

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.14602
2. Temporary resource number: 1237.SIXT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1237 N. 16th Street
8. Owner name and address: Melissa Ann Derose
1237 N 16th St Grand Junction, CO 81501-4307

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 2 2 0 4 mE 4 3 2 8 4 0 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): 7 & 8 Block: 2
Addition: Parkplace Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: S 5.59ft Lot 7 +
All Lot 8 Blk 2 Parkplace Heights
Assessors Office Parcel ID # 2945-123-22-024
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 35' x Width 42'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
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): Carport

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21. General architectural description: This is a brick one story house contained under a single large low pitched hipped roof form. The ridge runs north/south and the principal façade faces east. On the south side, the roof covers a carport area that runs through to the back yard. The roof is supported by three round steel columns on the south end. The entry porch area is also set into a recessed area on the main façade. A raised concrete pad fills the area from the face of the recessed wall to the face of the front wall, the concrete edge frames the recessed entry. The entry door is located in the corner of the recessed area with a large picture window to the left. A single horizontally proportioned sliding window is centered on the section of wall which sits at the front of the house. The house is on a concrete foundation with a soldier course of brick along the base. The corners have contrasting brick quoins and the main entry has a basket weave pattern around its perimeter. The building sides have two horizontally proportioned slider windows just under the eave.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: One large tree in the front yard, otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A brick hipped roof outbuilding sits at the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1956 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: H. Mace Ingraham is listed in the 1956 Polk Directory and is the likely original owner. Eva M. Fitzpatrick is listed on the plat as a partial lot owner in 1951, a house may have previously existed on this lot at the time of the subdivision.
Source of information: 1956 Polk Directory, Parkplace Heights Plat Map
29. Construction history (include description and dates of major additions, alterations, or demolitions): No alterations are apparent
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): _____

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33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: The 1941 Polk directory lists Earl C. Roten as the owner at this address. That listing predates the estimated construction date of this house. Eva M. Fitzpatrick is listed as the lot owner on the Parkplace Plat map in 1951. It is not known whether an earlier house existed on the property up to the construction of the current house. (it is unlikely that the house was built much before the estimated date based on the building design.) H. Mace Ingraham is listed as the owner in 1956, which makes him the likely original owner of this house. The house is part of Parkplace Heights Subdivision developed in 1951. This area was originally part of the larger Grandview Subdivision.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories

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: 1956; 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

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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 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 to be in original condition and is an excellent example of the style. Integrity is intact.

VII. National Register Eligibility Assessment

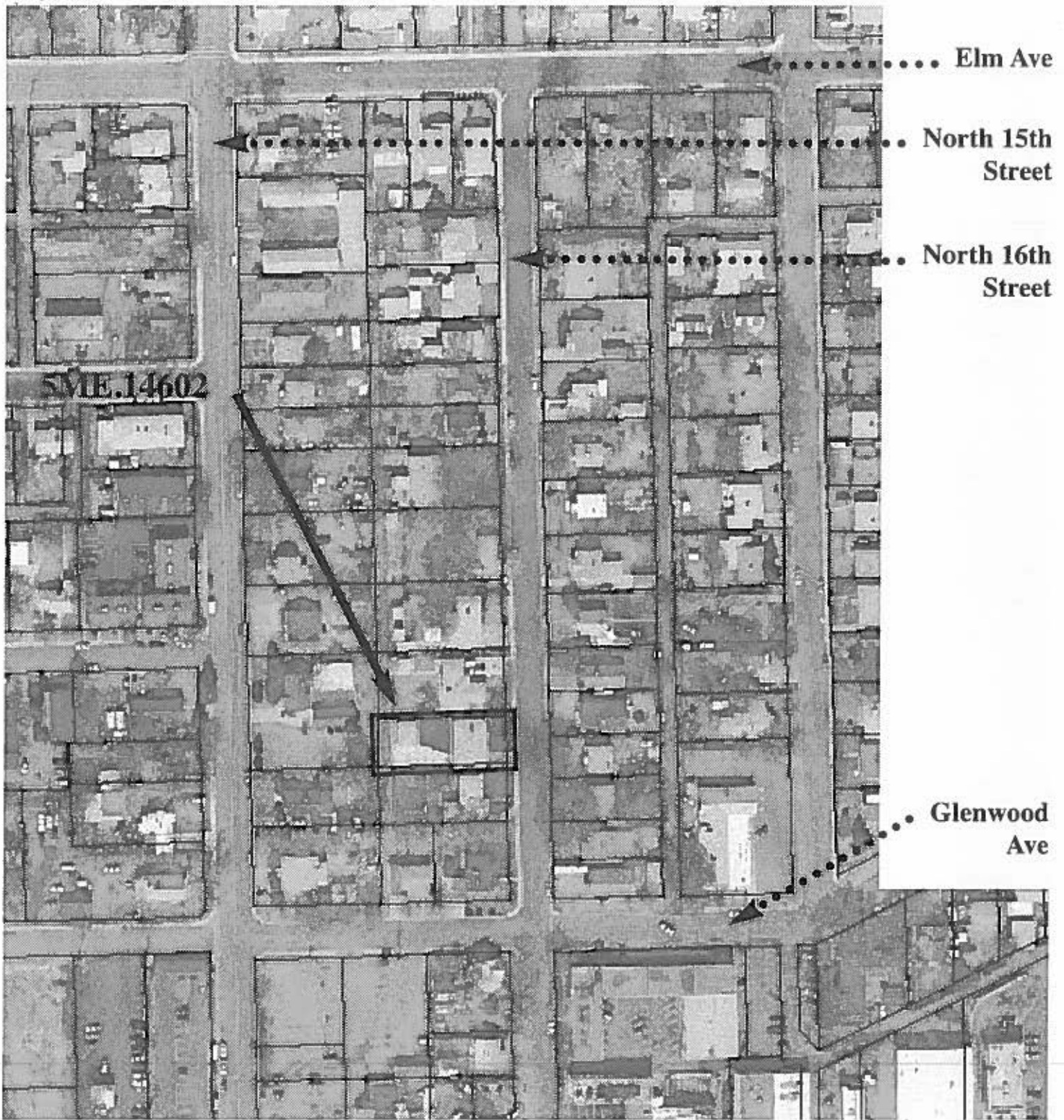
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 5 Frame # 23 and Roll # 16 Frame # 16
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



