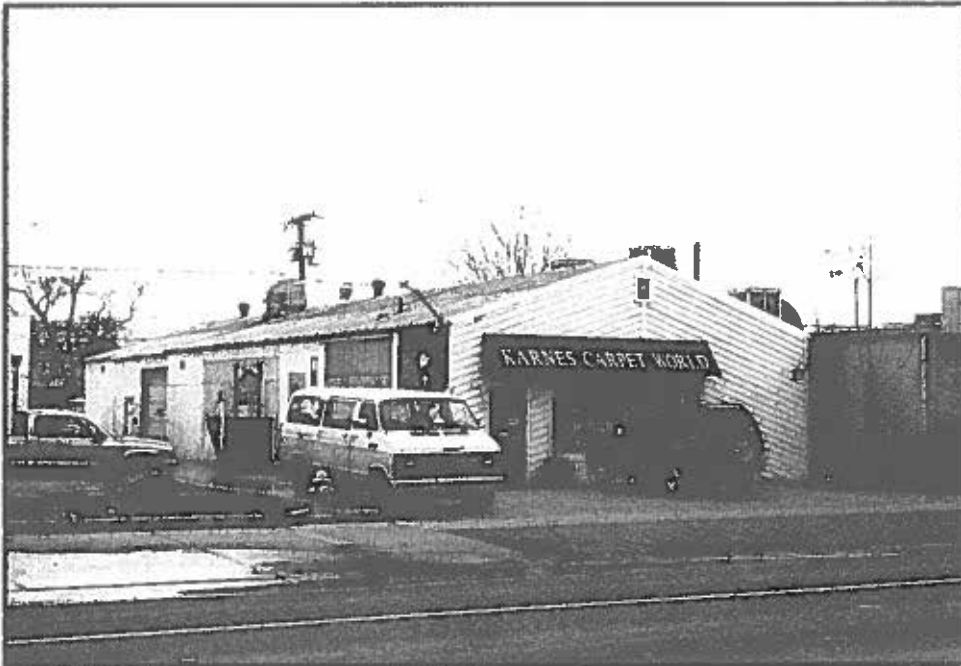
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.15697
445 Pitkin Ave.
USGS Quad Location Map

Site Number
5ME.15697

Name/Location
445 Pitkin Ave.
Grand Junction, Colorado



View to Southwest

Resource Number: 5ME.15699

Temporary Resource Number:

OAH P1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAH P use only)

Date _____ Initials _____

- Determined Eligible- NR
- Determined Not Eligible- NR
- Determined Eligible- SR
- Determined Not Eligible- SR
- Need Data
- Contributes to eligible NR District
- Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15699
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name:
6. Current building name: Enterprise Rent- A- Car
7. Building address: 406 S. 5th St., Grand Junction, CO 81501
8. Owner name and address: Quattro Partners LLC, 1733 Crest View Dr., Grand Junction, CO 81506-5227

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE ¼ of SW ¼ of SE ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2; 7 1 0 8 4 0 mE 4 3 2 6 5 4 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1-4 Block: 148
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries. The western boundary of this parcel is S. 5th St. The northern boundary is Pitkin Avenue. The eastern boundary abuts another commercial property and the southern boundary is the alley between Pitkin and South Avenues. The legal description of 5ME.15699 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 48 x Width 27
16. Number of stories: One
17. Primary external wall material(s): Stucco, Wood: Vertical siding
18. Roof configuration: Flat
19. Primary external roof material:
20. Special features:

Resource Number: SME.15699

Temporary Resource Number:

21. **General architectural description:** This 1296 sq. ft. building was originally built as a service station. It has since been remodeled into a commercial property for auto rental. It has overhanging boxed eaves that cover fluorescent lighting used to illuminate the "Enterprise" sign on the eaves. The boxed eave on the south side of the building is constructed of ribbed metal. The walls on the east façade are covered with stucco in contrast to the walls on the north, south and west facades which are covered with vertical wood siding. Sheets of metal cover the walls above the commercial windows and garage doors. One garage door is located at the south end of the west façade. There is a single commercial entry door centered in the commercial windows on the west façade. Two large commercial windows are located on the north façade which wrap around to the west façade. There is a set of double commercial windows on the west façade where an old service bay was located in the approximate center of the west façade.
22. **Architectural style/building type:** No style
23. **Landscaping or special setting features:** Paved parking areas surround all four sides of the building for storage of the company's rental car fleet.
24. **Associated buildings, features, or objects:** None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate: _____ Actual: 1951
Source of information: Mesa County Assessor Parcel # 2945-143-40-001
26. **Architect:** Not Known
Source of information:
27. **Builder/Contractor:** Not Known
Source of information:
28. **Original owner:** Not Known
Source of information:
29. **Construction history (include description and dates of major additions, alterations, or demolitions):**
30. **Original location** **Moved** **Date of move(s):**

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce and Trade: Business
32. **Intermediate use(s):** Commerce and Trade: Business
33. **Current use(s):** Commerce and Trade: Business
34. **Site type(s):** Car rental business

Resource Number: 5ME.15699

Temporary Resource Number:

35. Historical background: This structure, built in 1951, opened as the Bill Wright Texaco Service station. It remained Bill Wright Texaco Service for 30 years. By 1985, it was under new ownership as Walden's Texaco Service. By 1991, its use had changed from a gas station to European Auto. It was vacant by 1995 and reopened as Enterprise Rent-A-Car by 2000.
36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1951-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: This building is a common, functional auto service structure. The integrity of this building has been compromised through renovations such that it is not eligible for inclusion on the National Register. This building was originally built as a gas station and was remodeled to serve as a rental car business. A commercial window has replaced the door for one of the original service bays. The original gas pumps have been removed. There are no known significant historical associations for this building.

43. Assessment of historic physical integrity related to significance: The integrity of this building has been compromised through renovations. This building was originally built as a gas station and was remodeled to serve as a rental car business. A commercial window has replaced the door for one of the original service bays. The original gas pumps have been removed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

Resource Number: SME.15699
Temporary Resource Number:

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 1, Frame 19

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 17, 2007

50. Recorder(s): Gail Keeley

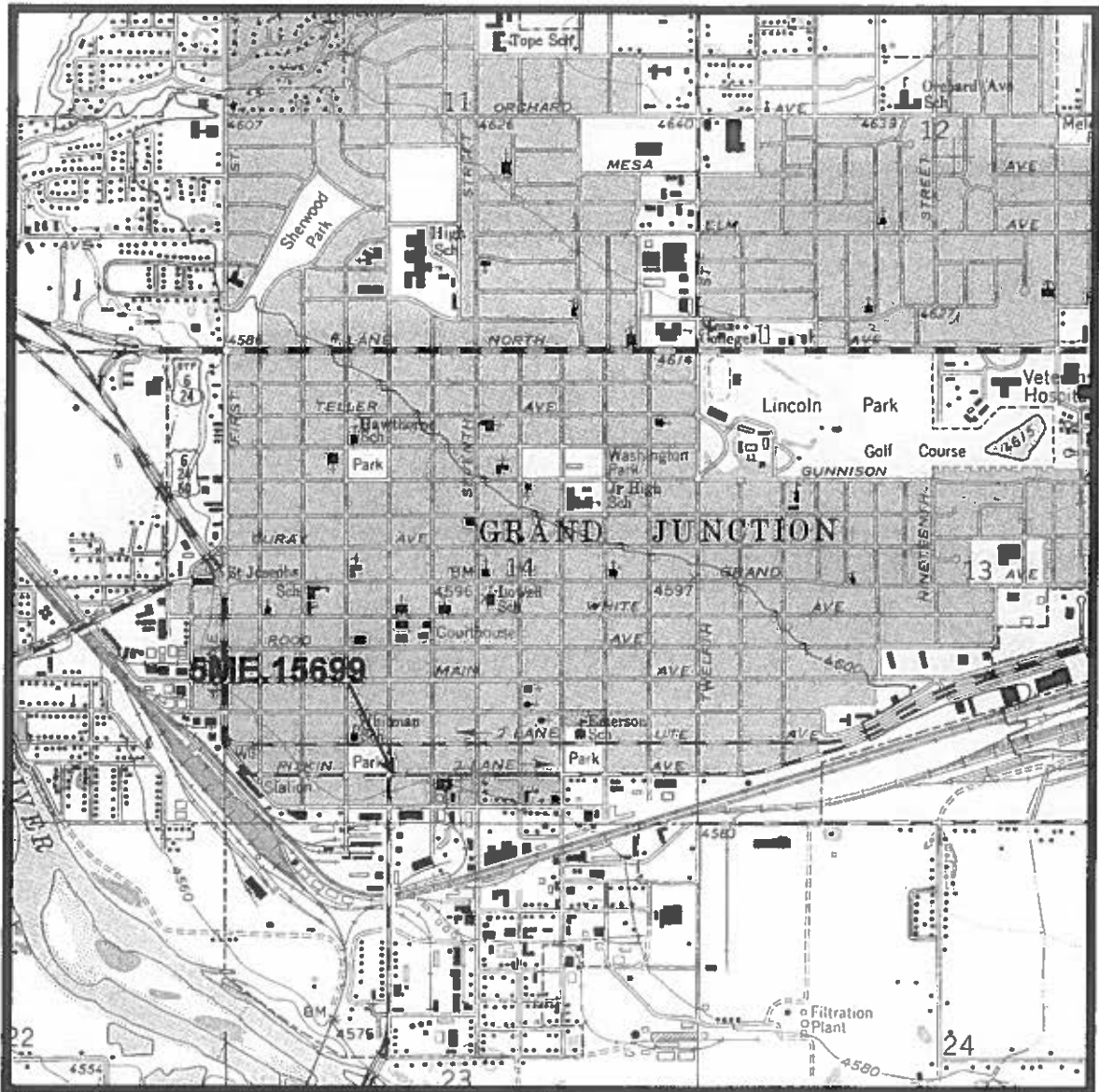
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.15699
406 S. 5th St.
USGS Quad Location Map

