

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, CO 80203

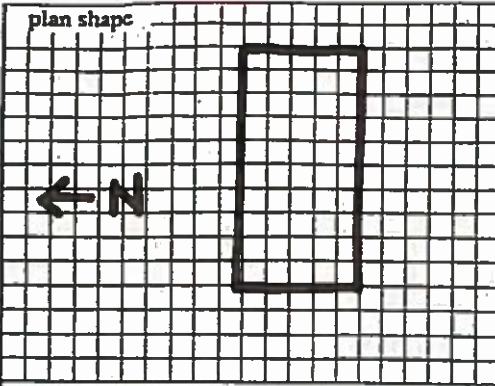
Historic Building Inventory Record

OFFICE USE ONLY

OAHPI403

Eligible for National Register: yes no
 Contributes to an eligible National Register district: yes no
 date: _____ initials: _____
 Criteria: A B C D
 areas of significance: _____
 period of significance: _____
 Needs data: date: _____ initials: _____

| | | | | |
|---|--------------------------|--|-------------------------------|---|
| project name | | county Mesa | city Grand Junction | state ID no. SME 11706 |
| current building name | | owner Leatha N. Reams 899 24 Road Grand Junction CO 81505 | | |
| address 1314 N. 15th Street Grand Junction CO 81501 | | township 15 range 1W section 12 SW 1/4 | | |
| historic name | | USGS quad name Grand Junction 1962 yr. X 7.5' 15' | | |
| district name | | block 2 lot(s) 17 addition Parkplace Heights yr. of addition 1996 | | |
| film roll by | no. | negative nos. | location of negatives City | date of construction estimate 1923 actual |
| | | | | source Mesa Co Assessor |
| | | | | use Residential present Residential historic |
| | | | | condition excellent <input checked="" type="checkbox"/> fair <input type="checkbox"/> good <input type="checkbox"/> deteriorating <input type="checkbox"/> |
| | | | | extent of alterations minor <input type="checkbox"/> moderate <input type="checkbox"/> major <input checked="" type="checkbox"/> describe: Entry obliterated |
| | | | | <input checked="" type="checkbox"/> original <input type="checkbox"/> moved date(s) of move: |
| style Ranch - Bungalow | stories 1 w/ basement | National Register Eligibility Individual: <input type="checkbox"/> yes <input type="checkbox"/> no Contributing to district: <input type="checkbox"/> yes <input type="checkbox"/> no | | |
| materials Wood | square footage 588 | local landmark designation name _____ date _____ | | |
| architectural description Small wood frame 1 story structure w/ basement. Gable roof w/ asphalt shingles. Wood siding. | | | | associated buildings? <input type="checkbox"/> yes <input type="checkbox"/> no type _____ |
| additional pages <input type="checkbox"/> yes <input type="checkbox"/> no | | | | if inventoried, list ID nos. |



architect
Unknown

source

original owner

source

builder/contractor
Unknown

source

theme(s)

construction history (description, names, dates, etc. relating to major additions or alterations to original structure)

continued yes no

historical background (discuss important persons and events associated with this structure)

continued yes no

significance (check appropriate categories and briefly justify below)

| | |
|---|--|
| <p>architectural significance:</p> <p><input type="checkbox"/> represents the work of a master</p> <p><input type="checkbox"/> possesses high artistic values</p> <p><input type="checkbox"/> represents a type, period or method of construction</p> | <p>historical significance:</p> <p><input type="checkbox"/> associated with significant persons</p> <p><input type="checkbox"/> associated with significant events or patterns</p> <p><input type="checkbox"/> contributes to an historic district</p> |
|---|--|

statement of significance

*Mesa County Assessors Records
City of Grand Junction Annexation History Map*

continued yes no

references (be specific)

continued yes no

surveyed by *K Ashbeck*

affiliation *City of Grand Junction*

date *June 1998*



Architectural Inventory Form

I 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.11706
2. Temporary resource number: 1314.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1314 N. 15th Street
8. Owner name and address: Leatha N Reams
899 24 1/2 Rd Grand Junction, CO 81505-9629

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 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 1 4 4 mE 4 3 2 8 4 9 1 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): 17 Block: 2
Addition: Park Place Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 17 Blk 2
Parkplace Heights
Assessors Office Parcel ID # 2945-123-22-015
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 18'
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): Front Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch

Resource Number: 5ME.11706
Temporary Resource Number: 1314.FIFT

Architectural Inventory Form
(page 2 of 4)

