

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.14636
2. Temporary resource number: 1345.ELM
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1345 Elm Ave.
8. Owner name and address: John F Peeso
1345 Elm Ave Grand Junction, CO 81501-7653

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 1/4 of NE 1/4 of SW 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 1 9 7 8 mE 4 3 2 8 6 0 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): 7 Block: _____
Addition: Grandview Subdivision Year of Addition: 1905
13. Boundary Description and Justification: Legal description of the site is: E 60ft Of Beg
110ft E Of Nw Cor Lot 7 Grandview Subdivision E120ft S 145.2ft W 120ft N To Beg exc
Aly on S
Assessors Office Parcel ID # 2945-123-00-014
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 45' x Width 27'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
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

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21. General architectural description: This is a wood frame, side gabled house. The main roof has a moderate pitch and the ridge runs east/west. The principal façade faces north with a shed roofed porch spanning the width of the façade. The roof continues the north roof plane at a lower pitch and is supported by four square wood posts; one on each corner and one on either side of the entry area at the center. The posts sit on a low wall, which runs the perimeter of the porch. A wide set of several steps is centered on the façade and access the porch level. The entry door is centered on the main wall; two pair of double hung windows are located to either side. A small over-framed front gable penetrates the roof plane above the entry door. The pediment is infilled with lattice. The east and west sides have a set of three vertically proportioned double hung windows just off the front corners, a pair of smaller double hungs just past the center line, and a pair of double hungs on the shed roofed addition at the rear. The house sits on a tall stuccoed concrete base with several basement windows. The base flares out at the porch corners. The large roof overhang is supported by triangular brackets. The double hungs have three vertical muntins in the upper sash.
22. Architectural style/building type: Craftsman
23. Landscaping or special setting features: The lot has several large trees and shrubs. A center walkway runs from the sidewalk to the entry steps.
24. Associated buildings, features, or objects: A low pitched gable garage sits at the rear.

IV. Architectural History

25. Date of Construction: Estimate: 1915 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): Areas of siding replaced at base; 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

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34. Site type(s): Residential Neighborhood
35. Historical background: No specific early information has been found; however Graham Bayliff is shown as owner in the 1941 directory. Hale M. Reynolds, as Reynolds Commercial Photo, is shown as occupant in 1951, 1955 and 1956. He is listed as owner in the 1957 directory. 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: 1915

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. The craftsman style was particularly popular during this period of time.

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43. Assessment of historic physical integrity related to significance: Alterations at the base have has a minor impact on the integrity, otherwise the house appears to be in original condition.

VII. National Register Eligibility Assessment

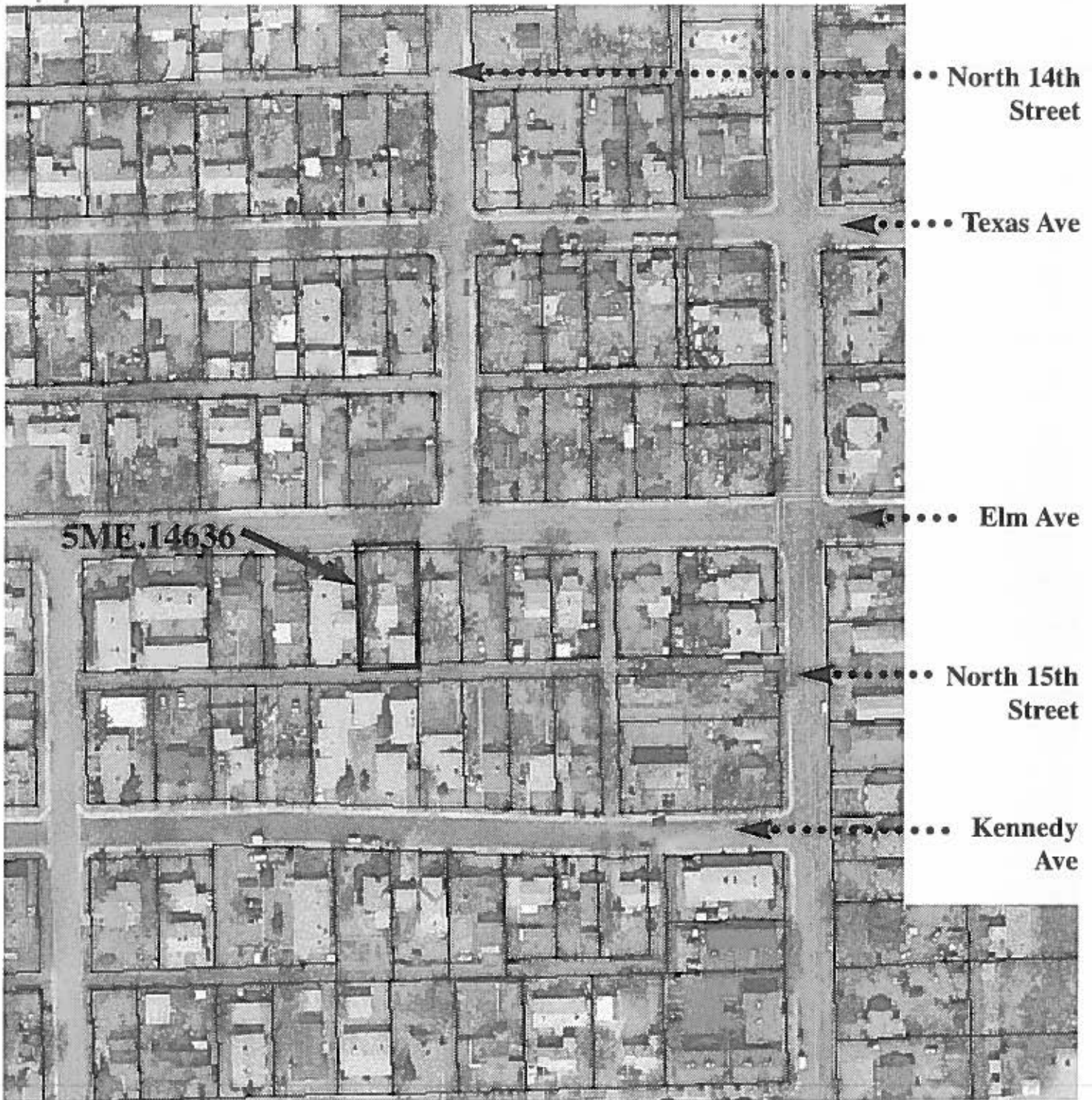
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 4 Frame # 28 and Roll #5 Frame #32
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



