Table of Contents

File <u>HBD-1996-011.5</u>		<u>HBD-1996-011.5</u> Name: <u>Little Ho</u>	use on	the	he River – 641 Struthers Avenue – Historic Building Designation	
P e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which mean retrieval system. In some instances, items are found on the file because they are already scanned elsewhere on the syst be found on the ISYS query system in their designated cate Documents specific to certain files, not found in the standar Remaining items, (not selected for scanning), will be listed a the contents of each file.	list latem. Tegorie d che	out The s.	ut are not present in the scanned electronic development hese scanned documents are denoted with (**) and will s. cklist materials, are listed at the bottom of the page.	
X	X	Table of Contents				
		*Review Sheet Summary				
X	X	*Application form			The state of the s	
X		Review Sheets			i ng	
		Receipts for fees paid for anything				
		*Submittal checklist			the control of the state of	
X	X	*General project report				
		Reduced copy of final plans or drawings			in the Archaect army of the masses	
		Reduction of assessor's map.			i de la Maix distrata esta di arte	
		Evidence of title, deeds, easements			i ja a stravena plate ander a p	
		*Mailing list to adjacent property owners			to all Schalling Volume Spaces	
		Public notice cards			to it is to the first the second of	
		Record of certified mail			. Record of as areal mod	
		Legal description			y i la	
•		Appraisal of raw land			k of the degraded of an rese	
		Reduction of any maps – final copy			្រុំ មាន ស្រាស់ មាន ស្រាស់ មាន ស្រាស់ ស្រាស់ មាន ស្រាស់ ស្រាស់ មាន ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស	
		*Final reports for drainage and soils (geotechnical reports)			i lefferi coperist che a co	
		Other bound or non-bound reports			y in Make bennet en new investiga	
		Traffic studies			. Professional Control of the Contro	
		*Review Comments			The design of the section is a second section of the section of the section is a second section of the section	
		*Petitioner's response to comments				
		*Staff Reports				
		*Planning Commission staff report and exhibits	·			
		*City Council staff report and exhibits				
		*Summary sheet of final conditions	~ ~ ~ ~			
	DOCUMENT DESCRIPTION:					
		WITHDRAWN				
X	X	Correspondence		T		
X	X	Historic Building Inventory Record		Π		
X	X					
X		Daily Sentinel Notice of Hearing for 11/4/96				
				_		
				<u></u>		
				<u> </u>		
	\perp			L		
				_		



COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation On Broadway Denver, Colorado 802

Historic Building Inventory Record

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

•			
project name "Little House the River - 1935"	se on ^{county} Mesa	city Grand Junct	tion state ID no. temporary no. 5ME 7680
current building name			ntaiń District Pentecostal CH
		P.O. Box 2	
address		Montrose,	Co 81402-2041
641 Struthers			
Grand Junction	, Co 81501		
	· · · · · · · · · · · · · · · · · · ·	township 1S range	1W section 23 , SE 14, NW 14
historic name		USGS quad name	
Proper House		•	yr 7.5' 15'
district name		block lot(s) Beg.c Sec23 1	addition yr. of addition S 1W W72' S190'E72' to beg
film roll by no.	negative nos.	location of negatives	date of construction
by no.			estimate 1935 actual
			SOUTCE
·			Mesa County records
	ph here.		
	pit fiere.		use
			resident rental present
			domestic historic
			MSIONE
			condition excellent good
			excellent good fair deteriorating
			extent of alterations
			minor moderate major describe:
			describe.
			·
	•		
style		stories	X original moved
Vernacular Wood	Frame	1	date(s) of move:
		6 .	National Register Eligibility
materials		square footage	National Register Engloidity
mud sills, stuc	co frame; roll	474	Individual: yes X no
architectural description			Contributing to district:
-			yes no
			local landmark designation
		•	name date
·			associated buildings? yes
			туре
			if inventoried list ID nos
additional pages X yes	3	no	if inventoried, list ID nos.
		-	

