

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.14600
2. Temporary resource number: 1745.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1745 N. 15th Street
8. Owner name and address: Debra Stegall  
1745 N 15th St Grand Junction, CO 81501-6305

**II. Geographic Information**

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SE 1/4 of NE 1/4 of NW 1/4 of SW 1/4 of section 12
10. UTM reference  
Zone 1 2 ; 7 1 2 0 8 4 mE 4 3 2 8 9 2 2 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): 5 & 6 Block: 2  
Addition: Eastholme in Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: S 3.5ft Of Lot 5 + All Lot 6 Blk 2 Eastholme-In-Grandview Sub + N 12ft of Lot12 O-Niell Sub Sec 12 1s 1w Exc E 10ft of N 12ft Lot 12  
Assessors Office Parcel ID # 2945-123-05-006  
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 32' x Width 32'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Aluminum
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney

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21. General architectural description: This is a small rectangular wood frame house with a moderately pitched main side gable roof. The ridge runs north/south and the principal façade faces east. A small cross gable roof extends off the center of the side gable and covers an entry vestibule. The vestibule has an entry door off center to the left with a small rectangular window to the right. A set of concrete steps, oriented to the left side, access the concrete landing in front of the door. A large picture window is located on the main wall to the left of the vestibule and a pair of double hungs is located on the main wall to the far right of the vestibule. The south side has a pair of double hungs off the corner, a door just off center to the west, and another double hung at the far end. A screened porch addition extends the north wall off the rear and infills the ell created by a cross gable addition off the back. A similar pattern appears on the north. The house sits on a concrete foundation and a brick chimney is located on the back roof plane. The roof has minimal overhangs with a small ogee trim on the gable ends. The eaves have a small cornice return on the eave ends as well.
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: The house sits on an open lot with a large tree in the front yard. Shrubs are located along the house, otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A front gable roof garage is located at the rear of the site.

**IV. Architectural History**

25. Date of Construction: Estimate: 1940 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): Siding replaced, possible windows replaced, large additions at rear; dates unknown
30. Original location  Moved  Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Domestic, Single Dwelling

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32. Intermediate use(s): \_\_\_\_\_
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Richard C. Bauman, a contractor, is shown as owner in the directories of 1951, 1955, and 1956. 1951 is the first instance of this address in the available directories. This building is now part of Eastholme-in-Grandview Subdivision. This part of the larger Grandview Subdivision was owned by Eugene and Annabelle Helms, Richard and Ella Mae Bouman, Coe Van Deren, and John and Ruth Dyer and developed in 1950.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1951, 1955, 1956, 1957

**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: 1940
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

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design. These early suburban examples were compact houses with simple forms and simple materials, based on traditional styles.

43. Assessment of historic physical integrity related to significance: The principal façade is generally intact, though it is possible that the vestibule has been altered. If that is the case, the integrity is somewhat compromised.

**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 # 6 Frame # 9

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

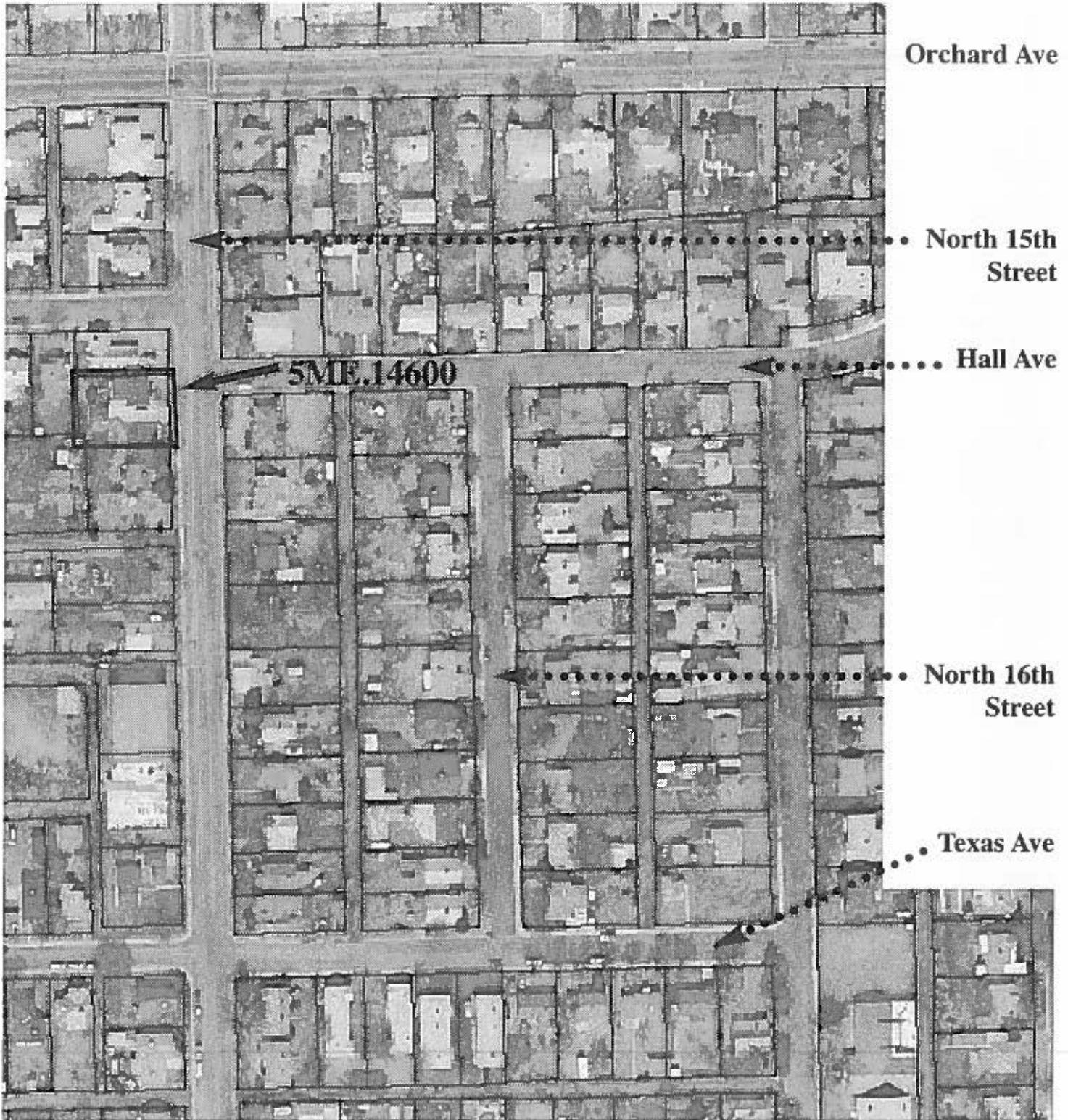
51. Organization: Reid Architects, Inc.

