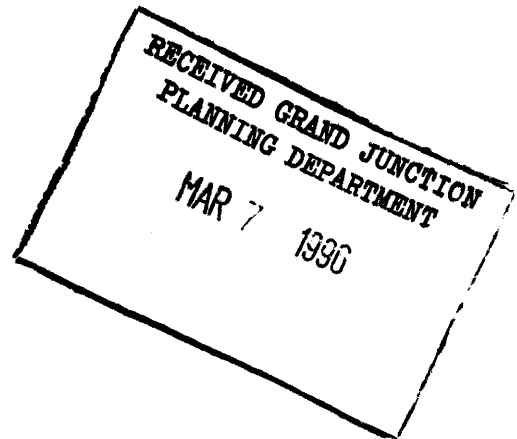


March 5, 1996



Community Development Department
Kristen K. Ashbeck, Associate Planner
250 North 5th St.
Grand Junction, CO 81501

Dear Kristen:

We, as owners of the building situated at 226 Pitkin Ave., Grand Junction Colorado, are requesting that it be designated as an historic building on the Local Register of Historic Sites, Structures & Districts.

Enclosed is a check for \$60.00 to cover the fees.

F. R. Montgomery
3636 G. Rd.
Palisade, CO 81526

Jana M. Montgomery Santini
29500 Heathercliff Rd. #17
Malibu, CA 90265

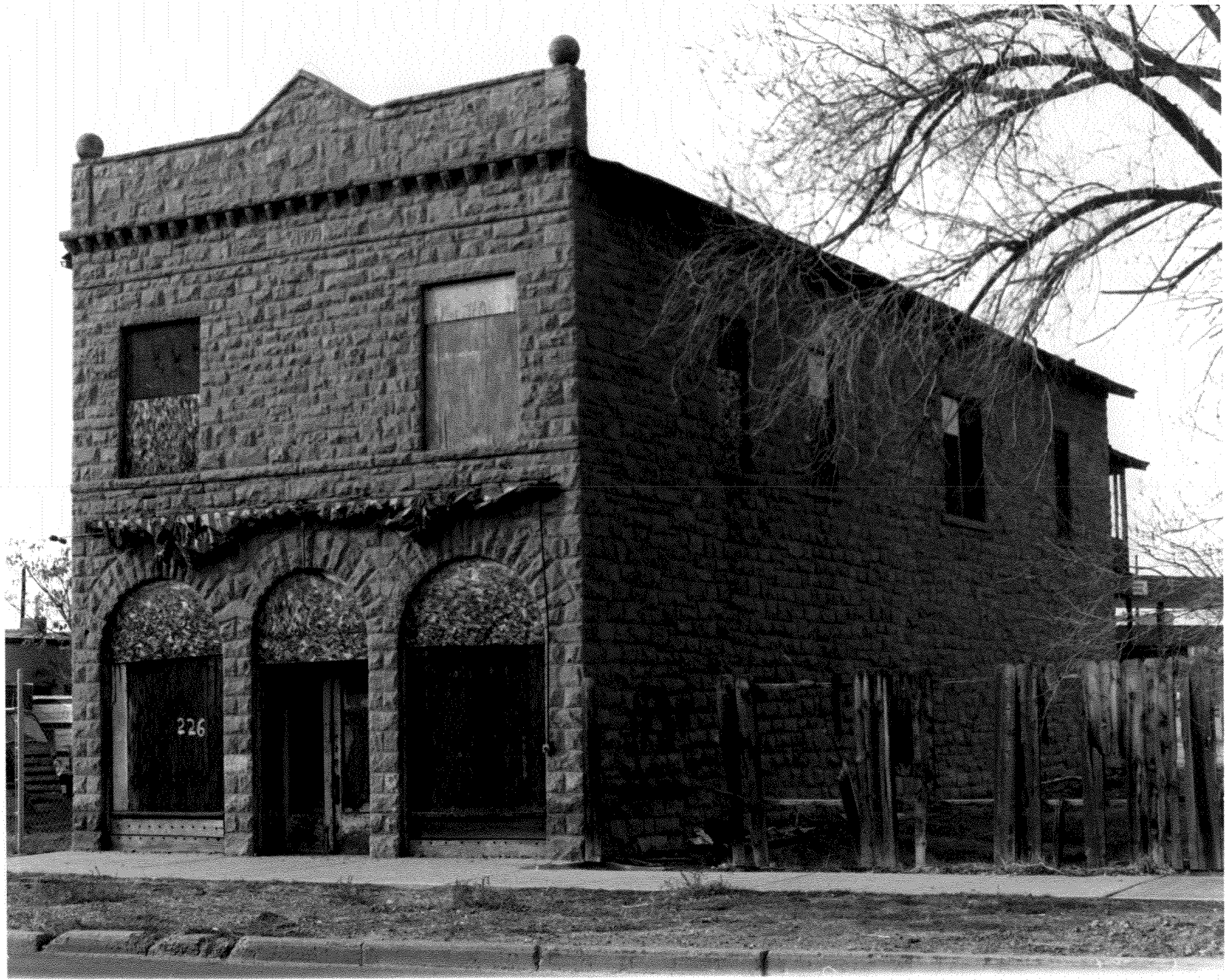
Marjorie L. Montgomery
929 Ouray Ave.
Grand Junction, CO. 81501

Signed: _____

Marjorie L. Montgomery
owner Agent

Dated _____

3-5-96



226 Pitken

Italian neighbor had
by the Sanborn map found there to
be 3 grocery stores in a 2 block area
One being the Ross Store (gro) which
became a liquor store after the prohibition
Large grocery where the present Simons
Lab & Keys

and the Stranges gro

Mendy J. J. operated a butchery

also on the same block as the Stranges
gro was a ice house. confectionary shop
and Stranges also worked of meat market
for awhile next door at 230 Pitken
all this being close to railroad where
the Italian lived + worked. In days
of no refrigeration these things were
purchased also daily and these business
were in a close area

1920 meat market

This building is of the Richardson
Romanesque architectural style.
Find not proof of the contractor builder as
an architect's plan by other building
in Sand Jct. I'm assuming masonry
Ross as blue mason built this
building and perhaps W.C. Bayer being
the architect. The bricks appear to be
those manufactured by Baskin's Bricks
and this business began owned by W.C.
Bayer.

bought land from Mary Sawyer in Aug 1909

As near as assessors + Sanborn maps
I feel the building was started in 1908

and probably the upper story of
living quarters completed by 1942.
Capt. Stranga was born in Italy
and came to US when he was 20 yrs
old and soon after coming to G. J.
He might of spent some time in Pa for
a brief period before coming to G. J.
His upstair were railroads.

He operated the grocery store for about
30 years. He was married to Sadie
and there was no children of this
union. After his death ¹⁹⁴⁴ the store
was willed to his niece & nephew
Joe & Co. Simonetti 1931. The
Simonetti operated the store from
1942 to 1966. By directory appears
~~they might of leased~~ after their death
the store was owned and operated by
Mae Provenzo. Store was sold
in 1971 to Russell & Dolores also
and from them to Marjorie & Jan
Moffat gamery. After Mae Provenzo
the building was used as a store.
There being a series of business
such as a car parts, women's clothing
and furniture upholstery.

By directory
store leased to
the store to
Engel 1928

NOTES ON GRASSO FAMILY

Nunzio Grasso was born March 25, 19⁸70 in Ricchi, Italy, he became a naturalized citizen in Grand Junction during a session of Mesa County District Court on March 4, 1912. As near as can be determined, Nunzio first came to the United States at the age of 12 or 14. He went back and forth a number of times--perhaps as many as 6--to see family, get married, etc.

Schiesswohl Building:

Sometime after receiving the warranty deed to the land, Grasso & Spallone sold it to Rocco LiGrani who farmed it with his son, Joe LiGrani. Joe in turn farmed the land with his two sons, Roxy (Rocco) and Mike LiGrani. In 1934 Roxy married Edith Grasso, the youngest daughter of Nunzio Grasso. Roxy died in 1981 but Mike, now retired, lives in Grand Junction.

Nunzio's three sons, Vince, Louie and Mike all worked with him from time to time on various jobs.

Work by the Grasso Family in the Grand Junction area:

Nunzio & Vince--the Catholic Church in Fruita

Nunzio & Louie--Retaining Walls on Million Dollar Highway

(Constructed in 1924--Louie at age 14 drove a truck to haul rock to the sites.)

Nunzio & Louie--Gates to the following cemeteries:

The Catholic

Masonic

Municipal

Odd Fellows

Louie built the gates to the Veterans Cemetery

Nunzio, Louie & Mike built the caretakers house and the club house at Lincoln Park in 1938.

Nunzio, Louie & Mike did the rock work on the original St. Joseph's School (This is now covered by remodeling)

Nunzio, Louie & Mike did the rock work on the old Redlands County Club

Nunzio & Louie reconstructed the rock on the Coit House on First Street after it was dismantled from the Gate House of the Osgood Mansion in Redstone, Colorado and shipped to Grand Junction.

