

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.7483
2. Temporary resource number: 449.SIXT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Edgar Bancroft House
6. Current building name: n/a
7. Building address: 449 N. 16th Street
8. Owner name and address: William J Erickson  
1165 N Grape St Escondido, CA 92026-3133

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
NW 1/4 of SW 1/4 of SE 1/4 of NW 1/4 of section 13
10. UTM reference  
Zone 1 2 ; 7 1 2 2 1 8 mE 4 3 2 7 5 4 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): 29,30 Block: 1  
Addition: Slocomb's Addition Year of Addition: 1906
13. Boundary Description and Justification: Legal description of the site is: Lots 29 + 30 Blk 1  
Slocomb Addition  
Assessors Office Parcel ID # 2945-132-19-002  
This sites was previously surveyed under the address 441 N. 16th. The address is  
currently listed by the assessor as the correct address for this site.  
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 36' x Width 34'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Synthetic Siding
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

Resource Number: 5ME.7483  
Temporary Resource Number: 449.SIXT

**Architectural Inventory Form**  
(page 2 of 4)

20. Special features (enter all that apply): Porch
21. General architectural description: This s a simple side gabled wood frame house with a series of additions off the rear. The main façade is generally symmetrical with the entry located on the center of the east facing side. The entry is covered by a simple gable porch roof that is supported by simple brackets. A single vertically proportioned double hung is located to each side. The windows have a single horizontal muntin in each sash. Tow similar windows appear on the north side and a single similar window is located on the south side. Also on the south side is a small side gabled projection near the back of the main volume. The small projection shares the same western roof plane as the main volume. Smaller, but similar windows are located on the projection. Two separate additions can be seen on the north side, one a gable form and the other a shed.
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: The house sits on a corner lot, which is predominantly lawn.
24. Associated buildings, features, or objects: A garage sits at the rear of the site.

**IV. Architectural History**

25. Date of Construction: Estimate: 1948 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Edgar and Kracia Bancroft  
Source of information: 1996 Phase 2 survey form
29. Construction history (include description and dates of major additions, alterations, or demolitions): Additions off rear, dates unknown. Vinyl siding, 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

Resource Number: 5ME.7483  
Temporary Resource Number: 449.SIXT

**Architectural Inventory Form**  
(page 3 of 4)

35. Historical background: This was originally the home of Edgar and Kracia Bancroft, occupations unknown. It 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; 1996 Phase 2 Survey

**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, Community Development and Planning
40. Period of significance: 1948; 1943 to 1957 Uranium Boom
41. Level of significance: National  State  Local
42. Statement of significance: The development in this area is a direct result of the nation's involvement in WWII and the drive for the development of nuclear weapons. The discovery of significant sources of Uranium in the region initiated development in Grand Junction that supported both the mining of the materials and the administration of programs related to the development of weapons. The building types, materials and neighborhood layout are all indicative of the national trends which were driven by the proliferation of the automobile and the enormous demand for single family homes. House designs departed from the romantic and revival styles that were prevalent in the earlier part of the 20th century and took on a California inspired design that was characterized by simple horizontally proportioned forms. Houses were typically mass produced on previously undeveloped tracts of land at the periphery of earlier

Resource Number: 5ME.7483  
Temporary Resource Number: 449.SIXT

**Architectural Inventory Form**  
(page 4 of 4)

development. These groups of houses were typically based on one or two plan types with a limited number of roof and exterior finish variations, further reinforcing the characteristics of mass production.

43. Assessment of historic physical integrity related to significance: The replaced siding and likely alterations to the entry porch 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 # 7

