

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.1862
2. Temporary resource number: 3178.DR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 3178 D Road
8. Owner name and address: Kurtis Houston
3178 D Rd Grand Junction, CO 81504-6126

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 East
SE 1/4 of SE 1/4 of SE 1/4 of SE 1/4 of section 15
10. UTM reference
Zone 1 2 ; 7 1 9 6 7 0 mE 4 3 2 6 8 5 9 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): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: Legal description of the site is: Lot 2 Walcher
Minor Subdivision Section 15 1S 1E exc that part as described in B-2415 P-260 Mesa
County records - 0.72AC
Assessors Office Parcel ID # 2943-154-55-004
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 30' x Width 30'
16. Number of stories: 2
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): Porch, Chimney

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21. General architectural description: This is a large two story wood frame house. The house is generally rectangular in plan with a moderately pitched hipped roof. The hipped roof has a short ridge that runs east/west and the principal faces south. The roof has a small overhang with a crown molding that is continuous around the perimeter of the house. A hipped roof porch wraps the south and east sides of the house. The porch roof is supported by square wood posts with trim defining capitals and bases. The posts are located at the corners of the porch, at the building line, and bracketing the entry, which is offset to the left of center on the main façade. The porch entry has a small front gable over-framed on the main porch roof. The area between the porch posts has low infill walls and areas of screened panels. In some cases the screen frames are in place without the screen. The façade of the building has a symmetrical layout with two vertically proportioned double hung windows on the upper level, located to each side, and two large double hungs directly below on the main level, under the porch. The entry door is located on the center of the wall plane. The side walls have two vertically proportioned double hung windows on either side with a spacing similar to the front wall. The window heads engage a tall trim board that runs around the top of the wall just under the eave. A smaller vertically proportioned double hung window is centered on the wall. On the main level of the east side under the porch roof, is another large double hung window on the left. The porch ends short of the right side returning to the main wall. The west side has two vertically proportioned double hung windows in line with the windows above. A brick chimney sits on the rear roof plane, near the short ridge.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a large lot that is predominantly lawn.
24. Associated buildings, features, or objects: _____

IV. Architectural History

25. Date of Construction: Estimate: _____ Actual: 1907
Source of information: Mesa County Assessors Office, 1981 Survey Form
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: Oliver Tebedo Sr. (nee Thibodeau)
Source of information: see below
28. Original owner: Oliver Tebedo Sr. (nee Thibodeau)
Source of information: November 1981 phone conversation with Mrs. Lona Tebedo, as recorded on May 1981 survey form.

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29. Construction history (include description and dates of major additions, alterations, or demolitions): Some porch alterations, including knee wall and screen panels, shed addition on rear; before 1981.
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): Rural Tracts combined with adjacent areas of recent suburban development
35. Historical background: This house was built by Oliver Tebedo Sr., who was originally from Canada. On moving to the United States, he changed the spelling of his name from Thibodeau to Tebedo. The property was originally 80 acres of orchard land and was purchased from Mr. Gus VerHofstead in 1907. The house was reportedly designed to accommodate the family of eight children. The property was subdivided by Tebedo's heirs upon his death.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories; 1981 Survey Form

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; Agriculture
40. Period of significance: 1907

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41. Level of significance: National State Local
42. Statement of significance: The development in this area is a result of early land speculation. Developers bought large areas of land outside the city center, subdivided them and sold off ten acre tracts for the purpose of fruit orchard development. Future fruit growers were enticed by the promoter's promises of high quality land and success in the industry. The houses that were built on these orchard tracts reflect the modest traditional styles of the period combined with the success of the individual farmer. In this case, information on the original owner/builder is known, which is somewhat unusual for this area.
43. Assessment of historic physical integrity related to significance: The enclosed porch is the most significant alteration. The enclosure is constructed to reveal the original character of the porch and the original exterior wall is intact. The porch has a minor impact on the integrity of the house. Earlier photos show numerous large trees surrounding the house; these have since been removed.