Site Number
5ME.15699

Name/Location
406 S. 5th St.
Grand Junction, Colorado



View to Southeast

Resource Number: 5ME.15700

Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination (OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15700
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name:
6. Current building name: Valley Auto
7. Building address: 336 S. 5th St., Grand Junction, CO
8. Owner name and address: Robert L. Cooney, 435 32 Rd. Unit 302, Clifton, CO 81520-9126

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE ¼ of SW ¼ of SE ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2 ; 7 1 0 8 4 0 mE 4 3 2 6 5 7 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 29-32 Block: 139
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries. The western boundary of this parcel is S. 5th St. The southern boundary is Pitkin Avenue. The eastern boundary abuts another commercial property and the northern boundary is the alley between Ute and Pitkin Avenues. The legal description of 5ME.15700 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 58 x Width 27
16. Number of stories: One
17. Primary external wall material(s): Concrete Block
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features:

Resource Number: SME.15700
Temporary Resource Number:

- 21. General architectural description: This building is a 1318 sq. ft. concrete block commercial structure occupied by a used car sales business. A large canopy supported by 4 poles covers the area in front of the structure. At one time, this site was a gas station and the canopy was located over the gas pumps. The front façade faces to the west and its dominant features are two large garage doors providing access to two former service bays on the north portion of the front façade and an interesting mural of a trading post painted on the wall between the garage door and the windows to the south. The building has boxed overhanging eaves and the letters spelling "Valley Auto" are located on boxed eave on the west façade. There are large commercial windows on the south portion of the front (west) façade wrapping around to the south façade. The office area on the west façade is set back approximately 5 feet from the service bay portion of the west façade. There is a single entry door to a restroom on the south façade

- 22. Architectural style/building type: No style

- 23. Landscaping or special setting features: The area around the structure is paved for parking.

- 24. Associated buildings, features, or objects:

IV. ARCHITECTURAL HISTORY

- 25. Date of Construction: Estimate: _____ Actual: 1961
Source of information: Mesa County Assessor Parcel # 2945-143-32-007
- 26. Architect: Not Known
Source of information:
- 27. Builder/Contractor: Not Known
Source of information:
- 28. Original owner: Not Known
Source of information:
- 29. Construction history (include description and dates of major additions, alterations, or demolitions): Unknown
- 30. Original location x Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): Commerce and Trade: Business
- 32. Intermediate use(s): Commerce and Trade: Business
- 33. Current use(s): Commerce and Trade: Business
- 34. Site type(s): Used car sales
- 35. Historical background: This structure has always supported auto related uses. In 1965, it was the site of Freeway Frontier Service and Used Cars. By 1970, this building was the location of Bill Evans Service Station. It was vacant in 1975, according to the Grand Junction City Directories, but was occupied by a Husky self-

Resource Number: 5ME.15700

Temporary Resource Number:

service gas station by 1980. It was then vacant again for a period. By 1995, Valley Auto used car dealers had moved in. They are still there today.

36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1960-2000

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: This building is a basic gas station / service garage structure similar to many others built in Colorado in the mid-20th century. It does not demonstrate the elements of a particular style, illustrate distinctive characteristics, demonstrate a particular method of construction nor possess high artistic values. As such, it does not meet the criteria for inclusion on the NRHP. In addition, the integrity has been compromised by the conversion of use from a gas station to a used car sales office and by the removal of the gas pumps. There are no known historical associations for this property.

43. Assessment of historic physical integrity related to significance: The integrity has been diminished by the conversion of use from a gas station to a used car sales office and by the removal of the gas pumps.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

Resource Number: SME.15700
Temporary Resource Number:

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 1, Frame 20
Negatives filed at: Hermsen Consultants
48. Report title: Grand Junction I-70B West Environmental Assessment
49. Date(s): April 20, 2007
50. Recorder(s): Gail Keeley
51. Organization: Hermsen Consultants
52. Address: 486 W. Fremont Drive, Littleton, CO 80120
53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

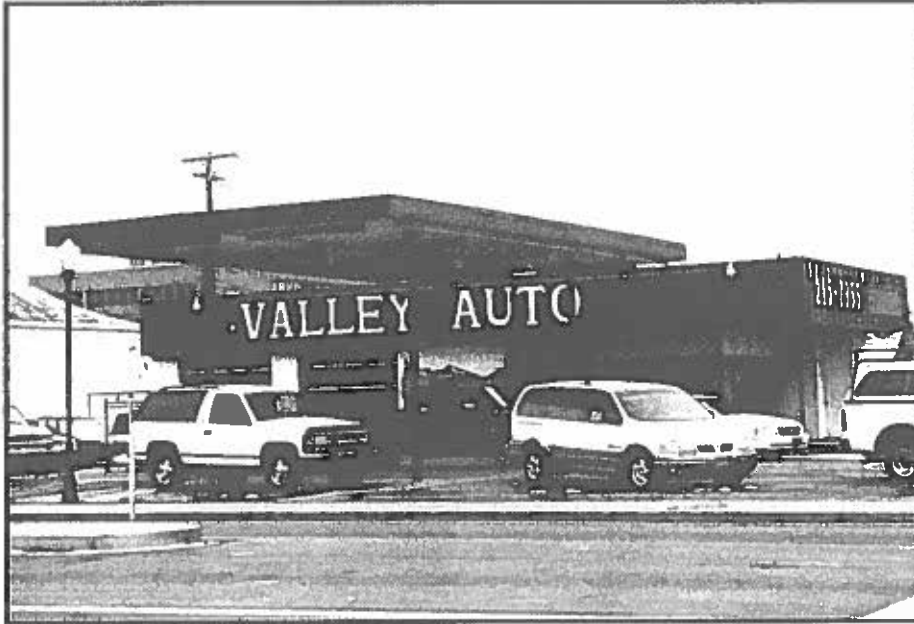
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.15700
336 S. 5th St.
USGS Quad Location Map

Site Number
5ME.15700

Name/Location
336 S. 5th St.
Grand Junction, Colorado



View to Northeast

Resource Number: 5ME.15701
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

I. IDENTIFICATION

1. Resource number: 5ME.15701
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: C.R. Brown Super Service
6. Current building name: Barney Brothers Off Road
7. Building address: 306 S. 5th St., Grand Junction, CO 80501
8. Owner name and address: Escondido Oil Inc, 4809 19th St. Unit 10, Lubbock, TX 79407-2326

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
SE ¼ of NW ¼ of SE ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2 ; 7 1 0 8 4 0 mE 4 3 2 6 6 2 0 mN
11. USGS quad name: Grand Junction
Year: 1961 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 1,2 Block: 139
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries. The western boundary of this parcel is S. 5th St. The northern boundary is Ute Avenue. The eastern boundary abuts another commercial property and the southern boundary is the alley between Ute and Pitkin Avenues. The legal description of 5ME.15701 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length 93 x Width 75
16. Number of stories: One
17. Primary external wall material(s): Metal
18. Roof configuration: Flat and Barrel
19. Primary external roof material: Metal
20. Special features:

