



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

**Historic Building Inventory Record**

**OFFICE USE ONLY** OAHPI403  
 Eligible for National Register:  yes  no  
 Contributes to an eligible National Register district:  yes  no  
 date: \_\_\_\_\_ initials: \_\_\_\_\_  
 Criteria:  A  B  C  D  
 areas of significance: \_\_\_\_\_  
 period of significance: \_\_\_\_\_  
 Needs data: \_\_\_\_\_ date: \_\_\_\_\_ initials: \_\_\_\_\_

project name		county MESA	city GRAND JUNCTION	state ID no. 5ME7150
current building name MAMA'S TREASURES		owner PAUL PARKER 509 29 ROAD GRAND JUNCTION, CO 81501		
address 741 MAIN STREET GRAND JUNCTION, CO 81501		township 1S range 1W section 14 .SE ¼ .SE ¼		
historic name EAST SIDE GROCERY		USGS quad name GRAND JUNCTION 1962 yr. XX 7.5' 15'		
district name		block 115	lot(s) 14-17	addition CITY yr. of addition 1882
film roll by	no.	negative nos.	location of negatives	date of construction 1906 estimate _____ actual _____ source Mesa County Assessor's Records
				use Commercial _____ present Commercial _____ historic
				condition XX excellent _____ good fair _____ deteriorating
				extent of alterations _____ minor _____ moderate XX major describe: Facade Changed Multiple Additions
				style Commercial / Modern
materials Brick, Wood Frame, Stucco		square footage	National Register Eligibility Individual: _____ yes XX no Contributing to district: (local) XX yes _____ no	
architectural description The old East Side Grocery building is currently a two-story, commercial structure which has been covered with a stucco veneer to blend several additions together to appear as a single building. The primary facade facing Main Street (north-facing) has display windows at street level with brick kickplates on those on the eastern end, The eastern side of the main facade's second story has one-over-one sashed windows. The east side of the building has a mission-style roof.				local landmark designation _____ name _____ date
additional pages				associated buildings? _____ yes type if inventoried, list ID nos.
XX yes		_____ no		

plan shape 	architect Unknown	original owner M.E. Sullivan
	source	source Mesa County Clerk & Recorder's Records
	builder/contractor Unknown	theme(s)
	source	

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

The main part of the structure appears to have once been a residence with a brick chimney and enclosed rear porch with windows surrounding which was constructed around 1907. At least two other additions appear on the rear (south) and east sides (refer to historical background below). There is also a detached cinder block garage at the rear of the site which is a fairly recent addition to the site. continued \_\_\_ yes XX no

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

Henry Frank purchased this site from M.E. Sullivan and converted the existing residence to open his business--the East Side Grocery. By 1912, he had expanded it to a two-story grocery but sold out in 1916 and moved to New York state to live. The building was expanded to the east by 1919 and in 1926, a small 2-story addition was constructed on the back. At that time Anna May lived on site and the business was known as the Annamay Grocery.

continued XX yes \_\_\_ no

**significance** (check appropriate categories and briefly justify below)

<b>architectural significance:</b> <input type="checkbox"/> represents the work of a master <input type="checkbox"/> possesses high artistic values <input type="checkbox"/> represents a type, period or method of construction	<b>historical significance:</b> <input type="checkbox"/> associated with significant persons <input checked="" type="checkbox"/> associated with significant events or patterns <input checked="" type="checkbox"/> contributes to an historic district
---	--

**statement of significance**

The East Side Grocery is significant because it represents a remnant of a type and period of business that rarely exists today--the true neighborhood grocery. The grocery is still remembered by many older residents of the community as "the place where they would buy penny candy or something" as a child because it was in the neighborhood or on the way home from school.

continued \_\_\_ yes XX no

**references** (be specific)

City Directories  
 Sanborn Insurance Maps  
 Commercial Property Appraisal Record. Mesa County Assessors Office.  
Daily Sentinel. May 13, 1958. Obituary: Moser, Joseph D. and March 18, 1952.  
 Obituary: Frank, Henry.

continued \_\_\_ yes XX no

surveyed by L. Duke / M. Alexander	affiliation	date October 1996
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plan shape 	architect Unknown	original owner M.E. Sullivan
	source	source Mesa County Clerk & Recorder's Records
	builder/contractor Unknown	theme(s)
	source	

