

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 5

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.14641
2. Temporary resource number: 1450.ELM
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1450 Elm Ave.
8. Owner name and address: Nick A Lobato
2489 S Broadway Grand Junction, CO 81503-2782

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of SE 1/4 of NW 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 2 0 9 4 mE 4 3 2 8 6 4 9 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): 8 Block: 3
Addition: Prospect Park Year of Addition: 1947
13. Boundary Description and Justification: Legal description of the site is: Lot 8 Blk 3
Prospect Park Subdivision Sec 12 1s 1w + that Pt Of 1/2 Vac Row Adj on west Per B-1176
P-501 of Mesa Co Records Exc Rd Row As Desc in B-2144p-130/132 Mesa Co Records
Assessors Office Parcel ID # 2945-123-14-008
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 45' x Width 31'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

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20. Special features (enter all that apply): Porch, Dormer, Decorative Shingles
21. General architectural description: This is a large wood framed house with complex geometry. The primary volume is a steeply pitched hipped form with secondary gable forms projecting to the south and east. The gables are approximately half the width of the hipped volume and share the west and north roof slopes of the hip respectively. The south facing façade is the principal façade with the front gable on the west and a curved porch infilling the ell created by the two perpendicular gable forms. The porch roof runs below the eave of the main hipped form. The entry door sits under the porch roof on the central volume, facing south. A single vertically proportioned double hung window sits on the east facing wall under the porch. The porch roof is supported by four Tuscan columns, one at the edge of the overhang that projects beyond the wall plane on the south, one at the start of the quarter round curve, one at the end of the curve, one in the center of the remaining space and finally a pilaster at the corner of the east facing gable. The south facing gable end has a large double hung on the main level and a narrower one on the upper level. A trim board runs across the gable at the head of the window with decorative shingles infilling the small remaining triangle. The eave ends return on the gable end creating a small cornice return on the wall. A hip roofed dormer sits on the main hip form, just above the entry door. It has a small horizontally proportioned window on its face and shares the east roof plane with the main roof. The east facing gable has a bay centered on its width on the main level. The bay has vertically proportioned double hung windows in each face, and a small hipped roof. a single double hung sits above the bay on center. The west side of the house has a gable which does not project beyond the main wall with two double hungs on the upper level, a door with transom is centered below the windows. Three other vertically proportioned double hung windows are located along the length of the façade. A one story hipped roof addition is located on the rear of the house. The house sits on an ashlar stone base with several square basement windows.
22. Architectural style/building type: Late Victorian; Edwardian
23. Landscaping or special setting features: The house sits on a corner lot with a large street tree and several shrubs along the house. Otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A shed is located on the rear of the lot

IV. Architectural History

25. Date of Construction: Estimate: 1910 Actual: _____
Source of information: Mesa County Assessors Office

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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): Possible replacement of porch posts and some siding with materials similar to the original; 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: Karl J. Kirkpatrick is listed as the owner in the 1941 directory. This is the first instance of this address in the available directories. Charles M. Knoch is listed in the 1955, 56 and 57 directories. James C. Paquette and Margaret M. Paquette are listed as the owners of this parcel on the Prospect Park Plat Map of 1947. This building is now part of Prospect Park subdivision of about 1947. This area was originally part of the larger Grandview Subdivision which was established 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.
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;

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- 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: 1910

41. Level of significance: National State Local

42. Statement of significance: This house is representative of the development that occurred adjacent to the original core of the city on agricultural lands. This house sits on a historically arterial street. Presently, this area of town reflects the City's transition, from agricultural development on a small scale to larger production style development during more rapid expansion. This particular house is the largest and most complex of the period in this area, suggesting that the original owner may have operated a significant agricultural operation in the area.

43. Assessment of historic physical integrity related to significance: The house retains a high level of integrity. The possible alterations have been done in a manner which is consistent with the original detailing.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

This is a significant house in this area and has been well maintained. It is representative of a pattern of development which has been obscured by subsequent development patterns.

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 # 4 Frame # 25 & 27

Negatives filed at: City of Grand Junction Planning Dept.

