

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.14703
2. Temporary resource number: 1425.TEX
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1425 Texas Ave.
8. Owner name and address: Nicklas J Beightel
1425 Texas Ave Grand Junction, CO 81501-6331

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of SE 1/4 of NW 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 2 0 5 1 mE 4 3 2 8 7 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): 3 Block: 3
Addition: Prospect Park Year of Addition: 1947
13. Boundary Description and Justification: Legal description of the site is: Lot 3 Blk 3
Prospect Park
Assessors Office Parcel ID # 2945-123-14-003
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 48' x Width 33'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Shingle
18. Roof configuration: (enter no more than one): Gable on Hip 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 small wood frame house with a generally hipped roof. The short ridge runs east/west and has a small gable revealed at the ends of the ridge. The principal façade faces north. The façade has a symmetrical layout with a central entry door. A vertically proportioned double hung window is centered on the remaining wall, on each side of the door. A small front gable roof sits above the door, it is supported by triangular brackets. A wood porch area sits in front of the door with a wood rail on the perimeter. Two vertically proportioned double hungs are located on the east and west sides. The front window being larger than the rear. The double hungs have a single vertical muntin in each sash. A large low pitched gable addition is located on the rear and extends beyond the east wall. A brick chimney sits just off the ridge at the rear.
22. Architectural style/building type: Hipped Box
23. Landscaping or special setting features: The house sits on a lot with a couple of trees; otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1910 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): Siding alterations.
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: Although no specific early information was found on this building. Pete Vitgenos, listed as the owner on Prospect Park Plat Map of 1947. Thomas W. Kindel is shown as owner in the 1955 directory and George Kindel is shown as owner in 1956 and 1957. The building is part of Prospect Park subdivision. This area was originally part of the larger Grandview Subdivision established in 1905.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories; Prospect Park Plat Map

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: 1910
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.
43. Assessment of historic physical integrity related to significance: The addition nearly doubles the size of the house. That, with the other alterations have moderately impacted the integrity of the building.

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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 # 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

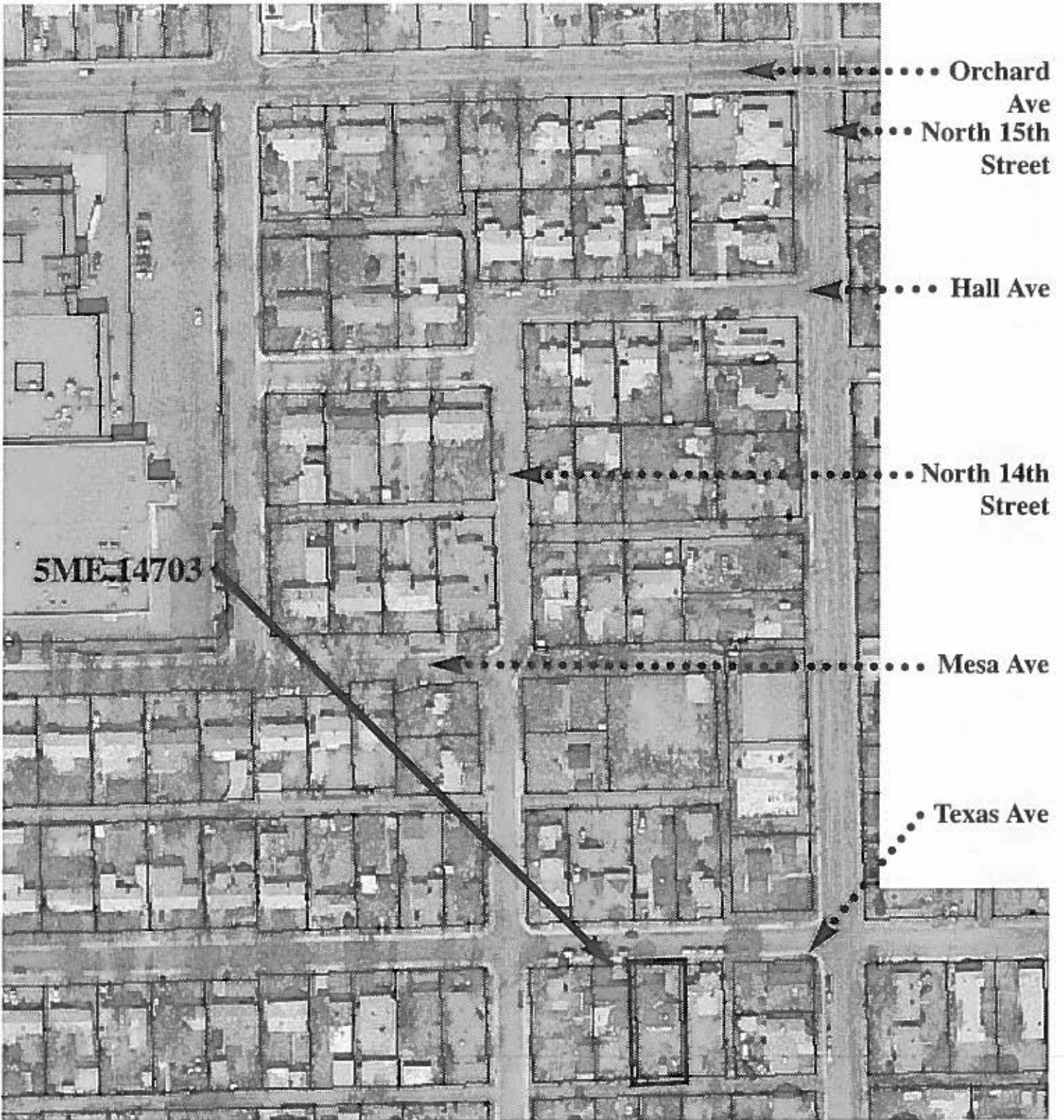
51. Organization: Reid Architects, Inc.

