

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 4

Official eligibility determination (OAHP use only)

Date _____ Initials _____

- Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. Identification

1. Resource number: 5ME.14615
2. Temporary resource number: 1703.SEVT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1703 N. 17th Street
8. Owner name and address: Lawrence D Radice
547 30 Rd Grand Junction, CO 81504-5785

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 1/4 of SW 1/4 of NE 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2; 7 1 2 2 9 0 mE 4 3 2 8 8 4 4 mN
11. USGS quad name: Grand Junction Quadrangle
Year: 1962 rev.1973 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 6 Block: 1
Addition: Sunnyvale Acres Subdivision Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 6 Blk 1
Sunnyvale Acres
Assessors Office Parcel ID # 2945-123-07-011
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 38' x Width 35'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Shingle, Wood Vertical Siding
18. Roof configuration: (enter no more than one): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): none

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21. General architectural description: This is a simple wood frame house with a series of additive volumes. The main hip has a short ridge which runs north/south; the principal façade faces east. The entry door sits generally centered on the main façade with a small volume stepping forward to the left. The hipped roof section on this small projection overhangs the area of the entry door and has a short ridge running back to the main hip. The roofs share the same south plane. The projection has a single double hung window centered on the wall. A pair of double hung windows is located to the right of the door. The area of the door and pair of windows has vertical siding while the remainder of the house has wood shingles. The south side of the house has two double hung windows evenly spaced along the wall, and a small square addition is located on the southwest corner of the house. It also has a hipped roof. The double hungs have a single horizontal muntin in each sash.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on an open lot that is predominantly lawn. Some shrubs are located at the perimeter of the house.
24. Associated buildings, features, or objects: A gable garage is located on the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1950 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Frank Monte
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition at rear, possible material alterations; dates unknown
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): _____
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood

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35. Historical background: Frank Monte is shown as owner in the 1951 directory. Mrs. Teresa Monte is shown as owner in 1955 and 1956 directories. This building is part of Sunnyvale Acres and previously part of Grandview Subdivision. In 1946 A. M. Vale was the owner and developer of the 5 acres in the subdivision.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1951, 1955, 1956, 1957

VI. Significance

37. Local landmark designation: Yes No Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
 A. Associated with events that have made a significant contribution to the broad pattern of our history;
 B. Associated with the lives of persons significant in our past;
 C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 D. Has yielded, or may be likely to yield, information important in history or prehistory.
 Qualifies under Criteria Considerations A through G (see Manual)
 Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture, Community Development and Planning
40. Period of significance: 1950; 1943 to 1957 Uranium Boom
41. Level of significance: National State Local
42. Statement of significance: The development in this area is a direct result of the nation's involvement in WWII and the drive for the development of nuclear weapons. The discovery of significant sources of Uranium in the region initiated development in Grand Junction that supported both the mining of the materials and the administration of programs related to the development of weapons. The building types, materials and neighborhood layout are all indicative of the national trends which were driven by the proliferation of the automobile and the enormous demand for single family homes. House designs departed from the romantic and revival styles that were prevalent in the earlier part of the 20th century and took on a California inspired design that was characterized by simple horizontally proportioned forms. Houses were typically mass produced on previously undeveloped tracts of land at the periphery of earlier development. These groups of houses were typically based on one or two plan types

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with a limited number of roof and exterior finish variations, further reinforcing the characteristics of mass production.

43. Assessment of historic physical integrity related to significance: The house is generally intact. The small addition at the rear has a minor impact on integrity.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No Discuss: _____

If there is National Register district potential, is this building: Contributing _____

Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing _____

Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 16 Frame # 19

Negatives filed at: City of Grand Junction Planning Dept.

