

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.14590
2. Temporary resource number: 1217.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1217 N. 15th Street
8. Owner name and address: Morse Living Trust
1018 Twining Ave San Diego, CA 92154-2559

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 1/4 of SE 1/4 of SW 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 2 0 9 0 mE 4 3 2 8 3 9 3 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): 2 Block: _____
Addition: Grandview Subdivision Year of Addition: 1905
13. Boundary Description and Justification: Legal description of the site is: Beg 100ft S Of Ne Cor Lot 2 Grandview Subdivision Section 12 1s 1w S 45ft W 160ft N 45ft E 160ft To Beg Assessors Office Parcel ID # 2945-123-00-055
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 30' x Width 30'
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): Porch, Chimney; Fence

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21. General architectural description: This is a very simple side gable masonry house. The ridge runs north/south and the main façade faces east. The entry door is located to the left side of the main façade and has two pairs of casement windows with a two over four muntin pattern. The window openings have radiused masonry corners. A front gable porch roof extends to the east off the main façade and is supported by pairs of square wood posts, one in each corner. The porch roof has vertical siding with scalloped ends in the gable end, and it covers a concrete patio area. The south side has two similar window units equally distributed and the gable end is infilled with vertical siding. A brick chimney sits on the rear slope of the roof.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The lot is predominantly lawn, with several trees surrounding the property and a low wood picket fence.
24. Associated buildings, features, or objects: A gable garage with a shed on the side is at the rear of the lot.

IV. Architectural History

25. Date of Construction: Estimate: 1936 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): Porch roof alteration or addition, garage at 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

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35. Historical background: No specific, early information was found on this building except that John Koch is shown as the owner in the directories of 1951, 1955, 1956 and 1957. The building is part of the Grandview Subdivision. The subdivision was created in 1905 by the Grand Junction Land & Investment Company. This investment group was formed by R.J. Bolles, as President, Arlie B. Yeaton and James Ramey. Later the subdivision was divided into smaller parcels.
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: 1936

41. Level of significance: National State Local

42. Statement of significance: This building is indicative of the transition of this area from an agricultural neighborhood to a more suburban pattern. The masonry used on the building can be seen in numerous other buildings in the area, from the same period. This would seem to indicate a local trend in building style and materials.

43. Assessment of historic physical integrity related to significance: The building is seems generally intact. It retains a high level of integrity, though the porch question remains

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible Not Eligible Need Data _____

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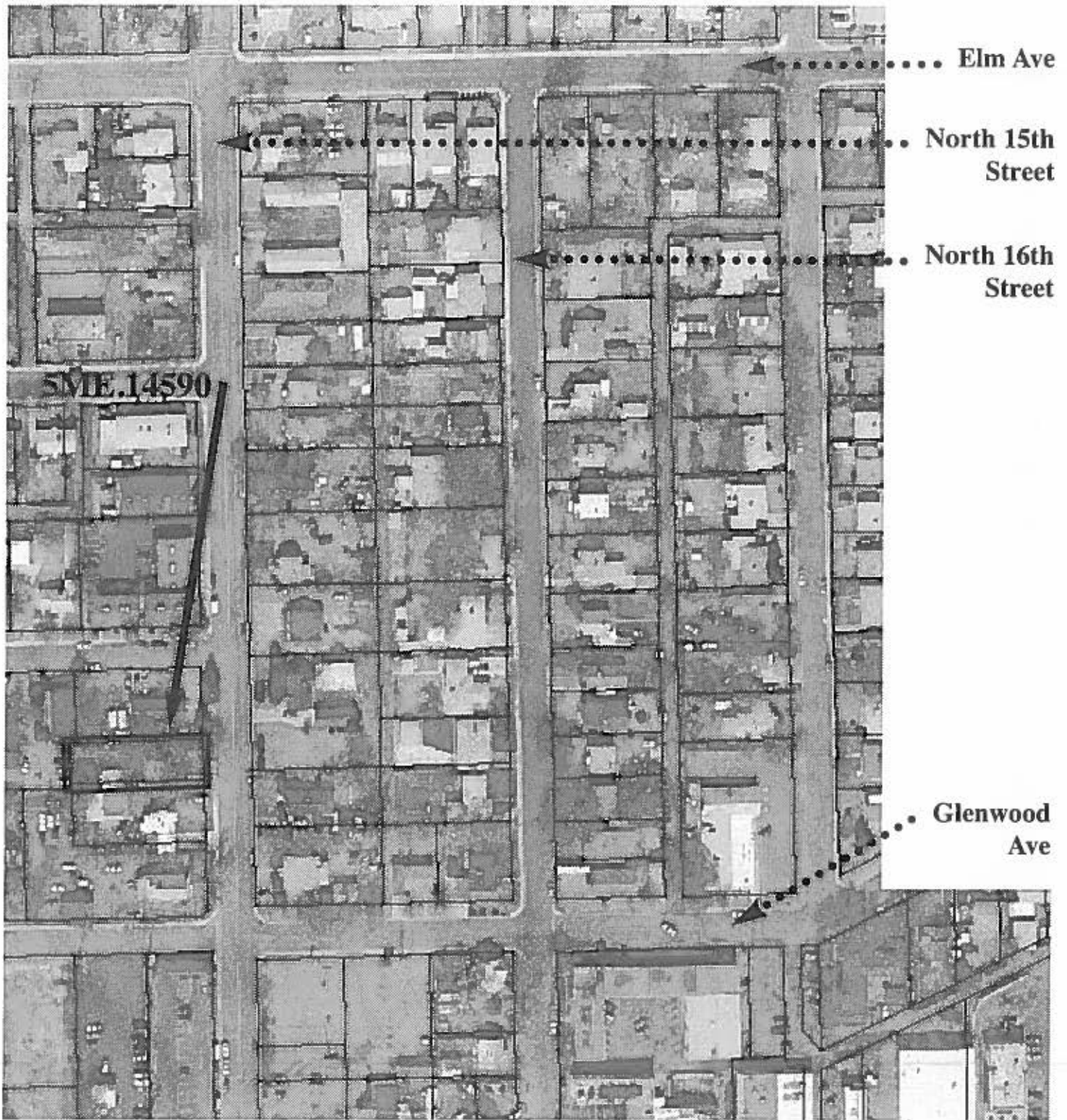
45. Is there National Register district potential? Yes ___ No X Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 5 Frame # 37 and Roll # 16 Frame # 15
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



