

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.14598
2. Temporary resource number: 1704.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1704 N. 15th Street
8. Owner name and address: Henry H Miller
1704 N 15th St Grand Junction, CO 81501-6306

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 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 1 3 7 mE 4 3 2 8 8 9 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): 2 Block: 2
Addition: Sunnyvale Acres Subdivision Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 2 Blk 2
Sunnyvale Acres
Assessors Office Parcel ID # 2945-123-06-003
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 22' x Width 46'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Shingles
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.14598
Temporary Resource Number: 1704.FIFT

Architectural Inventory Form
(page 2 of 4)

21. General architectural description: This is a simple rectangular wood frame building comprised of additive volumes. The central section has the highest ridge with the entry door centered on the wall under a small over-framed gable. A large picture window with a three over three muntin pattern sits on the right and a small double hung sits just to the left. On the left side of the central volume is a set back volume that shares the back roof plane, but has a lower ridge. One double hung window is located on the street facing wall. On the right side is a set back volume that also shares the back roof plane, but has a lower ridge. This has a single car garage door that almost fills the width. A shed roof porch extends off the rear. The house sits on a concrete foundation and has small basement windows that correspond to the main windows. A brick chimney is located to the rear of the main ridge.
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: The house sits near the street with a couple of trees and a driveway, otherwise the lot is predominantly lawn.
24. Associated buildings, features, or objects: A shed roofed shed sits at the rear

IV. Architectural History

25. Date of Construction: Estimate: 1946 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible alterations to the entry gable, addition of shed roof on rear; 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.14598
Temporary Resource Number: 1704.FIFT

Architectural Inventory Form
(page 3 of 4)

35. Historical background: Frederick F. Harvey is shown as owner in the 1951 directory. Clair V. Wagner is shown as owner in the 1955 and 1956 directories. This building is part of Sunnyvale Acres and previously part of Grand View 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: 1946; 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.14598
Temporary Resource Number: 1704.FIFT

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: The house appears intact with the possible exception of the entry gable. In which case the integrity has been minimally 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 # 3 Frame # 12

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



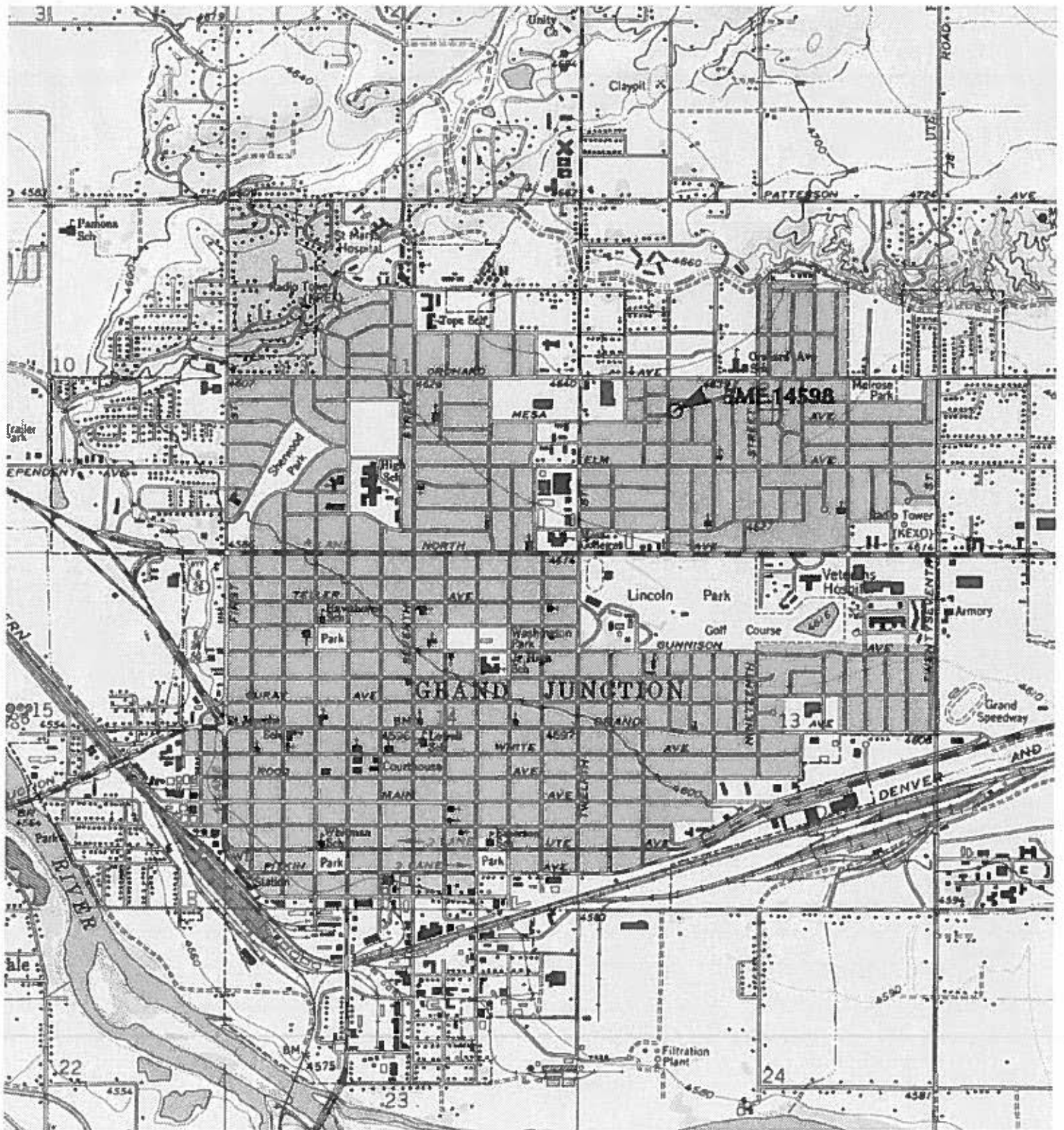
1704 N. 15th Street



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.14598

1704 N. 15th Street

Roll #3 Frame #12

Looking east

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5871 002924

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sharp

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