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

The main part of the structure appears to have once been a residence with a brick chimney and enclosed rear porch with windows surrounding which was constructed around 1907. At least two other additions appear on the rear (south) and east sides (refer to historical background below). There is also a detached cinder block garage at the rear of the site which is a fairly recent addition to the site. continued \_\_\_ yes XX no

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

Henry Frank purchased this site from M.E. Sullivan and converted the existing residence to open his business--the East Side Grocery. By 1912, he had expanded it to a two-story grocery but sold out in 1916 and moved to New York state to live. The building was expanded to the east by 1919 and in 1926, a small 2-story addition was constructed on the back. At that time Anna May lived on site and the business was known as the Annamay Grocery.

continued XX yes \_\_\_ no

**significance** (check appropriate categories and briefly justify below)

- |   |  |
|---|--|
| <b>architectural significance:</b><br><input type="checkbox"/> represents the work of a master<br><input type="checkbox"/> possesses high artistic values<br><input type="checkbox"/> represents a type, period or method of construction | <b>historical significance:</b><br><input type="checkbox"/> associated with significant persons<br><input type="checkbox"/> associated with significant events or patterns<br><input type="checkbox"/> contributes to an historic district |
|---|--|

**statement of significance**

The building does not meet National Register criteria and would probably not be considered contributing to a historic district since the alterations that have been done are not reversible. There could be some significance because it represents a remnant of a type and period of business that rarely exists today--the true neighborhood grocery. Although probably not the building itself, the grocery business is still remembered by many older residents of the community as "the place where they would buy penny candy" as a child because it was in the neighborhood or on the way home from school.

continued \_\_\_ yes XX no

**references** (be specific)

City Directories  
 Sanborn Insurance Maps  
 Commercial Property Appraisal Record. Mesa County Assessors Office.  
Daily Sentinel. May 13, 1958. Obituary: Moser, Joseph D. and March 18, 1952.  
 Obituary: Frank, Henry.

continued \_\_\_ yes XX no

surveyed by L. Duke / M. Alexander	affiliation	date October 1996
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COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway Denver, Colorado 80203

**HISTORIC BUILDING INVENTORY RECORD**

project name: Grand Junction Downtown Survey  
county: Mesa city: Grand Junction  
state ID no. 5ME 7150 temporary no.  
current building name: Mama's Treasures  
address: 741 Main, Grand Junction, CO 81501  
owner: Paul Parker, 509 29 Rd., Grand Junction, 81501-5001  
township: 1S range: 1W section: 14, SE 1/4, SW 1/4  
historic name:  
USGS quad name: Grand Jct., CO 1962 N3900-W10830 X 7.5' 15'  
district name:  
block: lot(s) addition: City  
yr. of addition  
film roll by: Marty Alexandroff no.  
negative nos. 6835-13; 6835-9  
location of negatives: City of Grand Junction  
date of construction \_\_\_\_\_ estimate \_\_\_\_\_ actual  
source:  
use: commercial present commercial historic  
condition: \_\_\_\_\_ excellent \_\_\_\_\_ good \_\_\_\_\_ fair X deteriorating  
extent of alterations: \_\_\_\_\_ minor \_\_\_\_\_ moderate X major  
describe: facade changed, multiple additions  
style: Commercial/modern  
stories: 2  
X original \_\_\_\_\_ moved date(s) of move:

materials: stucco

square footage:

National Register Eligibility:

Individual:  yes  no

Contributing to district:  yes  no

local landmark designation: \_\_\_\_\_ name \_\_\_\_\_ date

associated buildings?  yes type:

if inventoried, list ID nos.

architectural description: Two-story, commercial stucco building which appears to be a combination of several buildings. One-over-one sashed windows are on the east portion of the building's facade on second level. Display windows are on the street level with brick kickplate. The west side of building has a mission-style roof. An awning across the front of the building has rust tiles. The west wall of the building has an offset recessed entry with display windows on either side of glass door with transom. An addition on front portion of the roof is of painted wood with large covered windows, hip roof with brick chimney. Five small three-over-three windows are also along the west wall. Two other additions appear on the rear, east side. This appears to have been a house with brick chimney and enclosed rear porch with windows surrounding. A detached cinder block garage is at the rear.

