

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.14806
2. Temporary resource number: 1604.CHI
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1604 Chipeta Ave.
8. Owner name and address: Dana J Mccorkle
1604 Chipeta Ave Grand Junction, CO 81501-4444

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of NW 1/4 of SE 1/4 of NW 1/4 of section 13
10. UTM reference
Zone 1 2 ; 7 1 2 2 6 7 mE 4 3 2 7 6 9 7 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): 9, 10, 11, 12 & 13 Block: 10
Addition: Slocomb's Addition Year of Addition: 1906
13. Boundary Description and Justification: Legal description of the site is: Lots 9 To 13 Inc
Blk 10 Slocomb's Addition Exc E 60ft + Exc N6ft Of Lot 9
Assessors Office Parcel ID # 2945-132-04-014
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 26' x Width 40'
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): Side Gabled Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Carport, Chimney

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21. General architectural description: This is a one story wood frame house with a medium pitched side gable roof. The principal façade faces south with a symmetrical layout. The entry door is centered on the building and has a low pitched aluminum shed roof covering the entry. The entry roof is supported by thin metal decorative supports and extends over the width of the concrete stoop. A pair of double hung windows are located to the east and west of the entry. The concrete stoop extends to the east and has steps oriented toward the driveway adjacent to the house. The stoop has a thin metal rail on all open sides and running down the steps. The east side has a flat roofed carport which is supported by three posts and a short wall at the rear with a gap next to the house opening to the rear of the building. Two double hung windows are located on the wall under the carport. On the west side, a pair of double hungs sit near the front corner and an additional single double hung sits near the rear.
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: This house sits on a flat corner lot, which is predominantly lawn.
24. Associated buildings, features, or objects: none seen

IV. Architectural History

25. Date of Construction: Estimate: 1939 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): Addition of aluminum shed-roof carport, and concrete entry steps and shed-roof at dates unknown.
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): Domestic, Single Dwelling
33. Current use(s): Vacant
34. Site type(s): Residential Neighborhood

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35. Historical background: Leslie C. Hinds is shown as owner in the directories of 1941 and 1951. 1941 is the first instance of this address in the available directories. This building is part of Slocomb's Addition created in 1906. Originally consisting of 28 blocks, the subdivision was named for Edwin M. Slocomb who was one of the first residents of the area and had numerous real estate holdings in Colorado and Idaho.
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: 1939
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. These early suburban examples were compact houses with simple forms and simple materials, based on traditional styles.

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43. Assessment of historic physical integrity related to significance: House appears to be intact in form and materials (covered windows obscure window units). Removal of original entry gable and addition of carport have somewhat compromised the integrity.

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 # 1 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



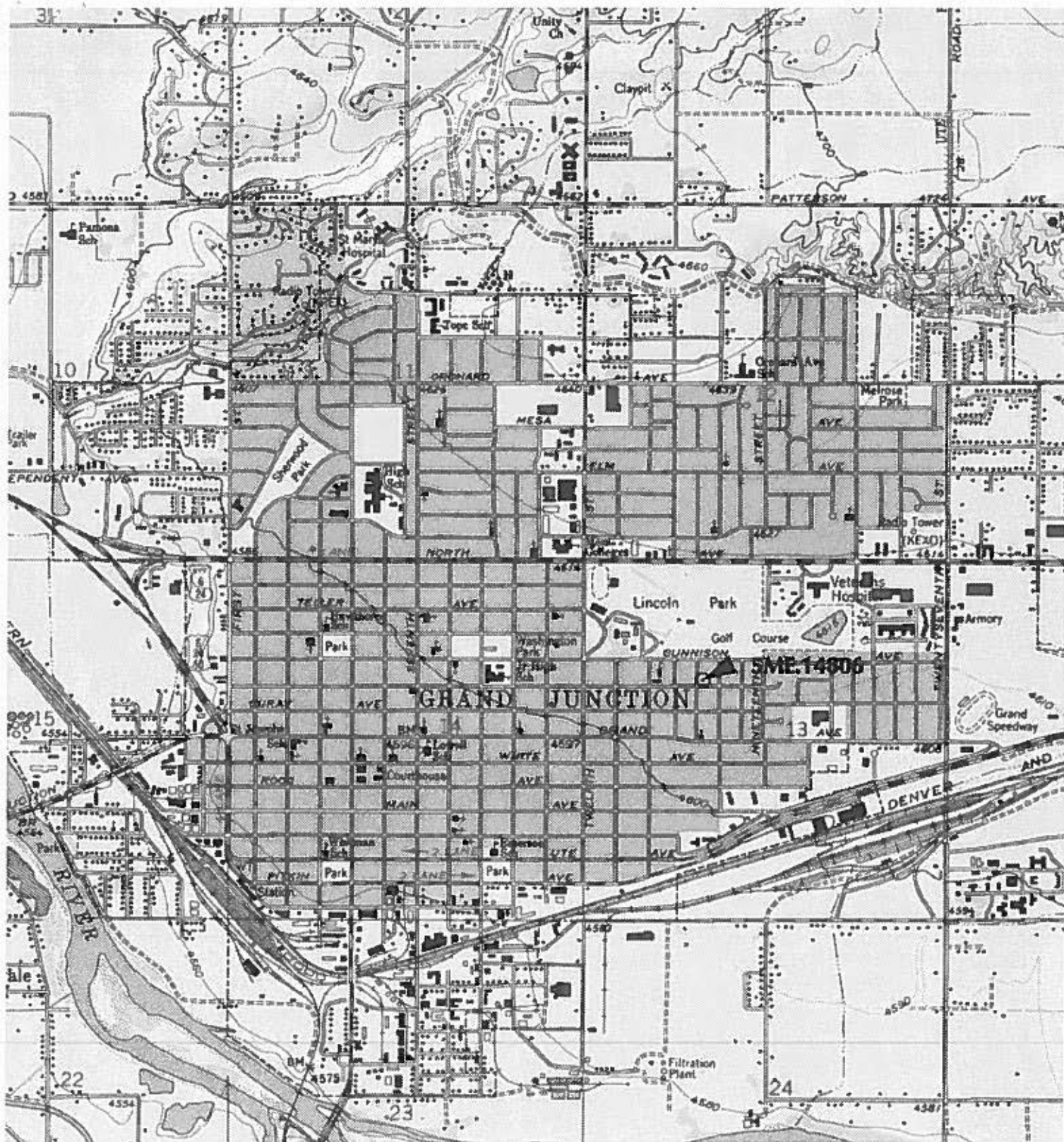
1604 Chipeta Ave.



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



SME.14806

1604 Chipeta Ave.

Roll # 1 Frame # 16

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 2 5650 002913

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share

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