Louis A. Grasso Sr., Mike Grasso and Louie's son, Albert built the Visitors Center and Overlook on the Colorado National Monument.

As they grew up, both of Louie's sons worked with him--Albert (Al) became a masonry contractor, Louis Jr. spent school vacations, etc. working along side his father. After graduating from school, Al's son, Vince, joined his father in the business.

There are of course, numerous houses, fireplaces, and other structures in the Grand Valley built by one or another generation of the Grasso family. Louis Sr. in the years prior to retiring in 1972 built rock fireplaces in some of the most elegant homes in the Aspen Snowmas area.

1972

Louis Spallone (who was Nunzio's brother-in-law) moved to Denver and contracted in that area. He built many homes there and eventually went to work for the City of Denver, holding a very responsible position in the Parks & Recreation Department.

I am still trying to get some more information on Louis Spallone, and perhaps a picture. One of his sons, Fred Spallone, was one of the prime early developers of Broomfield, Colorado, when it was turned from a little farm community into a "bedroom" community for Denver.

No. Photo

ARCHITECTURAL/HISTORICAL COMPONENT FORM

226 BUK. PITKIN

IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

*

RESOURCE NO. TEMP NO. RESOURCE NAME

RESOURCE ADDRESS OR VICINITY: 226 (PITKIN) PITKIN

2945-143-33-013

I. INTEGRITY:

1) Original Use: Stone (2) Present Use: Food's Upholstery

3) Original Site: Moved Date(s) of Move:

4) Unaltered: Altered Explain: Front display windows replace

5) Condition: Good Fair Deteriorated Needs maintenance

II. DESCRIPTION:

6) Building Material(s): Rough stone

7) Date(s) of Construction: 1909 (1909 in front stone)

Architect/Builder

9) Architectural Style(s): Richardsonian

10) Special Features: Arched entry & display windows / clerestory in rear / flat roof slight overhang

11) Surroundings: cont. / Rev.

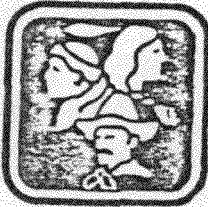
12) Archaeological Potential: Yes No Unknown Explain



III. THEME:

13) THEME	
14) SUB THEME	
15) TYPES	226 Pitkin Stone grocery 2945-143-33-013

INVENTORY RECORD



IMPORTANT: COMPLETE THIS SHEET FOR EACH RESOURCE PLUS EITHER AN ARCHAEOLOGICAL OR HISTORICAL/ARCHITECTURAL COMPONENT FORM.

NOT FOR FIELD USE <input type="checkbox"/> DET. ELIG. <input type="checkbox"/> DET. NOT ELIG. <input type="checkbox"/> NOMINATED LISTED, DATE _____

I. IDENTIFICATION: 1)Resource No. 2945-143-35-013 2)Temp. No. _____

3)Resource Name _____ 4)Project Name Historic Survey of City

5)Category: Arch. Site __, Hist./Archit. Structure X, Hist./Archit. District __.

6)(For Arch. site)In a District:yes __ no __;Name _____

II. LOCATION: 7)Township 1S; Range 1W; NE 1/4 of SW 1/4 of SW 1/4 of SW 1/4 of

Section 14; P.M. Ute. 8)County Mesa Photo-Rev 1973

9)USGS QUAD Grand Jct., Co. N3900-W108307.5X15; Date 1962 Attach photocopy

portion of Quad. Clearly show site. 10)Other maps Location: Assr. Map no. 2945-143

11)Dimensions 7.62 mX 38.10 m 12) 290.32 sq.m(+4047=) 0.07 acres

13)UTM Reference: (One UTM centered on resource may be given for resource under 10 acres.

A. 12; 710340 mE; 4326485 mN. B. _____; _____ mE; _____ mN.

C. _____; _____ mE; _____ mN. D. _____; _____ mE; _____ mN. (Ref. # A

14)Address 226 Pitkin Ave. Lot 26 Block 142 Addition _____ City _____

III. MANAGEMENT DATA: 15)Field Assessment: Eligible __ Not Eligible __ Need Data __

16)Owner/Address A. T. Mitchell and A. C. Baldwin Po Box 3520 Aspen, Colo. 81611

17)Gov't Involvement: County __ State __ Federal __ Private __; Agency _____

18)Disturbance:none __ light __ moderate __ heavy __ total __; Explain _____

19)Threats to Resource:Water Erosion __ Wind Erosion __ Animal Activity __ Neglect __ Vandalism __

Recreation __ Construction __; Comments _____

20)Management Recommendations _____

V. REFERENCE: 21)State/Fed. Permit Nos. _____

22)Photo Nos. _____, on file at _____

23)Report Title _____

24)Recorder _____ 25)Recording Date _____

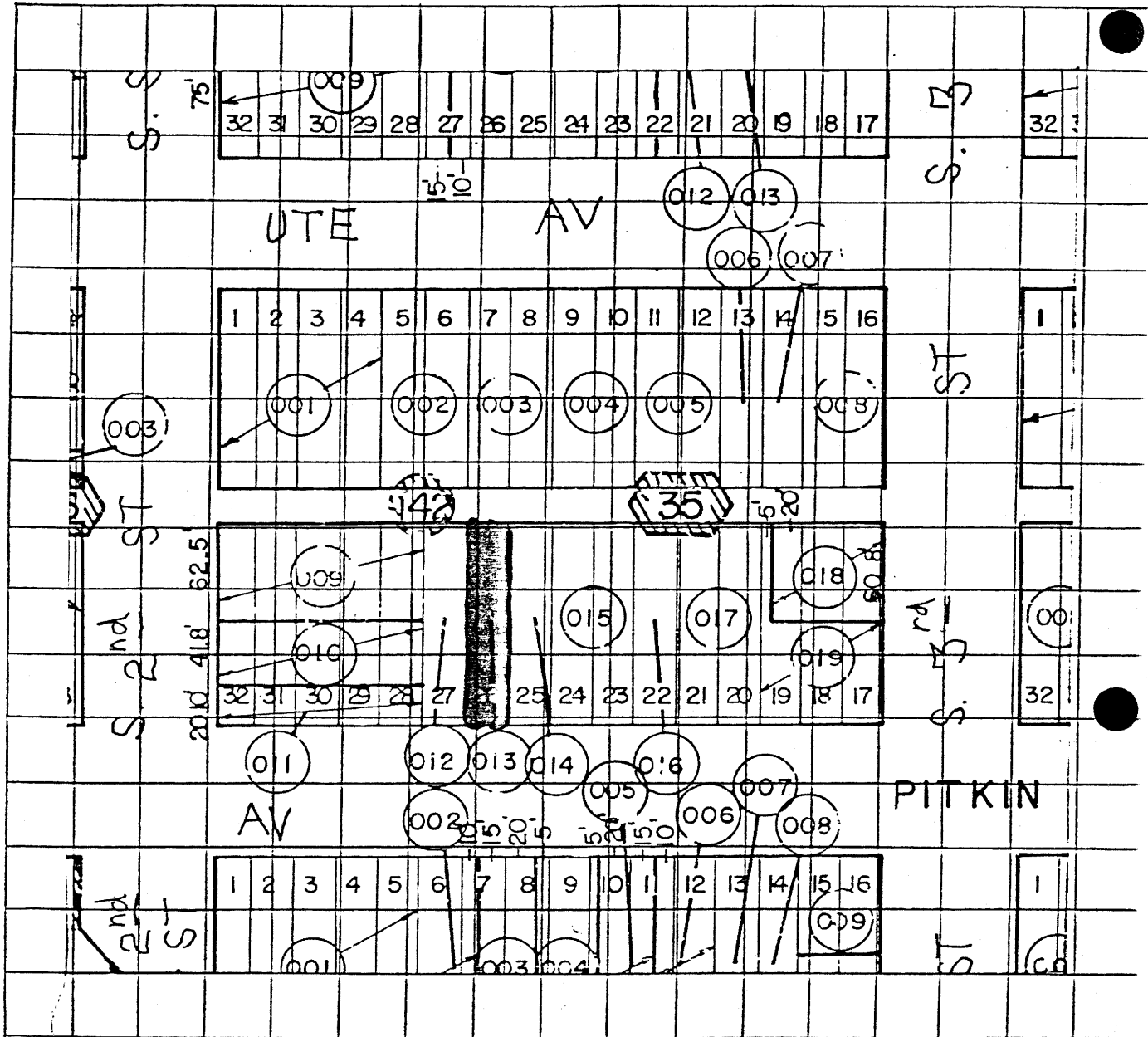
26)Recorder Affiliation _____ 27)Phone No. _____

V. SKETCH MAP: Map all features and show the boundaries of the resources. Show all major topographic features, permanent modern features, and vegetation zones as appropriate. Give names of features, streets and addresses if known. Provide scale, key and direction.

scale:
1" = 100'
= 30.48m

key:
Red

↑
N
true X
mag. _____



28) Location/Access:

29) Boundary Description:

30) Boundary Justification:

(Attach Photographs)

Frame Number _____

Roll Number _____

Facade Orientation _____

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

- Represents work of a master
- Possesses high artistic values
- Represents a type, period, or method of construction

21) Historical Significance:

- Associated with significant persons
- Associated with significant events or patterns
- Contributes to the significance of an historic district

22) List Any Associated Cultural Group: _____

V. REFERENCES:

4 generations of stonemasons carved out their mark in the Grand Valley over past 9 decades

Ginger Rice
Daily Sentinel

Q: Reader Edward Kritzb-sky wants to know, "Whatever happened to the stonemasons that were in this area?"