architect: unknown  
source:

original owner: unknown  
source:

builder/contractor: unknown  
source:

theme(s): Plateau Country/commerical

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

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

significance: (check appropriate categories and briefly justify below)

architectural significance:  
\_\_\_\_ represents the work of a master  
\_\_\_\_ possesses high artistic values  
\_\_\_\_ represents a type, period or method of construction

historic significance:  
\_\_\_\_ associated with significant persons  
\_\_\_\_ associated with significant events or patterns  
\_\_\_\_ contributes to an historic district

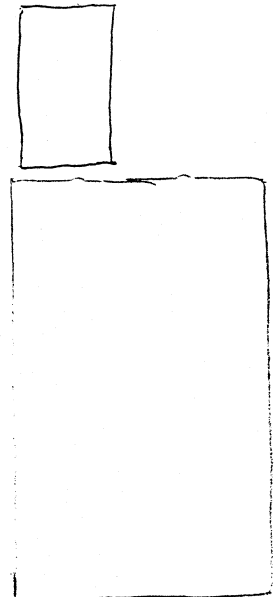
statement of significance:

Does Not meet Nat'l. Register criteria  
Non-contributing; alterations are not reversible

references (be specific)

surveyed by: Marty Alexandroff  
date: July, 1994

affiliation: Winter & Company



## 741 Main

Henry Frank purchased vacant lots 15 and 16 in 1910 from M.E. Sullivan. The 1907 Sanborn shows a 1-1/2 story dwelling, which by 1912 either had changed classification or had been remodeled because it was then listed as a 2-story. Apparently here is where he had his East Side Grocery. In 1916 the value of improvements to the property was assessed at \$2100, and each of the 3 lots was assessed at \$680.

By 1919 there was a 2 story grocery on lots 16 and 17 (Sanborn); it apparently had 2 entrances, one at 741 and one at 747 Main. By 1926, a small 2-story rectangle had been added on the back, plus an external stair. At that time Anna May lived on-site (741-1/2 Main), and the business was called the "Annamay Grocery."

The building's footprint remained the same from 1926 until at least 1947. From 1930 through 1946, the business was owned by Joseph Moser and his wife Agnes, who lived on the site. Moser re-named the business East Side Grocery.

The single story addition on the west side of the structure was added between 1947 and 1951, when it shows up on the Sanborn maps, as does the 2-story "cupola." Agnes died in 1951. Frank L. Griffiee is listed as owning the store in 1951; both he and Joseph Moser lived on the premises. Moser remarried, to Fannie Fox Krepps, in 1953. Apparently they shared living quarters with Frank Griffiee through 1956. Griffiee was gone by 1957, and the Mosers are listed as the proprietors and residents.

Within 2 years, Fannie was a widow, and the store became Knight Appliance, owned by Cecil Knight and Edward Rowland. The city directories fail to mention any occupants of the 5-room apartment upstairs. Even though Knight Appliance was acquired by Bruce Palmer in about 1956, the store remained in the building through at least 1982, when it went out of business. In 1983 the structure was vacant.



Grand Junction Colo  
Historical Designation  
Address 741 Main  
photo enclosed  
Tax schedule  
Records at Museum  
Co. Gene Bailey

10-1-96

I wish you approval for  
Historical Designation for said  
Property. I remember  
buying candies etc at this  
location when I was 1  
year of age. - 1928, it  
was known as East side  
grocery.

P. S. Parker



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

January 2, 1996

Mr. Paul Parker  
509 29 Road  
Grand Junction, CO 81501-5001

RE: HBD-96-11.4 Historic Designation of 741 Main Street

Dear Mr. Parker,

Please find enclosed a copy of a letter distributed to City Council prior to the December 18th meeting on the item referenced above at which the item was continued at your request. Once again, I am writing to verify that you want to proceed with the historic designation of the property. If so, the upcoming meeting dates are January 15th, February 5th and February 19th. Please let me know which date, if any would be most convenient for you. If you prefer the January 15th date, I must know no later than Wednesday, January 8th in order to place it on the agenda.

Please call me at 244-1437 at your earliest convenience. If I am not available, leave a message regarding your preference for a meeting date.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

encl

10-1-96

I wish you approval for  
historic designation for said  
property. I remember  
buying candies etc at this  
location when I was 7  
years of age - 1928, it  
was known as East side  
grocery.