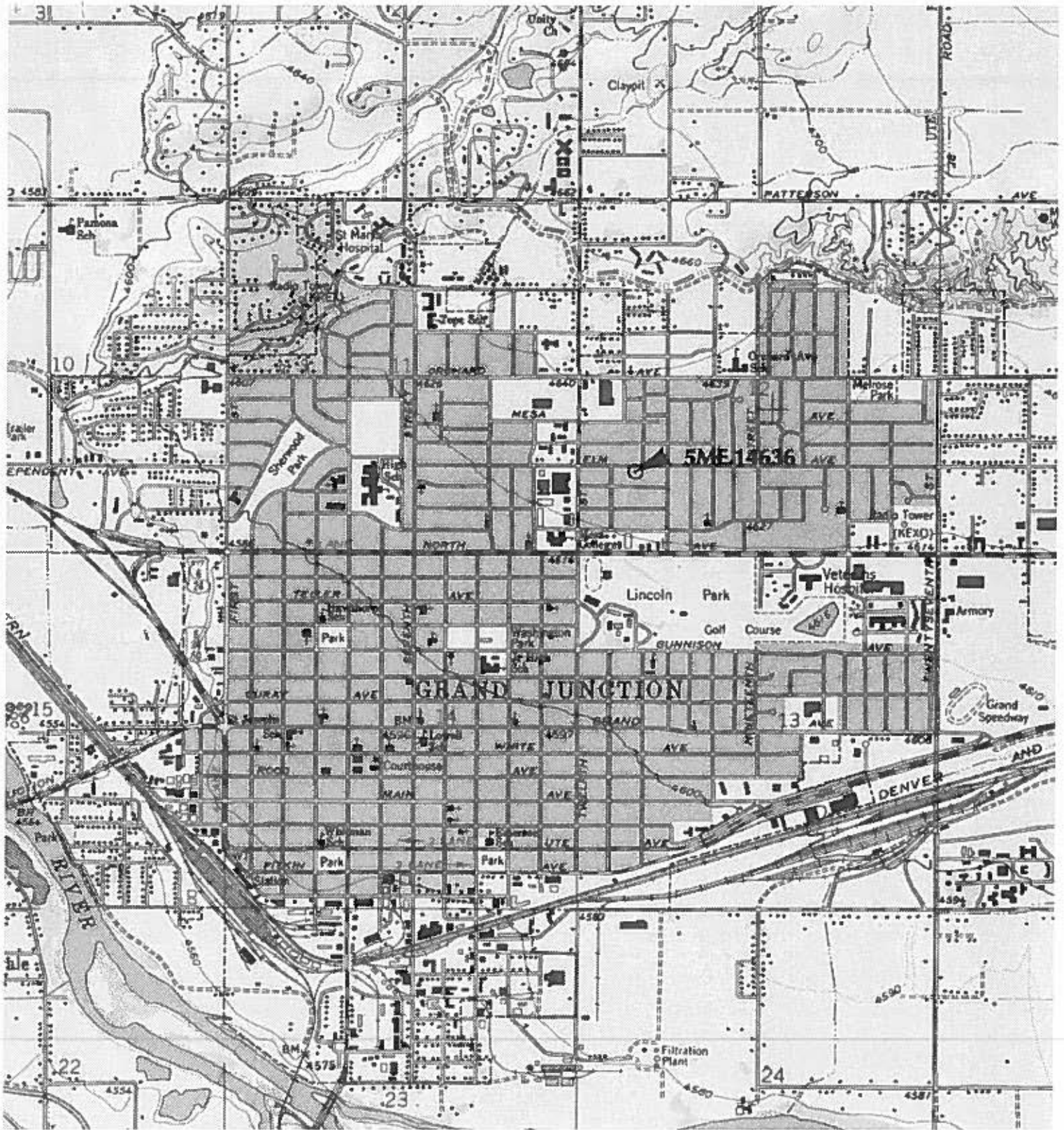
1345 Elm Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN * MN
11 3/4°



Map created with TOPO! © 2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.14636

1345 Elm Ave.

Roll # 5 Frame # 32

Looking southwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5882 002927

032

sharp

57929

5ME.14636

1345 Elm Ave.

Roll # 4 Frame # 28

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5653 002916

029

sharp

54781