

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.14679
2. Temporary resource number: 1660.ORB
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1660 Orchard Ave.
8. Owner name and address: Robin D Peckman
1660 Orchard Ave Grand Junction, CO 81501-8522

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of SW 1/4 of SE 1/4 of NW 1/4 of section 12
10. UTM reference
Zone 1 2; 7 1 2 2 9 2 mE 4 3 2 9 0 6 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): _____ Block: _____
Addition: Weaver Subdivison Year of Addition: 1956
13. Boundary Description and Justification: Legal description of the site is: Beg N 0deg 01' E
30ft + E 245ft Fr Sw Cor E2 sw4 se4 nw4 sec.12 1s 1w N 0deg01' E 120ft E 75ft S 120ft W
75ft to Beg
Assessors Office Parcel ID # 2945-122-00-137
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 47' x Width 25'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Aluminum
18. Roof configuration: (enter no more than one): Pyramidal Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney

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21. General architectural description: This is a small wood frame house comprised of additive volumes. The main volume is a steeply pitched pyramid roof, a front gable extends off the south side and shares the west roof plane with the pyramid. A gable extends off the rear as does a shed roof porch. A flat roof section infills the ell created by the main volume and the south gable, it also extends across the face of the south gable. The entry door is located on this volume off center to the right from the front gable peak. A series of multi-paned double hungs are located to each side of the door. A single window sits on the wall to the east of the entry. The gable end has a sunburst in the pediment. A window is centered on the east wall of the flat roof section and a pair of double hungs is located in the center of the pyramid roof wall. The house sits on an ashlar stone base. A brick chimney sits just off the peak toward the front.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on a corner lot. Several fir and fruit trees are located on the site. A chain link fence borders the yard; the driveway is off the side street.
24. Associated buildings, features, or objects: A large garage is located at the rear.

IV. Architectural History

25. Date of Construction: Estimate: 1898 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): Porch enclosure, flat roof at front is possible addition, gable and shed additions at rear, material changes; 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: Jean M. Ouret is listed in the 1955 and 56 directories as the owner. This is the first instance of this address in the available directories.
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

40. Period of significance: 1898

41. Level of significance: National State Local

42. Statement of significance: This house is representative of the development that occurred adjacent to the original core of the city on agricultural lands. This house sits on a historically arterial street. Presently, this area of town reflects the City's transition, from agricultural development on a small scale to larger production style development during more rapid expansion.

43. Assessment of historic physical integrity related to significance: Alterations have confused the original form and pattern of the building. Original details have been lost. Integrity has been seriously compromised.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible Not Eligible Need Data _____

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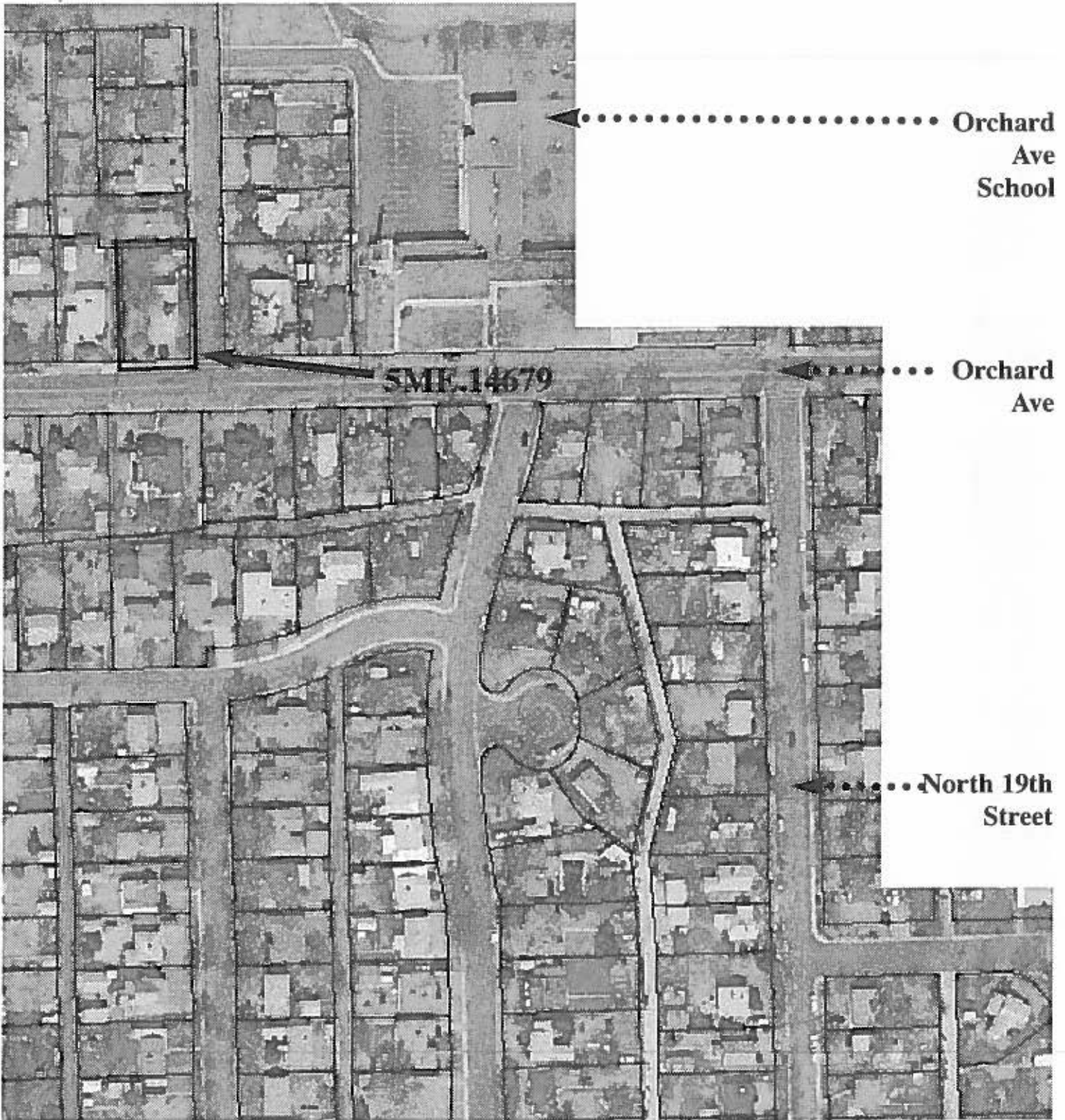
45. Is there National Register district potential? Yes ___ No **X** Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 6 Frame # 19
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



