

Table of Contents

File HBD-1995-231.4

Name: Emerson School - 930 Ute Avenue

P	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Historic Building Inventory			
X	X	Resolution No. 44-95 - **			
X	X	City Council Minutes - ** - 4/19/95			
X	X	Colorado Historical Society Application			
X	X	Correspondence			
X		Legal Ad - 3/27/95			
X	X	Emerson School pictures - 1903 / 1995			
X	X	Architectural Description, Construction History, Historical Background, Statement of Significance			
X	X	Commercial Property Appraisal Record			
X	X	Daily Sentinel newspaper article - "District #51 reclaims old school - 12/14/94			



February 23, 1995

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
Phone (303) 244-1430 FAX (303) 244-1599

Mr. John Gammill
Projects Coordinator, Maintenance Department
Mesa County Valley School District 51
2115 Grand Avenue
Grand Junction, Colorado 81501

Dear John,

Enclosed is a copy of the letter I mentioned to you that the Colorado Historical Society wrote to the property owner of the St. Regis Hotel at the time the Regis was being nominated to the National Register of Historic Places. I believe it may answer some of the questions that you may have regarding the restrictions placed upon properties designated as historic. The same information provided in the letter would apply to the School District and its properties that are already designated (e.g. R-5) or are being contemplated for inclusion (e.g. Emerson) on the national, state or local register. The only exception is the information about tax incentives which, as we discussed previously, would not apply to the School District. The same information is also applicable whether properties are listed on any of the three registers; however, the letter states that only State and National Register properties are eligible for grants from the State Historical Fund. That policy has since changed to include eligibility for properties on local registers as well.

If you have not done so already, I would encourage you to contact the National Trust for Historic Preservation Mountains/Plains Regional Office (303/623-1504) or the Colorado Historical Society (303/866-4681) for further information about the historic designation of the District's properties.

Let me know if there is anything else I can assist you with. I look forward to working with the School District on some of its historic properties throughout the community.

Sincerely,

Kristen Ashbeck
Planner





MESA COUNTY VALLEY SCHOOL DISTRICT NUMBER 51

Administrative Service Center
2115 Grand Avenue
Grand Junction, Colorado 81501

MAINTENANCE AND OPERATIONS DEPARTMENT
Cal Clark, Supervisor

Telephone (303) 245-2422
FAX (303) 245-6045

March 23, 1995

City of Grand Junction
Community Development
250 North 5th Street
Grand Junction, CO 81501

Attn: Kristen Ashbeck

Dear Kris:

Please accept this letter as approval for Mr. Frank Preuss to proceed with the process of including the Emerson Building on the local Historic Register. It is the intention of School District 51 to have this building placed on the list of local historic structures.

Thank you,

A handwritten signature in black ink, appearing to be "Cal Clark", written over a horizontal line.

Cal Clark
Supervisor of Maintenance and Operations

cc: file



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

April 21, 1995

Mr. Cal Clark, Supervisor of Maintenance and Operations
Mesa County Valley School District 51
2115 Grand Avenue
Grand Junction, Colorado 81501

Dear Mr. Clark,

Congratulations! The Grand Junction City Council, at its April 19, 1995 meeting designated the Emerson School on the City Register of Historic Sites, Structures, and Districts. As you are aware, this makes the structure eligible for historic preservation funds as are currently available through the Colorado Historical Society's State Historic Fund.

The enclosed resolution will be recorded in the records of the Mesa County Clerk and Recorder and will be forwarded to the Colorado Historical Society for their records as well. Please do not hesitate to contact me if you have further questions about this historic designation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen".

