

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.14642
2. Temporary resource number: 1603.ELM
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1603 Elm Ave.
8. Owner name and address: Michael C Bennett  
2328 1/2 E Rd Grand Junction, CO 81503-1410

## II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
NE 1/4 of NW 1/4 of SE 1/4 of SW 1/4 of section 12
10. UTM reference  
Zone 1 2 ; 7 1 2 2 3 7 mE 4 3 2 8 6 0 6 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: 1  
Addition: Parkplace Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 1 Blk 1  
Parkplace Heights  
Assessors Office Parcel ID # 2945-123-24-001  
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 38' x Width 24'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Shingle
18. Roof configuration: (enter no more than one): Pyramidal Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Chimney

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21. General architectural description: This is a small wood frame house with a hipped roof main volume and a shed roof addition on the rear. The principal façade faces north with the entry door, with transom, slightly off center to the right. A small gable roof covers the entry and is supported by two square wood posts. A pair of vertically proportioned double hung windows sit to the right and a single vertically proportioned double hung is centered on the remaining wall to the left. Two similar double hungs are on the main volume wall on the east and west sides. A brick chimney sits on the peak.
22. Architectural style/building type: Hipped Box
23. Landscaping or special setting features: The house sits on a corner lot with a large street tree. The remainder of the yard is gravel driveway and lawn.
24. Associated buildings, features, or objects: Several shed are located on the rear of the lot.

**IV. Architectural History**

25. Date of Construction: Estimate: 1938 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): Replaced siding materials, possible entry porch alterations; 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: Elmer L. Thompson and LaVetta Thompson are listed as the owners on the 1951 Parkplace Heights Plat Map. Herbert H. Weldon appears as the owner in the 1955 directory. This is the first instance of this address in the available directories. Clyde V. Smith is listed as the owner in the 1956 and 57 directories. This building is now part of Parkplace Heights Subdivision developed in 1951. This area was originally part of the larger Grandview Subdivision established in 1905.

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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: 1938

41. Level of significance: National  State  Local

42. Statement of significance: This house is representative of the early suburban development that occurred adjacent to the original core of the city on previously agricultural lands. The town expanded first on the historic arterial streets and then infilled the interior of the grid. This area of town reflects the City's transition, from early suburban development on a small scale to larger production style development during more rapid expansion. Though the automobile was a factor in the location of new development, the small modest houses that were built did not integrate the car into the design.

43. Assessment of historic physical integrity related to significance: Alterations have somewhat impacted the integrity.

**VII. National Register Eligibility Assessment**

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

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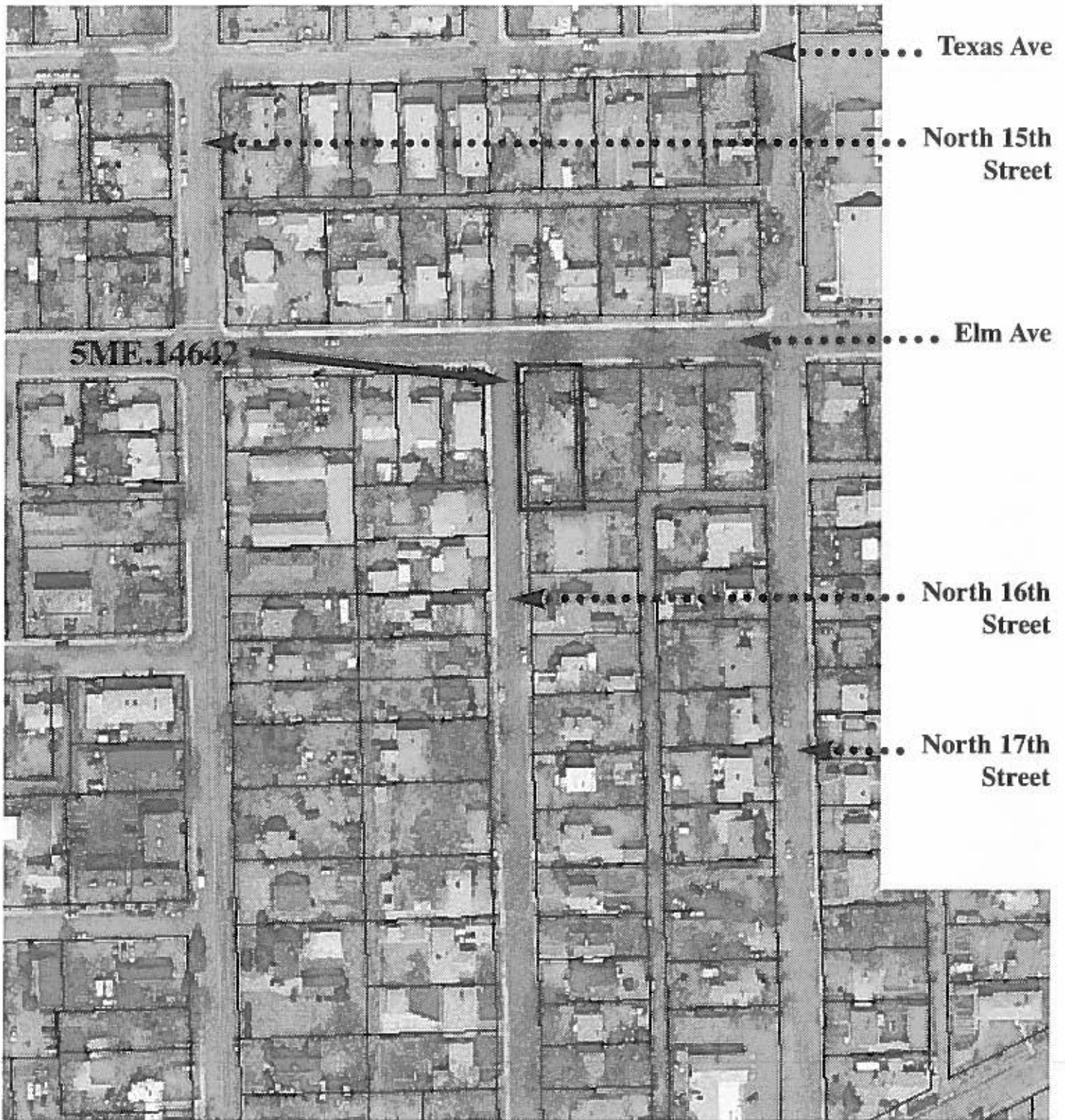
45. Is there National Register district potential? Yes \_\_\_ No X Discuss: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_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

**VIII. Recording Information**

47. Photograph numbers: Roll # 5 Frame # 29  
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



# 1603 Elm Ave.



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN ↗ MN  
11 1/2°

0 1000 FEET 0 500 1000 METERS 1 MILE  
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.14642

1603 Elm Ave.

Roll # 5 Frame # 29

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5882 002927

029

sharp

57926