A: Al and Vince Grasso of Grasso Masonry Inc. represent the third and fourth generations of a family renowned for much of the stonemasonry in and around the Grand Valley.

But they're not doing it anymore. About six years ago, they wrote it off as unprofitable. Now, Al said, they specialize in commercial jobs, mostly involving brick masonry.

A competitor, Bill Harrison of B.G. Harrison Masonry, still does stonework, but the jobs are in the high country — Aspen, Beaver Creek, Telluride, Vail — where stone still is used lavishly in custom homes and commercial buildings.

Architects for more moderately priced projects don't design stonework anymore, because it's not cost effective, said Rory Hinchman, estimator for Harrison. "If they draw it, we can do it," he said. More often than not, what looks like stone is a veneer.

Not so in the old days when Nunzio Grasso was around. Born in Ricchi, Italy, in 1870, Grasso

learned stonemasonry in the eastern United States, and by 1908, was licensed to practice his trade here.

That was the year he and Louis Spallone, both prominent brick and stone contractors, built the concrete sidewalk, flooring and structural foundation for the Schiesswohl Building at Sixth Street and Colorado Avenue. Their pay, according to a Museum of Western Colorado publication, was "a black driving horse called 'Bud,' the warranty deed to 10 acres of land, and eight shares of Grand Valley irrigation stock."

Nunzio, who became a naturalized citizen in 1912, also built the

Sacred Heart Catholic Church in Fruita, the Driggs Mansion in Unaweep Canyon and the Redlands Country Club. He also built the retaining walls for the Million Dollar Highway near Ouray and reconstructed the Redstone Castle Gatehouse when it was moved from Redstone to Grand Junction.

"I can remember my grandpa marked all the stones and put it back together," said Lou Grasso, who grew up in a stone-trimmed house built by his grandfather at First Street and Teller Avenue.

Nunzio trained his sons, Louis and Mike, and they built the visitors center on the Colorado
See Stonemasons, page 12B

From page 1B

National Monument in the 1960s, said Al, who worked with his father and uncle on the amphitheater there.

The Grassos also built the first superintendent's house near the visitors center, a maintenance facility and a bathroom (near the amphitheater) with left and right sides that are mirror images of each other. That work is so impressive, historian Dave Fishell said, that an effort is under way to get the bathroom listed on the National Register of Historic

Places.

Another Grasso building seen more frequently is the original clubhouse at Lincoln Park, now home of the Grand Junction city parks department.

Al apprenticed with the Bricklayers, Masons and Plasterers International Local 11 and subsequently taught his son, Vince.

But, thanks to cost, the art of stonemasonry was even then a dying art.

His father, Louis, the second-generation stonemason, is 84 now and lives in retirement in Denver.

E



INVENTORY RECORD

IMPORTANT: COMPLETE THIS SHEET FOR EACH RESOURCE PLUS EITHER AN ARCHAEOLOGICAL OR HISTORICAL/ARCHITECTURAL COMPONENT FORM.

NOT FOR FIELD USE
DET. ELIG.
DET. NOT ELIG.
NOMINATED
LISTED, DATE

I. IDENTIFICATION: 1) Resource No. 5ME4147 2) Temp. No. 29
 3) Resource Name Stranger Grocery 4) Project Name Historic Survey of City
 5) Category: Arch. Site , Hist./Archit. Structure X, Hist./Archit. District
 6) (For Arch. site) In a District: yes no ; Name none

II. LOCATION: 7) Township 1S; Range 1W; NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of
 Section 14; P.M. Ute. 8) County Mesa

9) USGS QUAD Grand Junction, Colo.; 7.5 15; Date 1962 (73) Attach photocopy
 portion of Quad. Clearly show site. 10) Other maps Location: Assessor map 2945-143

11) Dimensions //////////mX//////////m 12) Area 59,474.0477 under 1 acres

13) UTM Reference: (One UTM centered on resource may be given for resource under 10 acres.)

A. 1 1 2 3 4 5 6 7 8 9 10 11 12 mE; 1 2 3 4 5 6 7 8 9 10 11 12 mN. B. mE; mN.
 C. mE; mN. D. mE; mN.

14) Address 226 Pitkin Ave. Lot 26 Block 142 Addition City

III. MANAGEMENT DATA: 15) Field Assessment: Eligible X Not Eligible Need Data

16) Owner/Address

17) Gov't Involvement: County State Federal Private : Agency n/a

18) Disturbance: none light moderate X heavy total ; Explain deterioration noticeable
from the rear

19) Threats to Resource: Water Erosion Wind Erosion Animal Activity Neglect Vandalism
 Recreation Construction ; Comments none at present

20) Management Recommendations routine maintainence

V. REFERENCE: 21) State/Fed. Permit Nos. n/a

22) Photo Nos. Roll 1:12, on file at Downtown Development Authority

23) Report Title Historic Structures of Grand Junction

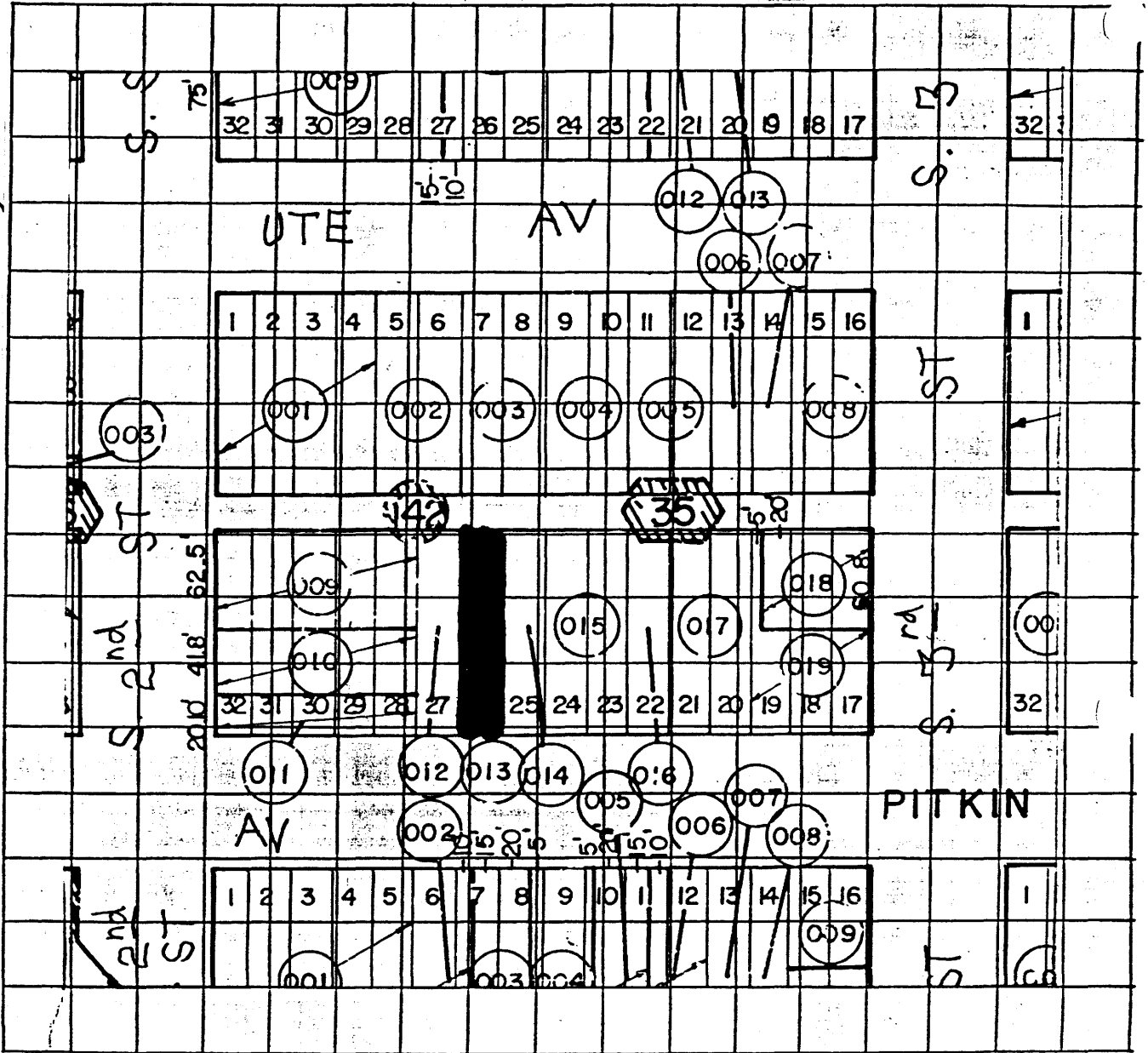
24) Recorder Robin Krawitz 25) Recording Date July 23, 1982