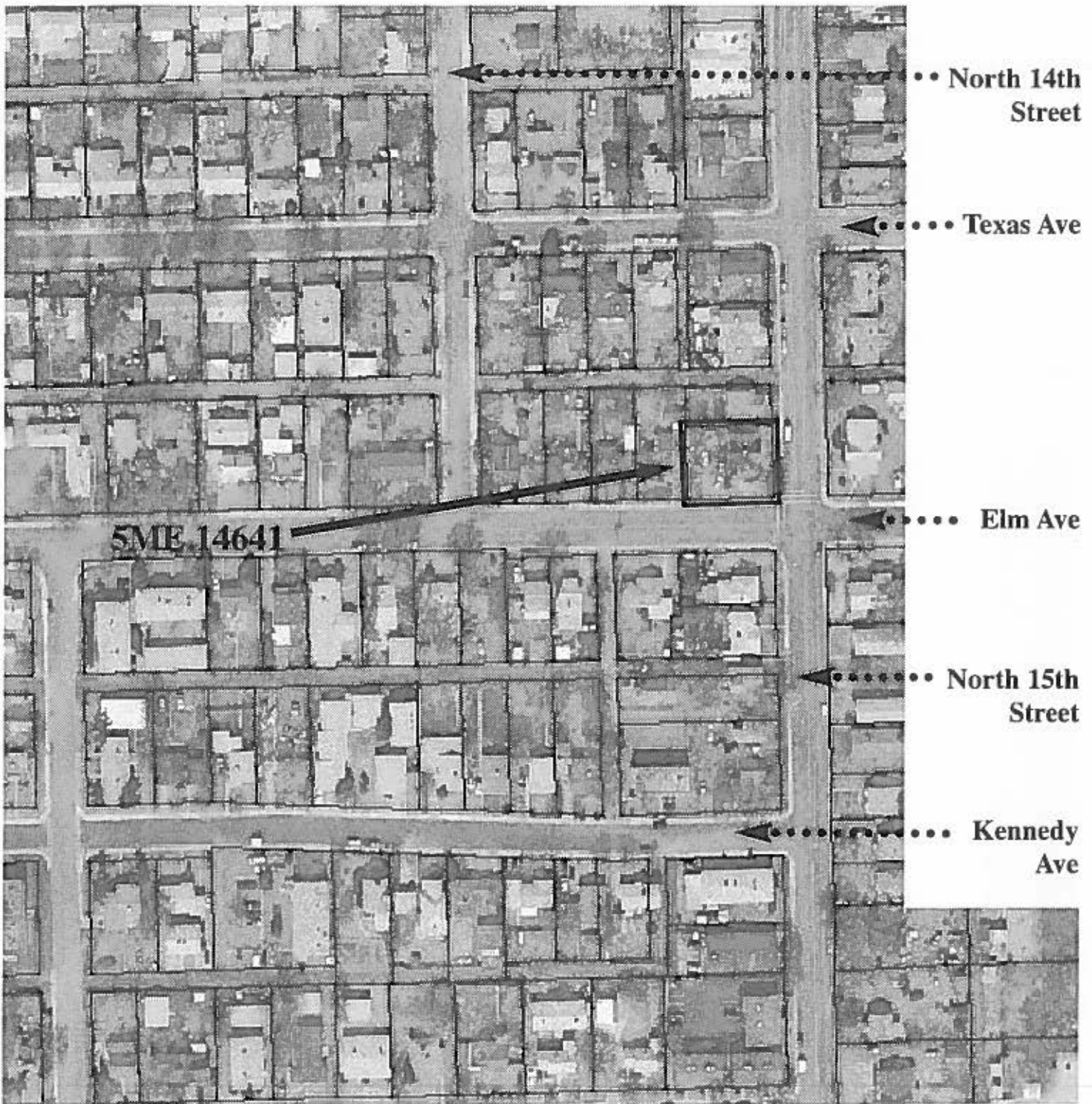
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48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005
50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 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



