

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.14616
2. Temporary resource number: 1713.SEVT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1713 N. 17th Street
8. Owner name and address: Dalton E Garlitz
631 26 Rd Grand Junction, CO 81506-1968

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of NW 1/4 of NE 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 2 2 9 2 mE 4 3 2 8 8 6 0 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): 7 Block: 1
Addition: Sunnyvale Acres Subdivision Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 7 Blk 1
Sunnyvale Acres
Assessors Office Parcel ID # 2945-123-07-007
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 38' x Width 30'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Aluminum
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): none

Resource Number: 5ME.14616
Temporary Resource Number: 1713.SEVT

Architectural Inventory Form
(page 2 of 4)

21. General architectural description: This is a simple side gable wood frame house. The ridge runs north/south and the principal façade faces east. The entry door is located in the center of the side gable form; to the left a small section of building steps forward and the roof plane is extended forward. The extended roof plane cantilevers over the width of the entry door and then returns back to a minimal overhang on the right side. A large picture window sits on the wall adjacent to the entry. A vertically proportioned double hung window sits on the face of the projecting wall. A shed roof porch is applied to the south side of the house; the roof is supported by square wood posts. A low pitched gable and flat roofed addition extends off the rear; the volume shares the same exterior walls as the main form.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The lot has a number of shrubs and trees. One large street tree is located at the sidewalk. Otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: Small sheds at rear

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: Carwin D. Tolman
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Porch addition on side, gable/flat roof addition on rear, 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

Resource Number: 5ME.14616
Temporary Resource Number: 1713.SEVT

Architectural Inventory Form
(page 3 of 4)

35. Historical background: Carwin D. Tolman is shown as owner in the 1951 directory. Roger C. Head is shown as owner in the 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.

Resource Number: 5ME.14616
Temporary Resource Number: 1713.SEVT

Architectural Inventory Form
(page 4 of 4)

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: Additions have altered the original scale and materials changes have obscured original character. Integrity has been moderately compromised.

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 # 5 Frame # 15

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

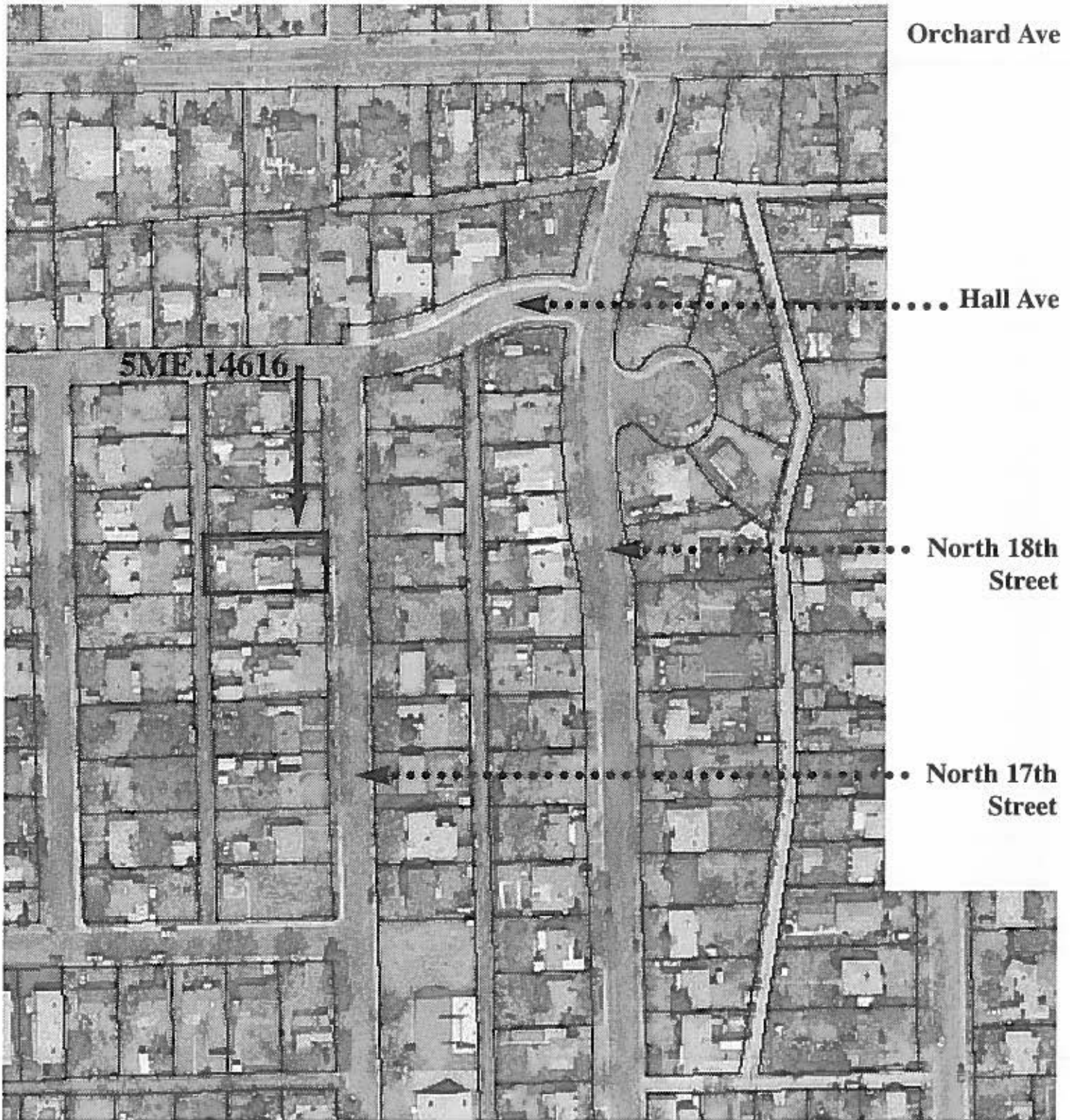
51. Organization: Reid Architects, Inc.