26) Recorder Affiliation DDA 27) Phone No. 245-2926

V. SKETCH MAP: Map all features and show the boundaries of the resources. Show all major topographic features, permanent modern features, and vegetation zones as appropriate. Give names of features, streets and addresses if known. Provide scale, key and direction.

scale:
1" = 100'
= 30.48 m

key:
Black



28) Location/Access: n/a

29) Boundary Description: Lot 26 Block 142

30) Boundary Justification: n/a



ARCHITECTURAL/HISTORICAL COMPONENT FORM

IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

- 1) Resource No. 5ME4147 2) Temp No. 29 3) Name Stranger Grocery
 4) Address 226 Pitkin 5) District Name Downtown
 I. INTEGRITY: 6) Condition: Good Fair Deteriorated
 7) Original Use Commercial/Residential 8) Present Use Commercial
 9) Original Site Moved Date(s) of Move: _____
 10) Unaltered Altered Explain: Front display windows replaced

II. DESCRIPTION: 11) Building Materials Routh Stone

- 12) Construction Date 1915 13) Architect/Builder unknown
 14) Architectural Style(s) Vernacular Structure of the 1905-1915 period
 15) Special Features/Surroundings: Arched entry and display windows: ^{C1}derestory in tact:
flat roof slight overhang; only said stone building in area, only 2 story commercial
building in the small commercial area which carries over to South 2 cd.

- 16) Archaeological Potential: Yes No Unknown Explain: _____

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

17) THEME	<u>Commercial/ Residential</u>	<u>Commercial</u>	
18) SUB-THEME	<u>Retail/ Urban</u>	<u>Retail</u>	
19) TYPES	<u>Grocery/ Single Family</u>	<u>Upholstery</u>	

(Attach Photographs)

Frame Number _____

Roll Number _____

Facade Orientation _____

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

- Represents work of a master
- Possesses high artistic values
- Represents a type, period, or method of construction

21) Historical Significance:

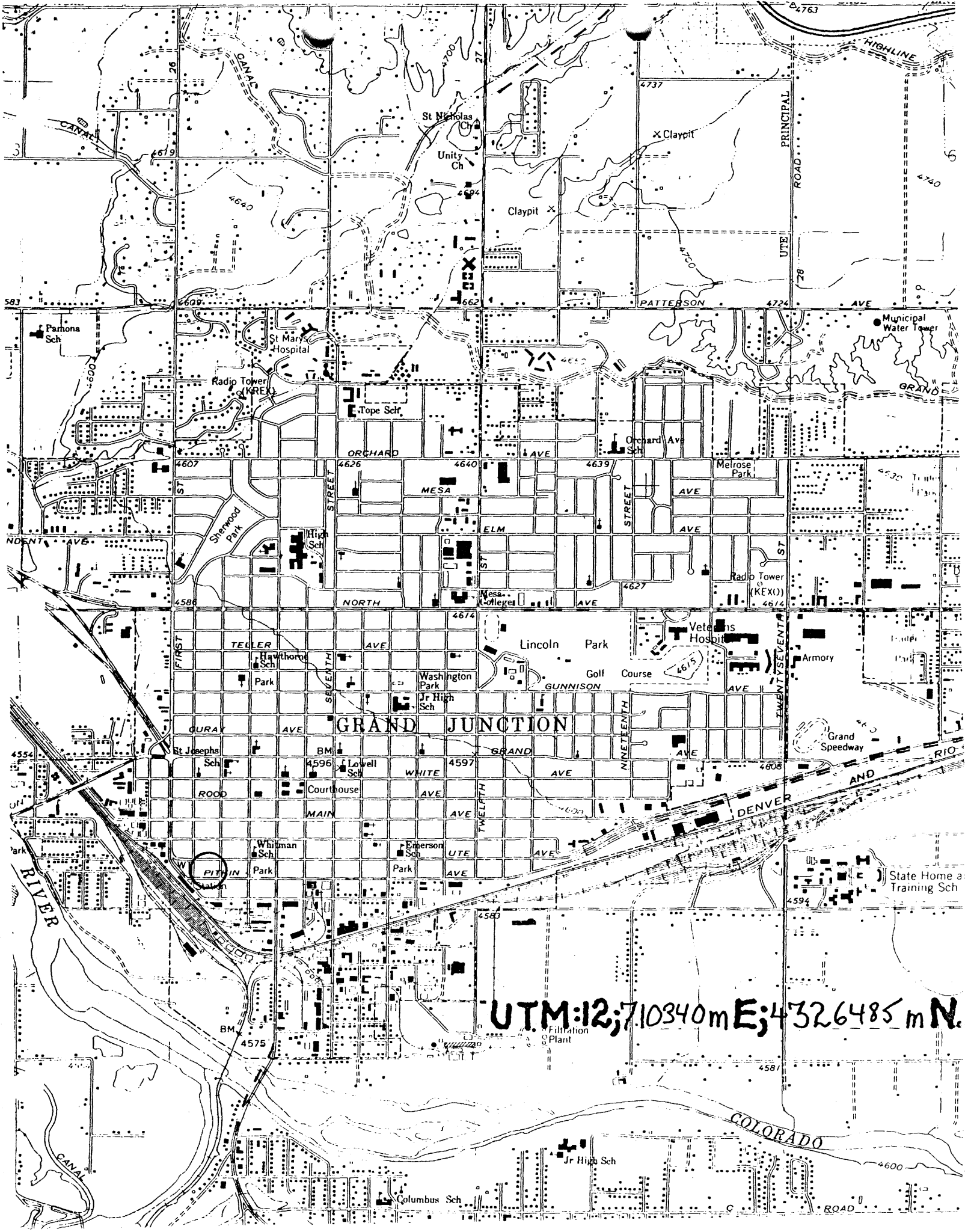
- Associated with significant persons
- Associated with significant events or patterns
- Contributes to the significance of an historic district

The two story sandstone building was constructed between 1913-1918. It is one of the few extant structures built of the rustiated sandstone extant in Grand Junction. Carlos Stranger opened a Italian grocery on the site in 1908, to serve the local Italian population. Proximity to the railroad depot made this area of town distmively italian in flavor. The grocery went through various hands until the 1950's when a succession of small businesses opened on the site. The Joy manufacturing Co, specializing in mining equipment, Mountain Auto Supply Co. were there in the 1950's, the Bible Holiness Mission and the Warren Industrial Control Service Co. were there in the 1960's and 70's and Fosters Upholstry occuppies the site presently. The word "grocery" which was painted on the west side of the 2nd story, is still extant.

22) List Any Associated Cultural Group: Italians

V. REFERENCES:

- Interview with Dave Sundal, July2,1982
- City Directories
- Sanborn Insurance maps



UTM:12;710340mE;4326485mN.

Filtration Plant

State Home and Training Sch



APR 4 82

Gloria He ~~man~~ Mesa Co Genealogy Society 245-2269

Original Owner - Carl L. Stranges

Current Owner - Marjorie Montgomery & Jana

1930 - Longo Eug H. groc.

City Directories

1940 Paonessa Mae L groc

~~1946 Paonessa Mae~~

1949 Sincoratti, Jol Groc

1941 Mae's Grocery

1953 Young's Grocery

1978 Stranges CV groc

1984 Stranger CV

sandstone

STAFF REVIEW - CITY COUNCIL

DATE: May 9, 1996

REQUEST: Historic Designation of the Stranges Grocery in the City Register of Historic Sites, Structures and Districts

LOCATION: 226 Pitkin Avenue

PETITIONER: Marjorie Montgomery and Jana Montgomery Santini

STAFF: Kristen Ashbeck

EXECUTIVE SUMMARY: Marjorie Montgomery and Jana Montgomery Santini, owners of the Stranges Grocery (226 Pitkin Avenue), are requesting that the building 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 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 Stranges Grocery 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 Stranges Grocery 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 cultural, political, economic or ethnic heritage of the City;
- Exemplifies specific elements of an architectural style or period; and
- Enhances the sense of identity of the City.

HISTORIC PRESERVATION BOARD RECOMMENDATION (5/6/96): Approval (5-0)

Simonetti Rites Are
Set 9 A. M. Monday at
St. Joseph's Church

Funeral services for Mrs. Cora Simonetti, wife of Joseph Simonetti, who died Saturday morning at St. Mary's hospital, will be held at 9 o'clock Monday morning at St. Joseph's church.

Rosary will be said at 7:30 o'clock this evening at Callahan funeral home. Father N. Bertrand will officiate at the rosary and funeral rites.