Resource Number: SME.15701
Temporary Resource Number:

21. **General architectural description:** This building is a 7,039 sq. ft. structure composed of two parts - a flat roofed structure at the west end and a connected metal barrel roof / dome shaped warehouse in the rear. The walls of the flat roofed structure are covered with metal sheet. The doors and windows are on the west (front) façade. This façade has one single entry door and one double entry door with sidelights and a canvas awning as well as four picture windows. Two single garage doors are located in the south and north elevations of the flat roofed portion of the building. The building in the rear resembles a Quonset hut with a much flatter barrel-shaped roof. It has brick on the west elevation and the side walls (north and south) are metal. The barrel roof part of this building has a large garage door at the south end of the front (west) façade and a row of 16 small windows that have been covered.
22. **Architectural style/building type:** No style
23. **Landscaping or special setting features:** There are two small trees in front of the west façade of the building.
24. **Associated buildings, features, or objects:** None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate: _____ Actual: 1946
Source of information: Mesa County Assessor Parcel # 2945-143-32-018
26. **Architect:** Not Known
Source of information:
27. **Builder/Contractor:** Not Known
Source of information:
28. **Original owner:** Not Known
Source of information:
29. **Construction history (include description and dates of major additions, alterations, or demolitions):** Unknown
30. **Original location** **Moved** **Date of move(s):**

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce and Trade: Business
32. **Intermediate use(s):** Commerce and Trade: Business
33. **Current use(s):** Commerce and Trade: Business
34. **Site type(s):** Off-Road Vehicle service
35. **Historical background:** Although built in 1946, the first listing for this location in the Grand Junction City Directories was in 1949 when Clifford Sawtelle Auto Repair was at this site. From the early 1950s through the mid 1960s C. R. Brown Super Service was operating at this location. It was vacant by 1970 but then became the site of Direct Sales Tire Company from the mid-1970s through the mid-1980s. Peerless Tyre Company was at this location for most of the 1990s. By 2000, Rocky Mountain Off-Road Specialists was there. The business niche for off-road continues in this location with the Barney Brothers Off Road.

Resource Number: 5ME.15701
Temporary Resource Number:

36. Sources of information: Colorado Polk's Grand Junction City Directories, published by R. L. Polk and Company Publishers Co., 1946-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- ___ A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - ___ B. Associated with the lives of persons significant in our past;
 - ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ___ Qualifies under Criteria Considerations A through G (see Manual)
- X Does not meet any of the above National Register criteria
39. Area(s) of significance:
40. Period of significance:
41. Level of significance: National ___ State ___ Local _____
42. Statement of significance: This building is a basic service garage structure similar to many others built in Colorado in the mid-20th century. There are no known historical associations for this property. This building has lost its integrity with the addition of the newer flat roofed segment of building on the west elevation, the covering of windows and the variety of materials on the walls - - corrugated metal, flat sheet metal, brick.
43. Assessment of historic physical integrity related to significance: This building has lost its integrity with the addition of the newer flat roofed segment of building on the west elevation, the covering of windows and the variety of materials on the walls - - corrugated metal, flat sheet metal, brick.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:
Eligible ___ Not Eligible X Need Data ___
45. Is there National Register district potential? Yes ___ No x
Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.
If there is National Register district potential, is this building: Contributing ___ Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

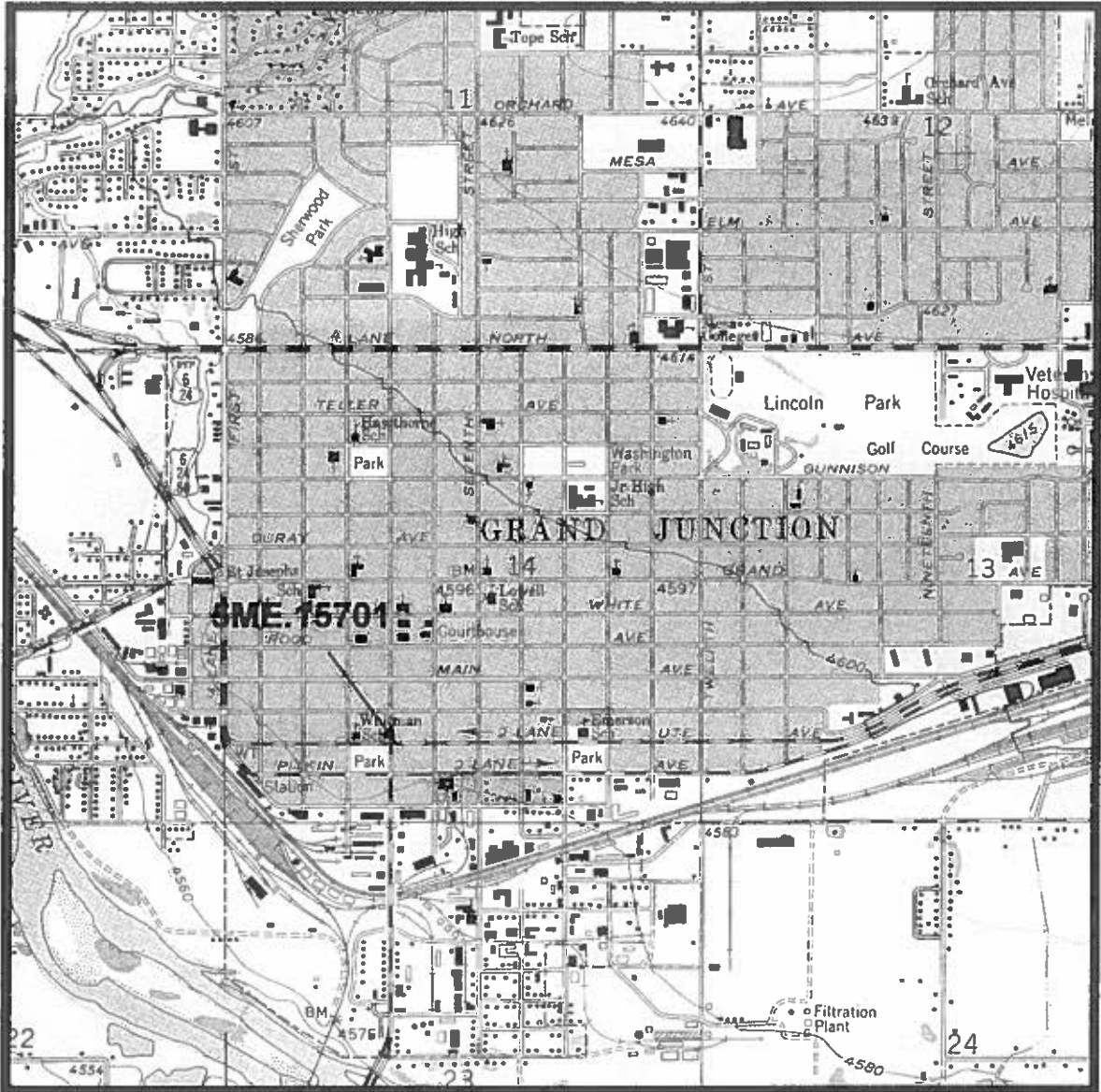
Resource Number: SME.15701
Temporary Resource Number:

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 1, Frames 22, 24
Negatives filed at: Hermsen Consultants
48. Report title: Grand Junction I-70B West Environmental Assessment
49. Date(s): April 15, 2007
50. Recorder(s): Gail Keeley
51. Organization: Hermsen Consultants
52. Address: 486 W. Fremont Drive, Littleton, CO 80120
53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.15701
306 S. 5th St.
USGS Quad Location Map

Site Number
5ME.15701

Name/Location
306 S. 5th St.
Grand Junction, Colorado



View to Northeast



View to Southeast

Resource Number: 5ME.15702
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15702
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name:
6. Current building name: Fine Line Body & Paint
7. Building address: 509 Ute Ave, Grand Junction, CO
8. Owner name and address: Gary J. & Sandra M. Chadez, 332 33½ Rd., Palisade, CO 81526-9511

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
SW ¼ of NE ¼ of SE ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2; 7 1 0 8 6 0 mE 4 3 2 6 6 3 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: 139
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: N 50FT OF LOTS 3 TO 7 INC + All Lot 8 BLK 139 GR JCT. This property is an "L" shaped parcel with the northern boundary on Ute Avenue. The western, southern and eastern boundaries abut other commercial properties. The legal description of 5ME.15702 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 100 x Width 50
16. Number of stories: One
17. Primary external wall material(s): Brick, Concrete Block
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features:

Resource Number: 5ME.15702

Temporary Resource Number:

21. General architectural description: This building is a 5 000 sq. ft. commercial service garage that abuts the adjacent building on the south side. The north and west walls are brick while the east (rear) wall is concrete block. The front (west) portion of this flat roofed building is approximately 3 feet higher than the rear (east) portion of this building. There is a single glass commercial entry door near the east end of the north façade. It has one large picture window to the west of the door and two large picture windows to the east of the door. A large double garage door is centered on the north façade. To the immediate west of the garage door there is a single glass entry door and to the west of that door is a very large bank of 3 adjacent large commercial windows. The rear elevation has a mural of a truck painted on it along with the name and phone number of the business. In addition, there is a large garage door to the south of the mural.

