

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.14799
2. Temporary resource number: 455.SEVT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 455 N. 17th Street
8. Owner name and address: Todd Youngerman
455 N 17th St Grand Junction, CO 81501-4429

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 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 3 1 9 mE 4 3 2 7 5 4 6 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: 2
Addition: Slocomb's Addition Year of Addition: 1906
13. Boundary Description and Justification: Legal description of the site is: Lots 29 + 30 Blk 2
Slocomb Addition
Assessors Office Parcel ID # 2945-132-18-002
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 42' x Width 31'
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
20. Special features (enter all that apply): Chimney, Car port

Resource Number: 5ME.14799
Temporary Resource Number: 455.SEVT

Architectural Inventory Form
(page 2 of 4)

21. General architectural description: This is a small, wood-frame, side gabled house, with a series of additive volumes. The main side gable runs north/south, an asymmetrical front gable projects from the main façade, creating the entry, and another gable form projects off the rear, to the west. The entry door is centered on the peak of the front gable, but the roof has a lower eave on the south side, creating an asymmetrical front. An aluminum awning covers the entry door and concrete steps and stoop. The front gable has a flush bargeboard with curves at the base that end at small cornice returns. The main roof has similar details, while there is no overhang on the rake, there is a small overhang on the eaves, which includes gutters. To either side of the entry volume, sit a single double hung on the south and a large multi paned picture window on the north. A simple carport is located on the south side. A brick chimney is generally centered on the length near the ridge.
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: This house sits on a small lot which is predominantly lawn. Street trees are located on the curb and a large shrub is close to the house.
24. Associated buildings, features, or objects: not seen

IV. Architectural History

25. Date of Construction: Estimate: 1940 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Earl C. Roten
Source of information: 1941 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Window alterations and aluminum siding; addition off rear; 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.14799
Temporary Resource Number: 455.SEVT

Architectural Inventory Form
(page 3 of 4)

35. Historical background: Earl C. Roten is shown as owner in the 1941 directory. This is the first instance of this address in the available directories. Dale W. Wills is shown as occupant in the 1955 directory. George E. Davis is shown as owner in the 1956 and 1957 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: 1940
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. Development occurred 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.

Resource Number: 5ME.14799
Temporary Resource Number: 455.SEVT

Architectural Inventory Form
(page 4 of 4)

43. Assessment of historic physical integrity related to significance: Alterations have somewhat impacted 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 # 8

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



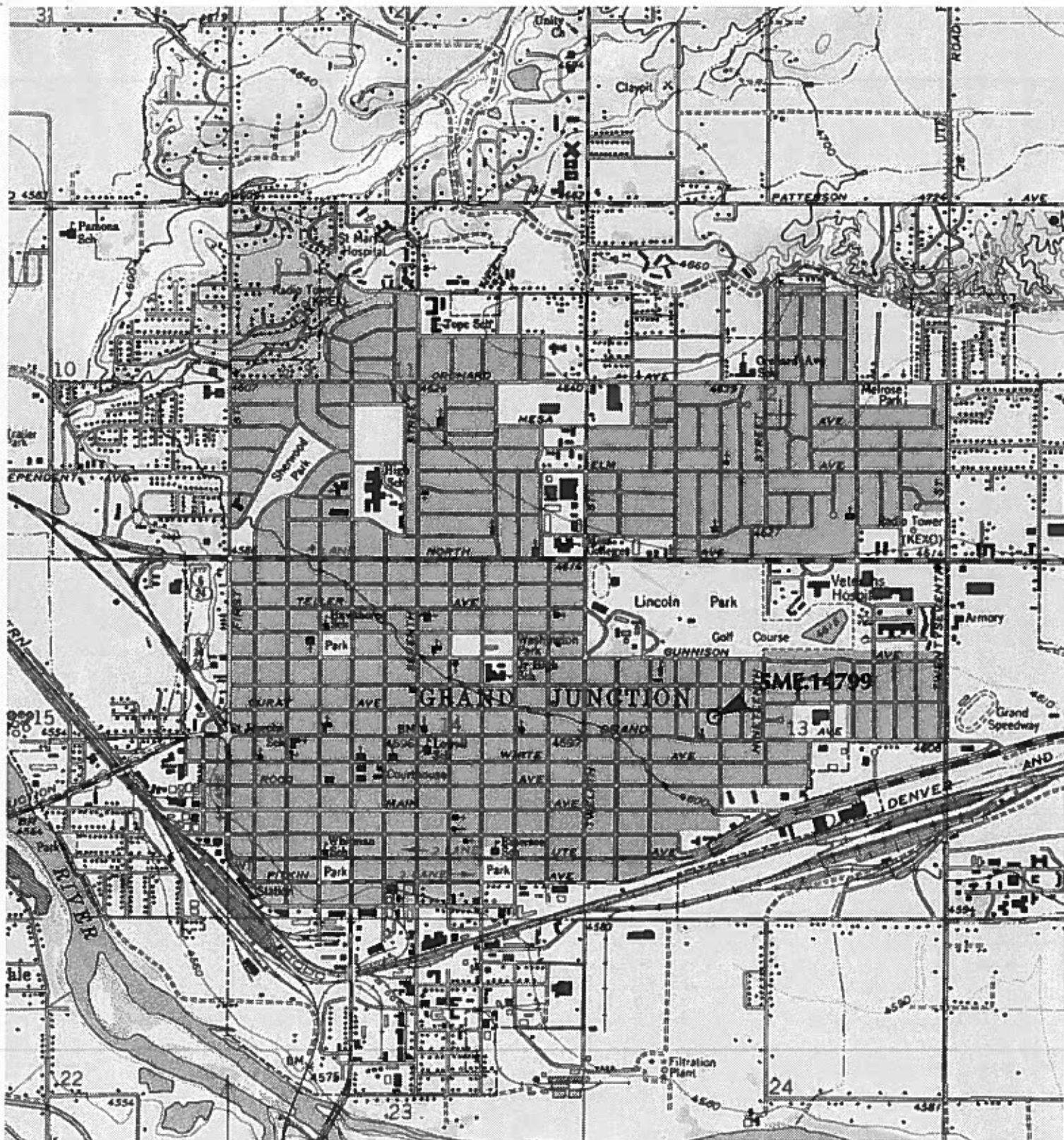
455 N.17th Street



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.14799

455 N. 17th Street

Roll #1 Frame #8

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5650 002913

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sharp

54647