21. General architectural description: This is a rectangular wood frame house with a medium pitched front gable roof. The ridge runs east/west and the main façade faces west. There is a main volume which sits in the center, a slightly smaller volume on the front and a smaller volume on the rear. The front of the house has a central window of three vertically proportioned casement style windows with a two over four muntin pattern. The main entry is located on the side of this front volume, with a small window adjacent to the door. There is a pair of similar windows on the south wall of the main volume and a porch is attached to the addition on the rear. The horizontal siding wraps the entire building and is flared at the base. A patch of horizontal siding is located under the principal windows (it appears to reveal original siding). There are a couple of wood steps up to a wood deck that fronts the entry area, with a thin shed roof above. The roof has a small overhang with exposed rafter tails.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The house sits on a site with a number of large trees and has a large area of pavement on the south side. The rear yard is fenced.
24. Associated buildings, features, or objects: Several small sheds on the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1923 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): Alterations to siding and some windows, alterations to the original entry porch, addition on 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

Resource Number: 5ME.11706
Temporary Resource Number: 1314.FIFT

Architectural Inventory Form
(page 3 of 4)

35. Historical background: Thomas W. Nair is listed as the owner in the 1941 directory. This is the first instance of this address in the available directories. John V. Chadez appears in the 1951 and 55 directories as well as on the Parkplace Heights Plat Map in 1951. The plat map also lists his wife, Joan Chadez. In 1956 the building is listed as vacant. This building is part of Parkplace Heights Subdivision developed in 1951. This area was originally part of the larger Grandview Subdivision.
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: 1923
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: Considerable alterations have has a serious impact on the integrity.

Resource Number: 5ME.11706
Temporary Resource Number: 1314.FIFT

Architectural Inventory Form
(page 4 of 4)

VII. National Register Eligibility Assessment

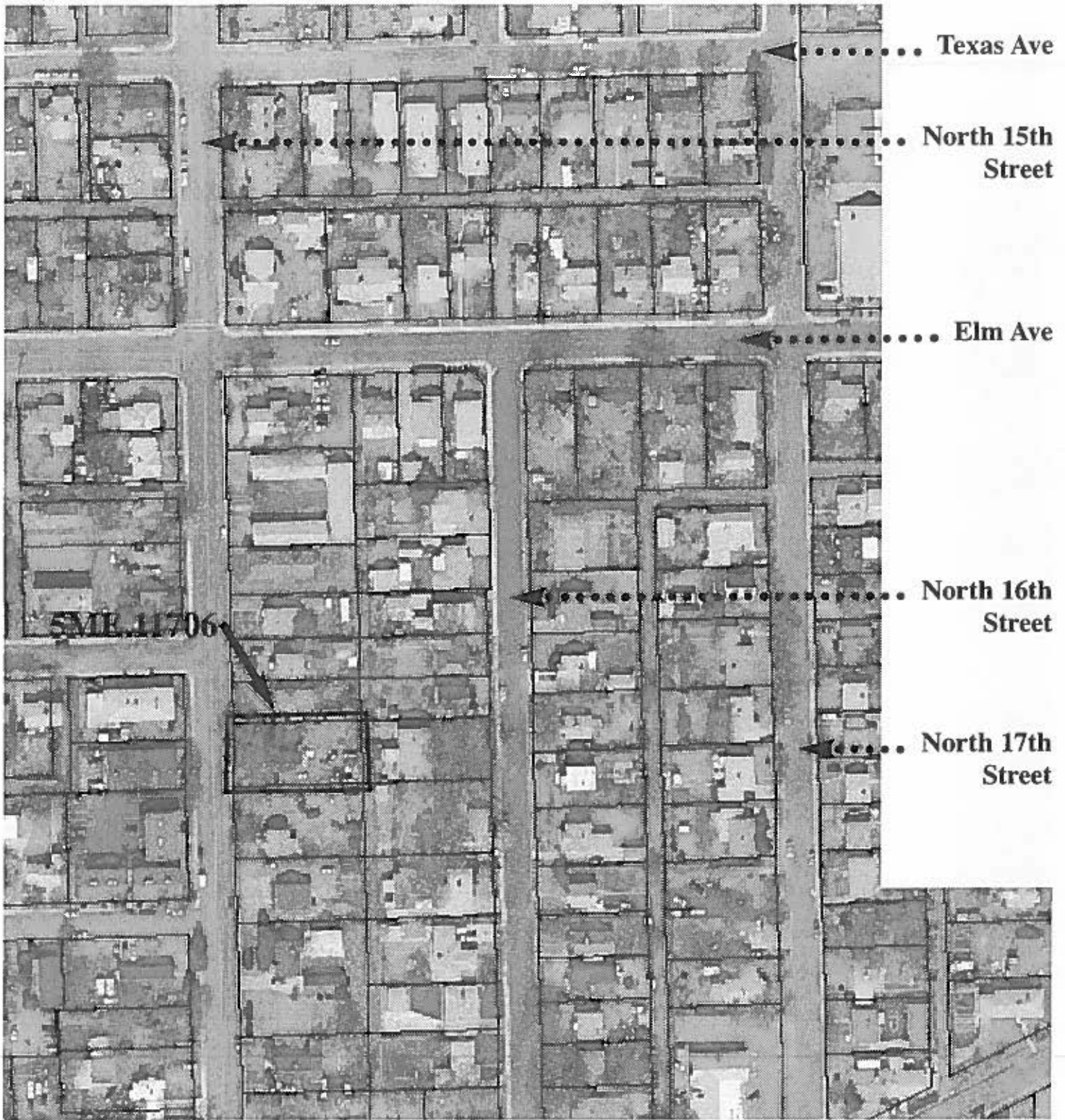
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing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