22. Architectural style/building type: No style.

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1951

Source of information: Mesa County Assessor Parcel # 2945-143-32-019

26. Architect: Not Known

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: Not Known

Source of information:

29. Construction history (include description and dates of major additions, alterations, or demolitions): Unknown

30. Original location Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade: Business

32. Intermediate use(s): Commerce and Trade: Business

33. Current use(s): Commerce and Trade: Business

34. Site type(s): Paint and Body Shop

35. Historical background: Unknown

36. Sources of information:

Resource Number: 5ME.15702
Temporary Resource Number:

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

___ A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

X Does not meet any of the above National Register criteria

39. Area(s) of significance:

40. Period of significance:

41. Level of significance: National ___ State ___ Local _____

42. Statement of significance: This building does not display architectural significance. It is a basic commercial / service garage structure similar to many others built in Colorado in the mid-20th century. There are no known historical associations for this property.

43. Assessment of historic physical integrity related to significance: The building appears to be intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible X Need Data ___

45. Is there National Register district potential? Yes ___ No x

Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ___ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing _____

Resource Number: SME.15702

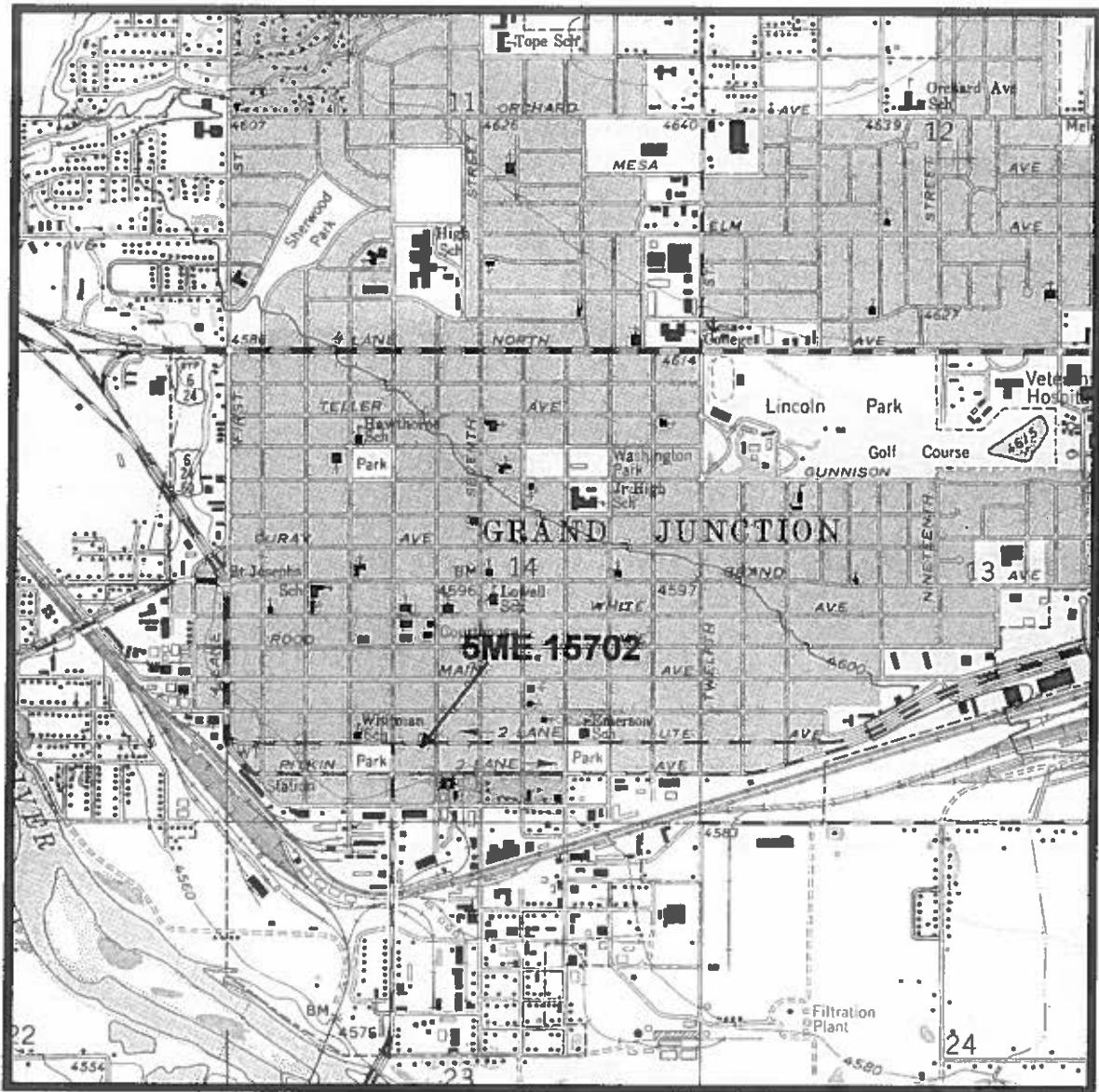
Temporary Resource Number:

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 1, Frames 31, 33
Negatives filed at: Hermsen Consultants
48. Report title: Grand Junction I-70B West Environmental Assessment
49. Date(s): April 22, 2007
50. Recorder(s): Gail Keeley
51. Organization: Hermsen Consultants
52. Address: 486 W. Fremont Drive, Littleton, CO 80120
53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

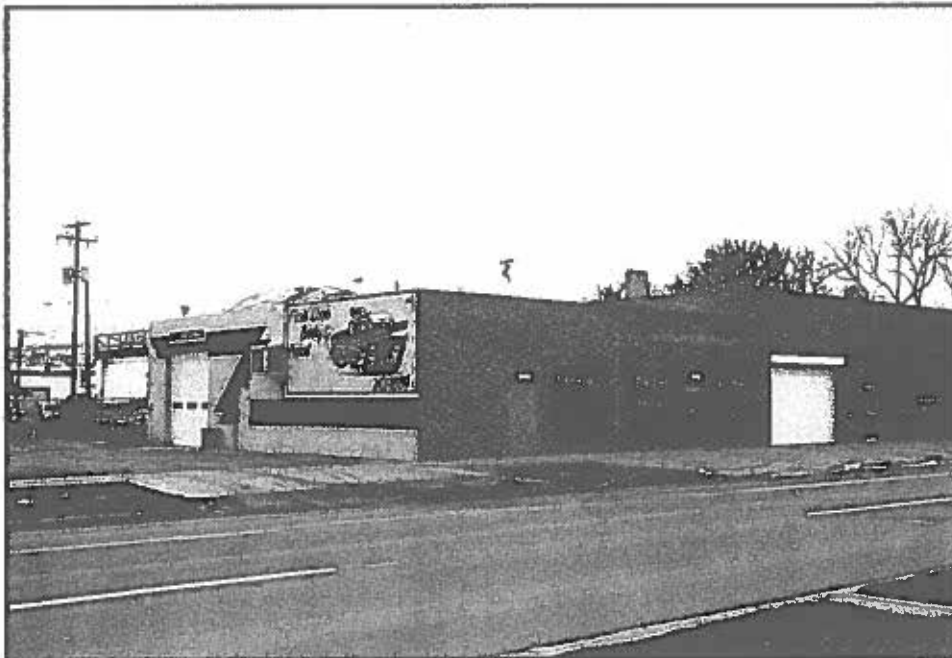
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.15702
509 Ute Ave.
USGS Quad Location Map

