

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.14817
2. Temporary resource number: 1200/1220.TWTD
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1200/1220 N. 23rd Street
8. Owner name and address: Charles J Desrosiers  
2643 F 1/2 Rd Grand Junction, CO 81506-8313

## II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
NE 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 9 4 8 mE 4 3 2 8 3 7 1 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): 1 Block: 3  
Addition: Teller Acres Year of Addition: 1947
13. Boundary Description and Justification: Legal description of the site is: Lot 1 Blk 3 Teller Acres  
Assessors Office Parcel ID # 2945-124-24-001  
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 31' x Width 48'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
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): Porch

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21. General architectural description: This is a rectangular wood frame side gabled building with an all over brick veneer. The ridge of the roof runs north/south and the main façade faces west. The main façade has a symmetrical layout with one side being the mirror image of the other. The wall is divided into three equal sections, the center section is recessed under the porch roof and has an entry door at either side on the side walls of the recess. A steel frame window with multiple panes is located on each end of the street facing wall with another set of units near the center. On the main street facing wall a steel frame metal window wraps the corner on either end. The window has a large central picture window with a narrow light to each side. The width of that light is repeated three times along a transom on top of the picture window creating a multi-paned composition. All lights are divided by thin muntins. The window on the north and south sides share the same muntin lines but the overall width is divided in only two vertical sections. The recessed area is infilled with a concrete pad that is one step above grade. A similar window wraps the east corners on the north and south as well. A gable volume projects off the rear in approximately the same location as the front recess.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a corner lot with some large street trees there is a minimal amount of lawn.
24. Associated buildings, features, or objects: none seen

**IV. Architectural History**

25. Date of Construction: Estimate: 1951 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): Gable on rear is possible addition, dates unknown.
30. Original location  Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Domestic, Multiple Dwelling
32. Intermediate use(s): \_\_\_\_\_
33. Current use(s): Domestic, Multiple Dwelling

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34. Site type(s): Residential Neighborhood
35. Historical background: Mrs Emma Pratt is listed as an occupant in 1955 and 56. William J Wallace occupies 1220 in 1955. Frank Monroe is an occupant in 1956. Larry Wendell is an occupant in 1957 as is Mrs Evelyn M. Sorensen. These are the first instances of this address in the available directories. This building is part of Teller Acres, developed about 1947 by V. A. Green and Ivah Green, A. E. Borschell, Oscar and Ruth Redd, George H. Weldon and J. W. Miller. Virgil Green was a building contractor.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1951, 1955, 1956, 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: 1951; 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

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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 with a limited number of roof and exterior finish variations, further reinforcing the characteristics of mass production. This is a relatively unusual example of a duplex building. The multi-family buildings are typically found at the edges of other concurrent single family developments.

43. Assessment of historic physical integrity related to significance: The building is essentially intact.

**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 # 6

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

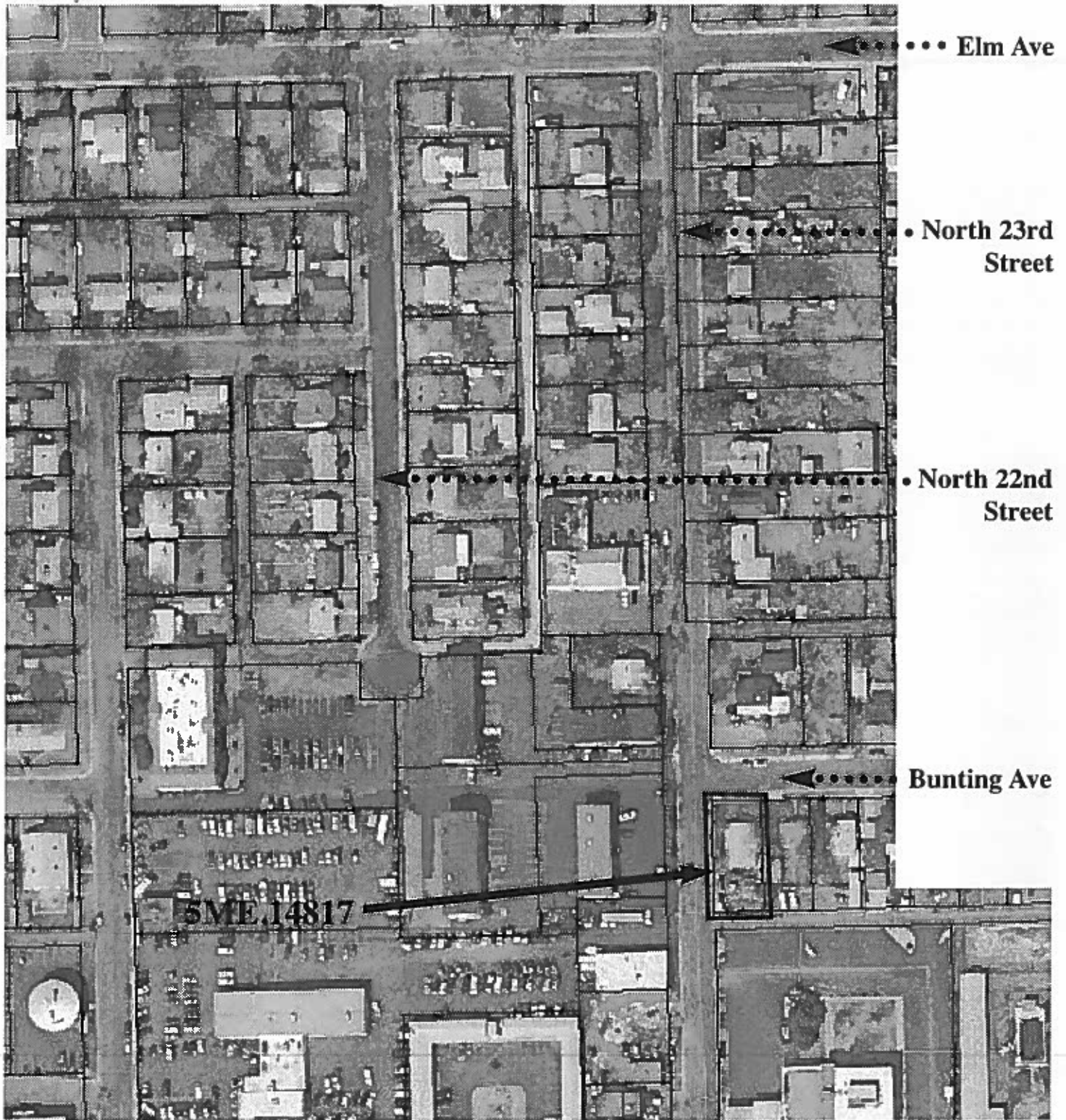
51. Organization: Reid Architects, Inc.

