

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.14815
2. Temporary resource number: 1370.TWSC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1370 N. 22nd Street
8. Owner name and address: Royal R Ross  
1404 N 22nd St Grand Junction, CO 81501-6522

**II. Geographic Information**

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SE 1/4 of NE 1/4 of SW 1/4 of SE 1/4 of section 12
10. UTM reference  
Zone 1 2 ; 7 1 2 8 4 6 mE 4 3 2 8 5 3 0 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): 5 & 6 Block: 1  
Addition: Arcadia Village Year of Addition: 1947
13. Boundary Description and Justification: Legal description of the site is: S 30ft Of Lot 5 +  
N 29ft Of Lot 6 Blk 1 Arcadia Village Refile  
Assessors Office Parcel ID # 2945-124-19-012  
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 35' x Width 32'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick. Asphalt
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): none

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21. General architectural description: This is a simple rectangular wood frame house with a moderately pitched side gable roof. The ridge runs north/south and the principal façade faces west. The roof has a minimal overhang on the gable ends, but a longer overhang on the front eave. The entry door is located on the north side with two concrete steps up to the door. A large window group is located to the right of the door with two over three fixed and awning units. A single horizontally proportioned window is located further right. The window heads align and are just below the level of the overhang soffit. The main façade has a brick veneer over the whole surface. The sides are stucco with vertical composition siding in the gable ends. A relatively large shed roof addition extends off the rear of the building for the full width.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a almost the full width of a long narrow lot with a number of trees and shrubs, otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1955 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Byron D Stratton  
Source of information: 1956 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition on rear, materials altered; 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
35. Historical background: Byron D. Stratton is indicated as the owner in the 1956 and 1957 directories, this address does not appear in directories prior to that date. The house is part of Arcadia Village, composed of several small tracts of land in 1947. The sites

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were owned by A. E. Borschell, Robert M. Porter and Miles M. Kane for the largest portion, Ray Files and Martha Files for a second tract, Clyde R. Kipp and Olive Kipp for the third tract.

36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1956 and 1957

**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: 1955; 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 development. These groups of houses were typically based on one or two plan types

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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: Material changes and addition has somewhat compromised the integrity.

**VII. National Register Eligibility Assessment**

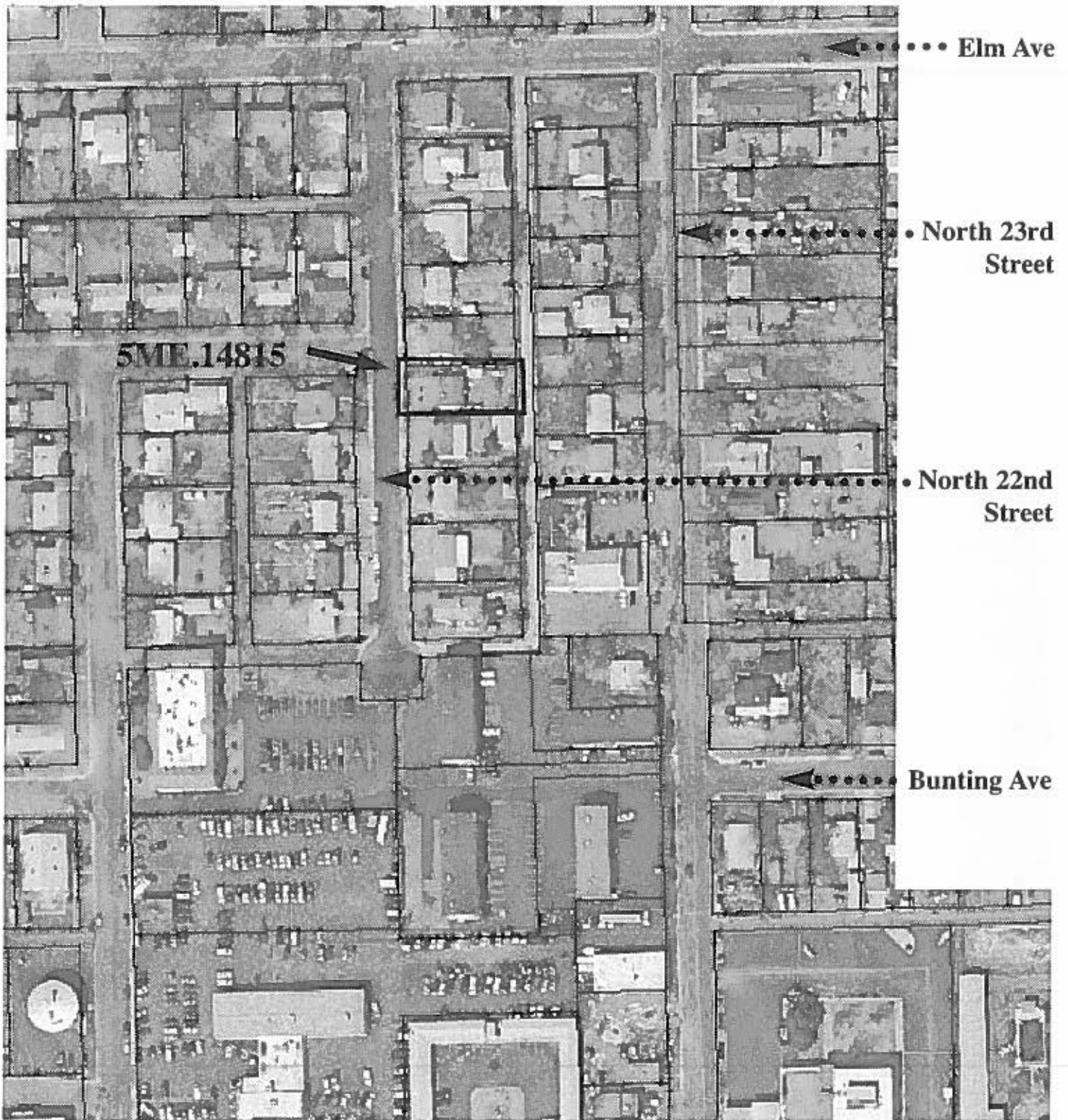
44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data
45. Is there National Register district potential? Yes  No  Discuss: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Roll # 2 Frame # 3  
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



