

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.8963
2. Temporary resource number: 1602.GRA
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1602 Grand Ave.
8. Owner name and address: Randy W. Reems  
1602 Grand Ave. Grand Junction, CO 81501

## 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 13
10. UTM reference  
Zone 1 2 ; 7 1 2 2 6 9 mE 4 3 2 7 4 5 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): 12 to 15 Block: 2  
Addition: Slocomb's Addition Year of Addition: 1906
13. Boundary Description and Justification: Legal description of the site is: W 70ft Of S 20ft  
Of Lot 11 + W 70ft Of Lots 12 To 15inc Blk 2 Slocomb Addiiton + 15ft Adj Lots On West  
Assessors Office Parcel ID # 2945-132-18-008  
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 40' x Width 26'
16. Number of stories: 1.5
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): Asphalt Roof
20. Special features (enter all that apply): Chimney, Dormer

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21. General architectural description: This is a rectangular plan wood frame house on a concrete foundation, with a moderately pitched side gable roof. The main façade is generally symmetrical with the entry located at the center. A dormer sits on the main roof slope directly above the entry. The entry is a single door flanked by narrow windows with a sill height of approximately 30". This sill continues to the west under a row of fixed units (or casement) which share the head height of the door. This window pattern wraps the corner of the west side. To the east of the entry a large slider window unit is centered on the remaining wall space. Three windows are located in the dormer, filling the whole wall. They appear to be double hungs. The sides of the house have a generous overhang with brackets supporting the roof plane. Windows on the sides are either the slider type or double hungs. The double hungs are primarily located at the upper level where a pair sit at the peak. The roofs have exposed rafter tails with a decorative ogee cut into the bargeboards. Otherwise there are few decorative elements.
22. Architectural style/building type: Bungalow
23. Landscaping or special setting features: The house sits on a corner lot well back from the busy street. The site is primarily lawn with a couple of large trees near the house.
24. Associated buildings, features, or objects: A gable garage building sits at the rear of the site and has similar detailing to the house.

**IV. Architectural History**

25. Date of Construction: Estimate: 1925 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): Many windows replaced and porch enclosed, 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: This house is closely identified with Carl E. Poland, a local contractor, who built the original house. He is shown as owner in the directories of 1926, 1928 and 1931. In the 1941 directory Walter La Dage is shown a owner. 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: 1925
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: The loss of the original porch character and the window replacement have significantly impacted the integrity of the building.

**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 # 10  
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



North 17th Street

North 15th Street

Chipeta Ave

North 16th Street

Ouray Ave

Grand Ave

5ME.8963

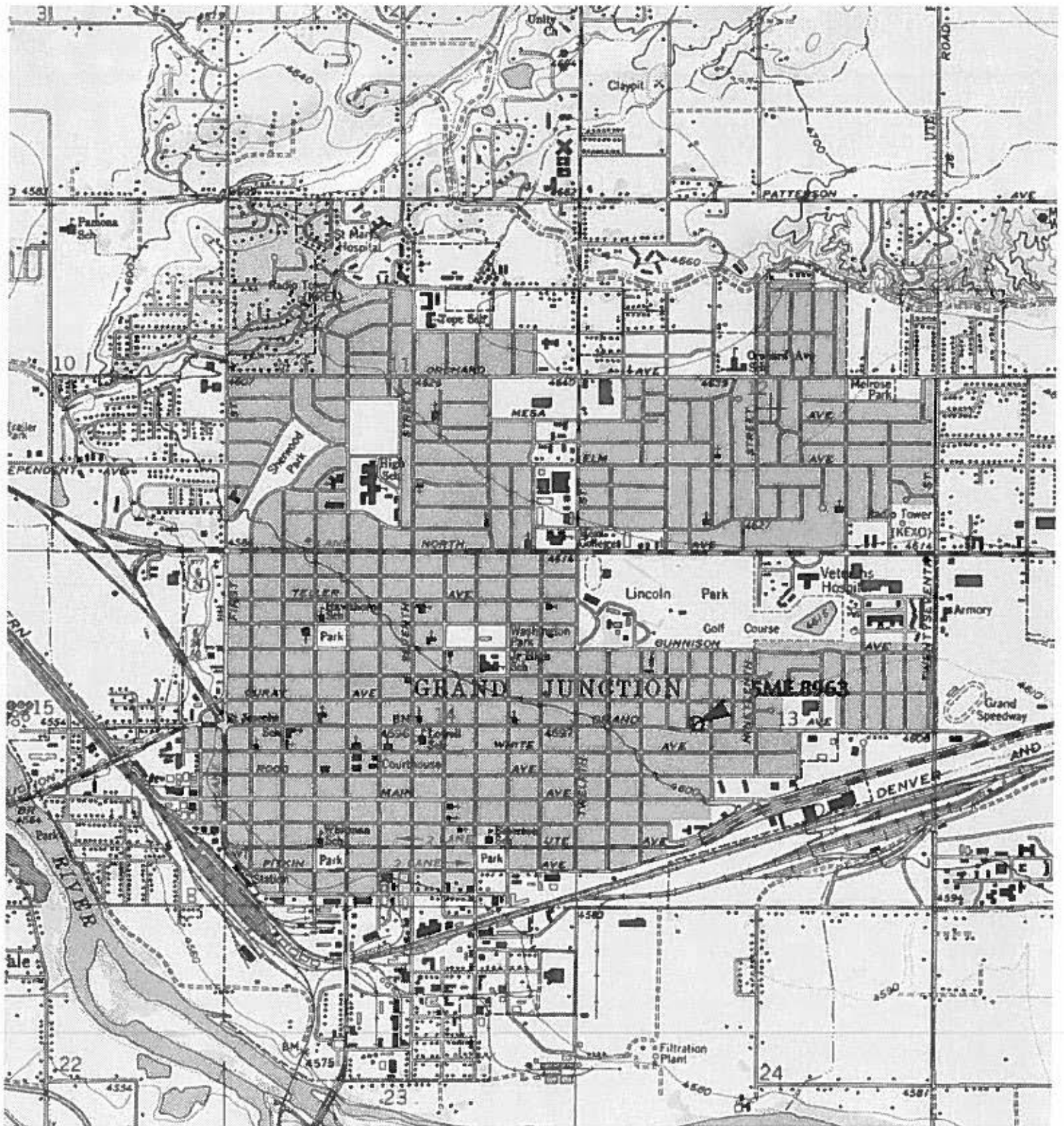
# 1602 Grand Ave.



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN MN  
11 1/4"



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

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004





5ME.8963

1602 Grand Ave.

Roll # 1 Frame # 10

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 2 5650 002913

010

sharp

54649