

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory
Form**
I 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.14853
2. Temporary resource number: 1725.SEV
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1725 N. 7th Street
8. Owner name and address: Yoleta Joy Braden
580 Hall Ave Grand Junction, CO 81501-2138

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 1/4 of NW 1/4 of NW 1/4 of SE 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 9 3 1 mE 4 3 2 8 8 3 3 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): 21 Block: _____
Addition: Capitol Hill Year of Addition: 1898
13. Boundary Description and Justification: Legal description of the site is: N 46ft Of Lot 21
Capitol Hill Subdivision Section 1 11s 1w Legal description of the site is: S 69ft Of N
115ft Of Lot 21 Capitol Hill Subdivision Section 1 11s 1w
Assessors Office Parcel ID # 2945-114-00-007
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 42' 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): Front Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch

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21. General architectural description: This is a linear wood frame house with a moderately pitched front gable roof. The main ridge runs east/west and the principal façade faces east. The main entry is located on the left of the principal façade and a large picture window is located off center to the right. A double hung is located on the north façade and a screened porch area runs along the south. The screened porch runs to a step in the south façade; this step is also reflected in the roof ridge and eave; though the roof plane remains consistent. Beyond the screened porch is a large picture windows and two smaller double hungs sitting on the remainder of the south façade. The north façade has a single double hung in the center. An additional double hung faces east on the wall of the higher ridged volume. The double hungs have four vertical muntins in the upper sash and the roof rafter tails are exposed. Several concrete steps run to the main entry.
22. Architectural style/building type: Craftsman
23. Landscaping or special setting features: Several trees and shrubs are located on the lot in addition to the street trees. A driveway runs along the south side, other wise the yard is lawn.
24. Associated buildings, features, or objects: A front gable garage is located at the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1934 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): Some probable window replacements, screened porch enclosure, possible loss of original porch details; 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

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35. Historical background: George E. Randolph is listed as the owner in 1955 and 56. This is the first instance of this address in the available directories. 1956 adds Mrs. Pearl M. Randolph, a nurse, to the listing. This building is part of the Capitol Hill Subdivision. In October 1898 the subdivision was developed by Charles B. Rich and Monroe L. Allison, trustees of the estate of town founder, George Crawford. They laid out a very large property that encompassed the majority of the acreage from today's 7th Street to 12th Street between North Avenue and Patterson Avenue.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 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

40. Period of significance: 1934

41. Level of significance: National State Local

42. Statement of significance: This house is representative of the early suburban development that occurred adjacent to the original core of the city on previously agricultural lands. The town expanded first on the historic arterial streets and then infilled the interior of the grid. This area of town reflects the City's transition, from early suburban development on a small scale to larger production style development during more rapid expansion. Though the automobile was a factor in the location of new development, the small modest houses that were built did not integrate the car into the design. The craftsman style was particularly popular during this period of time.

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43. Assessment of historic physical integrity related to significance: Alterations have had a moderate impact on the integrity of the house.

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 # 9 Frame # 27

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

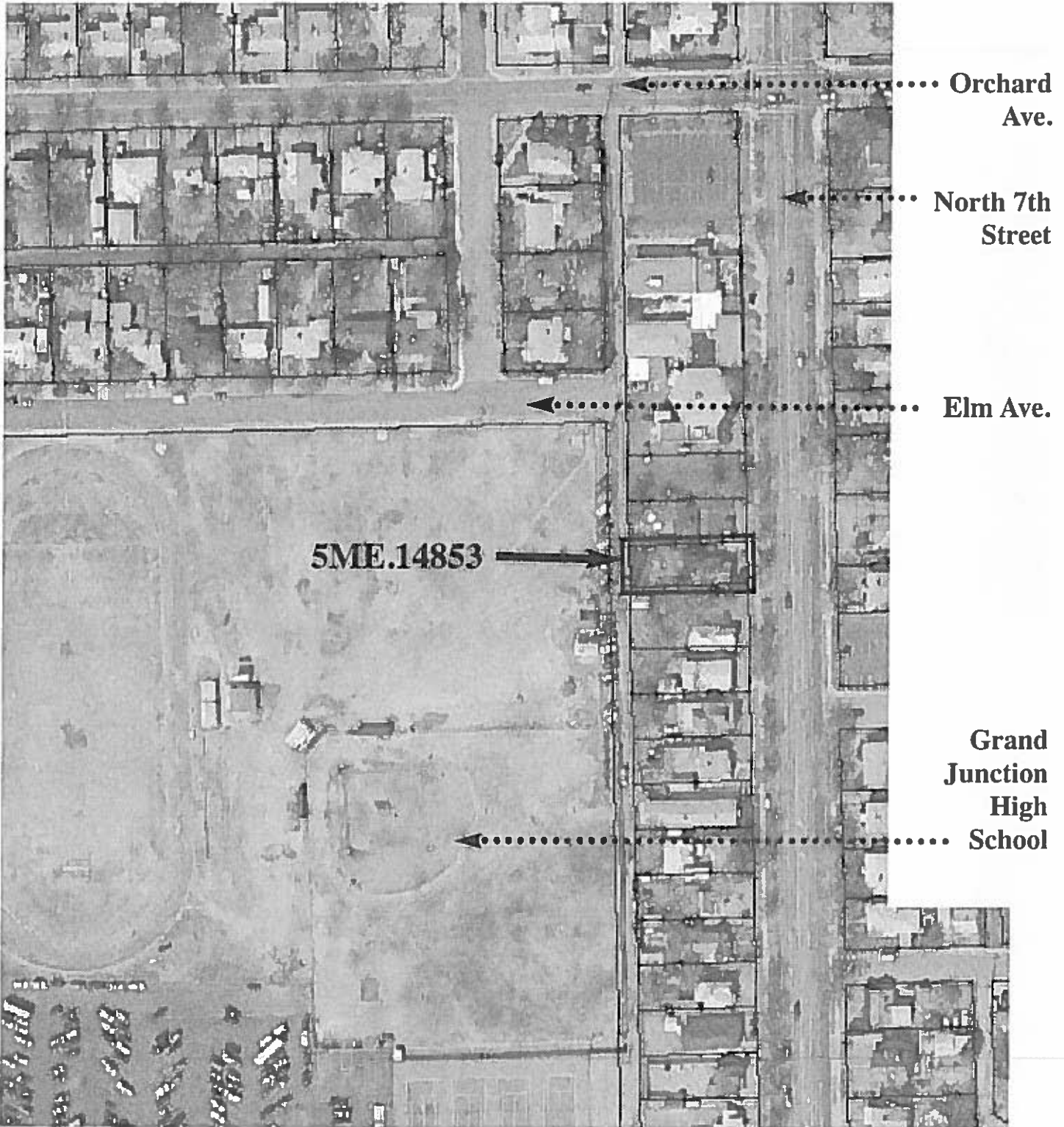
51. Organization: Reid Architects, Inc.

