

OAHP1403
Rev. 9/98

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.14818
2. Temporary resource number: 1373.TWTD
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1373 N. 23rd Street
8. Owner name and address: Alzo L Jones
3150 W 2000 N Vernal, UT 84078-9750

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 8 9 7 mE 4 3 2 8 5 4 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): 23 Block: 1
Addition: Arcadia Village Year of Addition: 1947
13. Boundary Description and Justification: Legal description of the site is: Lot 23 Blk 1
Arcadia Village Refile
Assessors Office Parcel ID # 2945-124-19-011
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 24' x Width 44'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Terra Cotta
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): Flared Eave, Porch, Chimney

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21. General architectural description: This is a long rectangular masonry building with a side gable roof. The ridge runs north/south and the principal façade faces east. The walls are large masonry units with a variety of pale coloration. The corners are dark colored quoins of the same size. The main entry is generally centered on the façade and is covered by a low gable roof with a sweep on the south side. The roof is supported by two pairs of posts. A very large multi-paned steel frame window is located to the south of the entry door, and the masonry wall has quoins surrounding the opening. Another opening is located on the wall toward the north side. this window has the quoin frame and a two over four steel muntin pattern. The top panes are fixed and the bottom three are casements. Two similar windows are located on the north side.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sit in the center of a larger lot with significant street trees. Otherwise the lot is predominantly lawn.
24. Associated buildings, features, or objects: A side gable outbuilding sits at the rear of the site with details and materials similar to the main house.

IV. Architectural History

25. Date of Construction: Estimate: 1950 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: James K. Jones
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): No apparent alterations
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: James K. Jones is shown as owner in the directories of 1951 through 1957. The current owner is Alzo Jones and may or may not be related to the original owner. This building is part of Arcadia Village, composed of several small tracts of land in 1947. The sites 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 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: 1950; 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

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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. While this house is similar in form and pattern to many of the neighboring houses, the wall materials and details are unusual. This wall material can be seen in a handful of other houses in the City, only a few are ranch type. The porch roof is also unusual in its form.

43. Assessment of historic physical integrity related to significance: The house appears intact with its original form and materials. Porch roof may not be original, further information is required to determine actual 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 # 16 Frame # 21

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

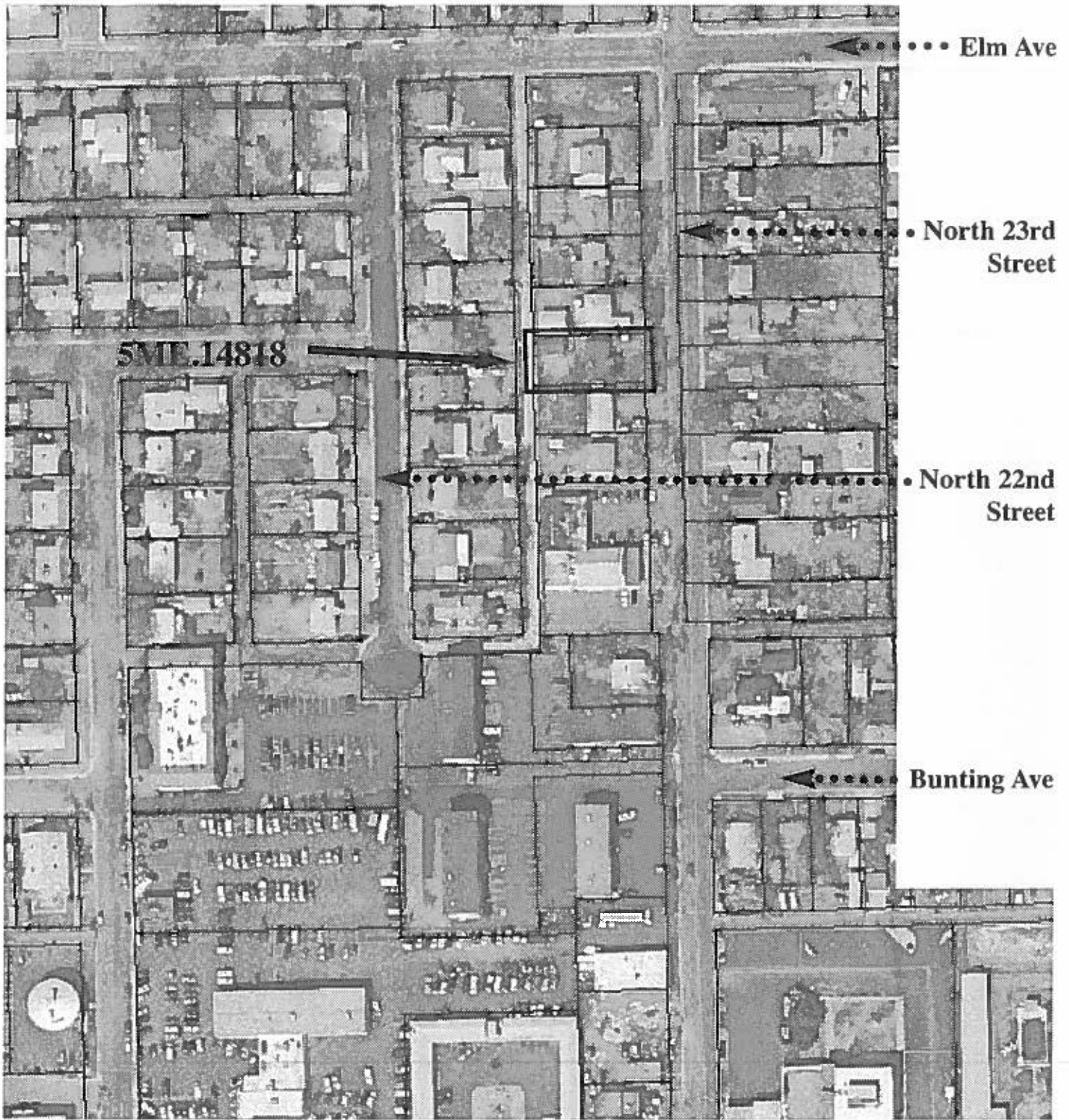
51. Organization: Reid Architects, Inc.