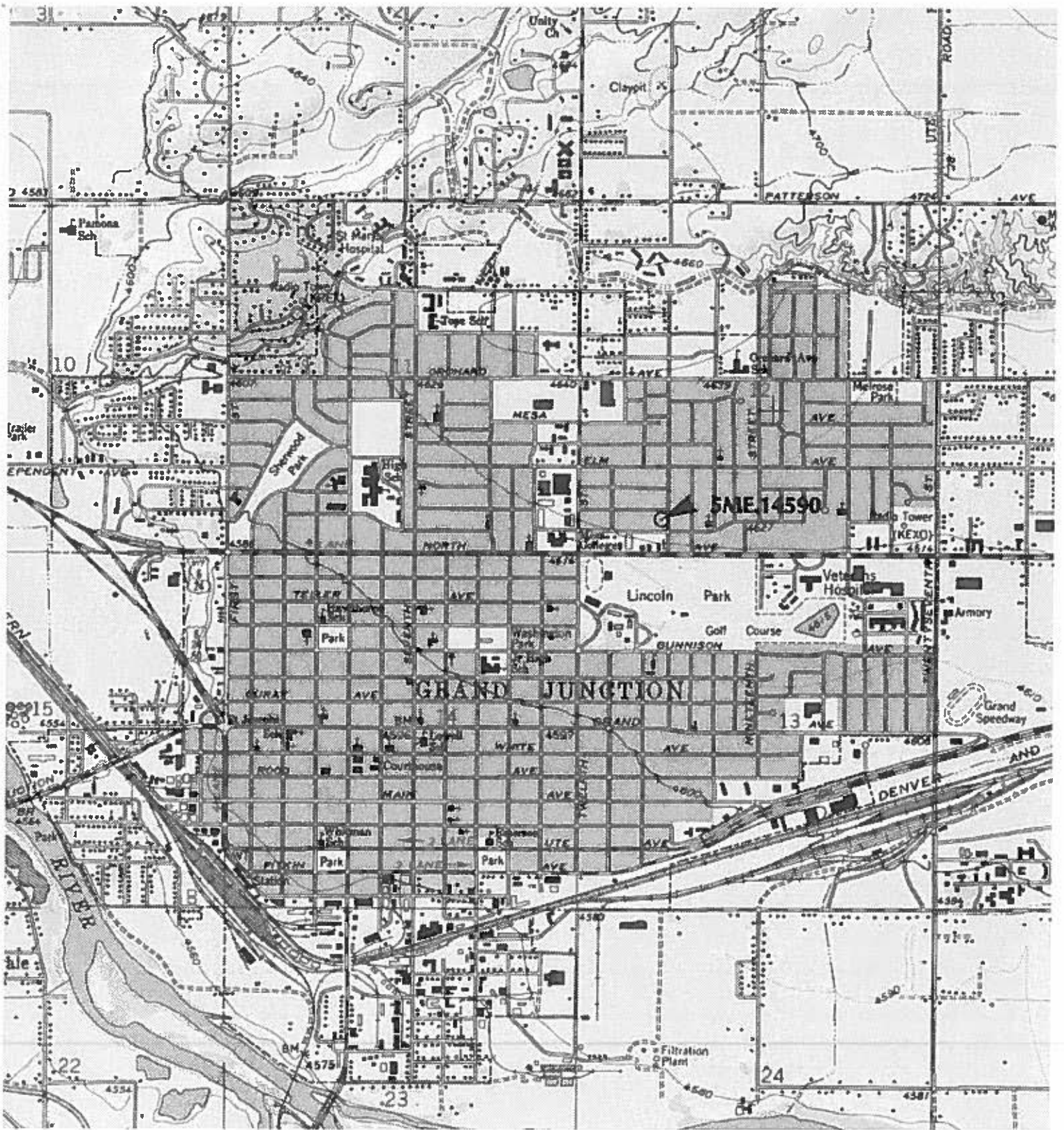
1217 N. 15th Street



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.14590

1217 N. 15th Street

Roll # 5 Frame # 37

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5882 002927

037

sharp

57934

5ME.14590

Roll # 16 Frame # 15

Looking west

Grand Junction, Mesa County, CO

1217 N. 15th Street

NA QANX0N0 NNN+ 1 2218 01