Kristen Ashbeck
Planner

c: Mr. Frank Preuss

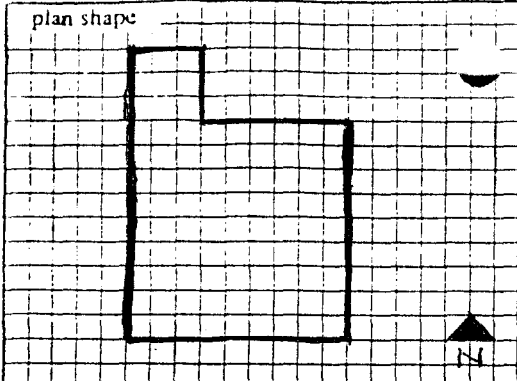




NOT FOR FIELD USE
 ELIGIBLE
 DET. NOT ELIGIBLE
 NOMINATED
 CERTIFIED REHAB
 DATE _____

Historic Building Inventory Record

project name Emerson School		county Mesa	city Grand Junction	state ID no. _____
current building name Emerson School		owner Mesa County Valley School District 51 2115 Grand Avenue Grand Junction, CO 81501		
address 930 Ute Avenue Grand Junction, CO		township _____	range _____	section _____ 1/4, 1/4
historic name Emerson School		USGS quad name _____ yr. _____ 7.5' _____ 15'		
district name		block 13	lot(s) 17 thru 32	addition _____ yr. of addition _____
film roll by F. Preuss no.	negative nos.	location of negatives	date of construction _____ estimate 1903 _____ actual	
paste photograph here.			source Date on front of Building	
			use School _____ present Elementary School _____ historic	
			condition _____ excellent _____ X _____ good _____ fair _____ deteriorating	
			extent of alterations _____ minor X _____ moderate _____ major describe: Toilets added on north side	
style	stories 2	_____ original _____ moved date(s) of move: N/A		
materials Brick and stone	square footage 12,592	National Register Eligibility Individual: X yes _____ no		
architectural description The building is a two story brick structure with a stone foundation. The roof is sloped and hip with a flat central area. The windows are tall with round tops.		Contributing to district: _____ yes _____ no		
		local landmark designation _____ name _____ date		
		associated buildings? _____ yes type _____		
additional pages _____ yes _____ no		if inventoried, list ID nos.		



architect
 Not known
 source

builder/contractor
 Unknown
 source

original owner

source

theme(s)

construction history (description, names, dates, etc. relating to major additions or alterations to original structure)

A toilet building was added to the north at an unknown time. A few of the windows have been bricked up and a handicap ramp was added to the west entrance approximately 16 years ago.

continued ___ yes X no

historical background (discuss important persons and events associated with this structure)

continued ___ yes ___ no

significance (check appropriate categories and briefly justify below)

<p>architectural significance:</p> <p>___ represents the work of a master</p> <p>___ possesses high artistic values</p> <p><u>X</u> represents a type, period or method of construction</p>	<p>historical significance:</p> <p>___ associated with significant persons</p> <p>___ associated with significant events or patterns</p> <p>___ contributes to an historic district</p>
---	---

statement of significance

This is the only remaining school building of this period and architectural style remaining in Grand Junction.

continued ___ yes X no

references (be specific)

continued ___ yes ___ no

surveyed by Frank A. Preuss affiliation Architect date February 22, 1995



COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, CO 80203

HISTORIC BUILDING INVENTORY

Office Use Only

site no.

eligible for National Register yes no
date _____ initials _____
criteria A B C D
contributes to a potential National Register district
 yes no district name: _____

eligible for State Register yes no
date _____ initials _____
criteria a b c d e
areas of significance: _____

period of significance _____

local landmark designation yes no

date of designation _____
designating authority: _____

P.M. _____ township 1S range 1W
_____ % of _____ % of SW % of SE % of section 14

UTM Reference

Zone _____ Easting _____ Northing _____

USGS quad name Grand Junction

year _____ X 7.5' 15'

block 13 lot(s) 17 through 32

addition _____ year of addition _____

original location moved

date of moves(s) _____

historic use: School

present use: School

date of construction estimate _____ actual 1903

source of information: Name & Date panel
on building

architect: Unknown

source of information: _____

builder/contractor: Unknown

source of information: _____

original owner: School District 1

source of information: _____

associated buildings yes no
type: _____

county: Mesa

city: Grand Junction

historic building name: Emerson School

current building name: Emerson School

address: 930 Ute Avenue
Grand Junction, Colorado 81501

owner name & address:

Mesa County Valley School District 51
2115 Grand Avenue
Grand Junction, Colorado 81501

style:

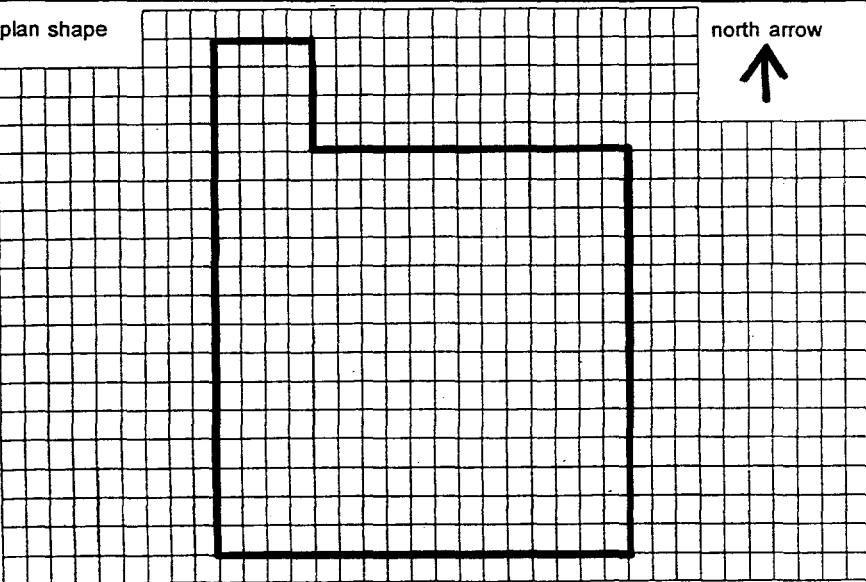
building type:

materials: Brick, Stone

stories: 2 + partial bsmt

square footage: 17,436

plan shape



north arrow



architectural description:

The Emerson School is a two-story brick building on a stone foundation with a low-pitched hip roof. The central portion of the roof is flat. There is a tall chimney on the northwest corner of the building. The wide eaves are very simple with little ornamentation. This simple design reflects the principles of good school design of the day which dictated the rectangular shape, the symmetrical window placement and fenestration, and the functional floor plan.

X additional page(s)

photographs: include photographs showing each side of building and any associated buildings

construction history (include description and dates of major additions, alterations, or demolitions):

As evidenced by the 1903 photograph of Emerson School just after completion, the roof of the building has been the major alteration. The towers and what appears to have been a balustrade atop the cornice were removed. These were replaced with the low-pitched hip roof that presently exists. It is unknown when this alteration was done; however, adjacent

X additional page(s)

historical background (discuss important persons and events associated with this building):

As Grand Junction enjoyed a turn-of-the-century growth period, this same pace was not maintained by the local school districts. By the 1900 census Grand Junction had over 1,000 pupils, demonstrating a need for larger, consolidated schools within the City and in the rural areas. The 1903 comments by the County Superintendent of Schools reported... "The educational spirit in Mesa County is good. The people are demanding better schools." With this need and desire, at least three schools were constructed in 1903-1904 throughout the county, one of which was Emerson Elementary School in downtown Grand Junction. Although it presently houses a private educational institution, the school has been continuously used as such since its construction.

___ additional page(s)

information sources (be specific):

Daily Sentinel. 1902, 1903, 1904.

"Condensed History of Education in Mesa County 1892-1964". Unpublished manuscript. July 28, 1964. School District 51 Public Relations Department History File.

X additional page(s)

significance (check appropriate categories)

architectural significance

- represents the work of a master
- possess high artistic value
- represents a type, period or method of construction

historical significance

- associated with significant person(s)
- associated with significant event
- associated with a pattern of events
- contributes to an historic district

theme(s)

statement of significance (briefly justify the significance checked above):

The Emerson School is significant because it was erected and still stands on a site which, on the original town plat of Grand Junction, was partially designated as a school site. The open feeling of the grounds of the building, its location across from a City park which bears the same name of Emerson and which was a designated park site on the original town plat, and its prominence on a major thoroughfare (Ute Avenue) still reflect the ideals of town planning and public building in the late 19th century. Emerson is also the oldest remaining school in Grand Junction and is still a prominent public building in the downtown area.

___ additional page(s)

inventory completed by: Frank Preuss & Kristen Ashbeck

date: March 1995

address:

phone:

ARCHITECTURAL DESCRIPTION

The Emerson School is a two-story brick building on a stone foundation with a low-pitched hip roof. The central portion of the roof is flat. There is a tall chimney on the northwest corner of the building. The wide eaves are very simple with little ornamentation. This simple design reflects the principles of good school design of the day which dictated the rectangular shape, the symmetrical window placement and fenestration, and the functional floor plan.

The front (south-facing) facade is divided into three symmetrical bays. The middle bay protrudes slightly and has a central double-door entrance with side lights and a large, multi-paned transom. Above the doorway there is an ornate pediment with a name panel. On either side of the entrance there is a narrow one-over-one window. The second floor of this bay has a central band of three, one-over-one windows and narrow windows above those on the first floor. The bays on either side of the entry bay have symmetrical patterns of recessed brick panels. While these appear to possibly be bricked in windows, the building was constructed this way (see 1903 photograph). A fire escape has been added to the south-facing facade.

The east- and west-facing facades each have three bays with similar fenestration and other detail. The middle bay is recessed and has a double-door entrance with a band of three, four-over-four narrow windows above it on the second floor. The bay towards the front of the building on each end has three evenly spaced windows on the first floor. The three evenly spaced windows above are arched with decorative brickwork accentuating the arches. The bay towards the rear of the building on each end has recessed panels of brickwork similar to those on the front of the building. On the west facade, the lower portions of these panels have windows. On both the east and west ends, the floors are separated by a band of decorative brickwork. A handicap ramp has been added to the west entrance.

