

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, CO 80203

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME7811

Eligible for National Register ___yes___no
date _____ initials _____
Criteria ___A___B___C___D
Contributes to a potential National Register district
___yes___no district name: _____

Eligible for State Register ___yes___no
date _____ initials _____
Criteria ___a___b___c___d___e
Areas of significance: _____

COUNTY: Mesa

CITY: Grand Junction

HISTORIC BUILDING NAME: Tipping, Alice, House

Period of significance _____
Needs data ___ date _____ initials _____

CURRENT BUILDING NAME: Simadas Residence

LOCAL LANDMARK DESIGNATION: [] yes [X] no

ADDRESS: 1733 Palmer Ave., Grand Junction, CO 81503-1839

Date of designation: N/A
Designating authority: N/A

OWNER NAME & ADDRESS: Bessie Simadas, 1733 Palmer Ave., Grand Junction, CO 81503-1839

P.M.: UTE township: 1S range:1W
SE ¼ of SW ¼ of SW¼ of SE¼ of section 23

UTM REFERENCE-12
Easting: 711190
Northing: 4324890

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 [X] 7.5' [] 15'

STYLE: Bungaloid

Block: 12
Lot(s): 24 - 29
Addition: Orchard Mesa Heights
Year of addition: 1890

BUILDING TYPE:

[X] original location [] moved
Date of moves(s): _____

MATERIALS: Concrete Foundation; Wood Frame; Wood Shakes; Asphalt Shingle Roof

HISTORIC USE: Domestic
PRESENT USE: Domestic

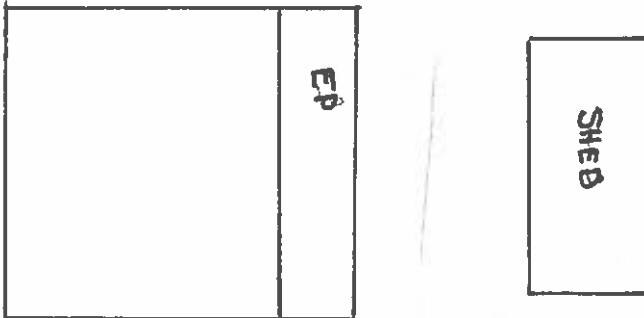
STORIES: 1

SQUARE FOOTAGE: 1228

DATE OF CONSTRUCTION- estimate: 1937 actual:
Source of Information: Tax Assessor's Records

PLAN SHAPE:

north arrow ↑



ARCHITECT: Unknown

Source of information: _____

BUILDER/CONTRACTOR: Unknown

Source of information: _____

ORIGINAL OWNER: Alice Ann Tipping

Source of Information: Lot and Block

ASSOCIATED BUILDINGS- [X] yes [] no

Type: Garage

ARCHITECTURAL DESCRIPTION: One story with side hip on gables. Concrete step and stoop lead to screen door over paneled front door with four lights. Symmetrical facade with double hung, wood sash window one-over-one on each side. Windows around house are the same. Several sliding casements. Siding is light green wood shakes; trim is white. Gray composition shingle roof with brick chimney on ridge. Enclosed porch across rear, under extended roof.

Rows of large rose bushes flank each side of lawn. Two large locusts and five huge arborvitae on front property line. Locust tree on south drive. Garage at rear. Also trailer house.

PHOTOGRAPHS (include photographs showing each side of building and any associated buildings)

Film roll no.: 9
Negative no.: 3

Photographer: Carolyn Howard
Location of negatives: City Of Grand Junction

CONSTRUCTION HISTORY (include description and dates of major additions, alterations, or demolitions): Rear porch enclosed, date undetermined. Additional construction or modifications not noted in Assessor's Records.

HISTORICAL BACKGROUND (discuss important persons and events associated with this building): Orchard Mesa is a triangle of desert land between the Gunnison and Colorado Rivers and the Grand Mesa. By 1890, orchards were planted by homesteaders as they settled into the area. Today, the orchards are receding under the pressure of subdivisions.

The first residents of the house, built ca. 1933, have not been determined. The Grand Junction City Directory shows the owner, James Zucca, a foreman with the Road Department, living there in 1946. Through the early 1950s it is difficult to determine where residents lived on Orchard Mesa as numbered street addresses did not appear in the Grand Junction City Directories with any regularity. Grand Junction did not begin to annex Orchard Mesa into the City until 1966.

INFORMATION SOURCES (be specific): Appraisal Card, Lot and Block Books, Grand Junction City Directories.

SIGNIFICANCE (check appropriate categories)

Architectural significance:
 represents the work of a master
 possess high artistic value
 represents a type, period, or method of construction

Historical significance:
 associated with significant person(s)
 associated with significant event
 associated with a pattern of events
 contributes to an historic district

National Register eligibility:
 Individual yes no
 Criteria: A B C D
 Area(s) of significance: Architecture

Contributes to a potential district:
 yes no
 District name:

Period of significance: 1937

THEME(S):

STATEMENT OF SIGNIFICANCE (briefly justify the significance checked above): A Bungalowoid with regularly spaced fenestration. Although not eligible for the National Register, this house may contribute to a local register.

INVENTORY COMPLETED BY: Museum Group Staff

DATE: 2/14/96

AFFILIATION: Museum of Western Colorado

PHONE: (970) 241-9117

ADDRESS: PO Box 20000-5020, Grand Junction, Colorado 81502-5020

PROJECT NAME: Grand Junction Historic Resources Survey, Phase 2



1733 Palmer St.
Grand Junction, Mesa Co, CO
2945-234-04-013
5ME7611

11/01/1995
Roll 9 Frame 4
View E Dir NW
5ME7611



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