

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.14624
2. Temporary resource number: 1732.EIGT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1732 N. 18th Street
8. Owner name and address: Beverly A Mcpeek
Po Box 871071 Wasilla, AK 99687-1071

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of NE 1/4 of NE 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2; 7 1 2 4 3 8 mE 4 3 2 8 9 0 1 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): 37 Block: 2
Addition: Elmwood Plaza Amendment Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 37 Blk 2
Elmwood Plaza Refile Sec 12 1s 1w
Assessors Office Parcel ID # 2945-123-09-014
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 52' x Width 24'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal 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 small wood frame house with a moderately pitched hipped roof. The hipped roof has a short ridge that runs northwest to southeast. The principal façade faces northwest. A front gable faces the street and shares the southwest roof plane with the hipped roof. The principal façade has a single wall plane and the door is located near the center just under the front gable. To the right of the door is a picture window with narrow four paned windows flanking each side. This window fills the wall surface to the corner. A single double hung is located around the corner, on the corner. The remainder of the wall to the left of the door has a single double hung window centered on the wall plane. The house sits on a concrete foundation and basement windows are located on the perimeter. A vent is located in the peak of the hip on the main roof plane. The remainder of the southwest wall has one larger and one smaller double hung. The double hungs have a single horizontal muntin in both sashes.
22. Architectural style/building type: Hipped Box
23. Landscaping or special setting features: The house is located on a cul-de-sac that sits off the main street grid. Several shrubs are located around the perimeter of the house.
24. Associated buildings, features, or objects: A small shed outbuilding is located at the rear.

IV. Architectural History

25. Date of Construction: Estimate: 1948 or earlier Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Don Conley
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Early photo shows exposed rafter tails, multi-paned double hung windows and a deep skirt board. Dates of material and detail alterations 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: Don Conley is shown as owner in the 1951 directory. This is the first instance of this address in the available directories. Ray M. Green is shown as owner in 1955 and 1956 directories. This building is part of Elmwood Plaza. The subdivision was created in 1946 from the larger Grandview Subdivision, whose owners are shown as Ira G. and Thelma L. Carpenter, Forrest M. and Mary J. Cochran, George M. and Thelma E. Saunders, and Adie Russell Maynard.
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: 1948 or earlier; 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

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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 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: Some original details have been lost, integrity is somewhat 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 # 10

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

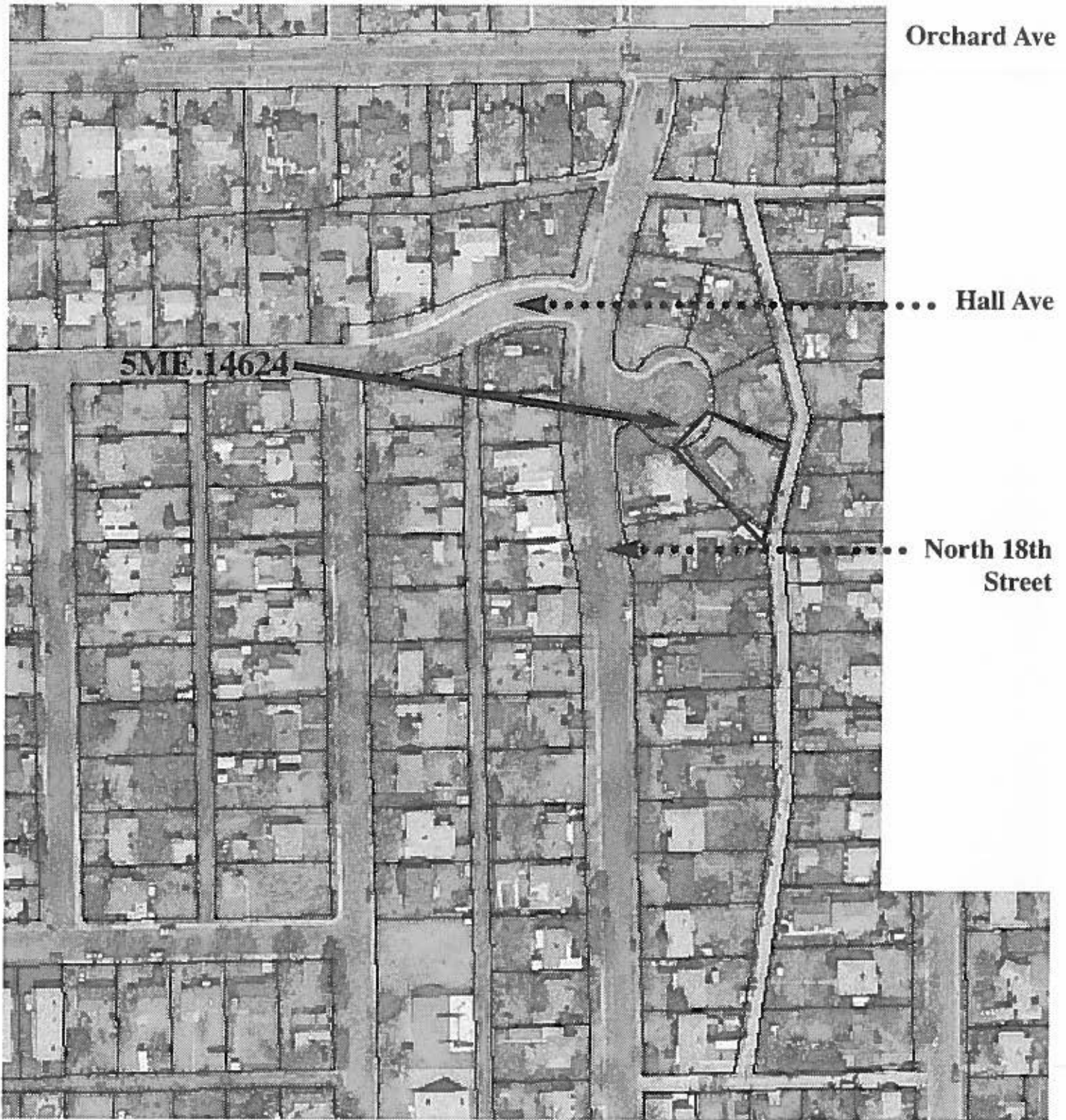
51. Organization: Reid Architects, Inc.