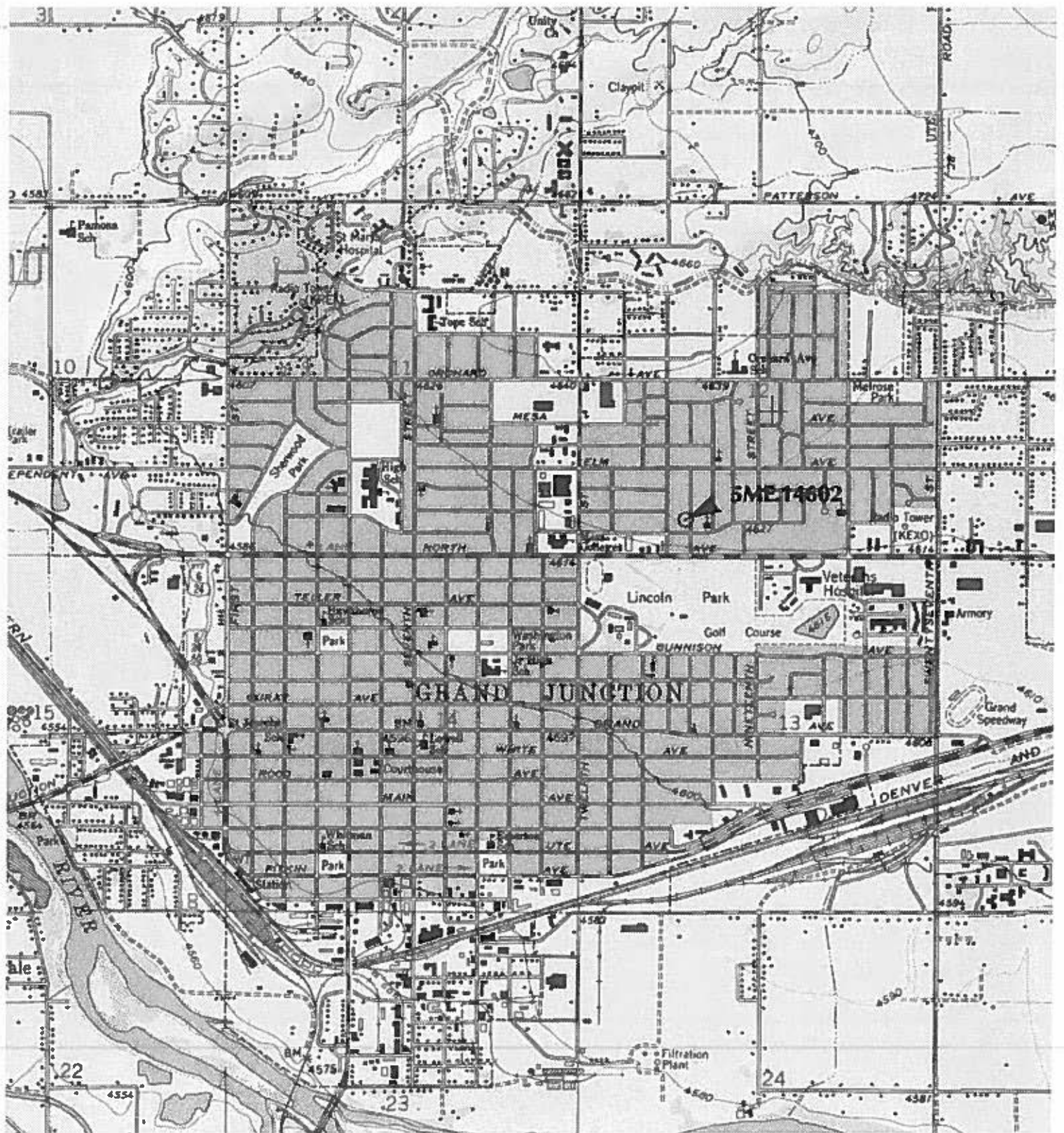
1237 N. 16th Street



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 TOPOID ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.14602

1237 N. 16th Street

Roll # 5 Frame # 23

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5882 002927

023

share

57920

NA 0ANX0N0 NNN+ 1 2218 002990

761

5ME.14602 1237 N. 16th Street

Roll # 16 Frame # 16

Looking west

Grand Junction, Mesa County, CO