Site Number
5ME.15702

Name/Location
509 Ute Ave.
Grand Junction, Colorado



View to Southwest



View to Southeast

Resource Number: 5ME.8654
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.8654
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Rio Grande Motorway Terminal
6. Current building name: Greyhound Bus Lines
7. Building address: 230 S. 5th St., Grand Junction, CO 80501
8. Owner name and address: Smith Associates, 1048 Independent Ave. Unit 201, Grand Junction, CO 81505-7185

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 14
10. UTM reference
Zone 1 2 ; 7 1 0 7 7 0 mE 4 3 2 6 6 8 0 mN
11. USGS quad name: Grand Junction
Year: 1963 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 27-32 Block: 126
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries. The western boundary of this parcel is S. 5th St. The southern boundary is Ute Avenue. The eastern boundary abuts a parking lot and the northern boundary is the alley between Ute and Colorado Avenues. The legal description of 5ME.8654 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape):
15. Dimensions in feet: Length 178 x Width 125
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Flat
19. Primary external roof material: Asphalt
20. Special features:

Resource Number: SME.8654
Temporary Resource Number:

21. General architectural description: This building is a one-story regional bus station with bowed roofs and a concrete foundation. It encompasses 13,370 sq. ft. and includes a café and bus garages. The café is accessed through recessed centered double doors separated by a stainless steel pier. The doors are metal frame, with full light, push bars and metal frame transoms. The north door opens to the café and the south door opens to the bus station lobby. The end walls of the recessed entry each have a three ft. wide show window. The north and south façades are a ribbon of three large show windows with steel frames and brick sills and lintels. The facades are highlighted with four full height and two half-height pilasters that rise one foot above the parapet. The south and west elevations have artfully laid wirecut terra cotta brick walls with pilasters and an even parapet. The east and north elevations are yellow brick with even parapets. The east façade has steel factory sash windows with wire safety glass. The north elevation has a vehicle entry, three doors and eight small, high steel frame windows with safety glass. The south elevation has two loading doors, three show windows and two glass block windows. A large vehicle door is at the juncture with the south wing. A large metal canopy extends from the south wall of the café across portions of the paved concourse. Three steel I beams support the canopy.

22. Architectural style/building type: Commercial

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1937

Source of information: Mesa County Assessor Parcel # 2945-143-29-008

26. Architect: Not Known

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: C.D. Smith

Source of information: Lot and Block Books

29. Construction history (include description and dates of major additions, alterations, or demolitions): At one time there was a gas station on the NE corner of 5th and Ute Ave. That station was razed and the entire area at that corner is used for bus movements into and out of the station. A canopy was erected extending from the south wall of the café over the concourse.

30. Original location x Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade: Business

Resource Number: SME.8654
Temporary Resource Number:

32. Intermediate use(s): Commerce and Trade: Business
33. Current use(s): Commerce and Trade: Business
34. Site type(s): Bus station
35. Historical background: From its completion in 1937, this building has always served as a regional bus station. In its early years, it was a terminal for the Rio Grande Motorway, and then it became the bus station for the Continental Bus System for the 1950s, 1960s and 1970s. By 1980, it was the terminal for the Trailways Bus System which transitioned into the Greyhound – Trailways System in the early 1990s and then into the Greyhound Bus Lines that operate out of the station today. The accompanying café, first known as the Pig Parlor and later as the Crain Café, was owned and operated by Emmett Crain through at least 1960.
36. Sources of information: Original Survey Form prepared by Museum of Western Colorado staff, 5/31/96; Polk Grand Junction City Directories, 1949-2006

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority:
38. Applicable National Register Criteria:
- X A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ___ B. Associated with the lives of persons significant in our past;
- ___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ___ Qualifies under Criteria Considerations A through G (see Manual)
- ___ Does not meet any of the above National Register criteria
39. Area(s) of significance: Transportation
40. Period of significance: 1937 - Present
41. Level of significance: National ___ State ___ Local _____
42. Statement of significance: This structure is significant for its continued role in regional bus transportation in Grand Junction. It has been the bus station in Grand Junction for over 70 years. Built with simple modern lines, it has undergone few changes.
43. Assessment of historic physical integrity related to significance: The integrity of this building is good. It is well-maintained and appears to be intact with few modifications over its 70 years of use.

Resource Number: SME.8654
Temporary Resource Number:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: There is no cohesive grouping of related buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 1, Frames 25, 29, 30, 34

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 23, 2007

50. Recorder(s): Gail Keeley

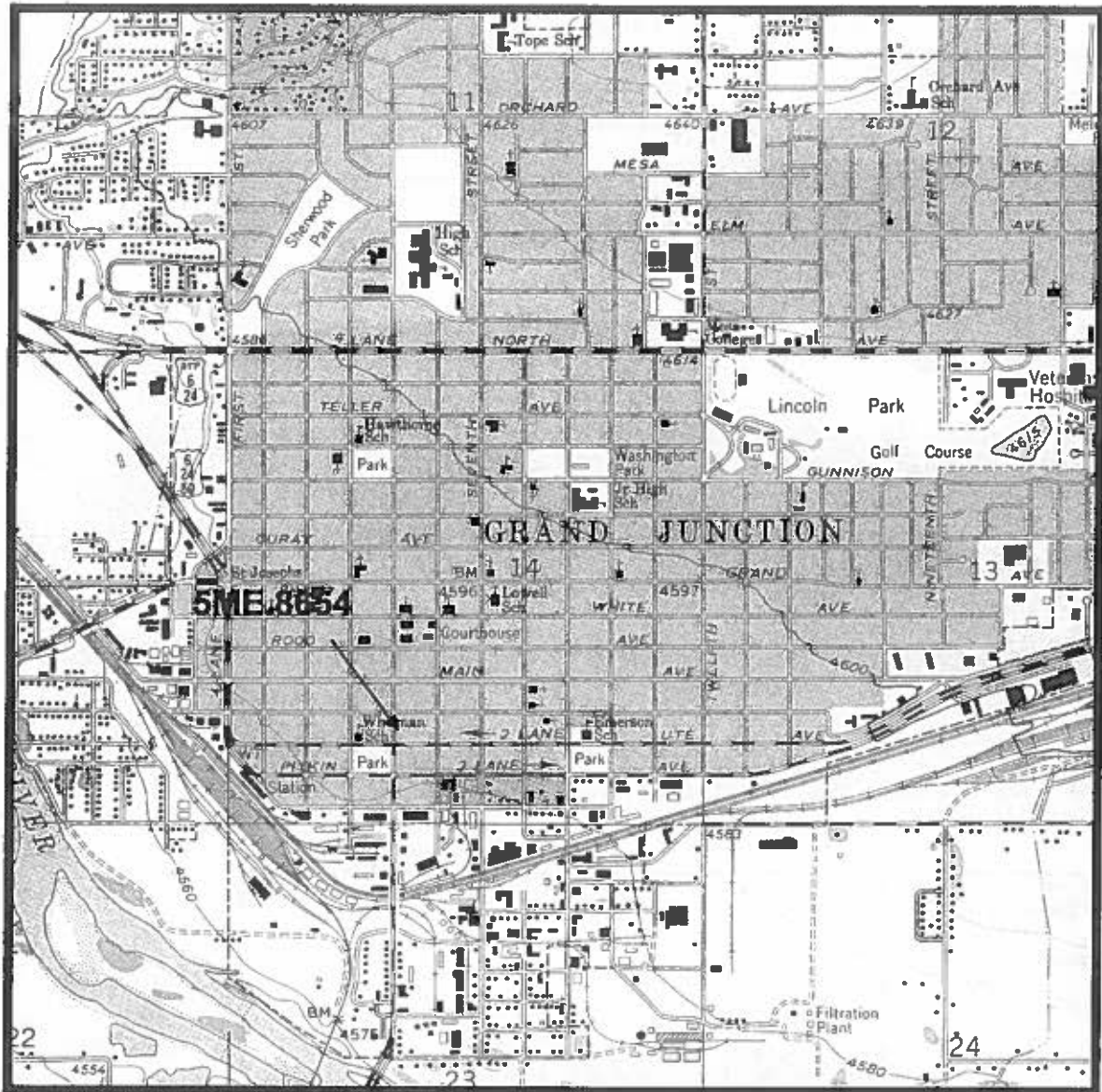
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME8654
230 S. 5th St.
USGS Quad Location Map