48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005

50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron

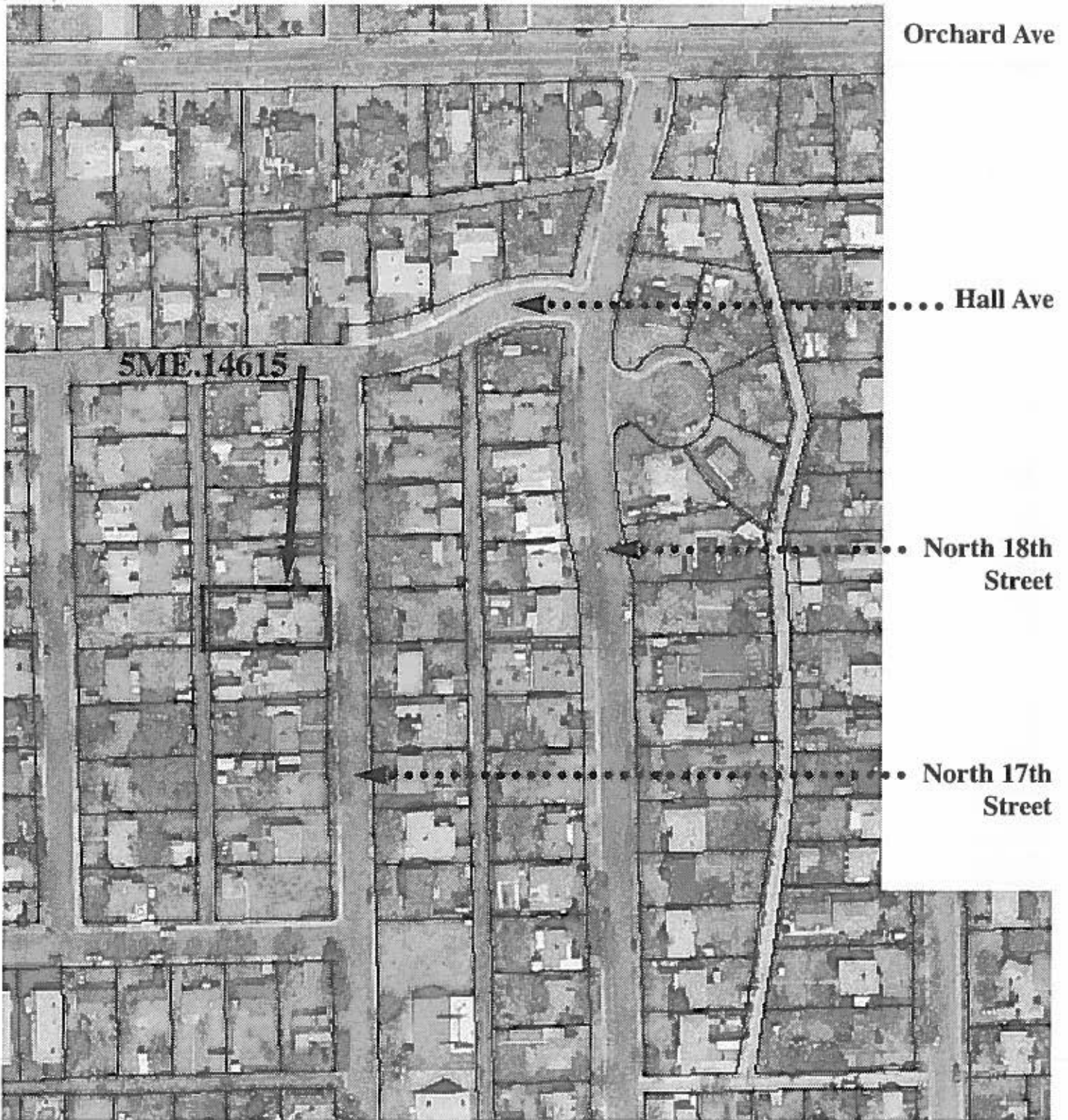
51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



