



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

Historic Building Inventory Record

project name "Little House on the River - 1935"		county Mesa	city Grand Junction	state ID no. _____
current building name		owner Rocky Mountain District Pentecostal CH P.O. Box 2041 Montrose, Co 81402-2041		
address 641 Struthers Ave Grand Junction, Co 81501		township 1S range 1W section 23 SE ¼, NW ¼		
historic name Proper House		USGS quad name _____ yr. _____ 7.5' _____ 15'		
district name		block _____ lot(s) _____ addition _____ yr. of addition _____ Beg. c Sec23 1S 1W W72' S190'E72' to beg		
film roll by _____ no. _____	negative nos. _____	location of negatives _____	date of construction _____ estimate _____ 1935 actual _____ source Mesa County records	
ph here.			use _____ resident rental _____ present _____ domestic historic	
			condition _____ excellent _____ good _____ X fair _____ deteriorating	
			extent of alterations _____ minor _____ moderate _____ major describe: _____	
			_____ X original _____ moved date(s) of move: _____	
style Vernacular Wood Frame	stories 1	National Register Eligibility Individual: _____ yes X no		
materials mud sills, stucco frame; roll roofing	square footage 474	Contributing to district: _____ yes _____ no		
architectural description		local landmark designation _____ n/a _____ name _____ date _____		
		associated buildings? _____ yes type _____		
		if inventoried, list ID nos. _____		
additional pages _____ X yes _____ 3 no				

	architect	original owner
	source	Badger F. Haynes
	builder/contractor	source original abstract Warranty deed, Feb 20, 18
	source	theme(s)

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

1935 - Property owned and house built by Proper Family

continued ___ yes ___ no

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

Badger F. Hayes purchase 72 acres from U. S. Government for \$150. A series of sales and in 1917, property was purchased by James L. Proper. Property left to Proper family in 1937 by James L. Proper. A series of sales, and in 1982 Emma Leslin willed the property to the Rocky Mountain District Pentacostal Church.

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><u>X</u> contributes to an historic district</p>
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statement of significance

The subject site is ideal for a Children's Garden within the Western Colorado Botanical Garden. A "The Little House on the River - 1935" with a white picket fence, all-natural vegetable garden, and period furnishings and appliances would provide an educational resource demonstrating lifestyles during the Great Depression and the 1930's.

Although not eligible for the National Register, this house may contribute to the local register.

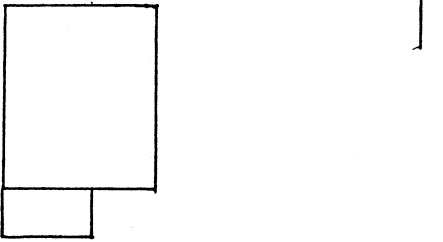
continued X yes ___ no

references (be specific)

Original abstract obtained from Abstract and Title Company beginning with its first deed from the U. S. Government in 1883 until present.

continued ___ yes ___ no

surveyed by	affiliation	date
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PLAN SHAPE: 	ARCHITECT: Unknown Source of information:
	BUILDER/CONTRACTOR: Unknown Source of information:
	ORIGINAL OWNER: James L. Proper Source of information: Original Abstract, Warranty Deed, February 20, 1883
	ASSOCIATED BUILDINGS- <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Type: Shed

ARCHITECTURAL DESCRIPTION: One story with low slope front gable. Concrete step under small gabled portico with knee braces. Flush front door. Window are wood casement, six lights. White stucco walls. Door and window surrounds and corner boards are green. Roll roofing. Brick chimney on west slope.

Wire and chain link fences around yard. Rows of elm trees on the east and west side of yard. Small structure at rear with side gable and shiplap siding.

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

Film roll no.: 10 Negative no.: 13	Photographer: Carolyn Howard Location of negatives: City Of Grand Junction
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CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Additional construction or modifications not noted in Assessor's Records.

1935 - Property owned and house built by Proper Family

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): The first owner of the house, constructed ca. 1935, was Badger F. Hayes, who originally purchased 72 acres from the US Government for \$150. A series of sales and in 1917, property was purchased by James L. Proper. Property left to Proper family in 1937 by Mr. Proper. A series of sales, and in 1982 Emma Leslin willed the property to the current owner, the Rocky Mountain District Pentacostal Church.

INFORMATION SOURCES (be specific): Appraisal Card, Lot and Block Books, Grand Junction City Directories.

Original abstract obtained from Abstract and Title Company beginning with its first deed from the US Government in 1883 to present.