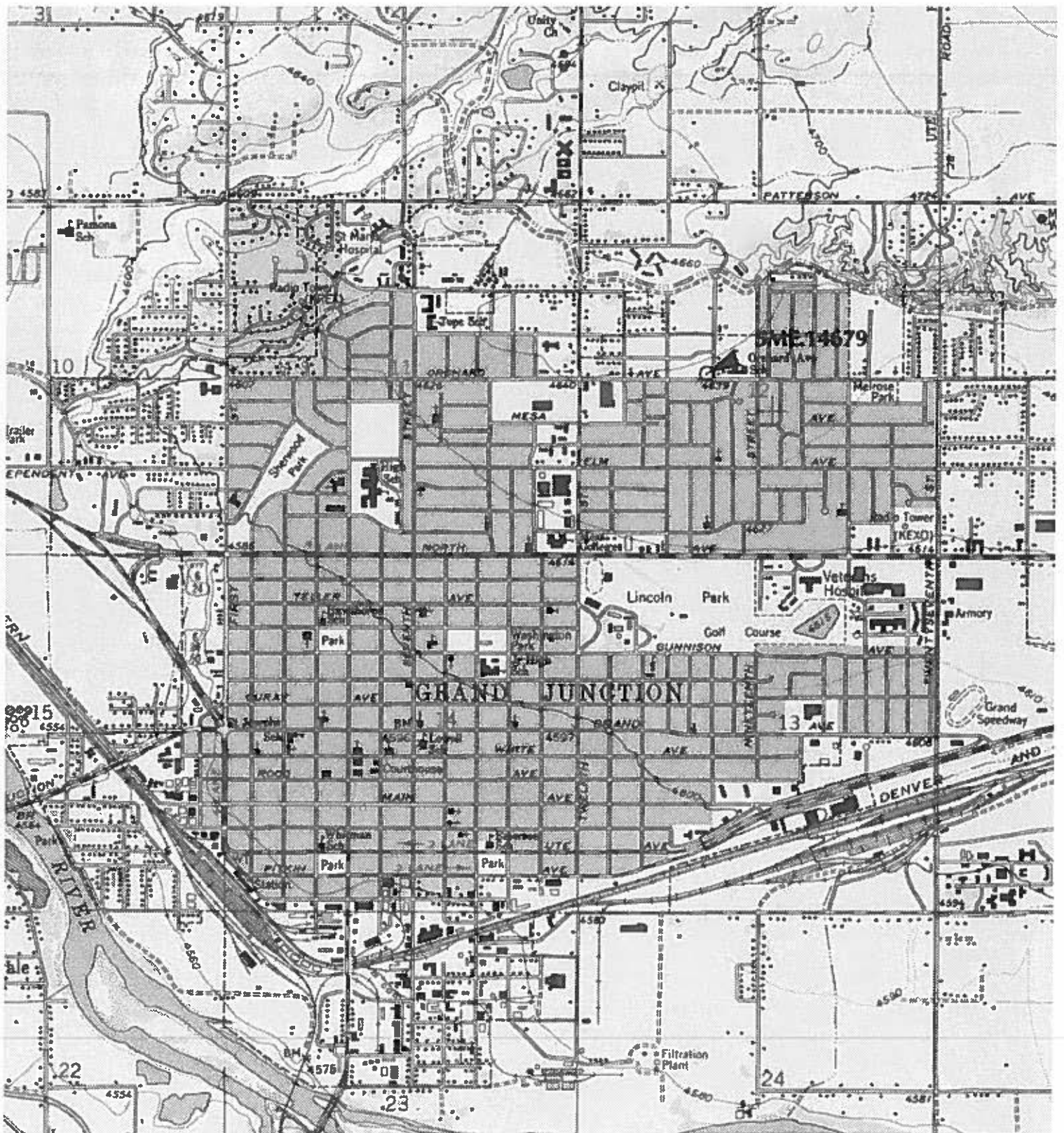
1660 Orchard Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN $\frac{1}{11\frac{1}{2}}$ MN



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

GRAND JUNCTION, COLORADO

Phase Three Historic Survey

2004



5ME.14679

1660 Orchard Ave.

Roll # 6 Frame # 19

Looking north

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 2 5651 002914

020

sharp

54696