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 # 15 Frame # 16
Negatives filed at: City of Grand Junction Planning Dept.
48. Report title: Grand Junction Phase 3 Survey 49. Date(s): October 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



detail map

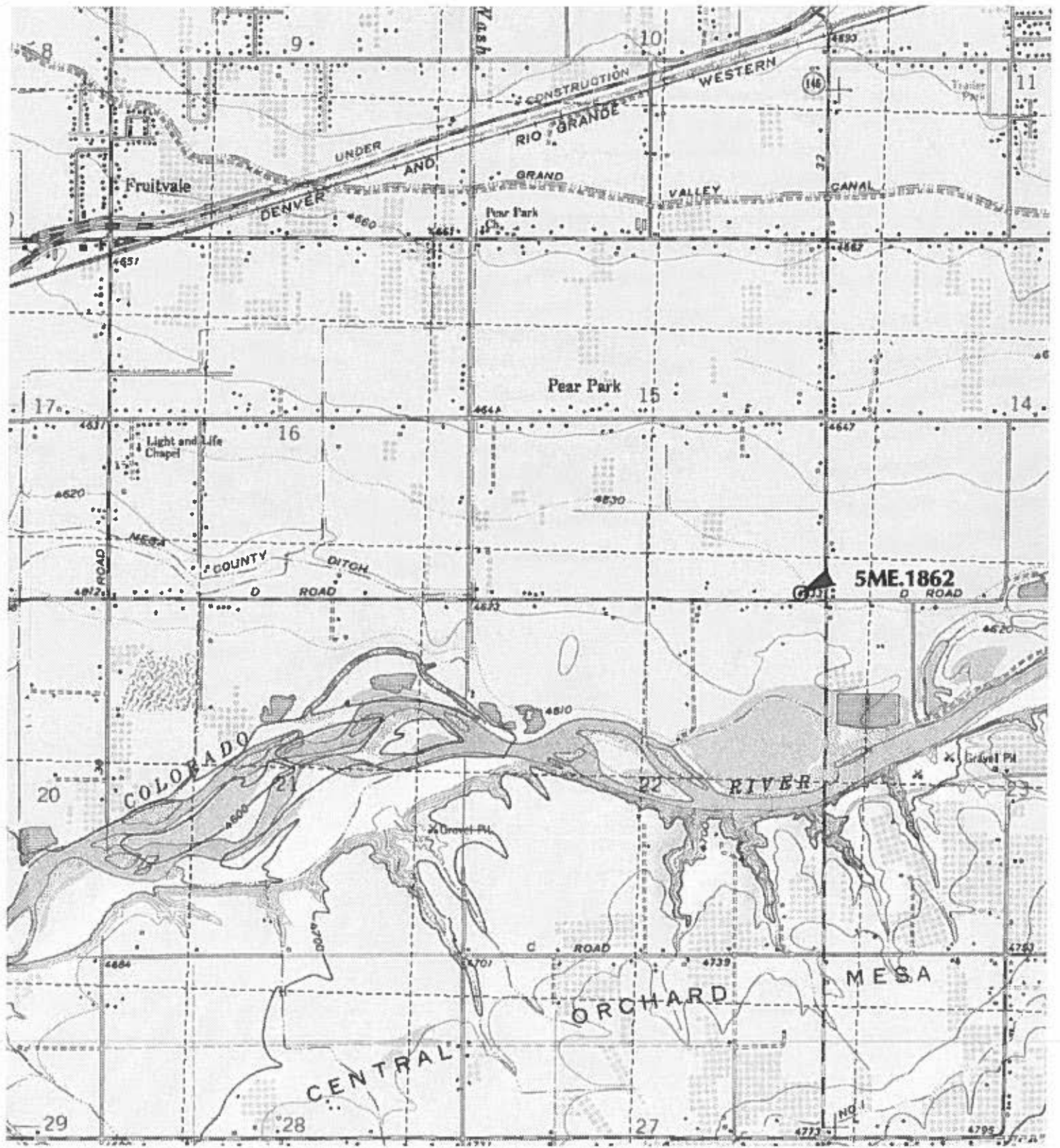


area map

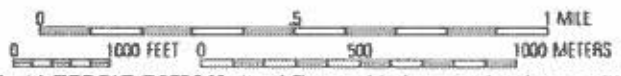
3178 D Road



North



TN \uparrow MN
11 1/2°



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

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.1862

3178 D Road

Roll # 15 Frame # 16

Looking northeast

Grand Junction, Mesa County, CO

NO 000000 0000 1 2219 002991

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