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



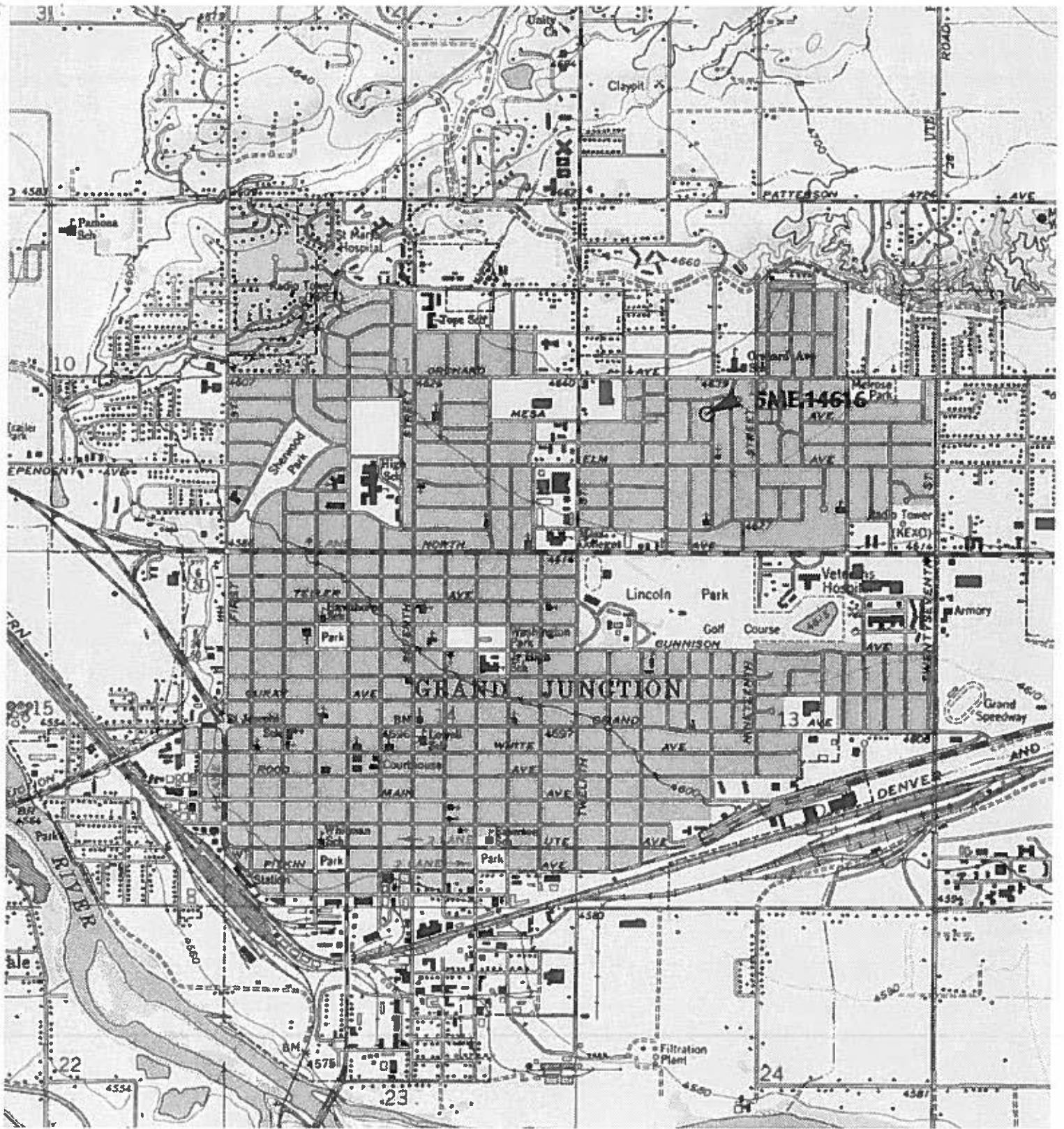
1713 N. 17th Street



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN * MN
11 1/2°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.14616

1713 N. 17th Street

Roll # 5 Frame # 15

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5882 002927

015

sharp

57912