The rear or north-facing facade is similarly divided into three bays. There is a central entrance on the first floor with an entrance above for the fire escape. On the eastern side of the rear facade there are three evenly-spaced windows on the first floor with arched windows above each on the second floor. The western bay has two windows on the second floor and the restroom addition on the western corner. This one story addition on the northwest corner of the original building was constructed to provide restroom facilities for the school. This part of the building is flat-roofed masonry with simple windows and doorways and no ornamentation.

The site surrounding the Emerson School appears much as it did when the building was constructed. Large, evenly-spaced shade trees line the sidewalk of the front and west sides of the building. The rear and side yards are primarily paved--historically and presently used for play area, parking and vehicular circulation.

CONSTRUCTION HISTORY

As evidenced by the 1903 photograph of Emerson School just after completion, the roof of the building has been the major alteration. The towers and what appears to have been a ballustrade atop the cornice were removed. These were replaced with the low-pitched hip roof that presently exists. It is unknown when this alteration was done; however, adjacent neighbors recall the building looking as it presently does as early as the mid-1940s. An addition for restrooms was constructed on the north side of the building at an unknown date. Other alterations include interior upgrades for mechanical improvements. On the exterior, a few of the windows have been bricked in (although most that appear bricked in were originally constructed that way) and fire escapes added. A handicap ramp was added to the west entrance in 1979.

HISTORICAL BACKGROUND

As Grand Junction enjoyed a turn-of-the-century growth period, this same pace was not maintained by the local school districts. By the 1900 census Grand Junction had over 1,000 pupils, demonstrating a need for larger, consolidated schools within the City and in the rural areas. The 1903 comments by the County Superintendent of Schools reported... "The educational spirit in Mesa County is good. The people are demanding better schools." With this need and desire, at least three schools were constructed in 1903-1904 throughout the county, one of which was Emerson Elementary School in downtown Grand Junction. Although it presently houses a private educational institution, the school has been continuously used as such since its construction.

STATEMENT OF SIGNIFICANCE

The Emerson School is significant because it was erected and still stands on a site which, on the original town plat of Grand Junction, was partially designated as a school site. The open feeling of the grounds of the building, its location across from a City park which bears the same name of Emerson and which was a designated park site on the original town plat, and its prominence on a major thoroughfare (Ute Avenue) still reflect the ideals of town planning and public building in the late 19th century. Emerson is also the oldest remaining school in Grand Junction and is still a prominent public building in the downtown area.

REFERENCES

Daily Sentinel. 1902, 1903, 1904.

"Condensed History of Education in Mesa County 1892-1964". Unpublished manuscript.
July 28, 1964. School District 51 Public Relations Department History File.

Sanborn Insurance Maps.

Tope, Richard E. "Objective History of Grand Junction, Colorado". Unpublished
manuscript, 1982. Museum of Western Colorado.

Underwood, Kathleen. Town Building on the Colorado Frontier.

EMERSON PUPIL PERSONNEL SERVICES
COMMERCIAL PROPERTY APPRAISAL RECORD

2945-144-27-942

(A) CITY OR TOWN 930 Ute Ave (ABA) SCHEDULE NO. _____ (DAI) MAP NO. _____ (DAF) TAX AREA 102A17 (AAA) PARCEL NO. _____

2945-144-27-942

TAC: 10100
ACRES:

LOTS 17 TO 32 INC BLOCK 130 GRAND JUNCTION

SCHOOL DISTRICT 51
EMERSON ELEMENTARY SCH
930 UTE AVE
GRAND JCT CO 81501

TWP	RANGE	(DAA) TWP. NO.
(EAA) DESIRABILITY		
(HAE) & (HAF) BOOK OR PAGE (IAH) CLERK'S NO.	(HAI) TYPE DEED	(HAB) DOC. FEE

ABST CODE - 9142
9242



(HBB) VERIFIED SALES PRICE	(HBF) VER. CODE
\$	
\$	
\$	

PERSONAL PROPERTY AS OF 10/83
100,330 X 64% = 64,563
54,563 X 29% = 18,720 Assessed For 1984

(JFA) ON LAND:

IND ATTRIBUTES	DATE OF IMPS.		Combination	Hotel	(IAA) OCCUPANCY OWNER/TENANT	(IAC) FURNISHED UNFURNISHED	EARNING OR PRODUCTIVE CAPACITY-INCOME APPROACH				
IA PAVED ST.	Percent Built Up %		Apartment	Auto Agency			DATE	SALES/RENTAL REFERENCE FILE	(IAD) SUBJECT ECONOMIC RENT	GROSS RENT MULTIPLIER	INDICATED VALUE
IB GRAV ST.	TREND		Offices	Medical Clinic							
IC UNIMPROVED	Improving		Store	Nursing Home							
ID SIDEWALK	Static		Rstrnt-Tavern	Warehouse							
IE CURB & GUT	Declining		Motel								
IF ST LIGHTS	Blighted		Motor Motel								