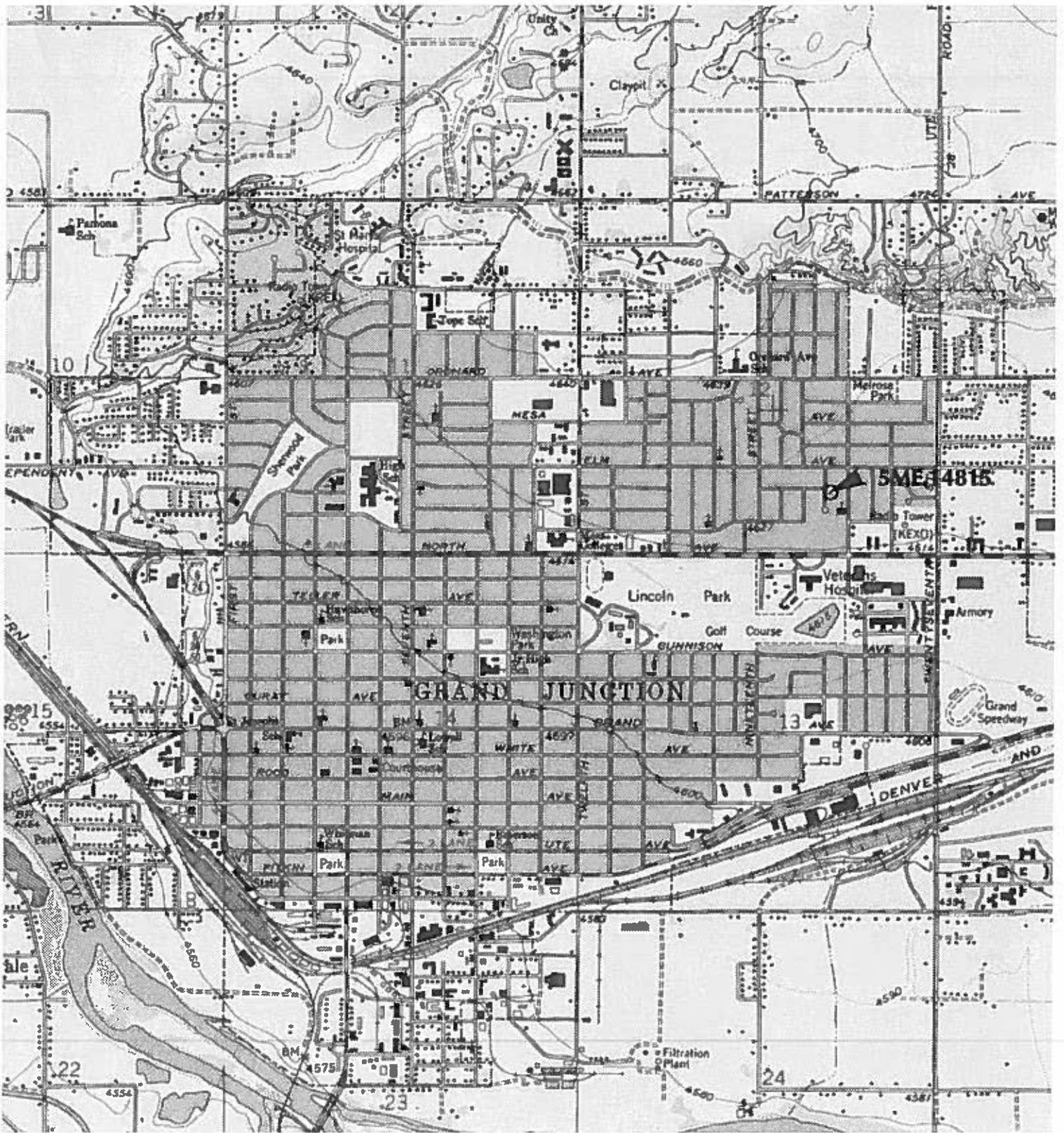
# 1370 N. 22nd Street



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 TOPOI© ©2003 National Geographic ([www.nationalgeographic.com/topo](http://www.nationalgeographic.com/topo))

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey  
2004*



5ME.14815

1370 N. 22nd Street

Roll # 2 Frame # 3

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5652.002915

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sharp

54718