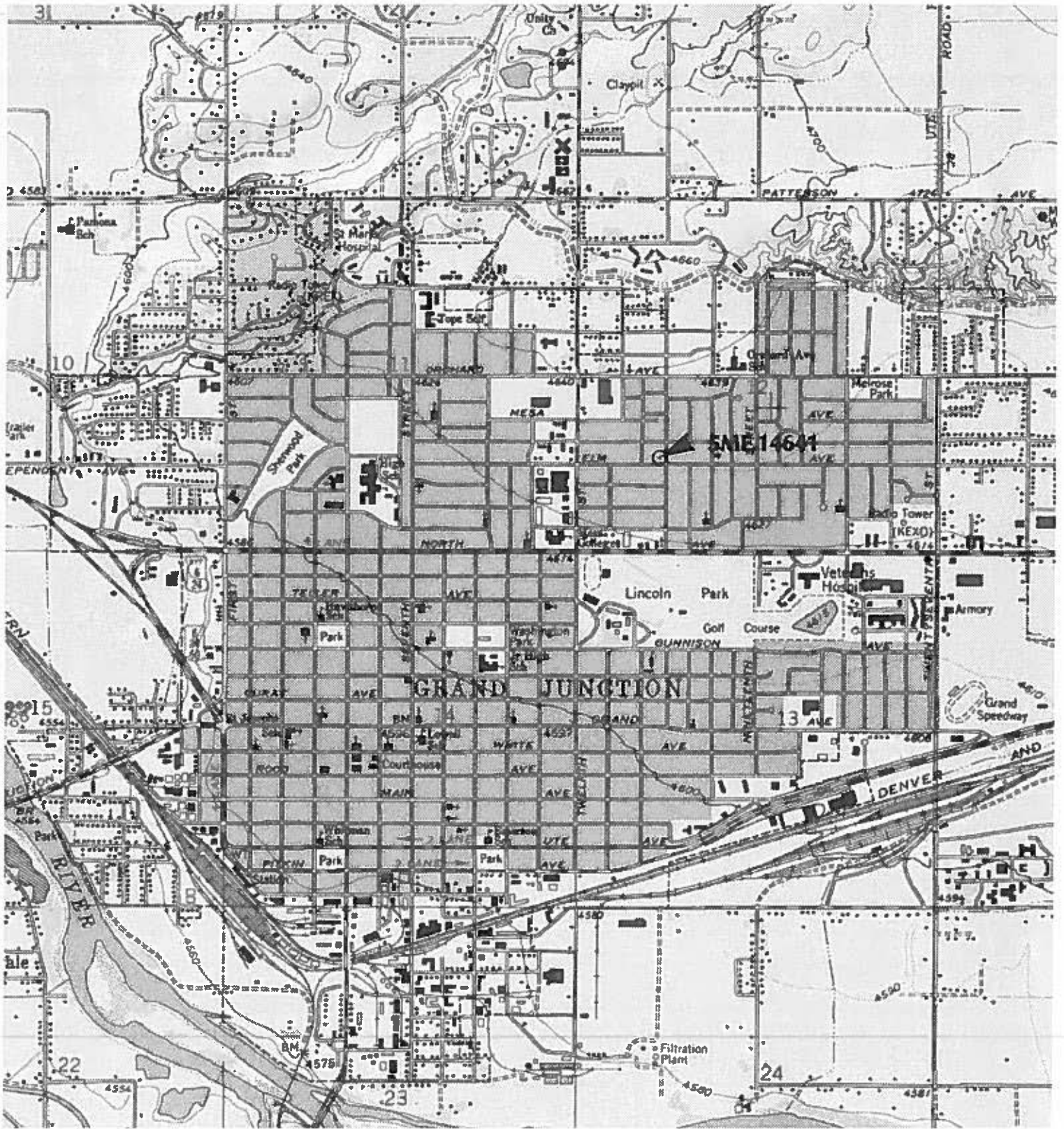
1450 Elm Ave.



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.14641

1450 Elm Ave.

Roll # 4 Frame # 27

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 3 5653 002916

028

sharp

54780

54778

sharp

026

WHF BA010A1X0N NNN+ 2 5653 002916

Grand Junction, Mesa County, CO