Site Number
5ME.8654

Name/Location
230 S. 5th St.
Grand Junction, Colorado



View to Northeast



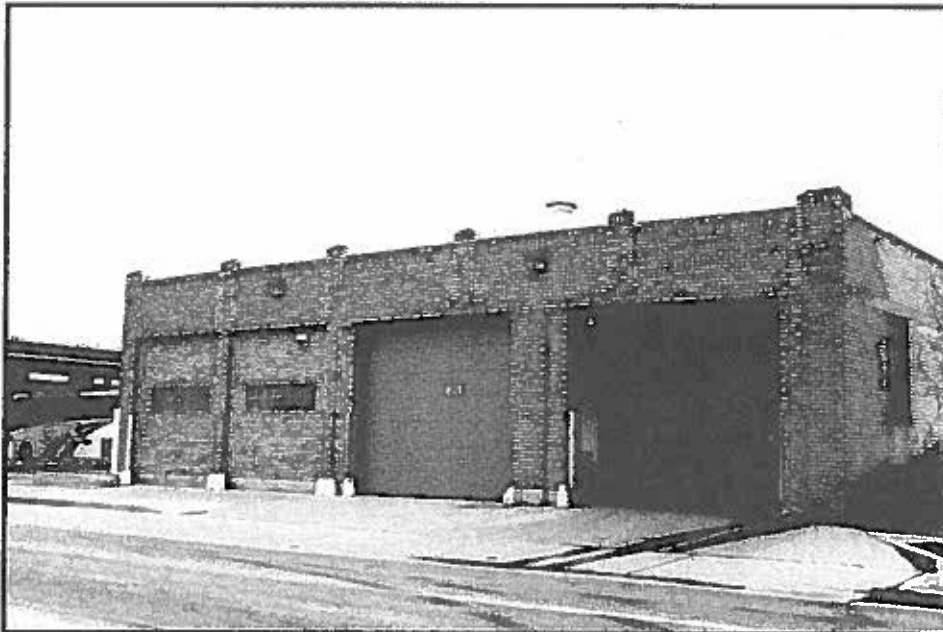
View to Northeast

Site Number
5ME.8654

Name/Location
230 S. 5th St.
Grand Junction, Colorado



View to Northeast



View to Northwest

Resource Number: 5ME.15698
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.15698
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: C.D. Smith / Museum of Western Colorado
6. Current building name:
7. Building address: 462 Ute Ave., Grand Junction, CO 80501
8. Owner name and address: Museum of Western Colorado, 462 Ute Ave., Grand Junction, CO 81501

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
NE ¼ of NW ¼ of SE ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2 ; 7 1 0 8 0 0 mE 4 3 2 6 6 8 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1973 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 17-24 Block: 125
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: The extent of legal boundaries: LOTS 17 THRU 24 BLK 125 GRAND JUNCTION SEC 14 1S 1W. The eastern boundary of this parcel is S. 5th St. The southern boundary is Ute Avenue. The western boundary abuts the adjoining old Whitman School building and the northern boundary is the alley between Ute and Colorado Avenues. The legal description of 5ME.15698 is the historic boundary dating from the mid-20th century.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 125 x Width 100
16. Number of stories: Two
17. Primary external wall material(s): Brick
18. Roof configuration: Flat
19. Primary external roof material: Synthetic
20. Special features:

Resource Number: SME.15698

Temporary Resource Number:

21. General architectural description: This brick industrial building is a good example of a classic industrial/utilitarian design. This style was popular in the 1930s and features simplified and streamlined processes using concrete, brick and steel to create flowing architectural elements. Glass block windows were used in the load-bearing walls between and as translucent infill between structural framing members. The windows all had brick trim window sills. These details were quite extravagant considering the building's construction during the Depression era. The east façade of the building had the original entrance with an address of 233 S. 5th St. That entry doorway has been closed in and is now covered with a large panel showing an historic photograph. There are five large and four small windows groups of multi-pane windows on the second floor of the east façade. The windows of the first floor have been covered with the photographic panels. There are 4 large and 3 small panels on the first floor of the east (5th St.) façade and 2 large and 3 small panels on the first floor of the south façade. The west façade of the structure houses a large garage door for deliveries. The museum entrance door is on this façade adjacent to the parking lot. The double entry doors are painted purple and are accessed by 6 concrete steps. There are several places on the west façade where one can see doors and windows that have been filled-in with brick. There are four such windows on the second floor and two on the first floor. One bricked-in door is also visible on the west façade.

22. Architectural style/building type: Industrial

23. Landscaping or special setting features:

24. Associated buildings, features, or objects: A metal tower with a metal stairway was added to the west end of the building. The base of the tower is concrete on the north and west elevations. Lenticular sandstone is interspersed with sandstone blocks on the south façade of the tower.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1935

Source of information: Mesa County Assessor Parcel # 2945-143-28-998

26. Architect: Not Known

Source of information:

27. Builder/Contractor: Not Known

Source of information:

28. Original owner: C. D. Smith

Source of information: Summary of Historic Significance prepared by Museum of Western Colorado designation on the City Register of Historic Sites, Structures and Districts on September 21, 1994.

29. Construction history (include description and dates of major additions, alterations, or demolitions): A tower was added to the west side of the structure with the use of the building by the Museum of Western Colorado.

30. Original location x Moved Date of move(s):

Resource Number: 5ME.15698
Temporary Resource Number:

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade: Business
32. Intermediate use(s): Commerce and Trade: Business
33. Current use(s): Recreation and Culture: Museum
34. Site type(s): Museum
35. Historical background: C.D. Smith started in the drugstore business in 1894, becoming a registered pharmacist in 1900. He opened his first drugstore in Grand Junction that same year and, by 1907, had opened seven drugstores in western Colorado. In 1910 he expanded into the retail business carrying drugs, lotions, wholesale candy, case goods and beverages. By the 1930s, the C. D. Smith Company staff had grown from 3 to 33 persons. The business grew so significantly, that they built this 45,000 sq.ft. facility which opened in 1936. C.D. Smith remained in this facility for more than 55 years at which time they moved to another location in Grand Junction. The building was vacant for a few years in the mid-1990s and by 1997 the Museum of Western Colorado had their archives in this building. For a few years, the facility was used for offices for many organizations including the Avalon Theatre, the Colorado Riverfront Foundation, the City of Grand Junction Development Authority, The Western Colorado Botanical Society, Forestry Services and the administrative offices of the Museum of Western Colorado. By 2000, the Museum of Western Colorado had moved into this building and opened to the public.
36. Sources of information: Summary of Historic Significance prepared by Museum of Western Colorado designation on the City Register of Historic Sites, Structures and Districts on September 21, 1994.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: September 21, 1994
Designating authority:
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria
39. Area(s) of significance: Commerce
40. Period of significance: 1936 - Present
41. Level of significance: National State Local

Resource Number: SME.15698
Temporary Resource Number:

42. **Statement of significance:** This building is significant for its association with C.D. Smith, one of the first pharmacists in Grand Junction and a prominent businessman. The building is also a good example of a classic industrial/utilitarian design. The C.D. Smith building is one of the best surviving examples of this style in the Grand Junction area. Because of its importance, the City designated this building in the City Register of Historic Sites, Structures and Districts on September 21, 1994.
43. **Assessment of historic physical integrity related to significance:** The building maintains its integrity of association with C.D. Smith. The structure has seen some modifications with conversion to a Museum, including the covering of windows and changing of the building entrance. However, the classic industrial / utilitarian design of the building is still intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