plan shape	- architect	original owner
		Badger F. Haynes
	source	
	_	source
	- builder/contractor	original abstract
	Duffder/contractor	Warranty deed, Feb 20, 18
	source	theme(s)
construction history (description, names, dates,	etc. relating to major additions or alterations to or	riginal structure)
1935 - Property owned	and house built by Proper	Family
·		
et de la companya de		continued yes no
		continued yes no
historical background (discuss important person	and the second of the second o	5 \$2.50
	e 72 acres from U.S. Gove n 1917, property was purch	
	family in 1937 by James I	
1	in 1982 Emma Leslin willed	the property to the
Rocky Mountain District	Pentacostal Church.	
1		
		continued yes no
significance (check appropriate categories and b	oriefly justify below)	continued yes no
significance (check appropriate categories and b		
significance (check appropriate categories and be architectural significance:	oriefly justify below) historical significa associated with significa	nce:
architectural significance: represents the work of a master possesses high artistic values	historical significa associated with sig associated with sig	nce:
architectural significance: represents the work of a master	historical significa associated with sig associated with sig	nce: nificant persons nificant events or patterns
architectural significance: represents the work of a master possesses high artistic values represents a type, period or method of c	historical significa associated with sig associated with sig	nce: nificant persons nificant events or patterns
architectural significance: represents the work of a master possesses high artistic values possesses high artistic values represents a type, period or method of constant of significance statement of significance The subject site is idea	historical significa associated with sig associated with sig construction X contributes to an h al for a Children's Garden	nce: mificant persons mificant events or patterns istoric district within the Western Colorad
architectural significance: represents the work of a master possesses high artistic values possesses high artistic values represents a type, period or method of constant of significance Statement of significance The subject site is idea Botanical Garden. A "Till	historical significa associated with sig associated with sig construction X contributes to an h al for a Children's Garden he Little House on the Riv	nce: nificant persons nificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic
architectural significance: represents the work of a master possesses high artistic values represents a type, period or method of constant of significance The subject site is idea Botanical Garden. A "Tifence, all-natural vege-	historical significa associated with sig associated with sig Construction X contributes to an h al for a Children's Garden he Little House on the Riv table garden, and period f	nce: nificant persons nificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances
architectural significance: represents the work of a master possesses high artistic values represents a type, period or method of constant of significance The subject site is idea Botanical Garden. A "Tifence, all-natural vege-	historical significa associated with sig associated with sig X contributes to an h al for a Children's Garden he Little House on the Riv table garden, and period f ional resource demonstrati	nce: nificant persons nificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances
architectural significance:	historical significa associated with sig associated with sig X contributes to an h al for a Children's Garden he Little House on the Riv table garden, and period f ional resource demonstrati e 1930's.	nce: nificant persons nificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of control of significance The subject site is idea and an antical Garden. A "The fence, all-natural veges would provide an educate Great Depression and the Although not eligible for	historical significa associated with sig associated with sig X contributes to an h al for a Children's Garden he Little House on the Riv table garden, and period f ional resource demonstrati	nce: nificant persons nificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the
architectural significance:	historical significa associated with sig associated with sig X contributes to an h al for a Children's Garden he Little House on the Riv table garden, and period f ional resource demonstrati e 1930's.	nce: nificant persons nificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of control of significance The subject site is idea and an antical Garden. A "The fence, all-natural veges would provide an educate Great Depression and the Although not eligible for	historical significa associated with sig associated with sig X contributes to an h al for a Children's Garden he Little House on the Riv table garden, and period f ional resource demonstrati e 1930's.	nce: nificant persons nificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the this house may contribute
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of constant of significance The subject site is idea and a subject	historical significa associated with sig associated with sig X contributes to an h al for a Children's Garden he Little House on the Riv table garden, and period f ional resource demonstrati e 1930's.	nce: nificant persons nificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of of statement of significance The subject site is idea Botanical Garden. A "The fence, all-natural vege would provide an educate Great Depression and the Although not eligible for to the local register. references (be specific)	historical significa associated with significal significal associated with significal associated with significal x contributes to an homeon at the Contribute	nce: mificant persons mificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the this house may contribute continued X yesno
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of of statement of significance The subject site is ideal Botanical Garden. A "The fence, all-natural veges would provide an educate Great Depression and the Although not eligible for the local register. references (be specific) Original abstract obtain	historical significa associated with significal significal associated with significal associated with significant with significant and period in the Little House on the Rivestable garden, and period for ional resource demonstrative 1930's. The National Register, and find the National Register, and the National Regi	nce: mificant persons mificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the this house may contribute continued X yesno e Company beginning with
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of of statement of significance The subject site is ideal Botanical Garden. A "The fence, all-natural veges would provide an educate Great Depression and the Although not eligible for the local register. references (be specific) Original abstract obtain	historical significa associated with significal significal associated with significal associated with significal x contributes to an homeon at the Contribute	nce: mificant persons mificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the this house may contribute continued X yesno e Company beginning with
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of of statement of significance The subject site is ideal Botanical Garden. A "The fence, all-natural veges would provide an educate Great Depression and the Although not eligible for the local register. references (be specific) Original abstract obtain	historical significa associated with significal significal associated with significal associated with significant with significant and period in the Little House on the Rivestable garden, and period for ional resource demonstrative 1930's. The National Register, and find the National Register, and the National Regi	nce: mificant persons mificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the this house may contribute continued X yesno e Company beginning with
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of of statement of significance The subject site is ideal Botanical Garden. A "The fence, all-natural veges would provide an educate Great Depression and the Although not eligible for the local register. references (be specific) Original abstract obtain	historical significa associated with significal significal associated with significal associated with significant with significant and period in the Little House on the Rivestable garden, and period for ional resource demonstrative 1930's. The National Register, and find the National Register, and the National Regi	nce: mificant persons mificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the this house may contribute continued X yesno e Company beginning with
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of of statement of significance The subject site is ideal Botanical Garden. A "The fence, all-natural veges would provide an educate Great Depression and the Although not eligible for the local register. references (be specific) Original abstract obtain	historical significa associated with significal significal associated with significal associated with significant with significant and period in the Little House on the Rivestable garden, and period for ional resource demonstrative 1930's. The National Register, and find the National Register, and the National Regi	note: mificant persons mificant events or patterns istoric district within the Western Colorad eer - 1935" with a white pic urnishings and appliances ng lifestyles during the this house may contribute continued X yesno e Company beginning with until present.
architectural significance: represents the work of a master possesses high artistic values X represents a type, period or method of of statement of significance The subject site is ideal Botanical Garden. A "The fence, all-natural veges would provide an educate Great Depression and the Although not eligible for the local register. references (be specific) Original abstract obtain	historical significa associated with significal significal associated with significal associated with significant with significant and period in the Little House on the Rivestable garden, and period for ional resource demonstrative 1930's. The National Register, and find the National Register, and the National Regi	nce: mificant persons mificant events or patterns istoric district within the Western Colorad er - 1935" with a white pic urnishings and appliances ng lifestyles during the this house may contribute continued X yesno e Company beginning with

COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, CO 80203		SITE NO.: 5ME7680
		Eligible for National Registeryesno date initials
HISTORIC BUILI	DING INVENTORY	date initials CriteriaABCD Contributes to a potential National Register districtyesno district name:
COUNTY: Mesa	CITY: Grand Junction	Eligible for State Registeryesno date initials Criteriaabcde Areas of significance:
HISTORIC BUILDING NAME: Proper House		Period of significance Needs data date initials
CURRENT BUILDING NAME:		LOCAL LANDMARK DESIGNATION: [] yes no
ADDRESS: 641 Struthers Ave., Grand Junction, CO 81501-7752		Date of designation: Designating authority:
		P.M.: UTE township: 1S range:1W NE ¼ of NE ¼ of NE¼ of SW¼ of section 23
OWNER NAME & ADDRESS: Rocky Mountain District Pentecostal Church, P.O. Box 2041, Montrose, CO 81402-2041		UTM REFERENCE-12 Easting: 711020 Northing: 4325570
		USGS QUAD NAME: Grand Junction
	Year: 1962; photorevised 1973 [X] 7.5' [] 15'	
STYLE: Vernacular Wood Frame		Block: None Lot(s): Beg. c sec 23 1s 1w w72' s190' e72' n to Beg.
		Addition: Year of addition:
BUILDING TYPE: Residential		[X] original location [] moved
		Date of moves(s):
MATERIALS: Mud Sills; Stucco Frame; Roll Roofing		HISTORIC USE: Domestic
		PRESENT USE: Domestic
STORIES: 1	SQUARE FOOTAGE: 474	DATE OF CONSTRUCTION- estimate: 1935 actual: Source of information: Tax Assessor's Records

PLAN SHAPE: no	orth arrow	ARCHITECT: Unknown	
	\uparrow	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- [X] yes [] 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	1	dings)	
Film roll no.: 10 Negative no.: 13 Photographer: Carolyn Howard Location of negatives: City Of Grand Junction			
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.			
SIGNIFICANCE (check appropriate categories)		THEME(S):	
Architectural significance: [] represents the work of a master [] possess high artistic value [X] 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		
National Register eligibility: Individual [] yes [X] no Criteria: [] A [] B [] C [] D Area(s) of significance: Architecture	Contributes to a potential district: []yes [X]no District name:		
Period of significance: 1935			

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'X190' 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 "5ME7680."

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,

Kristen Ashbeck

Planner