P. B. Parker



October 8, 1996

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

Mr. Paul Parker  
509 29 Road  
Grand Junction, Colorado 81501-5001

RE: Historic Designation of East Side Grocery

Dear Mr. Parker,

Enclosed please find a copy of the Historic Building Inventory Record for the building referenced above. You will notice that the section on the second page entitled "historic background" is not completed. I will need you to provide some information regarding the history of the building and perhaps add some to the construction history (section above) in order to process your application for designation of the building.

I spoke with Judy Prosser-Armstrong at the Museum of Western Colorado regarding your need for more information about this property. She will be happy to assist you if you contact her at 242-0971 ext. 209 to set up a research appointment.

Please do not hesitate to contact me if you have further questions about the historic designation process. I hope to hear from you soon so I may continue to proceed with your application.

Sincerely,

Kristen Ashbeck  
Planner

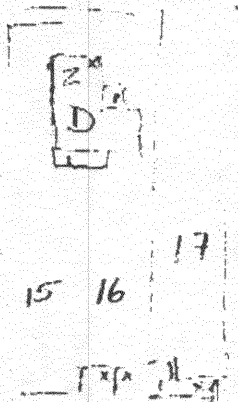
encl

1904

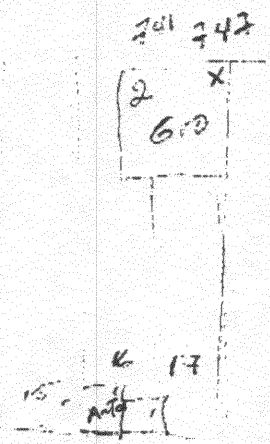
lots 13-19 all vacant

1907 same except houses & 1/2 stories

1912



1919



1926 - 1947

741 747

2 S X

12

15 16 17

741 747

172

16

On S.

12

15 16 17

A

1951

244-1599

## 741 Main

Henry Frank purchased vacant lots 15 and 16 in 1910 from M.E. Sullivan. The 1907 Sanborn shows a 1-1/2 story dwelling, which by 1912 either had changed classification or had been remodeled because it was then listed as a 2-story. Apparently here is where he had his East Side Grocery. In 1916 the value of improvements to the property was assessed at \$2100, and each of the 3 lots was assessed at \$680.

By 1919 there was a 2 story grocery on lots 16 and 17 (Sanborn); it apparently had 2 entrances, one at 741 and one at 747 Main. By 1926, a small 2-story rectangle had been added on the back, plus an external stair. At that time Anna May lived on-site (741-1/2 Main), and the business was called the "Annamay Grocery."

The building's footprint remained the same from 1926 until at least 1947. From 1930 through 1946, the business was owned by Joseph Moser and his wife Agnes, who lived on the site. Moser re-named the business East Side Grocery.

The single story addition on the west side of the structure was added between 1947 and 1951, when it shows up on the Sanborn maps, as does the 2-story "cupola." Agnes died in 1951. Frank L. Griffiee is listed as owning the store in 1951; both he and Joseph Moser lived on the premises. Moser remarried, to Fannie Fox Krepps, in 1953. Apparently they shared living quarters with Frank Griffiee through 1956. Griffiee was gone by 1957, and the Mosers are listed as the proprietors and residents.

Within 2 years, Fannie was a widow, and the store became Knight Appliance, owned by Cecil Knight and Edward Rowland. The city directories fail to mention any occupants of the 5-room apartment upstairs. Even though Knight Appliance was acquired by Bruce Palmer in about 1956, the store remained in the building through at least 1982, when it went out of business. In 1983 the structure was vacant.





# Historic Preservation Board Meeting

## Minutes - November 4, 1996

Present: Barbara Creasman, David Bailey, Steve Schulte, Pat Gormley, and Greg Walcher  
Not Present: Phil Born and Ed Chamberlin

Also Present: Kristen Ashbeck, Community Development Department  
Frank Wagner and Michael Oney, FAWHAUS Architects, Pam Blythe, Blythe Design, Jim Shanks, City of Grand Junction Director of Public Works, and David Varley, City of Grand Junction Assistant City Manager

The meeting was called to order at 4:10 pm at the C.D. Smith Building.

**MINUTES:** Barbara Creasman made a motion to approve the minutes of the October 7, 1996 meeting. The motion passed unanimously on a second by Pat Gormley.