Cora Stranges was born April 28, 1903, at Grand Junction. She was married to Joseph Simonetti May 18, 1921.

To this union three children were born. They are Joseph Jr., who is serving in an army unit somewhere in India, and Mary Simonetti and Mrs. Bud Cunningham. The daughters were with their mother when she died.

Mrs. Simonetti was a member of St. Joseph's church.

Mr. and Mrs. Simonetti operated a grocery store in Helper, Utah, for several years, and later they were in the grocery business in this city, residing at 335 Colorado.

Surviving besides the husband and children are her father, Leo Stranges; two brothers, Mike and Tony Stranges; and two sisters, Mrs. Ben Ventura and Mrs. V. M. Paonessa.

Carl Stranges
Dies in Sleep
In California

Carl L. Stranges, 77 years of age and for more than 30 years a merchant at 226 Pitkin avenue, passed away in his sleep at Los Angeles early last night. News of his death reached relatives in this city soon after it had occurred. Mr. Stranges had been in failing health for some time and had been in Los Angeles since last July 2, under the charge of a nurse.

Carl L. Stranges was born in Italy 77 years ago and came to America when 20 years of age. He came to Grand Junction soon after arriving in this country, and has been a continuous resident here since.

More than 30 years ago Mr. Stranges opened a general store on Pitkin avenue, retaining the ownership until the time of his death and the active management until his health failed.

Mr. Stranges is survived by no members of the immediate family, no children having been born to him. Mrs. Stranges passed away some years ago. He is survived by a brother, Lee Stranges of 917 South Fifth street; three nephews, Tony Stranges of the Manhattan cafe; Mike Stranges and Amor Raso, all of this city, and three nieces, Mrs. Joe Simonetti, Mrs. Ben Ventura and Mrs. Mary Paonessa, also of Grand Junction.

Deceased was a member of the Catholic church and services will be held from that church. The time of the service cannot be announced until it is known when the body will reach this city.

PIONEER OF
CITY DIED
ON SUNDAY

Mrs. Carl Stranger Succumbs to Long Illness; Funeral at Martins Tomorrow at 2:30

An illness extending over the past several months resulted in the death Sunday afternoon at St. Mary's hospital of Mrs. Bessie Stranger, wife of Carl Stranger, former widely known local merchant and a resident of western Colorado for nearly 45 years. About three months ago an operation was resorted to in an effort to save Mrs. Stranger's life, but it afforded only temporary relief and she continued to decline. Death occurred at 1:30 o'clock yesterday afternoon.

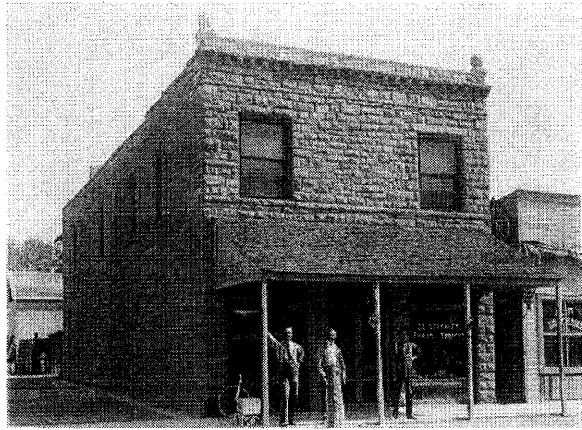
Bessie Barnes Stranger was 56 years of age and was a pioneer resident of the western slope. Born in Roseville, Ark., June 17, 1875, she first came to this region with her family nearly 45 years ago. The family moved to here and there she resided for five years, then moved to this city. She was united in marriage to Carl Stranger and came to enjoy an unusually wide circle of friends and acquaintances during the many years he operated a general store on Pitkin avenue.

Mr. Stranger retired from active business life several years ago, but the couple continued to make their home adjacent to the store building at 226 Pitkin avenue.

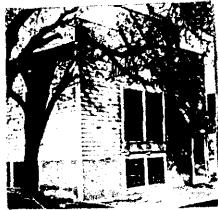
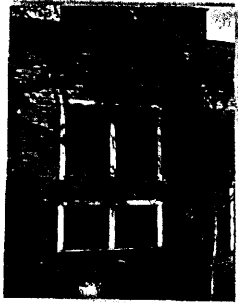
In addition to her husband, Mrs. Stranger is survived by two brothers, W. W. Barnes of Craig, and A. E. Barnes of Grand Junction. In addition, there are many surviving relatives in the Poudre valley district.

Funeral services will be held at 2:30 o'clock Tuesday at the Martin Funeral home with the Rev. Frank Pender of the Baptist church in charge. Interment will be in Oakdale cemetery.

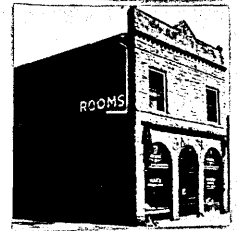
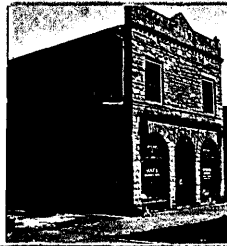
1865



Madam Marie Beauty Salon #M-17
Birthday of Mrs. Luella E. Warwick



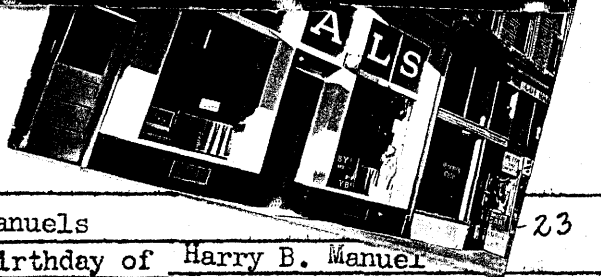
Mae's Grocery #M-18
Birthday of Mrs. M. Paonessa



Magill, R. L. #M-19
Birthday of _____

M & M Coffee Shop #M-20
Birthday of Richard Brown

Manhattan Cafe #M-21
Birthday of Antonio Stranger



Manuels #M-23
Birthday of Harry B. Manuel

Mantey, Fred #M-22
Birthday of _____



Manes, C. J. #M-24
Birthday of _____



A) CITY OR TOWN _____ (ABA) SCHEDULE NO _____ (DAI) MAP NO _____ (DAF) TAX AREA _____ (AAA) PARCEL NO **101725**

PARCEL: 2945-143-25-013 TAC: 10100 ACRES: 0.00
 MONTGOMERY MARJORIE JANA
 661 S II S HWY 50
 GRAND JUNCTION CO 81503
 LOT 26 BLK 142 GRAND JUNCTION

TWP	RANGE	(DAA) TWP. NO.
(EAA) DESIRABILITY		
(HAE) & (HAF) BOOK OR PAGE	(HAI) TYPE DEED	(HAB) DOC. FEE
(IAH) CLERK'S NO.		
(HBB) VERIFIED SALES PRICE	(HBF) VER. CODE	
\$		
\$		
(JFA) ON LAND:		
\$		



Twp-1S-Range 1W-Section 14-SW 1/4

1 OF 1
 5/25/84 = 1495-293 = PG. DEED (14K.012)
 8/27/84 = 1507-593 = P.T. DEED (B72)
 10-3-90 = 1810-697 = EASE-AGREEMENT = EX

PAVED ST.	Percent Built Up 100 %	Combination	Hotel	(IAA) OCCUPANCY OWNER/TENANT	(IAC) FURNISHED UNFURNISHED
GRAV. ST.	TREND	Apartment	Auto Agency		
UNIMPROVED	Improving	Offices	Medical Clinic		
SIDEWALK	Static	Store	Nursing Home		
CURB & GUT	Declining	Rstrnt-Tavern	Warehouse		
ST. LIGHTS	Blighted	Motel	VACANT X		
ALLEY		Motor Motel			

VACANT

LAND VALUE CALCULATIONS										APPLICATION OF FACTORS POSITIVELY OR NEGATIVELY AND CORRELATION				
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		
WELL WAT.	1983	25x126	3150 #	2.10							6620	FUNCTIONAL USE		
PUB. SERV.	1987	25x126	3150 #	2.50							11025	RCNLD \$		
SEPSY	1989		3150 #	@ 2.25 =							7087	COMPARISON		
NAT. GAS	Consideration of the amount of time required to recognize Potential Value _____ Yrs. Est. Potential Value \$ _____										MARKET APPROACH \$			
ELECTRICITY	TIME TO COST APPROACH										INCOME APPROACH \$			
LEVEL	DATE	REPLACEMENT COST NEW	AREA-FACTOR	(HAM) ADJ. RCN	PHYSICAL	DEPRECIATION ECONOMIC	FUNCTIONAL	(HAN) RCNLD	LAND VALUE	TOTAL VALUE	APPR. VALUE FOR LOAN \$			
HIGH	1985	22389									FINAL ESTIMATE \$			
STEEP	1987	9856	.996 =	9817							OF VALUE			
LOW														

MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)										ACTUAL VALUE			ASSESSED VALUE		
HILLY	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		
RET WALL	1991 Land	3150 # @	1910 =	5985		Curr	1985	6620	22389	29009	1920	6470	8410		
REPRESENTATIVE SHAPE							1987	7025	9817	20842	3200	2850	6050		
IRREGULAR SHAPE							1989	7087							
CUL-DE-SAC															
CORNER LOT															
VIEW															
NON ST. FRONT															
APPR. BY (AV) AR										DATE (AW) 3/87	REV'D BY (AY)		DATE (AX)		

101725

24' APPRAISER (D.C.-GK) R CONDITION 19 ADDRESS 226 PITKIN AVE (AZ) CARD 1 OF 2 CARDS

IES 2 + KSMIT DATE 3/87 19 BLDG. NO. 1 (AAA) PARCEL NO. 2945-143-35-013

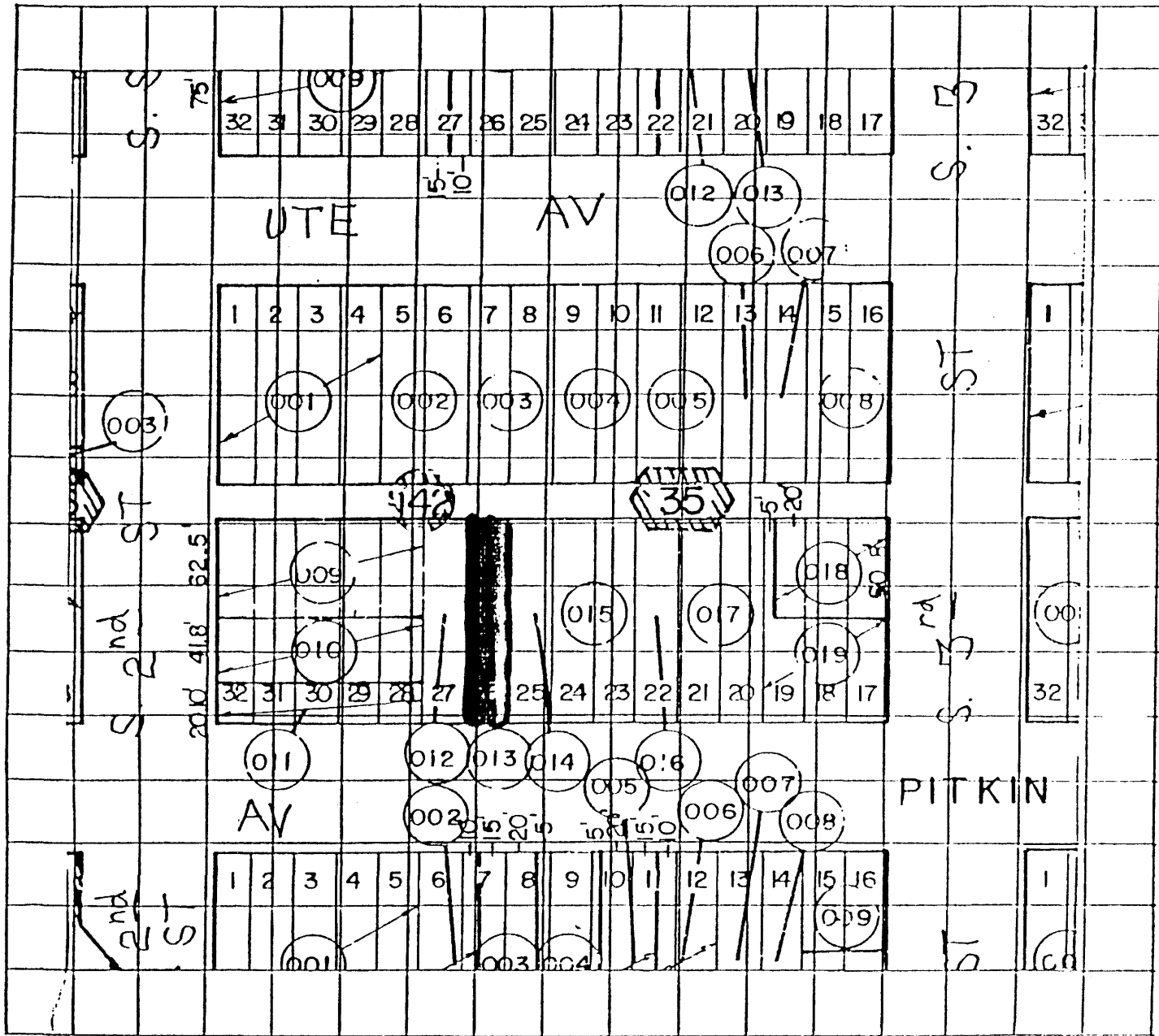
1403 #

FOUNDATION					6 FLOORS					9 HEATING & COOLING					11 PLUMBING				
Grade	Quantity	Unit Cost	Cost		Grade	Quantity	Unit Cost	Cost		Grade	Quantity	Unit Cost	Cost		Grade	Quantity	Unit Cost	Cost	
Concrete	106 ⁴	-	-		A Concrete					4 F.A., A.C., Vnt. Can.					A 3 Fix. Bath	M	1	-	-
Block					On Grade	670 [#]	-	-		5 Hot Water Rad.					B 3 Fix. Same Stack				
Bsmt Exc 8.5' x 10'					Reinf.					6 Hot Water Bsb. d.					C 2 Fix. Bath				
EXTERIOR WALLS					Twin Tee					7 H. Wat. Bsb. d. w/A.C.					D 2 Fix. Same Stack				
Frame					Elevated Slab					8 Evaporative Coolers					E Lavatory				
8" Block PLAIN	168 ⁴	-	-		B Wood Framing	2806 [#]	-	-		9 Wall Mntd. A. C.					F Toilet				
12" Block					2 x 10" x 14"					10 Central A. C.					G Urinal				
Face Brick					C Steel Joists										H Shower				
WHIT "SOME"	1032 [#]	-	-		D Covering ^{ASTM 1172} TILE	400 [#]	-	-		10 DOORS					I Sink S/S	3	-	-	
					BETWEEN	2806 [#]	-	-		A Stock (11000) (1102420)	2	-	-		M Water Heater				
										B Special					30 Gal.	1	-	-	
WINDOWS					No of Units	No of Rooms													
Double Hung					7 INTERIOR FINISH	Grade	Quantity			Code	12	OTHER BLDG ITEMS							
Casement Wood	220 ⁴	-	-		A Apartment Bldgs.					SEC 14-F-16 - CLASS 'C' - "LOW" COST STORAGE									
Sliding					B Office Bldgs.					MAY 1984									
Fixed Sash					C Banks - S & L					1403 # @ 13.54/# = 18997									
Store Front					D Stores					WH FACTOR (1.231) x 18997 = 23385									
Add'l Items					1 Super Market					PER FACTOR (1.364) x 23385 =								37897	
					2 Retail Store														
STRUCTURAL					E Rstrnt-Tavern														
Steel Fire					F Mil., Hll., Motor Hll.														
Reinf. Concrete					G Auto Agency														
Wood Timber					1 Showroom & Office														
Flat					2 Service Area														
Wood Joist	1403 [#]	-	-		H Medical Clinics														
Steel Deck					I Nursing Homes														
Lam. Beam					J Theaters														
Reinf. Concrete					K Garages & Whse.	1403 [#]	-	-											
Trussed					VACANT														
Bowstring					8 ELECTRICAL														
Triangle or Howe																			
Truss					9 HEATING & COOLING														
Pitched L-M-H					A Apartment-Hotel					REMARKS (FAE) ON IMPS.					QUALITY M-A-G		SUBTOTAL		31897
Laminated					B Office					DA Year Constructed	1969	120	ARCH. FEE	%					
Wood					D Stores					DB Adjusted Age (Effective)	1977				TOTAL R.C.N.				31897
Galv. Iron					E Rstrnt-Tavern					Economic Life	40 Yr.				AREA FACTOR				1.02%
					1 Forced Air					Normal Percent Good	30				(HAM) ADJ. R.C.N.				32254
					2 F.A. w/A. C.					OE Condition Percent					ADJUSTED % GOOD				9856%
					3 F.A., A.C., Vnt. Ind.					DF Functional Percent					R.C.N.L.D.				
										DG Economic Percent					Cost Sq. Ft.	R.C.N.			
										Adjusted Percent Good	50				Cost Sq. Ft.	R.C.N.L.D.			