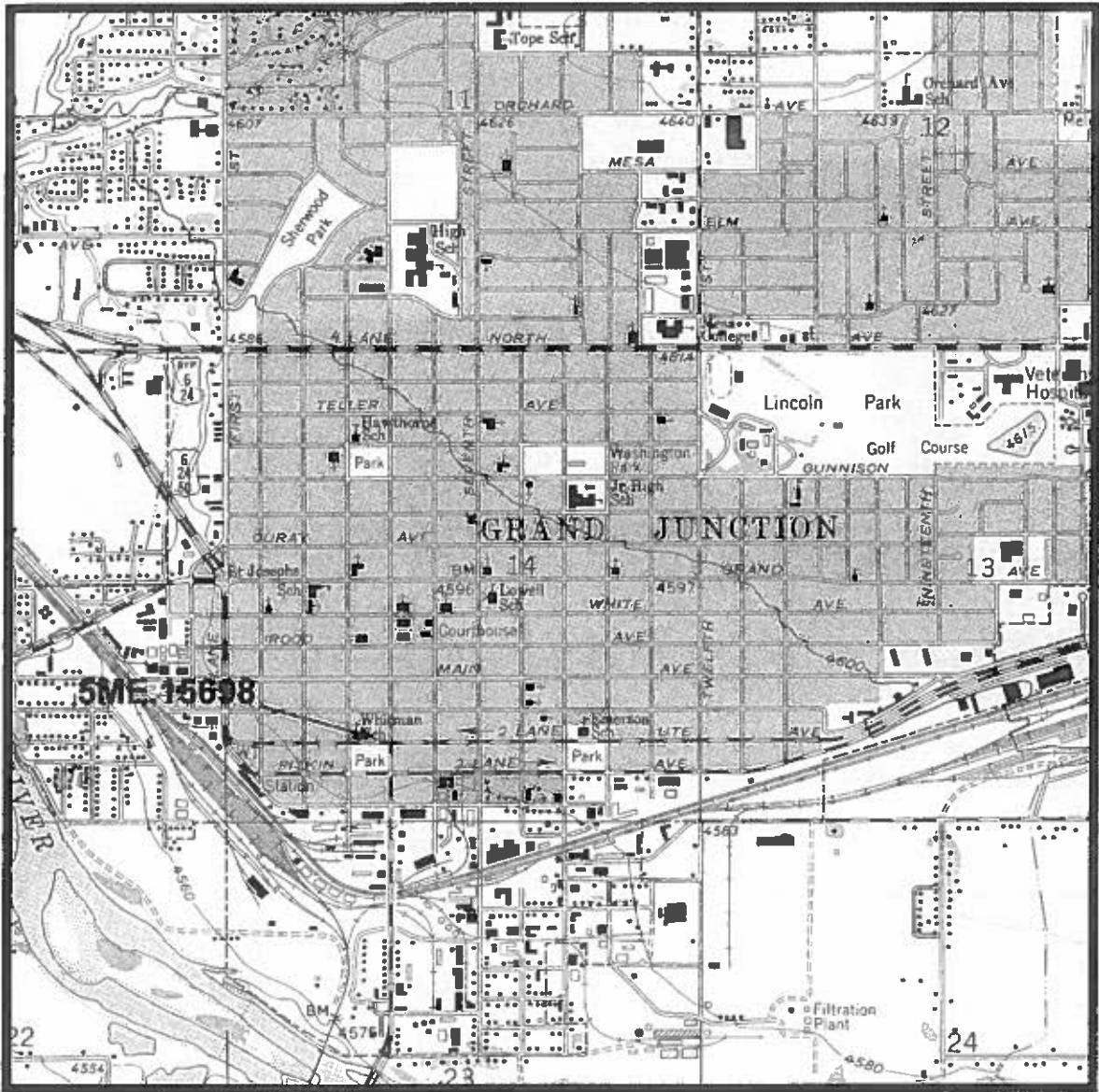
44. **National Register eligibility field assessment:**
Eligible Not Eligible Need Data
45. **Is there National Register district potential?** Yes No
Discuss: There is no cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.
If there is National Register district potential, is this building: Contributing Noncontributing
46. **If the building is in existing National Register district, is it:** Contributing Noncontributing

VIII. RECORDING INFORMATION

47. **Photograph numbers:** Roll 1, Frame 35; Roll 2, Frame 8
Negatives filed at: Hermsen Consultants
48. **Report title:** Grand Junction I-70B West Environmental Assessment
49. **Date(s):** April 24, 2007
50. **Recorder(s):** Gail Keeley
51. **Organization:** Hermsen Consultants
52. **Address:** 486 W. Fremont Drive, Littleton, CO 80120
53. **Phone number(s):** (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



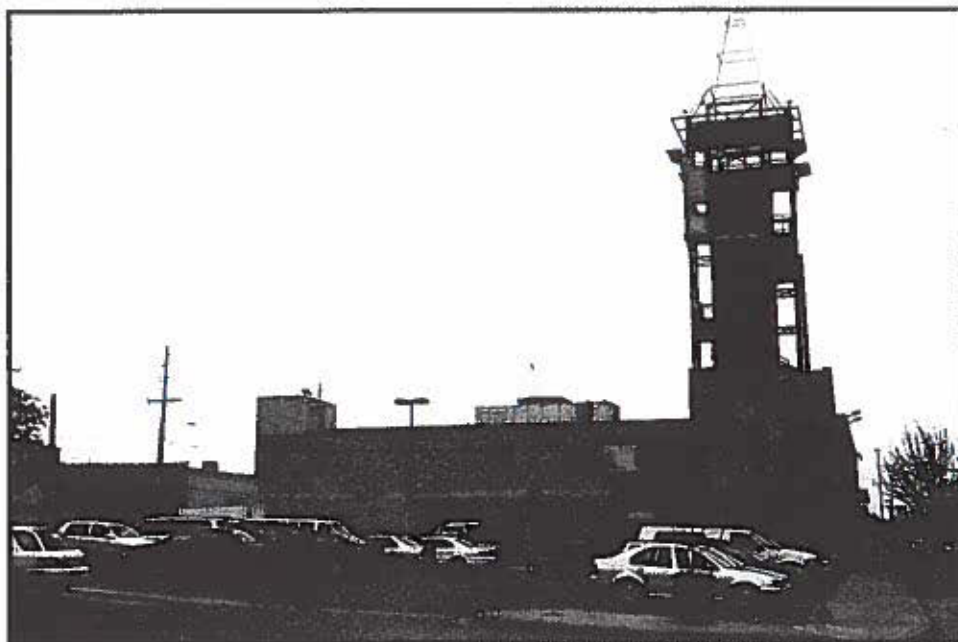
Site 5ME.15698
462 Ute Ave.
USGS Quad Location Map

Site Number
5ME.15698

Name/Location
462 Ute Ave.
Grand Junction, Colorado



View to Northwest



View to East

Resource Number: 5ME.1186
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date _____ Initials _____
- Determined Eligible- NR
 - Determined Not Eligible- NR
 - Determined Eligible- SR
 - Determined Not Eligible- SR
 - Need Data
 - Contributes to eligible NR District
 - Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5ME.1186
2. Temporary resource number:
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Whitman Park
6. Current building name: Whitman Park
7. Building address: Bordered by Ute and Pitkin Avenues and S. 4th and 5th Streets
8. Owner name and address: City of Grand Junction, 250 N. 5th St., Grand Junction, CO 81501

II. GEOGRAPHIC INFORMATION

9. P.M. Ute Township 1S Range 1W
SW ¼ of NW ¼ of SE ¼ of SW ¼ of section 14
10. UTM reference
Zone 1 2 ; 7 1 0 7 4 0 mE 4 3 2 6 6 0 0 mN
11. USGS quad name: Grand Junction
Year: 1962 PR 1963 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): _____ Block: 140
Addition: City Year of Addition: 1881
13. Boundary Description and Justification: Whitman Park is an entire city block bounded by Ute and Pitkin Avenues on the north and south respectively and by S. 4th St. on the west and S. 5th St. on the east. These boundaries were established in the original plat of Grand Junction and are the legal and historic boundaries of the park.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 270 x Width 400
16. Number of stories:
17. Primary external wall material(s):
18. Roof configuration:
19. Primary external roof material:
20. Special features:

Resource Number: 5ME.1186

Temporary Resource Number:

21. **General architectural description:** Whitman Park was laid out as one full city block which was 400 feet in the east-west direction by 270 feet in the north-south direction for a total area of 2.48 acres. This made this block line up and be consistent in size with the other blocks that were platted to this same dimension. The 270' north-south distance derived from two 125' lots with a 20 ft. alley in between. The park is designed with a walkway in an X pattern crossing from the northeast to the southeast corner and from the northwest to the southeast corner. Near the center of the park is a metal plaque mounted in a large boulder which was presented by John Otto. The plaque reads "Whitman Park in honor of Marcus Whitman – Patriot and Missionary who swam the Grand River near this point on his heroic trans-continental ride, Mid-Winter, 1842-43, which saved the great Northwest to the United States. Mount Garfield Chapter D.A.R., Grand Junction Chapter of the S.A.R., July 4th, 1917"
22. **Architectural style/building type:**
23. **Landscaping or special setting features:** The park was designed and planted in 1887.
24. **Associated buildings, features, or objects:** The only structure in the park is a small restroom located near the center of the park. There are several picnic tables throughout the park.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate: _____ Actual: 1887
Source of information: "Grand Junction's City Parks: A History of Community Cooperation" by Phyllis Buckley in *Journal of the Western Slope, Volume 5, No. 3, Summer 1990*, published by Mesa State College
26. **Architect:** Charles X. Holmburg
Source of information: Original Survey Form prepared by Robin Krawitz, July 23, 1982
27. **Builder/Contractor:** Charles X. Holmburg
Source of information: Original Survey Form prepared by Robin Krawitz, July 23, 1982
28. **Original owner:** City of Grand Junction
Source of information: Original Survey Form prepared by Robin Krawitz, July 23, 1982
29. **Construction history (include description and dates of major additions, alterations, or demolitions):** Built in 1887
30. **Original location** x **Moved** **Date of move(s):**