**NEW CITY HALL:** The architectural team working on the design of a new City Hall and representatives of the City were in attendance to discuss the project thus far. Jim Shanks summarized the initial ideas to leave the old library (north building) but demolish and construct a new building over the southern building. According to engineering reports, the library building is extremely sound but nothing is left of the old school (southern building) except the foundation and it needs work. Considering at least one level of parking under the new structure (appx 56 spaces) with access from White Avenue.

The City would like the building to have a "public" appearance but be sympathetic with surrounding historic architecture (Courthouse, old library). Frank Wagner stated that they have no particular style of architecture in mind at this point but are developing some concepts. Jim asked if there were any old photographs of the library building before modifications were done. David Bailey will check the archives at the Museum. There may also be some records at City Hall.

Board members stated that the old street lamp along White Avenue should be incorporated into the site details. Pedestrian level lighting in keeping with style already used downtown should be used. Greg Walcher emphasized that part of the concept of a public building is the public open space around them--the design should try to maintain as much existing landscaping and open area as possible. Jim Shanks replied that a plaza area is being considered along Rood--it would be nice to eliminate the driveway between the Courthouse and City Hall and incorporate that area as open space. The City would like to incorporate public art in the plaza area. Frank asked if the fountain needs to be saved? Yes, it should be relocated.

From the DDA perspective, Barbara Creasman said that the consideration of parking would be supported, as would design details of the public open space such as the pedestrian lighting, public art, etc.

Jim Shanks will provide Barbara periodic update articles for the DDA newsletter regarding the City Hall project as it evolves. The team will return to a Board meeting once the architects have developed some design concepts.

#### **RECOMMENDATION ON LOCAL HISTORIC DESIGNATION - EAST SIDE**

**GROCERY:** The Board discussed an application by the property owner, Paul Parker, for designation of the East Side Grocery store located at 741 Main Street in the City Register of Historic Sites, Structures and Districts. Members did discuss the fact that most of the additions also appear to be historic (50 years old); however, there was not enough information to be able to conclude that other modifications (e.g. stucco) were also done that long ago. As concluded on the Phase 1 Survey form, the building has had major alterations that are not reversible. The building would probably not be recognizable to someone who frequented the East Side Grocery during the period of significance (50 to 70 years ago).

Greg Walcher made a motion to recommend denial of the local designation because it does not meet the criteria for designation outlined in Section 5-14-6A.1. The building has been remodeled beyond recovery as a historic site. Pat Gormley seconded the motion which passed 4-0 with Steve Schulte abstaining.

#### **RECOMMENDATION ON LOCAL HISTORIC DESIGNATION - 641 STRUTHERS**

**AVENUE:** The Board discussed an application by The Western Colorado Botanical Society for designation of the property located at 641 Struthers Avenue in the City Register of Historic Sites, Structures and Districts. The property owner, Rocky Mountain District Pentecostal Church, did submit a letter of approval for the designation. The Board members thought there could be a case for the designation if more information were provided as to the specific plans for the building and grounds. Because of funding deadlines, the applicant is in a rush to obtain the designation but the overall project should be thought through in greater detail. David Bailey stated that it would be helpful to see a copy of the original abstract for the property to determine whether there is any other significance to the property (e.g. significant person).

Barbara Creasman made a motion to defer action on the item until more information is provided regarding historic background and future use of the building. Pat Gormley seconded the motion which passed 5-0.

**OTHER:** The discussion of the results of the Phase 2 Survey will be postponed to the Board's December meeting. A workshop to discuss it with City Council has been scheduled in December.

The meeting was adjourned at 5:40 pm on a motion by Steve Schulte and second by Pat Gormley.



November 5, 1996

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

Paul Parker  
509 29 Road  
Grand Junction, Colorado 81501-5001

RE: HBD-96-11.4: Historic Designation of 741 Main Street

Dear Mr. Parker,

The item referenced above was reviewed by the City of Grand Junction Historic Preservation Board at its November 4, 1996 meeting. The Board's decision was to forward the item to City Council with a recommendation of denial of the historic designation. The primary reason for this action was that there was not enough information to conclude that the building has enough remaining architectural integrity to consider it historic--it is questionable whether the building, as is, would be recognizable to someone who frequented the East Side Grocery 50 to 70 years ago. It appears that the building facade has been altered such that it could not be restored to how it appeared then.