<p>SIGNIFICANCE (check appropriate categories)</p> <p>Architectural significance: <input type="checkbox"/> represents the work of a master <input type="checkbox"/> possess high artistic value <input checked="" type="checkbox"/> represents a type, period, or method of construction</p> <p>National Register eligibility: Individual <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Area(s) of significance: Architecture</p> <p>Period of significance: 1935</p>	<p>Historical significance: <input type="checkbox"/> associated with significant person(s) <input type="checkbox"/> associated with significant event <input type="checkbox"/> associated with a pattern of events <input type="checkbox"/> contributes to an historic district</p> <p>Contributes to a potential district: <input type="checkbox"/>yes <input checked="" type="checkbox"/>no District name:</p>	<p>THEME(S):</p>
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STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): Vernacular Wood Frame, stucco walls, wood casement windows, minimal detail work, and roll roofing are symptomatic of Depression era construction. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff & Elizabeth Harris

DATE: 2/14/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117

ADDRESS: PO Box 20000-5020, Grand Junction, Colorado 81502-5020

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2

The Western Colorado Botanical Society would like to acquire and preserve a 474 Square foot house built in 1935 on a lot 72' X 190' which is an in-holding on a 12.3 acre site the Society leases from the City of Grand Junction. The house exemplifies the houses built along the Colorado River at this time and was designated as property with period significance and which may contribute to a local register in Phase II Survey, reference "SME7680."

The subject site is ideal for a Children's Garden, which is planned in the Western Colorado Botanic Garden. "**The Little House on the River - 1935**" with its white picket fence, all-natural vegetable garden, and period furnishings and appliances will provide an educational resource demonstrating lifestyles during the Great Depression and the 1930's. It would harmonize with the Garden's mission of preservation and conservation.

The Society's 12.3 acres is rich in horticulture heritage. "Posy" Watson established his first greenhouses on Watson Island at the turn of the century. Italian immigrants, Jim and Rosa Arcieri and their 13 children arrived in Grand Junction in 1913, settled on this property where they eventually owned three large greenhouses. In 1936 Jim Johnson purchased the land and greenhouses, later moving his operation to North Avenue where Stephen Johnson operates Johnson's House of Flowers today.

The Western Colorado Botanical Society will break ground November 1, 1996, on Phase I of the Garden. It will be adjacent to the City's Watson Island Nature walk. The Colorado River Trail will run through it. Phase I will include a greenhouse-butterfly house, native Colorado garden, xeriscape garden, innovative drip irrigation system, compost complex, photovoltaic energy demonstration and Sensory Garden. This will be followed by classrooms, wedding arbor, farmer's mart, library, gift shop and snackbar.

The Western Colorado Botanical Society received its 502c(3) tax exempt status in 1986 and negotiated a land lease with the City of Grand Junction in 1994. It has acquired over \$686,000 in assets in its efforts to bring a horticulture-entomology learning center to the Western Slope.

The mission of the Western Colorado Botanical Society is to preserve and enhance Western Colorado's natural beauty and resources for the health and welfare of all area citizens by creating opportunities for research and education; promoting responsible conservation and stewardship of the environment; offering an aesthetic setting for cultural and community events; and establishing a recreational open space for personal enjoyment and relaxation.

Redlands Pentecostal Church of God

Rev. Dewain Mixon
Pastor
100 Vista Grande
Grand Junction, Co. 81503

Telephone 970-242-5074

10/22/96

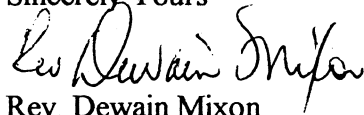
Ms. Elizabeth Harris
407 Dressel Dr.
Grand Junction ,Co.

Dear Ms. Harris,

As per our conversation I give you permission to look into the history of the property on Struthers , for the purpose of purchasing the property. The price of the land is still \$55,000.00in which I hope that you are able to purchase.

If I can be of any further assistance please contact me .

Sincerely Yours



Rev. Dewain Mixon

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

Elizabeth Harris
407 Dressel Drive
Grand Junction, Colorado 81503

RE: HBD-96-11: Historic Designation of 641 Struthers Avenue

Dear Elizabeth,

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 defer action on the item until more information was provided regarding the history and proposed use of the structure. Regarding history, the Board requested a copy of the abstract you stated you had for the property. The Board also indicated that a more detailed description of what was to be done with the structure and the grounds would be helpful as well. Finally, the overall plan for the Botanic Gardens that many had most recently seen appears to incorporate this property but shows the house demolished and a parking lot constructed in its place. A more current site plan of the overall garden plan that specifically shows how this property would be incorporated was requested by the Board.

If you can provide me copies of these items, I will forward the additional information to the Board for their consideration at the December 2, 1996 meeting. Please do not hesitate to contact me if you have questions about your designation application.

Sincerely,

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

Kristen Ashbeck
Planner