LAND VALUE CALCULATIONS												APPLICATION OF FACTORS POSITIVELY OR NEGATIVELY AND CORRELATION			
IA PUBLIC WAT.	DATE	(GBE) SIZE	COMPARABLE SALES REFERENCE	BASE UNIT VALUE	SIZE	SALES TIME	ADJUSTMENT LOCATION	FACTORS OTHER	COMPOSITE	ADJ. BASE UNIT VALUE	TOTAL LAND VALUE	LOCATION & DESIRABILITY			
IB WELL WAT.	84	125x125 =	15,625#	X 2.10						32812		FUNCTIONAL USE			
IC PUB SEWER		125x225 =	28,125#	X 1.00						28,125	64062	RCNLD \$			
ID SEPSYSTEM		125x50 =	6,250#	X .50						3,125		COMPARISON			
IE NAT GAS	Consideration of the amount of time required to recognize Potential Value _____ Yrs. Est. Potential Value \$										MARKET APPROACH \$				
IF ELECTRICITY	1.15ac @ 8000 COST APPROACH										INCOME APPROACH \$				
IA LEVEL	DATE	REPLACEMENT COST NEW	AREA FACTOR	(HAM) ADV. RCN	PHYSICAL	DEPRECIATION ECONOMIC	FUNCTIONAL	(HAN) RCNLD	LAND VALUE	TOTAL VALUE	APPR. VALUE FOR LOAN \$				
IB HIGH	84	205,580						205,580			FINAL ESTIMATE \$				
IC STEEP	88	249946									OF VALUE				
ID LOW															

MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)										ACTUAL VALUE			ASSESSED VALUE		
IF SLOPING	SALES REFERENCE NAME/NO.	IND. VALUE PER SQ. FT.	ADJUSTMENTS	ADJ. VALUE PER SQ. FT.	SUBJECT SQ. FT. AREA	SUBJECT INDIC. VALUE	YEAR	(GBD) LAND	(FBC) IMPS.	TOTAL	LAND	IMPS	TOTAL		
IA RET WALL	1988 LAND - 1.15AC @ 11000 PA =	12650					77-83	24,000	171,645	195,645	7200	51,480	58,680		
IB REPRESENTATIVE SHAPE	1989 Land - 1.15ac @ 8000 =	9200													
IC IRREGULAR SHAPE							84	64062	205,580	269,642	18,580	59620	78,200		
IE CUL-DE-SAC							84	64062	205,580	269,642	18,580	59620	78,200		
IF CORNER LOT							88	12650	249946	262596	3670	72480	76150		
IA VIEW							89	9200			2670				
IB NON ST. FRONT															

Bsmt

$58 \times 76 = 4408 \text{ \#}$
 $8 \times 22 = 176$
 $- 18 \times 24 = 432$
 $18 \times 27 = 486$
 $\cdot 4638 \text{ \#}$