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



5ME.7483

449 N. 16th Street

Roll # 1 Frame # 7

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 2 5650 002913

007

sharp

54646



# 449 N.16th Street



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004

<p><b>COLORADO HISTORICAL SOCIETY</b>                  Office of Archaeology and Historic Preservation                  1300 Broadway Denver, CO 80203</p> <p><b>HISTORIC BUILDING INVENTORY</b></p>		SITE NO.: 5ME7483
COUNTY: Mesa	CITY: Grand Junction	Eligible for National Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Contributes to a potential National Register district <input type="checkbox"/> yes <input type="checkbox"/> no district name: _____
HISTORIC BUILDING NAME: Bancroft, Edgar, House		Eligible for State Register <input type="checkbox"/> yes <input type="checkbox"/> no date _____ initials _____ Criteria <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d <input type="checkbox"/> e Areas of significance: _____ _____ Period of significance _____ Needs data ___ date _____ initials _____
CURRENT BUILDING NAME:		LOCAL LANDMARK DESIGNATION: [ ] yes [X] no Date of designation: N/A Designating authority: N/A
ADDRESS: 441 N. 16th St., Grand Junction, CO 81501-4423		P.M.: UTE township: 1S range:1W NW ¼ of SW ¼ of SE¼ of NW¼ of section 13
OWNER NAME & ADDRESS: Frank D. Mueller, 605 Hudson Bay, Grand Junction, CO 81504		UTM REFERENCE-12 Easting: 712275 Northing: 4327335
		USGS QUAD NAME: Grand Junction Year: 1962; photorevised 1973 [X] 7.5' [ ] 15'
STYLE: Minimal Traditional		Block: 1 Lot(s): 29-30 Addition: Slocumb Year of addition: 1909
BUILDING TYPE:		[X] original location [ ] moved Date of moves(s):
MATERIALS: Concrete Foundation; Wood Frame; Asphalt Shingle Roof		HISTORIC USE: Domestic PRESENT USE: Domestic
STORIES: 1	SQUARE FOOTAGE: 384	DATE OF CONSTRUCTION- estimate: 1945 actual: Source of information: Tax Assessor's Records
PLAN SHAPE: <div style="text-align: center;">                     north arrow  </div>		ARCHITECT: Unknown Source of information:
		BUILDER/CONTRACTOR: Unknown Source of information:
		ORIGINAL OWNER: Edgar and Kracia Bancroft Source of information: Lot and Block Books
		ASSOCIATED BUILDINGS- [X] yes [ ] no Type: Garage



**ARCHITECTURAL DESCRIPTION:** One story, with side gables and concrete foundation. Concrete front steps and stoop, with wrought iron railings, lead to small gabled entry portico with knee braces over paneled front door with nine lights. Symmetrical facade with a window on each side of facade. Windows are double hung wood sash, two horizontal lights over two horizontal lights. Narrow lapped siding is light gray. Window and door surrounds, bargeboards, and foundation are medium gray. Gray composition shingle roof.  
 Landscaped with lawn, junipers, pfitzers and hedge.  
 Garage modified to small cottage with vinyl siding, front gable, and six over six windows.

**PHOTOGRAPHS (include photographs showing each side of building and any associated buildings)**

Film roll no.: 7  
 Negative no.: 24

Photographer: Carolyn Howard  
 Location of negatives: City Of Grand Junction

**CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions):** Additional construction or modifications not noted in Assessor's Records.

**HISTORICAL BACKGROUND (discuss important persons and events associated with this building):** Built in 1945, this was originally the home of Edgar and Kracia Bancroft. Mr. Bancroft's occupation is unknown.

**INFORMATION SOURCES (be specific):** Appraisal Card, Ownership Card, Lot and Block Books, Grand Junction City Directories.

**SIGNIFICANCE (check appropriate categories)**

**Architectural significance:**  
 represents the work of a master  
 possess high artistic value  
 represents a type, period, or method of construction

**Historical significance:**  
 associated with significant person(s)  
 associated with significant event  
 associated with a pattern of events  
 contributes to an historic district

**National Register eligibility:**  
 Individual  yes  no  
 Criteria:  A  B  C  D  
 Area(s) of significance: Architecture

**Contributes to a potential district:**  
yes no  
 District name:

Period of significance: 1945

**THEME(S):**

**STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above):** A Minimal Traditional style house, an economical house of the 1940s. It is located adjacent to the proposed Merchant/Professional Residential District.