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



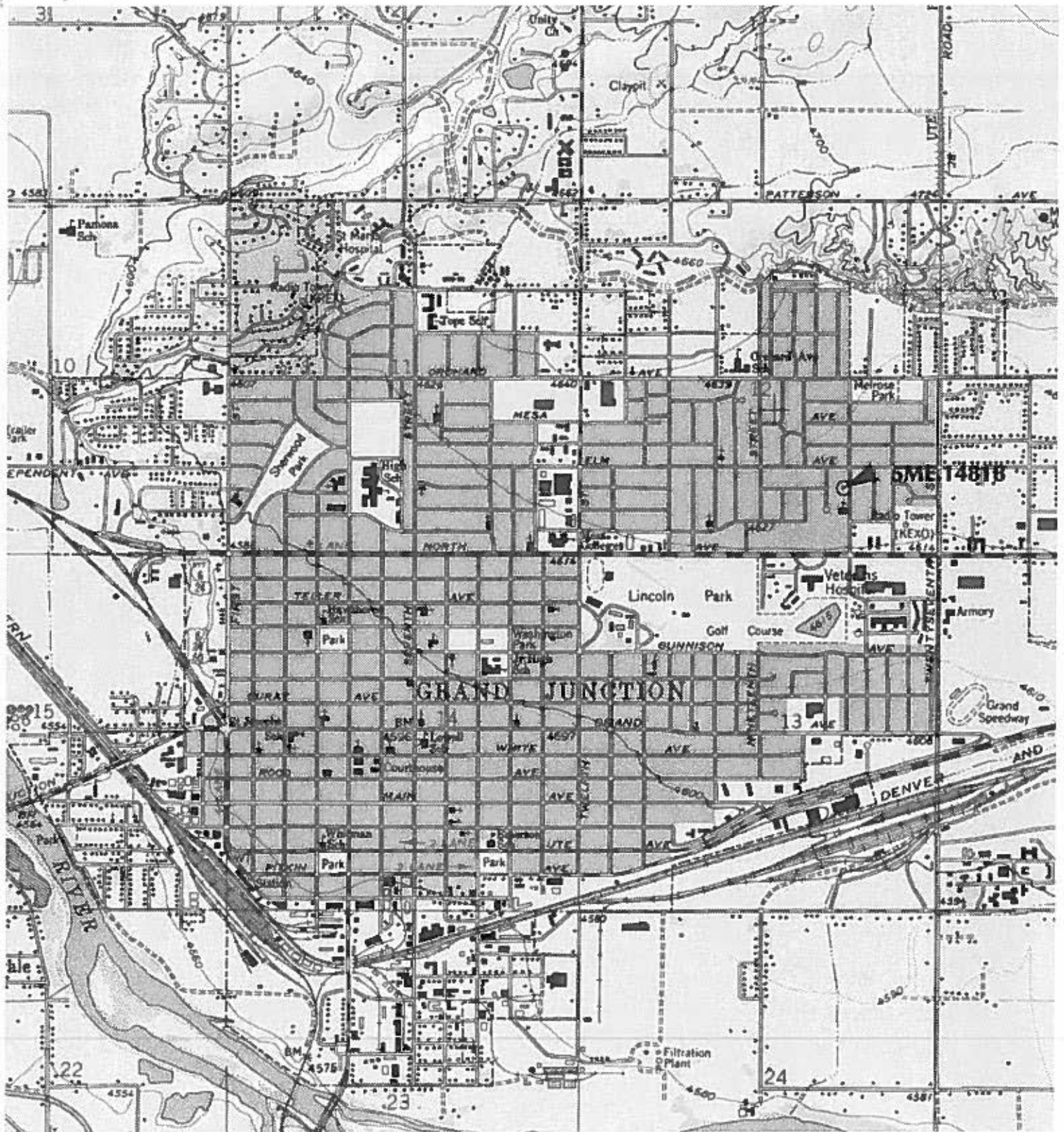
1373 N. 23rd Street



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)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.14818

1373 N. 23rd Street

Roll # 16 Frame # 21

Looking west

Grand Junction, Mesa County, CO

EQ 001X0000 NNN+ 1 2537

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