1st Floor

$76 \times 81 = 6156 \text{ \#}$
 $18 \times 27 = 486$
 $\cdot 6642 \text{ \#}$

2nd Floor

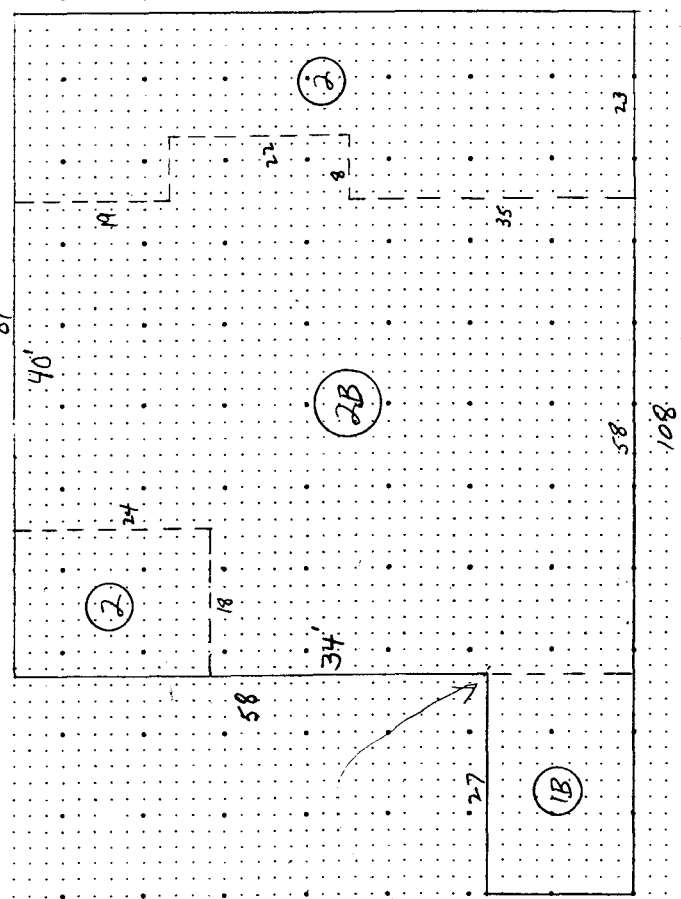
$76 \times 81 = 6156 \text{ \#}$

TOTAL = 17,436 #

UBM - Bsmt

F.A.S.

F.U.S.



February 23, 1995

Mr. John Gammill
Projects Coordinator, Maintenance Department
Mesa County Valley School District 51
2115 Grand Avenue
Grand Junction, Colorado 81501

Dear John,

Enclosed is a copy of the letter I mentioned to you that the Colorado Historical Society wrote to the property owner of the St. Regis Hotel at the time the Regis was being nominated to the National Register of Historic Places. I believe it may answer some of the questions that you may have regarding the restrictions placed upon properties designated as historic. The same information provided in the letter would apply to the School District and its properties that are already designated (e.g. R-5) or are being contemplated for inclusion (e.g. Emerson) on the national, state or local register. The only exception is the information about tax incentives which, as we discussed previously, would not apply to the School District. The same information is also applicable whether properties are listed on any of the three registers; however, the letter states that only State and National Register properties are eligible for grants from the State Historical Fund. That policy has since changed to include eligibility for properties on local registers as well.

If you have not done so already, I would encourage you to contact the National Trust for Historic Preservation Mountains/Plains Regional Office (303/623-1504) or the Colorado Historical Society (303/866-4681) for further information about the historic designation of the District's properties.

Let me know if there is anything else I can assist you with. I look forward to working with the School District on some of its historic properties throughout the community.

Sincerely,

Kristen Ashbeck
Planner

Dist. 51 reclaims old school

Return of building latest administrative expansion

Dana Nunn
Daily Sentinel

School District 51 plans to reopen an administration building it closed in July 1993 as part of what the district touted as a \$1 million cut in administration.

Word that the district plans to reclaim the old Emerson School at 930 Ute Ave. as administration offices next

✓ Christian school will have to move out by Aug. 1.

— See story, page 8A

year comes as Superintendent George Straface is planning to hire an additional top administrator and will again have a full-time public information officer.

Straface, who started as superintendent in September, told the school board Tuesday that he plans to move district staff back into Emerson.

"With our growing enrollment, we need to reclaim every bit of space we have," he said.

Associate Superintendent Jan Henwood said people should remember that when the district moved out of Emerson, it was in the belief that the district budget

could be cut by as much as \$6 million and that cuts should be made as far from the classroom as possible.

But, she said, moving staff out of Emerson did affect the schools.

"We have people who were taken from Emerson ... and housed in some of our schools," she said. "We need that space. We have no place else. The deci-

sion to rent out Emerson is in question when we need the space ourselves. Number one is to free up any space at any school."

The Emerson building had housed much of the district's special-education staff, including the director, psychologists, audiologists, various therapists and their clerical staff.

The district predicted it would save \$50,000 by closing the school, but it's never been clear what the district saved. The Emerson building is being rented by Cornerstone Christian School. The rent is minimal, and Cornerstone has paid for utilities and daily maintenance,



Dean Humphrey/Daily Sentinel

David Chaney, left, Ingrid Rau, both of Fruita, and Isaac Gallegos of Grand Junction arrive at the old Emerson School on Ute Avenue. The private school's lease won't be renewed and the building will be used for District 51 administrative staff.

but the district was responsible for major maintenance.

Because the district doesn't track utility costs by building,

district officials can't say what it saved.

Cornerstone Christian School Administrator Jeff Wells today

said that district officials have discussed the need for Cornerstone to

See Dist. 51, page 8A

Wednesday, December 14, 1994

Christian school will have to move

Dana Nunn
Daily Sentinel

The Cornerstone Christian School now housed at the old Emerson School will be homeless this summer and is turning to the community for help.

"A bird usually is not going to fly until its mother pushes it out of the nest. Then it's either going to fly or splat and that's kind of where we are," said Cornerstone Christian School Administrator Jeff Wells.

"I believe the community will get behind us and we'll get support from the churches."