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



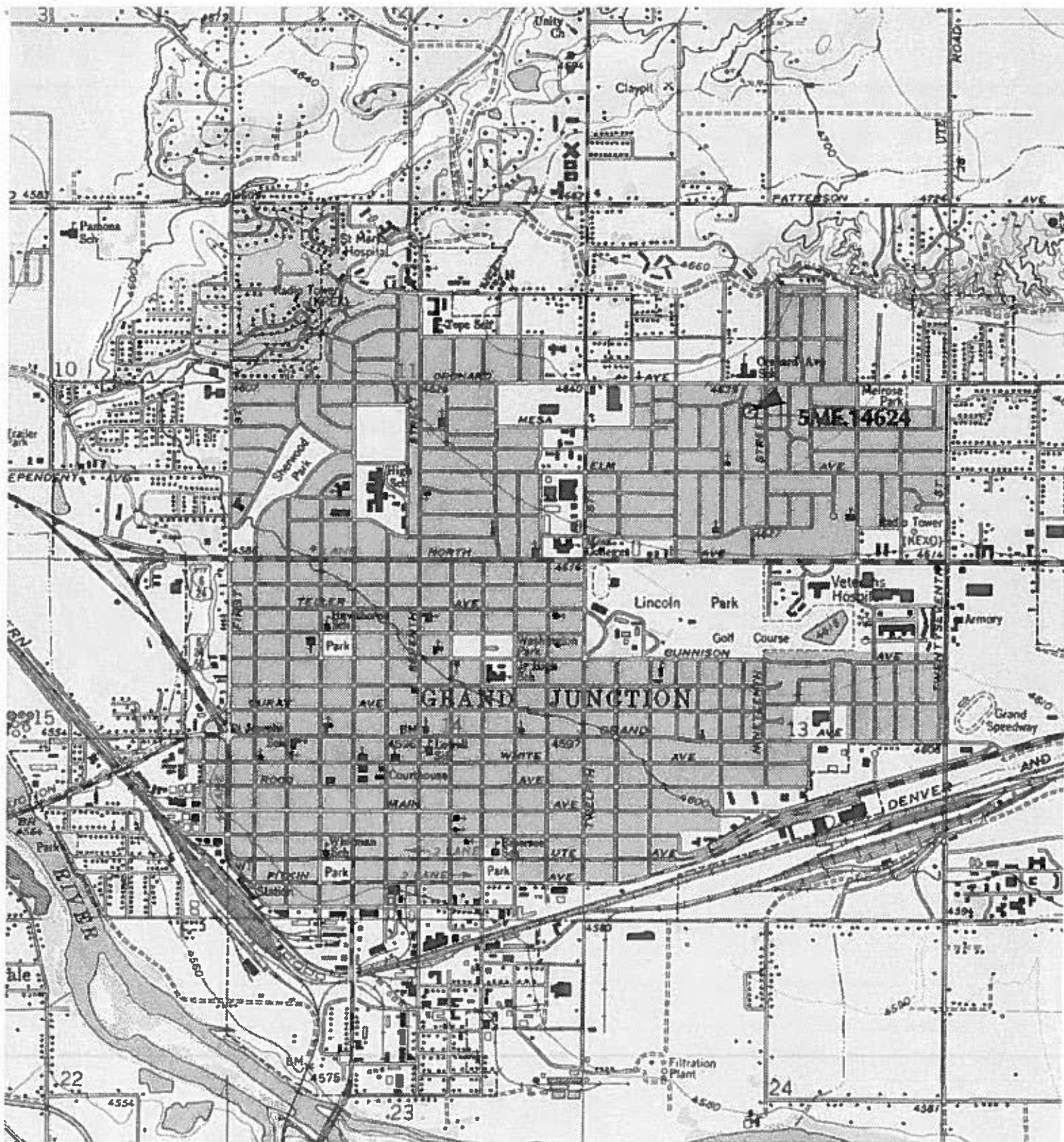
1732 N.18th Street



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.14624

1732 N. 18th Street

Roll # 5 Frame # 10

Looking northeast

Grand Junction, Mesa County, CO

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share

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