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



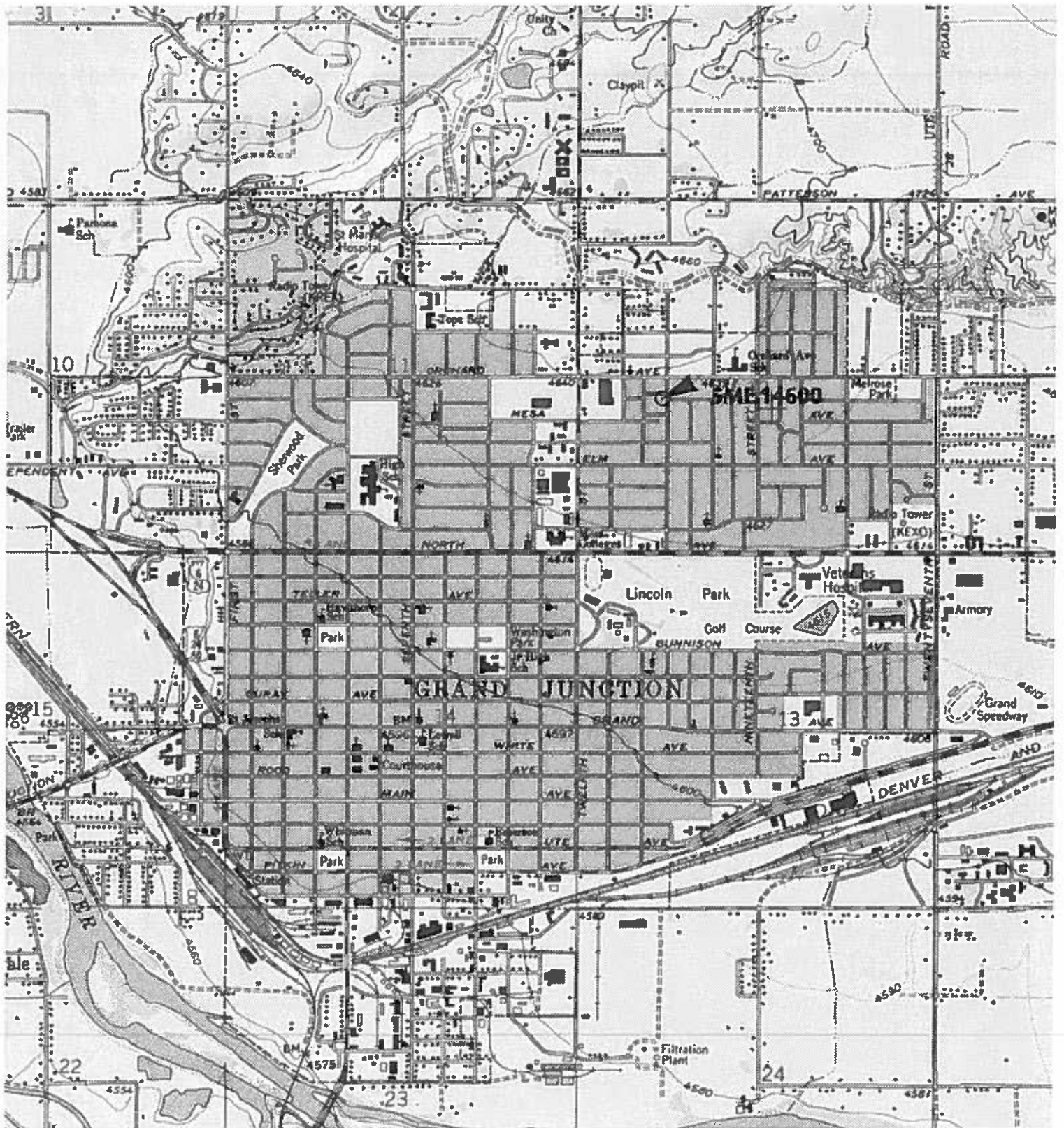
# 1745 N. 15th Street



North

Grand Junction, Colorado  
image from 2002 aerial map

City of Grand Junction • Phase Three Survey  
2004



TN MN  
11 1/2"

0 5 10 MILE  
0 1000 FEET 0 500 1000 METERS  
Map created with TOPO! © 2003 National Geographic (www.nationalgeographic.com/topo)

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004

2111 1/2  
271 1/2



5ME.14600

1745 N. 15th Street

Roll # 6 Frame # 9

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5651.002914

010

share

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