Wells said the school's lease on the Emerson building at 930 Ute Ave. expires on Aug. 31, 1995. But, he said, he and School District 51 administrators have set Aug. 1 as the date by which the Christian school should be out of the building and District 51 administrators moving back into the building.

"We're looking for 10-plus acres in the Grand Junction vicinity where we can build a permanent home."

Wells said. "We're hoping and praying that somebody out there who has this land and is not using it might donate it to the school."

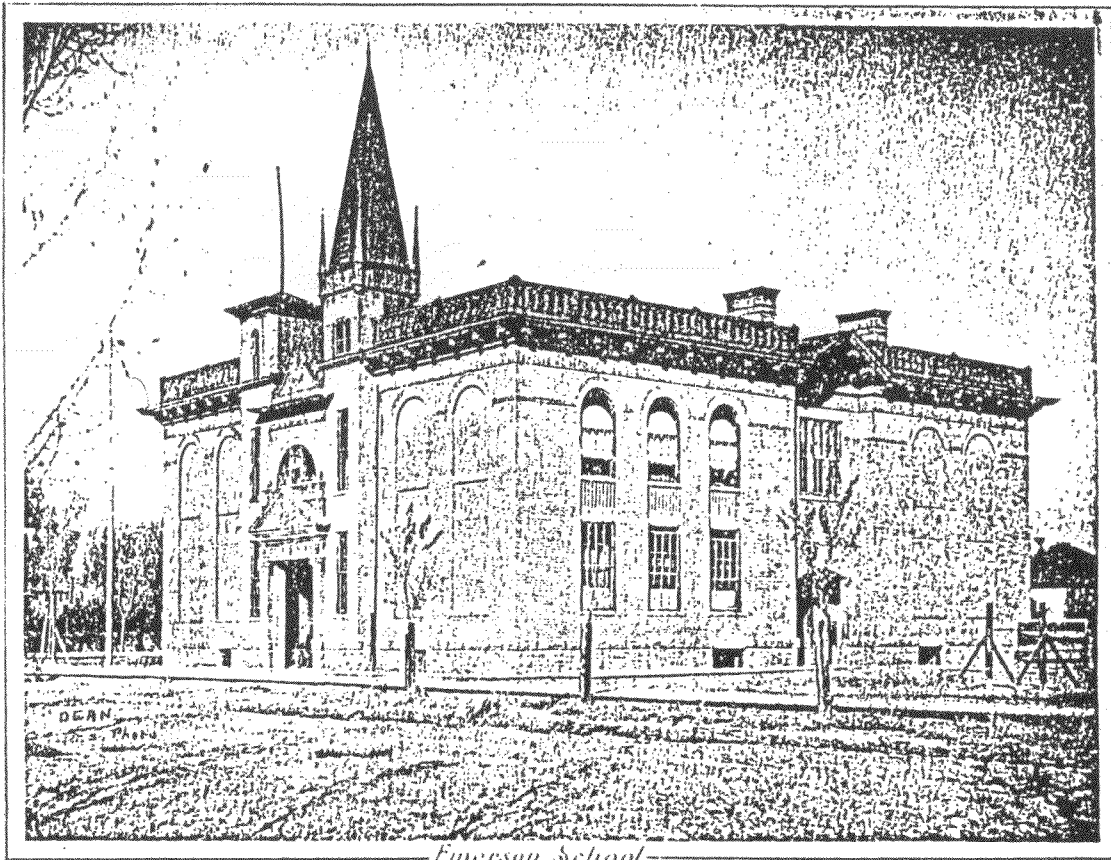
Wells said if the land can be acquired within the next month or two, the school could have a usable building done soon enough to hold classes next fall.

When Cornerstone, a nondenominational Christian church that is not affiliated with any particular school, moved into the Emerson building in August 1993, the intent had been to stay there for three years while a gymnasium, senior/junior high school and elementary school were built.