1. SKETCH MAP: Map all features and show the boundaries of the resources. Show all major topographic features, permanent modern features, and vegetation zones as appropriate. Give names of features, streets and addresses if known. Provide scale, key and direction.

scale:
= 100'
30.48m

key:
Red



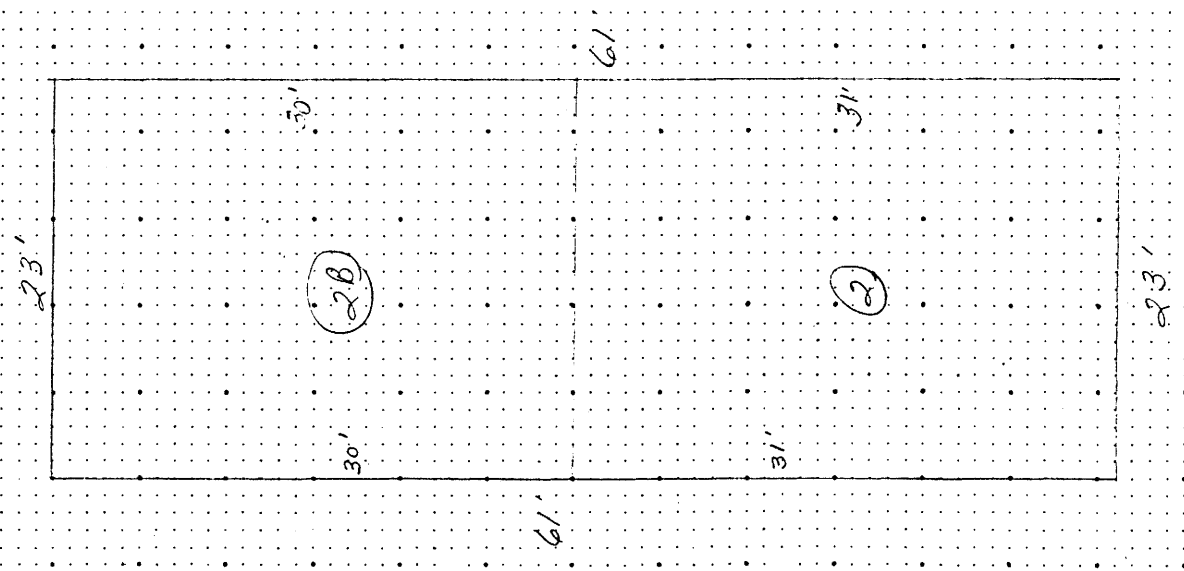
28) Location/Access:

29) Boundary Description:

30) Boundary Justification:

FILE 100-100

CARD 2 OF 2 CARDS



1403 TOTAL

BEARING 1100

1403 TOTAL SQ. FEET

YEAR	Name	VALUE OF LOT	VALUE OF IMPROVEMENT
1897	UNKNOWN		70
1898	MARY M ^c GINNIS	100	100
1899	MARY M ^c GINNIS CITY	100	100
1910	MARY M ^c GINNIS	100	100
1931	MARY M ^c GINNIS	200	200
1902	MARY M ^c GINNIS	150	140
1903	MARY M ^c GINNIS	150	140
1904	MARY M ^c GINNIS	150	140
1905-06			
1907-08	ELLA DWYER	150	115
1908	ESTATE OF JOHN N. DWYER	150	115
1909	MARY DWYER	150	110
1910	C. L. STRANGES	150	600
1911			
1912			
1913			
1914	CARL L STRANGES	300	2570
1915	CARL L STRANGES	270	2500
1916-17	CARL L STRANGES	260	3400
1918-19	CARL L. STRANGES	260	3400
1920-21	CARL L. STRANGES	260	3400
1922-24	CARL L. STRANGES	260	3400
1924-25	CARL L. STRANGES	260	3400
1926-27	CARL L. STRANGES	260	3400
1928-29	CARL L. STRANGES	260	3400
1930-31	CARL L. STRANGES	260	3400
1932-33	CARL L STRANGES	230	3250
1933-34	CARL L. STRANGES	120	2360
1935-36	CARL L. STRANGES	115	2360
1937-38	CARL L. STRANGES	120	2360
1939-40	CARL L. STRANGES	120	2360

@ Dick Passello
 27 PAINE & KANE
 23 - with Passello
 21 Payne & Kane
 22 Newman, Clark
 20 Payne & Kane
 23 Dick & Carl Strang
 21 Dick & Carl Strang

	YEAR	NAME	Value of Lot	Value of Improvement	House #
(421-446)	1941-42	CARL L. & NUNZIATA STRANGES	120	2360	226 Pitken
	1943-44	CARL & NUNZIATA STRANGES (sold) Joe & Cora Simonetti	120	2360	" "
	1945-46	Joe & Cora Simonetti	120	2360	" "
	1947-48	Joe & Cora Simonetti	120	2360	" "
	1949-50	Joe Simonetti et al	120	2360	" "
Add Apartments	1951-52	Joe Simonetti et al	120	2360	" "
	1953-54	Joe Simonetti et al	500	4670	" "
	1955-56	Joe Simonetti et al	500	4670	" "
	1957-58	Joe Simonetti et al	700	4480	" "
	1959-60	Joe Simonetti et al	700	4480	" "
	1961-62	Joe Simonetti et al	700	3330	" "
	1963-64	Joe Simonetti et al	700	1780	" "
	1965-66	Joe Simonetti et al	700	4480	" "
	1967-68	↓			
	1969-70	↓			
1971-72	Olson Russell W + Dolores m				
1973-74	↓				
1975-76	↓				
1977-78	↓				
1979-80	Resman Mary E et al 3/12/79 Montgomery Marjorie + Jana 10/5/79 Mitchell, R.T + A.C. Baldwin 12/16/80				
1981-82					
1983-84	Montgomery Marjorie + Jana 8/20/84				
1985-86	↓				
1987-88	↓				
1989-90	Same 11/30/90				
1991-92	↓				
1993-94	↓				

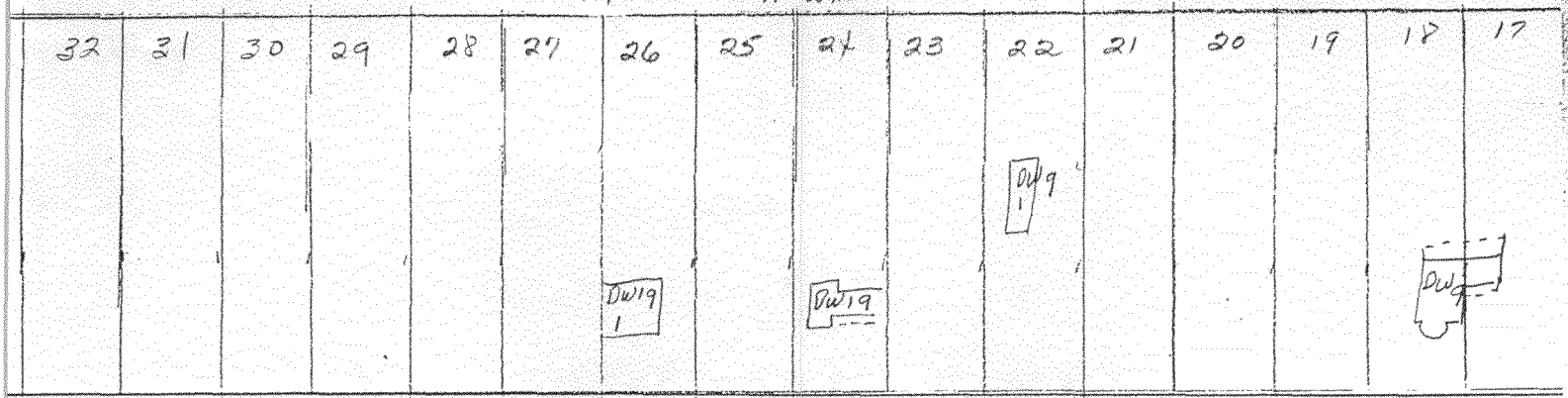
AN COMP. (1) 11/17

DIR. HFLR.