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



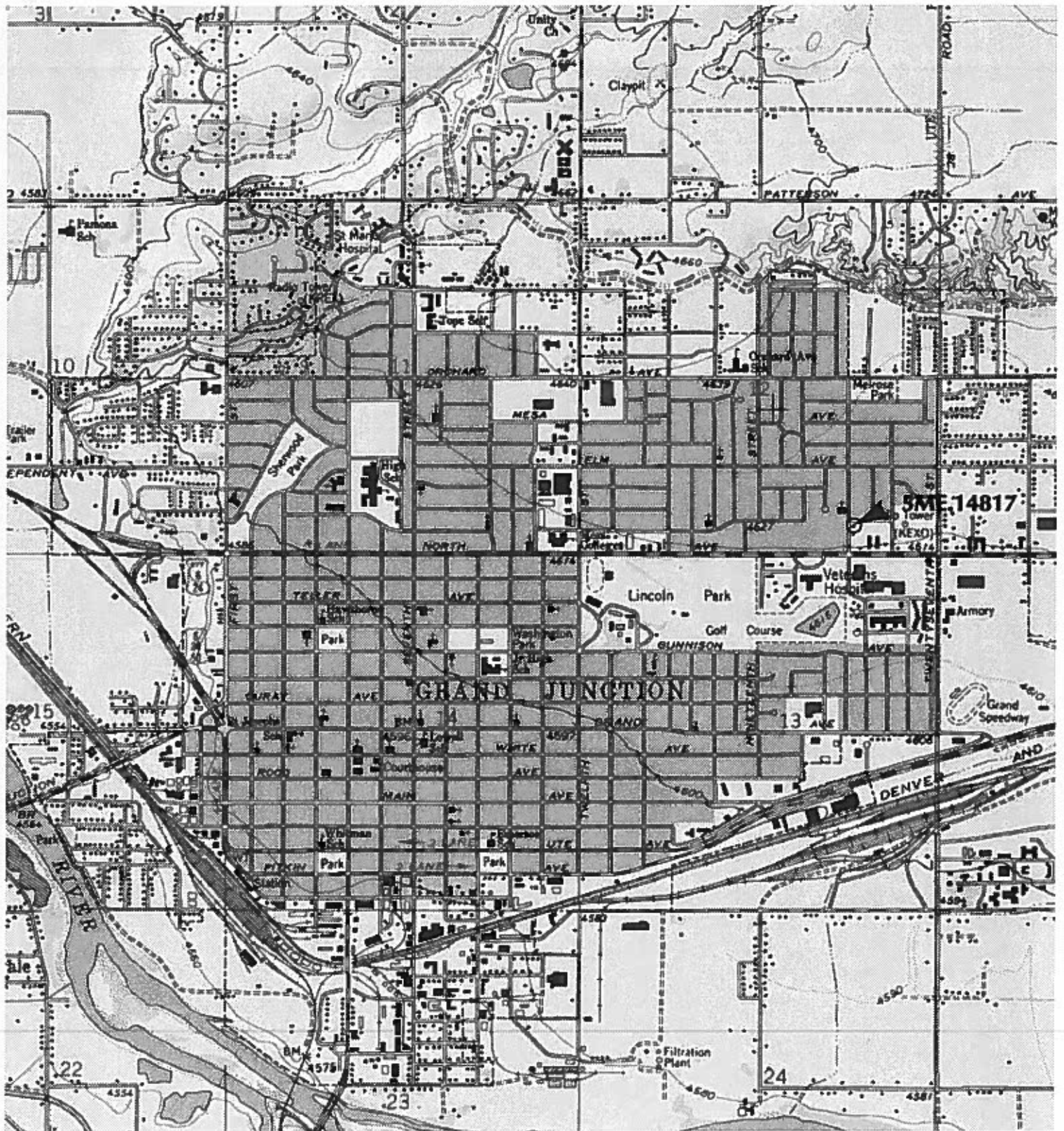
# 1200/1220 N. 23rd Street



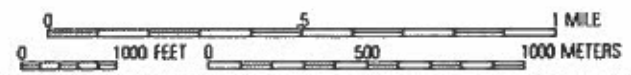
North

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](http://www.nationalgeographic.com/topo))

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*  
2004



5ME.14817      1200/1220 N. 23rd Street  
Roll # 2   Frame # 6  
Looking northwest  
Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5652 002915

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sharp

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