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



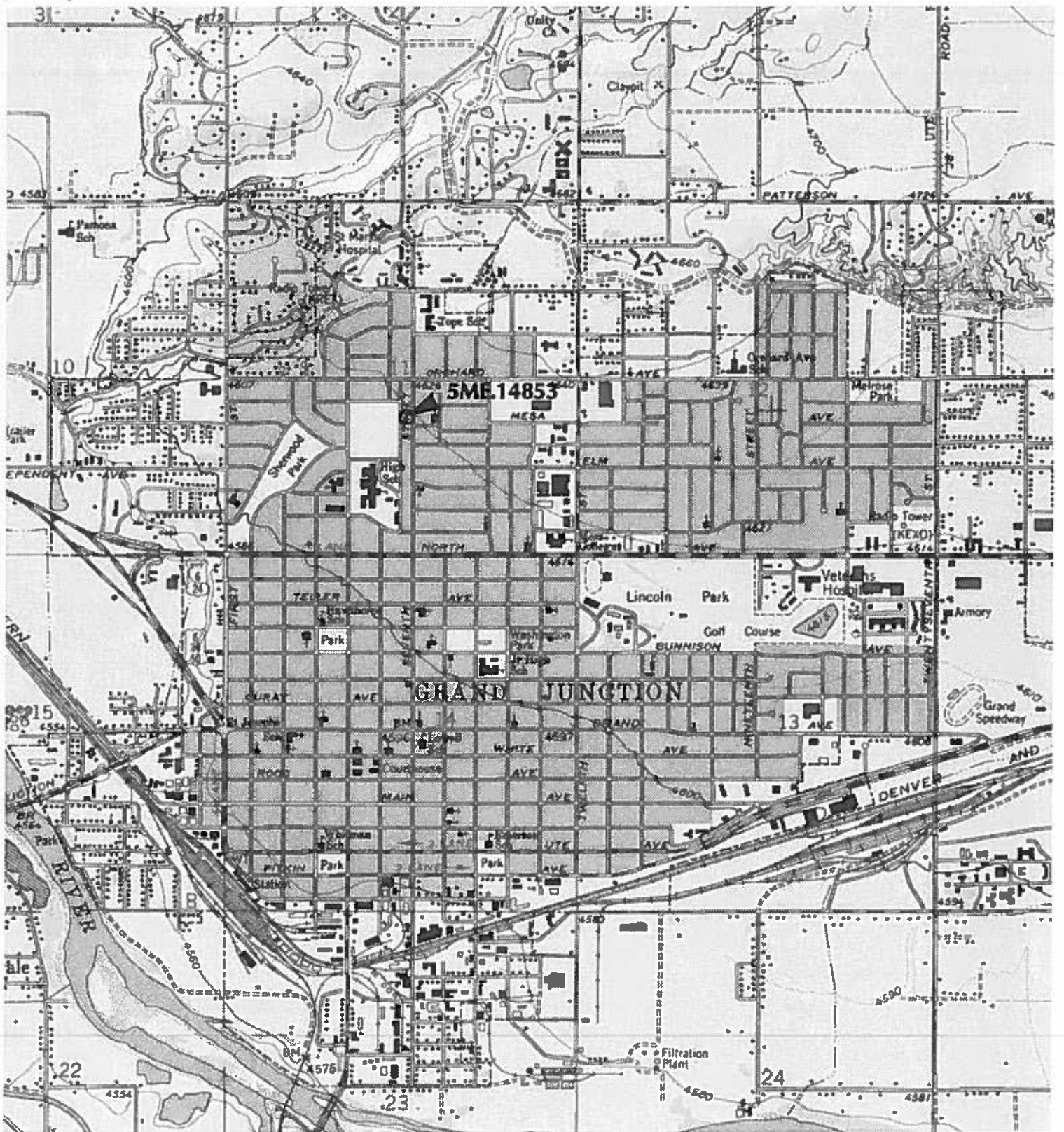
1725 N. 7th Street



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

SME.14853

1725 N. 7th Street

Roll # 9 Frame # 27

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5883 002928

028

share

57962

2017 1001 1001
10/17/17



1001 1001