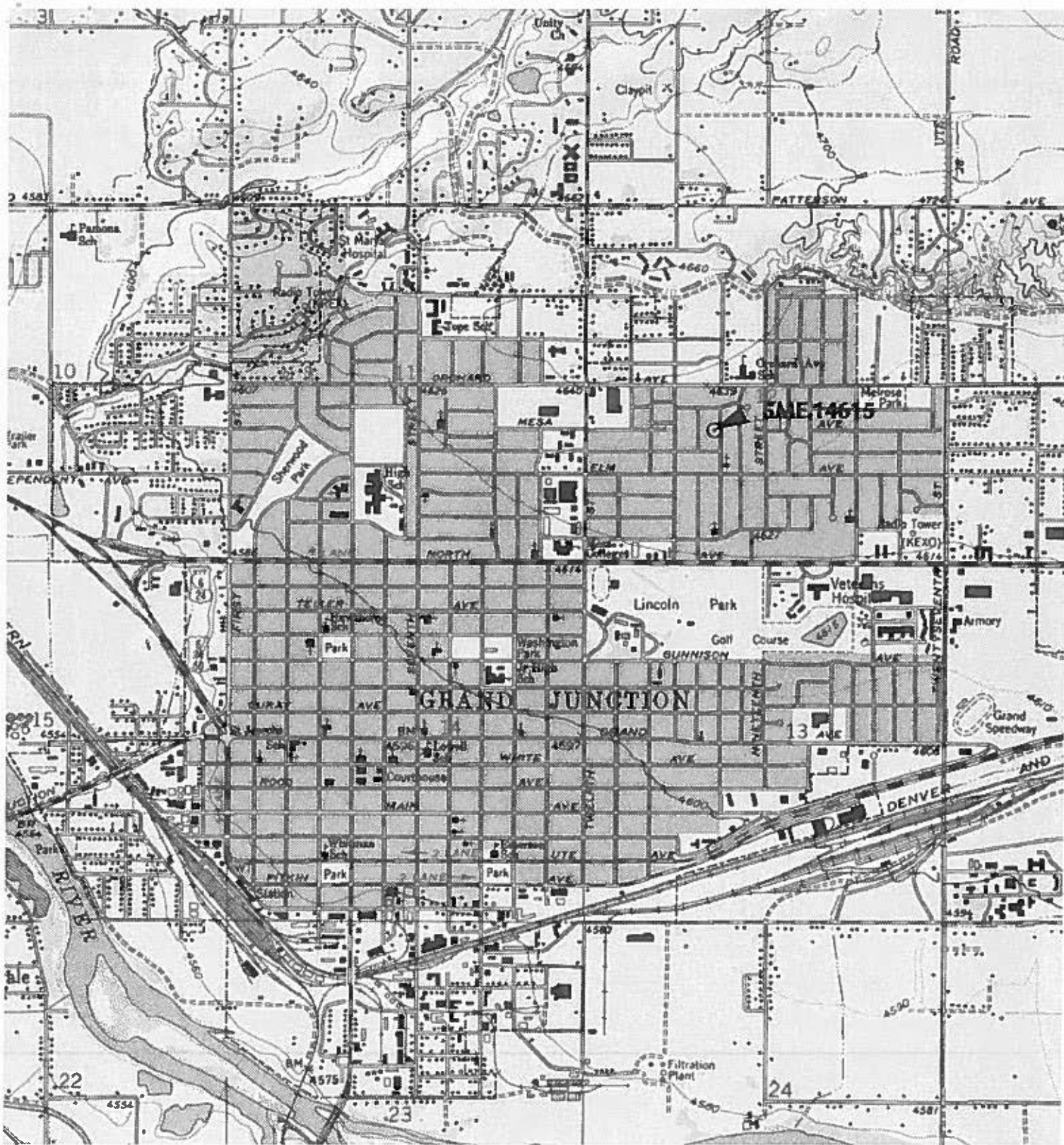
1703 N. 17th Street



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN * MN
11 1/2°

0 5 1 MILE
0 1000 FEET 0 500 1000 METERS
Map created with TOPO! © 2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey

2004



5ME.14615

1703 N. 17th Street

Roll # 16 Frame # 19

Looking southwest

Grand Junction, Mesa County, CO

EA 000X000 NNN 0 2537

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