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



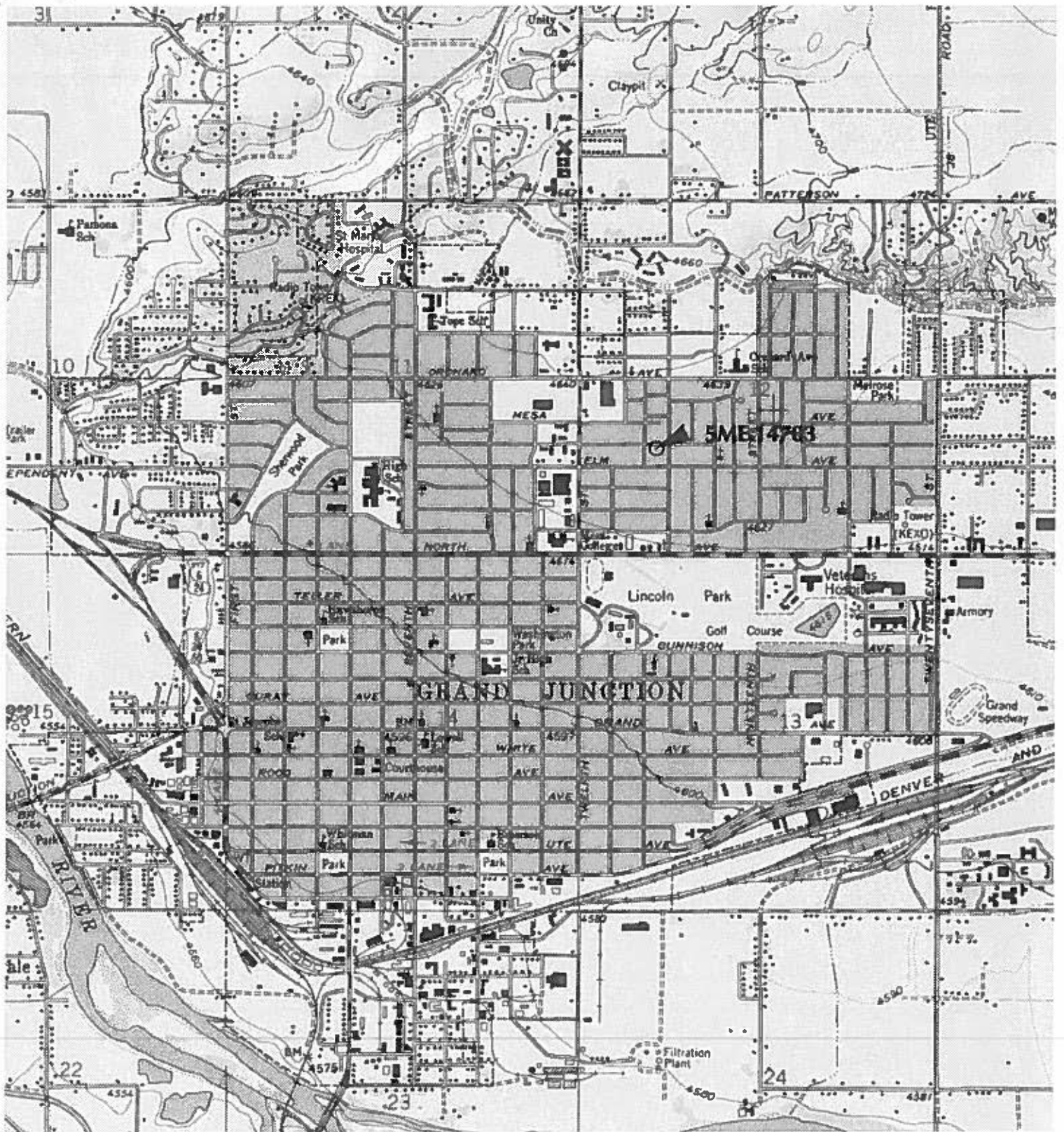
1425 Texas Ave.



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.14703

1425 Texas Ave.

Roll # 3 Frame # 19

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5871 002924

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share

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1927 10