VIII. Recording Information

47. Photograph numbers: Roll # 4 Frame # 14
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



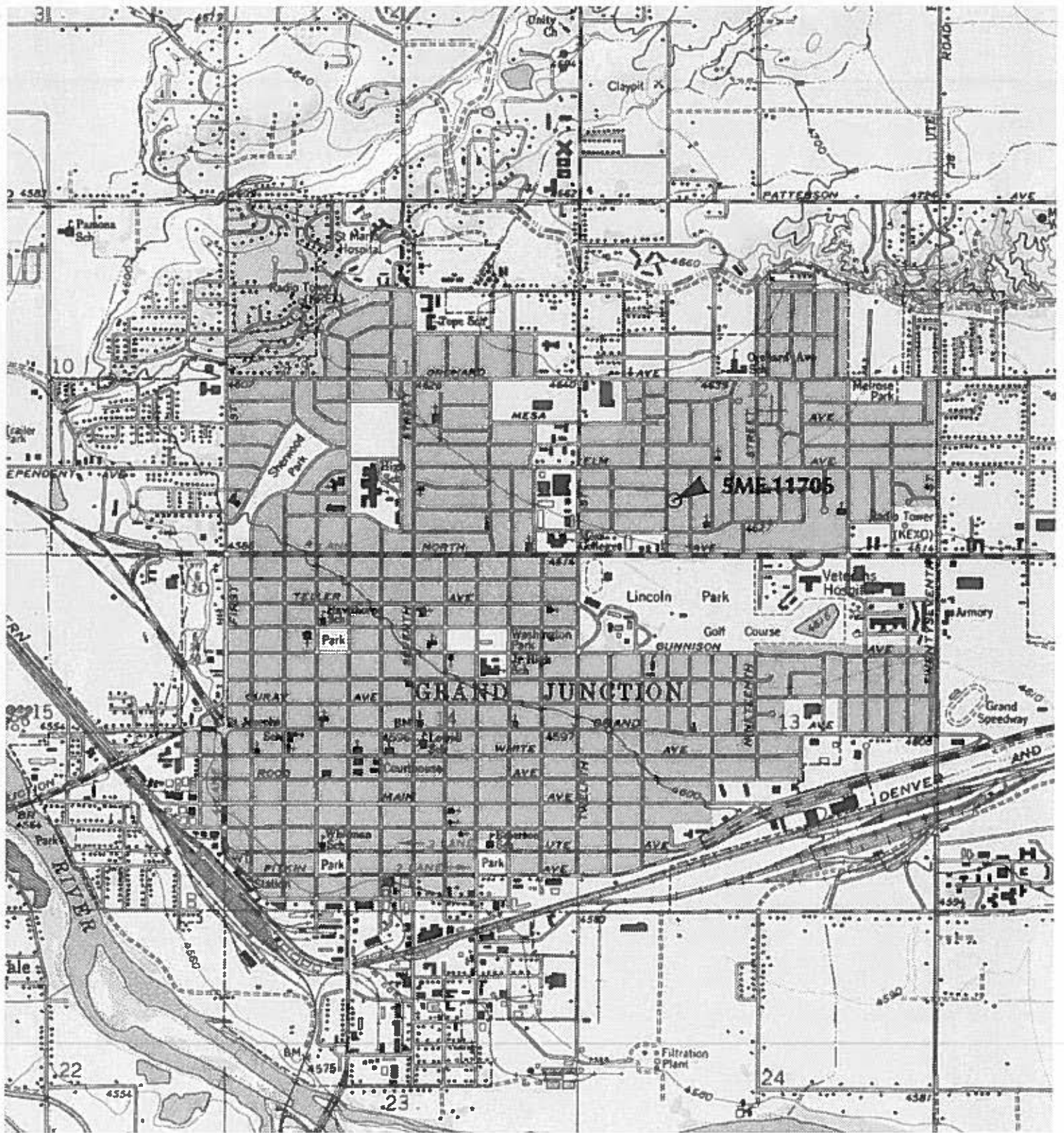
1314 N. 15th Street



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.11706

1314 N. 15th Street

Roll # 4 Frame # 14

Looking east

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5653 002916

015

sharp

54767