142

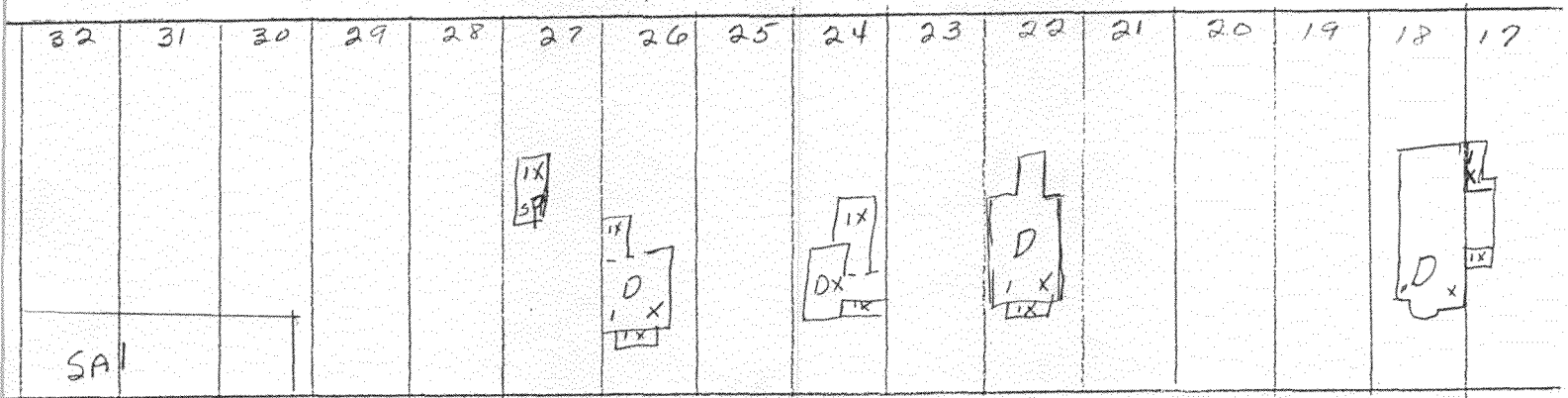
X SINGLE
COMPOSITION ROOF
3 WINDOWS
O-SLATE OR TIN ROOF
11 WINDOWS

1890
GRAND JUNCTION
COI



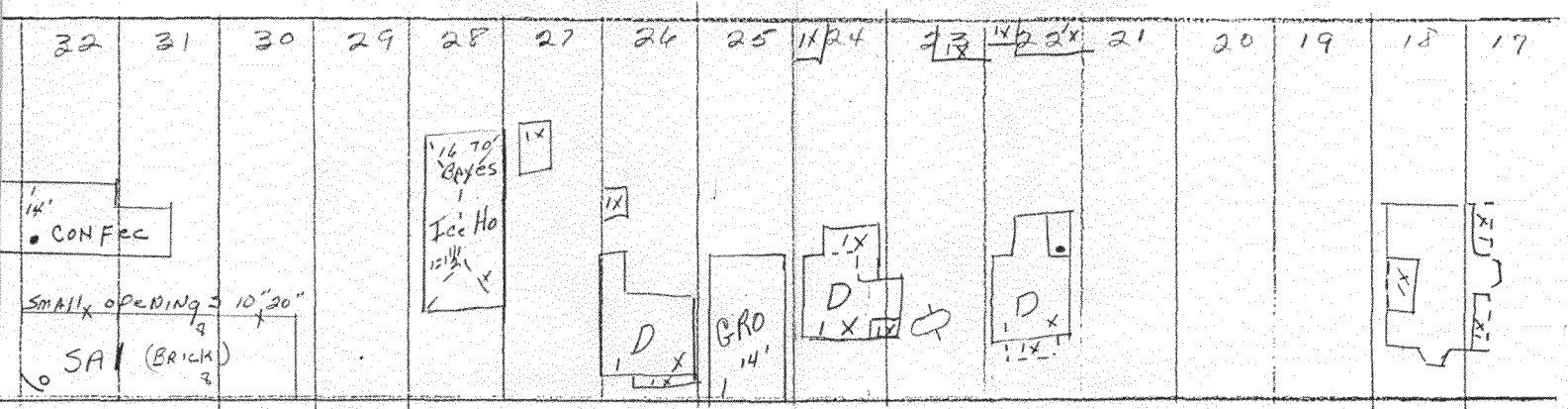
142

NOV 1899

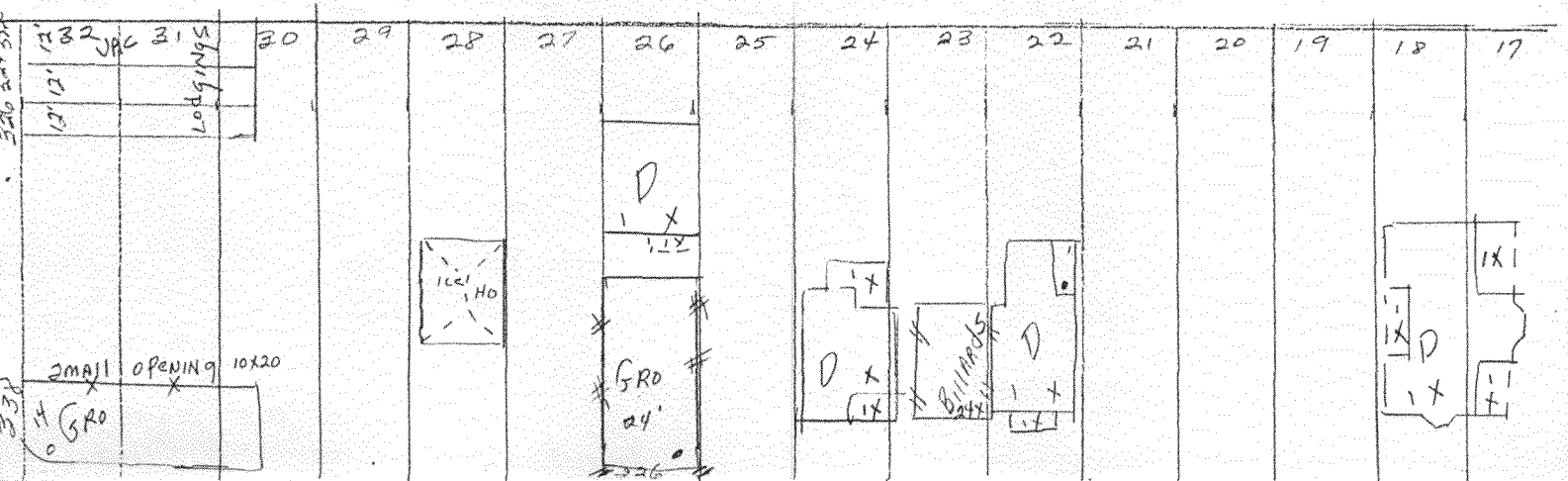


142

JUNE 1904
NOV 1907 SAME



OCT 1912



2945-143-35-013
PARCEL NUMBER

10100
T.A.C.

LOC: *PETKIN AV*

~~SIMONEFFI JOE ET AL~~

~~2120 N 11 APT C 4~~
GR JCT COLO 815013

Clto Marjorie Montgomery Trust
661 Hwy 50 BOX A
13-8-89A

LOT 26 BLK 142 GRAND JUNCTION

Etal Marjorie Montgomery
Jana Montgomery

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
OLSON RUSSELL W & DOLORES M	959	737	6/25/71	WD	\$7700.00 SD
SAME	1074	133	8/19/76	AFF	NO FEE
PESMAN MARY E ETAL	1182	617	3/12/79	WD	65,000SD
MONTGOMERY MARJORIE & JANA	1203	344	10/30/79	WD	NO FEE SD
MITCHELL, A.T. & A.C. BALDWIN	1276	486	12/16/80	WD	\$80,000 SD
Same	1495	293	6/13/84	P.T.C.	Exempt
Montgomery, Marjorie & Jana	1507	593	8/30/84	P.T.D.	Exempt
Same	1810	698/703	11/30/90	Ease Agree	Exempt. SD

REVIEW COMMENTS

Page 1 of 1

FILE #HBD-96-11.2

TITLE HEADING: Stranges Grocery

LOCATION: 226 Pitkin Avenue

PETITIONER: Marjorie Montgomery

PETITIONER'S ADDRESS/TELEPHONE: 929 Ouray Avenue
Grand Junction, CO 81501
242-4365

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY FIRE DEPARTMENT 4/9/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY COMMUNITY DEVELOPMENT 4/11/96
Larry Timm 244-1448

Recommend approval.

DOWNTOWN DEVELOPMENT AUTHORITY 4/8/96
Barbara Creasman 244-1457

The Downtown Development Authority supports this designation.

CITY POLICE DEPARTMENT 4/17/96
Dave Stassen 244-3587

No comments.

PARKS AND RECREATION DEPT. 4/17/96
Don Hobbs 244-1542

No Comments.

STAFF REVIEW - CITY COUNCIL

DATE: May 9, 1996

REQUEST: Historic Designation of the Stranges Grocery in the City Register of Historic Sites, Structures and Districts

LOCATION: 226 Pitkin Avenue

PETITIONER: Marjorie Montgomery and Jana Montgomery Santini

STAFF: Kristen Ashbeck

EXECUTIVE SUMMARY: Marjorie Montgomery and Jana Montgomery Santini, owners of the Stranges Grocery (226 Pitkin Avenue), are requesting that the building 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 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 Stranges Grocery 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 Stranges Grocery 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 cultural, political, economic or ethnic heritage of the City;
 - Exemplifies specific elements of an architectural style or period; and
 - Enhances the sense of identity of the City.
-

HISTORIC PRESERVATION BOARD RECOMMENDATION (5/6/96): Approval (5-0)



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 17, 1996

Marjorie Montgomery
Jana Montgomery-Santini
929 Ouray Avenue
Grand Junction, Colorado 81501

Dear Marjorie,

Congratulations! The Grand Junction City Council, at its May 15, 1996 meeting designated the Stranges Grocery in 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 was 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 pass this information on to your daughter, Jana, and do not hesitate to contact me if either of you have further questions about this historic designation.

Sincerely,

A handwritten signature in cursive script, which appears to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner

encl