This item will be scheduled for an upcoming City Council meeting (earliest November 20, 1996) for Council's final determination on the designation. Council may request that you attend the hearing. If so, I will let you know the details.

Please do not hesitate to contact me if you have questions about your designation application.

Sincerely,

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

Kristen Ashbeck  
Planner



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

November 8, 1996

Paul Parker  
509 29 Road  
Grand Junction, Colorado 81501-5001

RE: HBD-96-11.4: Historic Designation of 741 Main Street

Dear Mr. Parker,

As mentioned in my previous letter to you regarding the item referenced above, the item may be scheduled for an upcoming City Council meeting for final determination on the designation. However, what I failed to mention to you is that I must hear from you whether you want to proceed with the process or whether you would prefer to just withdraw the application. If I do not hear from you within the next 30 days, I will assume you have decided to withdraw the application.

Sincerely,

Kristen Ashbeck  
Planner

September 19, 1996

Ed Chamberlin





City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (970)244-1599

December 5, 1996

Paul Parker  
509 29 Road  
Grand Junction, CO 81501-5001

RE: HBD-96-11.4: Historic Designation of 741 Main Street

Dear Mr. Parker,

Since I have been unsuccessful in my attempts to reach you by phone, I am writing again to verify that you want to proceed with the historic designation of the property referenced above. I understand you visited our office and I was unavailable to speak with you at that time. My only question is when you would like the item heard by the City Council as it will be necessary for you to attend the hearing. The upcoming meeting dates are December 18th, January 15th, February 5th and February 19th. Please let me know which date would be most convenient for you. If you prefer the December 18th date, I must know no later than Wednesday, December 11th in order to prepare a staff report for City Council.

Please call me at your earliest convenience at 244-1437. If I am not available, leave a message regarding your preference for a meeting date.

Sincerely,

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

Kristen Ashbeck  
Planner

To: \*city council,stephn  
Cc: marka,johns,kristen ashbeck  
From: Dan Wilson  
Subject: Historic designation  
Date: 12/17/96 Time: 3:41PM

Kristen Ashbeck inquired this morning about the historic designation agenda item, discussed last night.

Unfortunately, the way the Code is written the item needs to be presented to Council. The landowner has paid the required fees and apparently is determined to have the property designated, in spite of staff and Historic Board recommendations to the contrary; thus, until the Code is changed, Council must make the decision. The Resolution presented to you on Monday night is being revised to reflect that the building doesn't meet the criteria set forth in the Code.

Kristen will be looking at options for changing the Code provisions. One option could be that favorable recommendations could continue to be decided by the Council (on a consent agenda) but recommendations against designation (by the Historical Board) would be final; an aggrieved landowner's final step would be an appeal to the District Court. Another option, of course, would be to leave the final decision to the Historical Board, with appeals to the District Court.

RECEIVED

DEC 18 1996

Robert W. Weiss  
Sundrop Grocery Inc.  
321 Rood Ave.  
Grand Junction, CO 81501  
(970) 243-1175  
Dec. 18, 1996

Grand Junction City Council

To Whom it may concern:

While reading the City Council meeting agenda for Wed., Dec. 18th today, I noted that the onetime "East Side Grocery" building at 741 Main St. is being proposed by its owner for historic designation.

We leased the above - mentioned building for ten years, from 1983- 1993 from the previous owner, Rowland & Knight Inc. (operators of Knight Appliance, which occupied the site 1959 - 1983). Over that ten year period I became intimately familiar with the building while performing various maintenance and remodeling tasks. I have to say that the building is in very poor condition, both structurally and in its mechanical systems. Yes, the eastern side of the building incorporates the original 1906 woodframe structure that became the East Side Grocery. However, that original structure was altered and expanded at various times - the western side of the building constructed perhaps during the 30's, the "adobe style" stucco facade added at some point, etc.

In particular, the foundation of the older half of the building is in very poor condition, and witnessing the deterioration of the concrete over ten years makes its future look very precarious. There is also a significant structural problem at the southwest corner of the addition, with a floor to ceiling crack in the unreinforced brick structure.

As the owner of a downtown home built in 1909, and an enthusiast for historic preservation, I must say that this building is a very poor candidate for any such designation. The fact that one part of the building happens to be old does not make it worthy of any special notice. The original building has been altered and covered up to such a degree that no "character" really remains from that period. This and the building's poor structural condition should be sufficient to deny the request, and keep such historic designations for truly deserving sites.