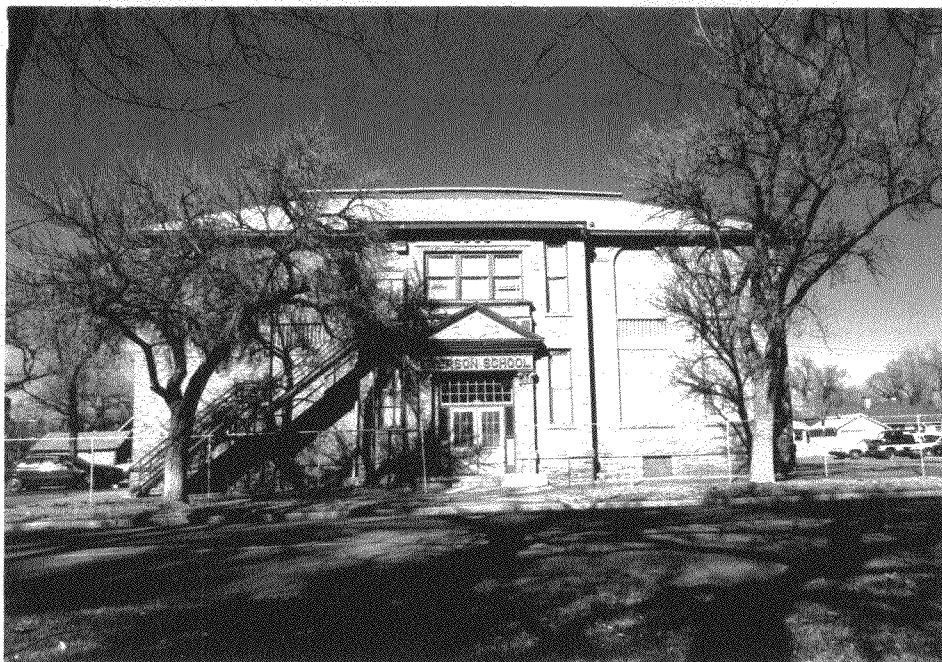
Wells said he has looked at renovating vacant buildings but because of the building code requirements of a school, it could cost more than new construction.

Anyone who is interested in helping the school find a new home can contact Wells at 242-9078.

Daily Sentinel



Emerson School - 1903



Front (south-facing) Facade

STAFF REVIEW

DATE: April 13, 1995

REQUEST: Historic Designation of the Emerson School in the City Register of Historic Sites, Structures and Districts

LOCATION: 930 Ute Avenue

PETITIONER: Mesa County Valley School District 51

STAFF: Kristen Ashbeck

EXECUTIVE SUMMARY: Mesa County Valley School District 51 is requesting that the Emerson School be designated as a historic building in the City Register of Historic Sites, Structures and Districts.

BACKGROUND/STAFF ANALYSIS: City Council adopted section 5-14, Historic Preservation, in the Zoning and Development Code in August 1994 which established a City Register of Historic Sites, Structures and Districts, to which eligible historic resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance.

The following pages describe the characteristics of the Emerson Schhol which justify its designation and detail the particular features of the building that should be preserved. Given this description, the Historic Preservation Board finds that the Emerson School meets the following designation criteria outlined in section 5-14-6 of the Zoning and Development Code:

- Structure is at least 50 years old;
 - Exemplifies specific elements of an architectural style or period;
 - Exemplifies cultural, political, economic or ethnic heritage of the City;
 - Enhances the sense of identity of the City; and
 - Is an established and familiar visual feature of the City.
-

HISTORIC PRESERVATION BOARD RECOMMENDATION: Approval (6-0)

MARZIA - need to get to sentinel Tuesday - 3/21
need to put in standard format

6:00 PM 3/21

Thanks!

Kris

~~leg. hist~~
historic.leg

LEGAL AD

PUBLISH ONE TIME: Monday, March 27, 1995

MEETING OF THE GRAND JUNCTION HISTORIC PRESERVATION BOARD
Monday, April 3, 1995 4:30 pm
Conference Room A, City Hall 250 N. 5th Street

The Grand Junction Historic Preservation Board shall review and make recommendation on designation of the following building to the City Register of Historic Sites, Structures and Districts at its regularly scheduled meeting Monday, April 3, 1995:

Emerson School - 930 Ute Avenue
Owner: Mesa County Valley School District 51

Upon recommendation by the Board, the Grand Junction City Council, at its regularly scheduled meeting Wednesday, April 19, 1995 at 7:30 pm in the City-County Auditorium, 520 Rood Avenue, will consider designation of the Emerson School to the City Register of Historic Sites, Structures and Districts.

P.S. before you send off ad for P.C. - take off
my text amendment on MHP - it's not
ready (per LT)



MESA COUNTY VALLEY SCHOOL DISTRICT NUMBER 51

Administrative Service Center
2115 Grand Avenue
Grand Junction, Colorado 81501

MAINTENANCE AND OPERATIONS DEPARTMENT
Cal Clark, Supervisor

Telephone (303) 245-2422
FAX (303) 245-6045

March 23, 1995

City of Grand Junction
Community Development
250 North 5th Street
Grand Junction, CO 81501

Attn: Kristen Ashbeck

Dear Kris:

Please accept this letter as approval for Mr. Frank Preuss to proceed with the process of including the Emerson Building on the local Historic Register. It is the intention of School District 51 to have this building placed on the list of local historic structures.

Thank you,

A handwritten signature in black ink, appearing to be "Cal Clark", written over a horizontal line.

Cal Clark
Supervisor of Maintenance and Operations

cc: file