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Recreation and Culture: Outdoor Recreation
32. **Intermediate use(s):** Recreation and Culture: Outdoor Recreation
33. **Current use(s):** Recreation and Culture: Outdoor Recreation
34. **Site type(s):** Park

Resource Number: SME.1186
Temporary Resource Number:

35. Historical background: The original plat of Grand Junction showed parcels of land to be set aside for schools, churches and public buildings. That plat showed four squares in the center of each quarter-section to be set aside for parks, one of which was on this precise parcel of land. The park was called Cottonwood Park on the original plat. The plans for the plantings in the park were very precise. The trees were to be "planted 12 ½ feet apart, straight, vigorous, and thrifty; one to two inches in diameter, cut back to six feet in height; and trunks to fork no lower than 5 feet." The park was renamed Whitman Park in 1916 in honor of Marcus Whitman. A plaque (described in Item #21) was to be dedicated at the park on July 4, 1917. However, the marker did not arrive by July 4th, so the dedication ceremony was postponed and held on Colorado Day, August 1, 1917. There ceremonies were "simple and impressive and viewed by more than 200 people". The program included several musical numbers, an historical sketch of "Marcus Whitman and His Times" presented by Mrs. E.W. Page, an unveiling of the memorial by the children of D.A.R. and S.A.R., a dedicatory prayer and the singing of the Star Spangled Banner by a quartette. In the early 1900s there was a small bandstand near the center of the park. By 1912, the bandstand was moved to the north edge of the park close to the northwest corner. It was used for live performances by local musical groups.
36. Sources of information: Original Survey Form prepared by Robin Krawitz, July 23, 1982; Grand Junction News, October 28, 1882, Vol. 1, No. 1: Page 1 under Resources, Museum of Western Colorado Archives; 1900 Plat of Grand Junction; Ordinance No. 249, Ordinances of the City of Grand Junction, May 23, 1916; Grand Junction City Council Minutes, Book 1, February 7, 1887 and March 7, 1887; Buckley, Phyllis, "Grand Junction's City Parks: A History of Community Cooperation" , *Journal of the Western Slope, Volume 5, No. 3*, Summer 1990, published by Mesa State College

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No X Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

X A. Associated with events that have made a significant contribution to the broad pattern of our history;

___ B. Associated with the lives of persons significant in our past;

___ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

___ D. Has yielded, or may be likely to yield, information important in history or prehistory.

___ Qualifies under Criteria Considerations A through G (see Manual)

___ Does not meet any of the above National Register criteria

39. Area(s) of significance: Entertainment / Recreation

Resource Number: SME.1186

Temporary Resource Number:

40. Period of significance: 1887 - present

41. Level of significance: National ____ State ____ Local X

42. Statement of significance: This park was previously evaluated as eligible in 1982. The park is significant for being shown on the original town plat, and after more than 125 years, still being in the same location and the same size as it was when originally planned.

43. Assessment of historic physical integrity related to significance: The park is intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible X Not Eligible ____ Need Data ____

45. Is there National Register district potential? Yes ____ No x

Discuss: There is no related cohesive grouping of buildings in this area that exhibits architectural significance that would merit a National Register district designation.

If there is National Register district potential, is this building: Contributing ____ Noncontributing ____

46. If the building is in existing National Register district, is it: Contributing ____ Noncontributing ____

VIII. RECORDING INFORMATION

47. Photograph numbers: Roll 2, Frames 3, 5, 7

Negatives filed at: Hermsen Consultants

48. Report title: Grand Junction I-70B West Environmental Assessment

49. Date(s): April 24, 2007

50. Recorder(s): Gail Keeley

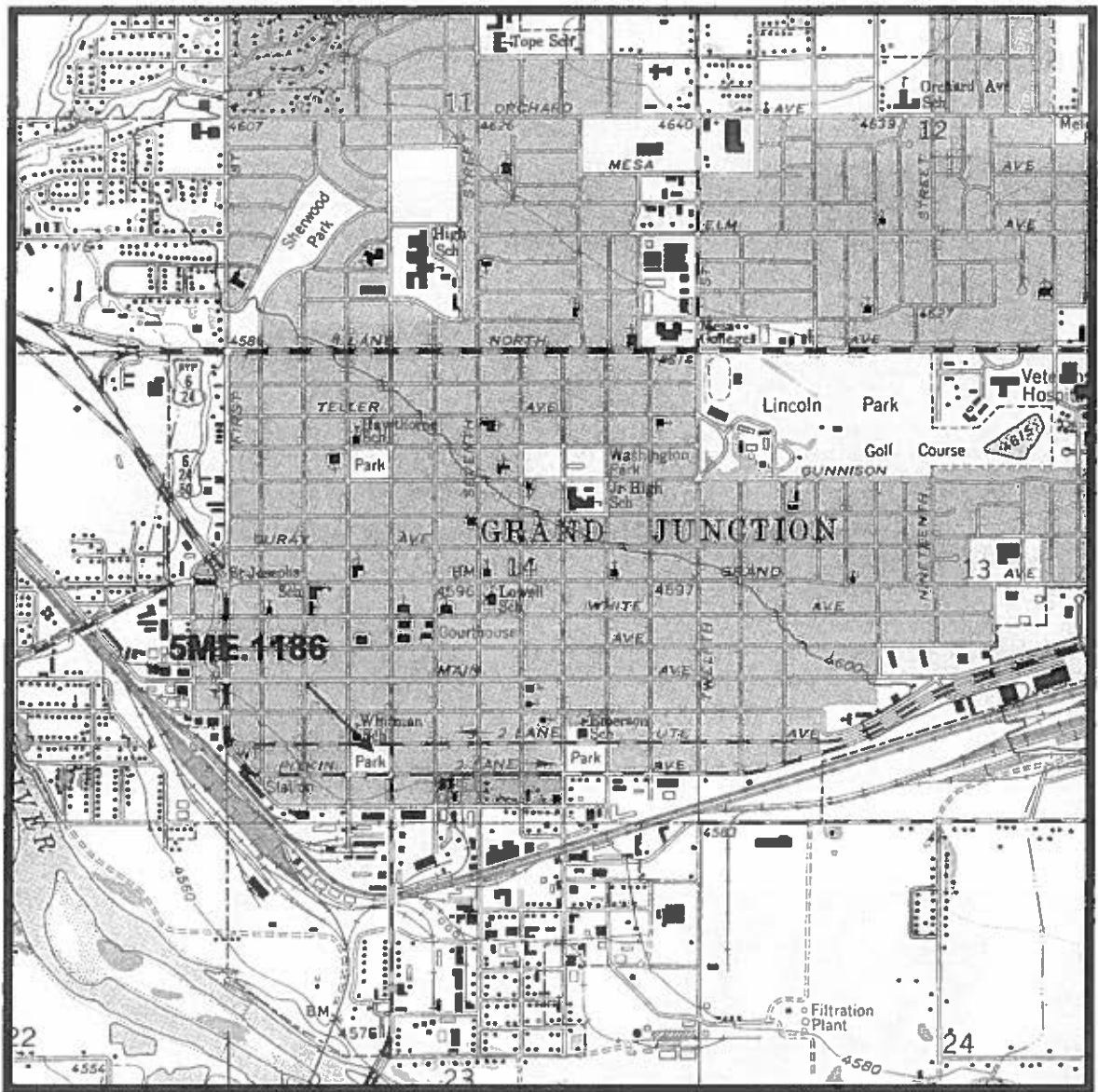
51. Organization: Hermsen Consultants

52. Address: 486 W. Fremont Drive, Littleton, CO 80120

53. Phone number(s): (303) 797-6337

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



Site 5ME.1186
Whitman Park
USGS Quad Location Map

Site Number
5ME.1186

Name/Location
Whitman Park
Grand Junction, Colorado



View to Southwest



View to Northwest

Site Number
5ME.1186

Name/Location
Whitman Park
Grand Junction, Colorado