**INVENTORY COMPLETED BY:** Museum Group Staff

**DATE:** 2/14/96

**AFFILIATION:** Museum of Western Colorado

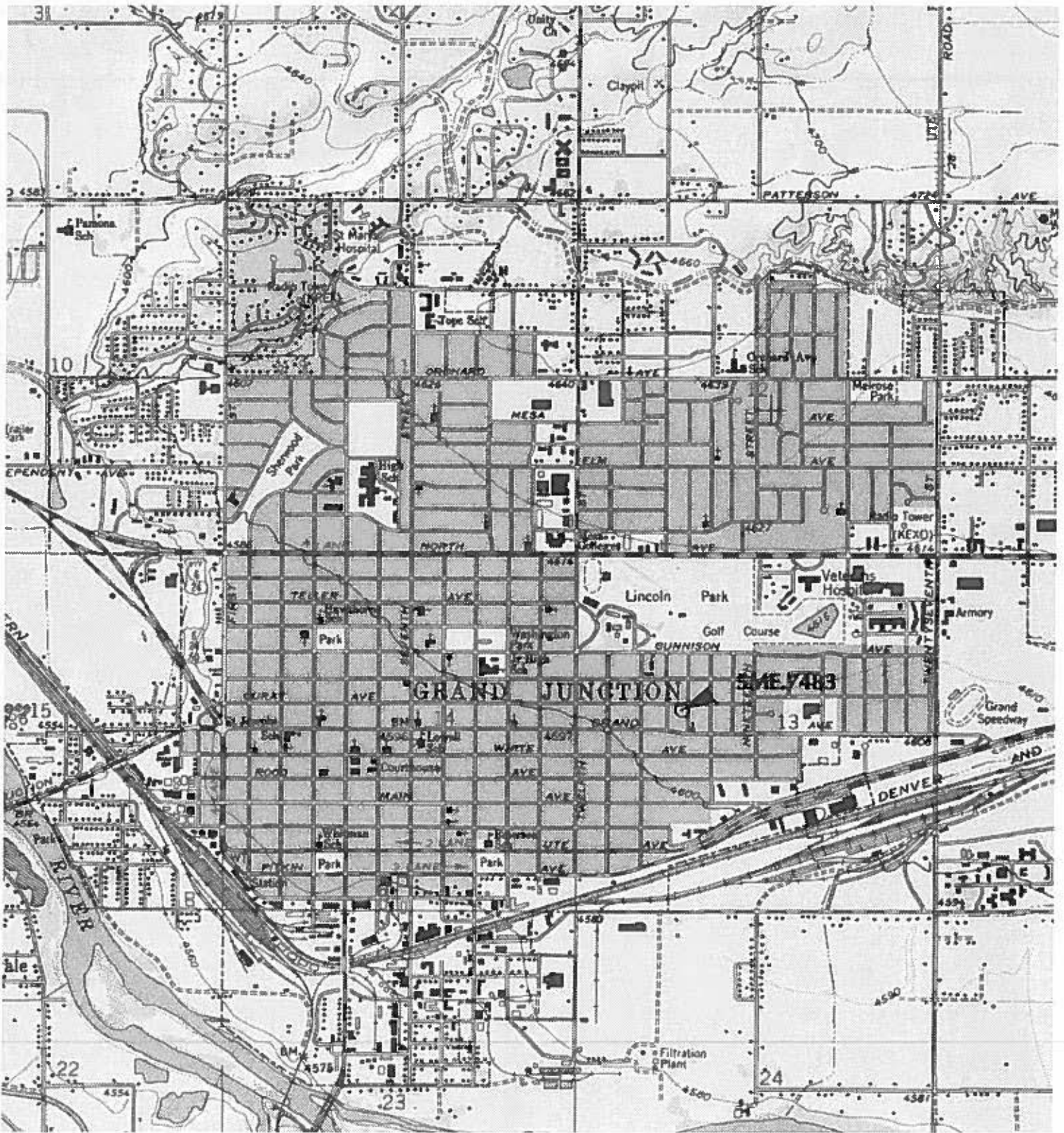
**PHONE:** (970) 241-9117

**ADDRESS:** PO Box 20000-5020, Grand Junction, Colorado 81502-5020

**PROJECT NAME:** Grand Junction Historic Resources Survey, Phase 2



441 N. 16th St.  
Grand Junction, Mesa Co, CO  
2945-132-19-002  
5ME7483



TN \* MN  
11 1/2°



Map created with TOPO! © 2003 National Geographic ([www.nationalgeographic.com/topo](http://www.nationalgeographic.com/topo))

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*  
2004