Sincerely,



Robert W. Weiss

**ARCHITECTURAL DESCRIPTION CONTINUED**

The west-facing facade of the building has an offset recessed entry with display windows on either side of a glass door with a glass transom above. This facade also has five small three-over-three windows.

There is a second story frame construction addition over the flat-roofed western portion of the building. This addition has large covered windows, a hipped roof and a brick chimney. It appears this may have been a sleeping porch used when the second floor was occupied over the years as the proprietor's residence.

**HISTORICAL BACKGROUND CONTINUED**

From 1930 through 1946, the business was owned by Joseph Moser and his wife Agnes, who lived on the site but renamed the business East Side Grocery. The building itself was unchanged until after World War II when the single story wing on the west side of the structure and the "sleeping porch" above were added sometime between 1947 and 1951. Agnes died in 1951. Frank L. Griffiee is listed as owning the store in 1951; both he and Joseph Moser lived on the premises. Moser remarried to Fannie Fox Krepps in 1953. Apparently they shared living quarters with Frank Griffiee through 1956. Griffiee was gone by 1957, and the Mosers remained as the proprietors and residents.

Within two years, Fannie was a widow, and the store became Knight Appliance, owned by Cecil Knight and Edward Rowland. The City directories do not mention any occupant of the 5-room second floor apartment after this time. Even though Knight Appliance was acquired by Bruce Palmer in about 1956, the store remained in the building through at least 1982, when it went out of business. The building stood vacant for awhile but has since been occupied by several businesses, most recently Sundrop Grocery and now Mama's Treasures.



EAST SIDE GROCERY - 741 MAIN STREET

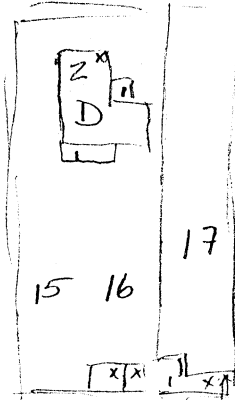




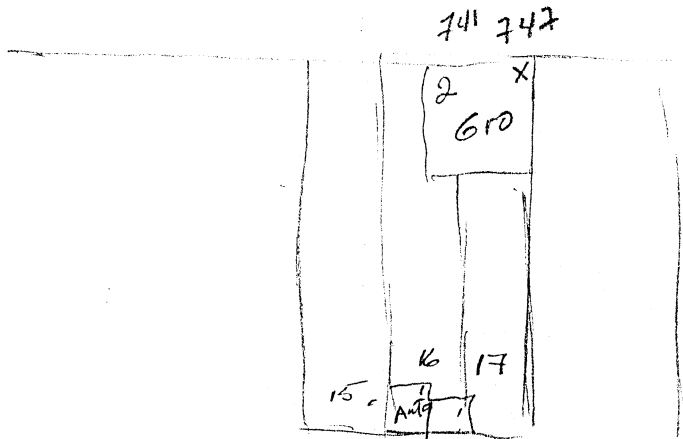
1904  
lots 13-19 all vacant

1907 same except house is 1 1/2 stories

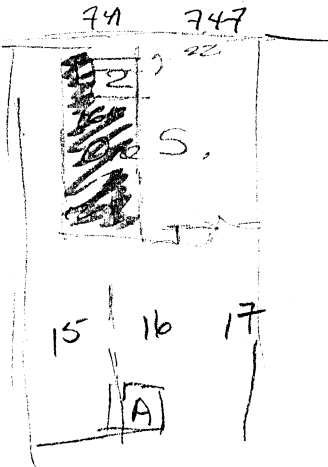
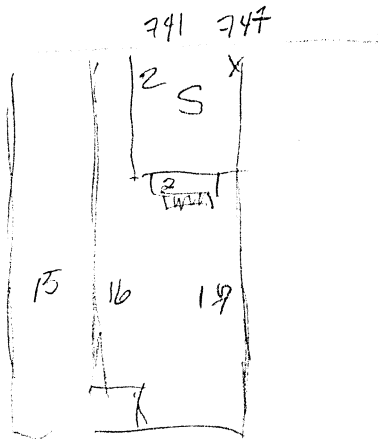
1912



1919



1926 - 1947



brick  
1951  
rest is  
frame