

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 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	
			style Ranch - Bungalow	stories 1 w/ basement	<input checked="" type="checkbox"/> original <input type="checkbox"/> moved date(s) of move:
			materials Wood	square footage 588	National Register Eligibility Individual: <input type="checkbox"/> yes <input type="checkbox"/> no Contributing to district: <input type="checkbox"/> yes <input type="checkbox"/> no
architectural description Small wood frame 1 story structure w/ basement. Gable roof w/ asphalt shingles. Wood siding.			local landmark designation name _____ date _____		
additional pages <input type="checkbox"/> yes <input type="checkbox"/> no			associated buildings? <input type="checkbox"/> yes type _____ if inventoried, list ID nos.		

Architectural Inventory Form

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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.11704
2. Temporary resource number: 1304.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1304 N. 15th Street
8. Owner name and address: Rosa E Rodas
1304 N 15th St Grand Junction, CO 81501-4304

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 1/4 of NE 1/4 of SE 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2; 7 1 2 1 4 3 mE 4 3 2 8 4 4 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): 15 Block: 2
Addition: Park Place Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 15 Blk 2
Parkplace Heights
Assessors Office Parcel ID # 2945-123-22-019
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 40'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Asphalt Siding
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): none



Resource Number: 5ME.11704
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21. General architectural description: This is a simple horizontally proportioned wood frame building with a long side gable roof running north/south, and a cross gable at the south end. The cross gable does not project beyond the side gable wall. A group of windows is centered on the cross gable with a wide double hung in the center narrow vertically proportioned double hung windows to either side. The main entry door is located on the side gable wall just beyond the end of the cross gable. A double hung window is located to the right and a series of three of the same window extends to the left. A similarly sized casement is located on the far end. The house is sided with large composition shingles and has vertical siding in the gable ends. The back slope of the side gable has a slightly lower pitch, creating an asymmetrical layout on the north side. The roof has small overhangs and exposed rafter tails behind the gutters.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The house sits on an open lot with a series of shrubs along the front.
24. Associated buildings, features, or objects: A flat roofed garage is located a 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): Considerable alterations, including probable additions, porch enclosure, window and siding replacement; 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

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35. Historical background: Neal Plaisted is listed as the owner in the 1941 directory. This is the first instance of this address in the available directories. Lyle H. Smith appears as the owner in the 1951, 55 and 56 directories and the Parkplace Heights Plat Map in 1951. Although no specific information was found on this building, it 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; Western History Museum Archives

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: Major alterations have seriously impacted the integrity. Little or no integrity remains.

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VII. National Register Eligibility Assessment

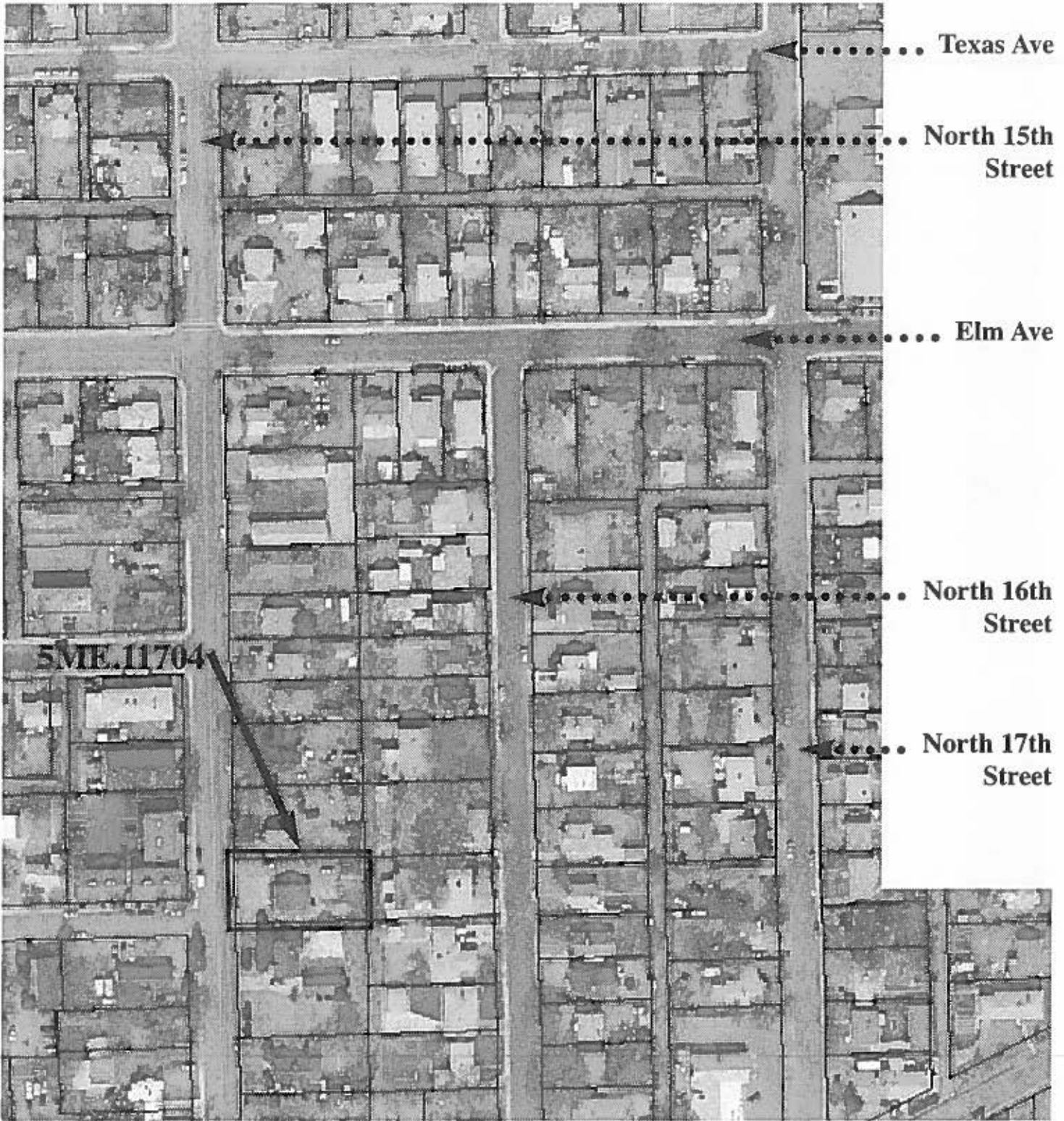
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing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

VIII. Recording Information

47. Photograph numbers: Roll # 4 Frame # 15
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



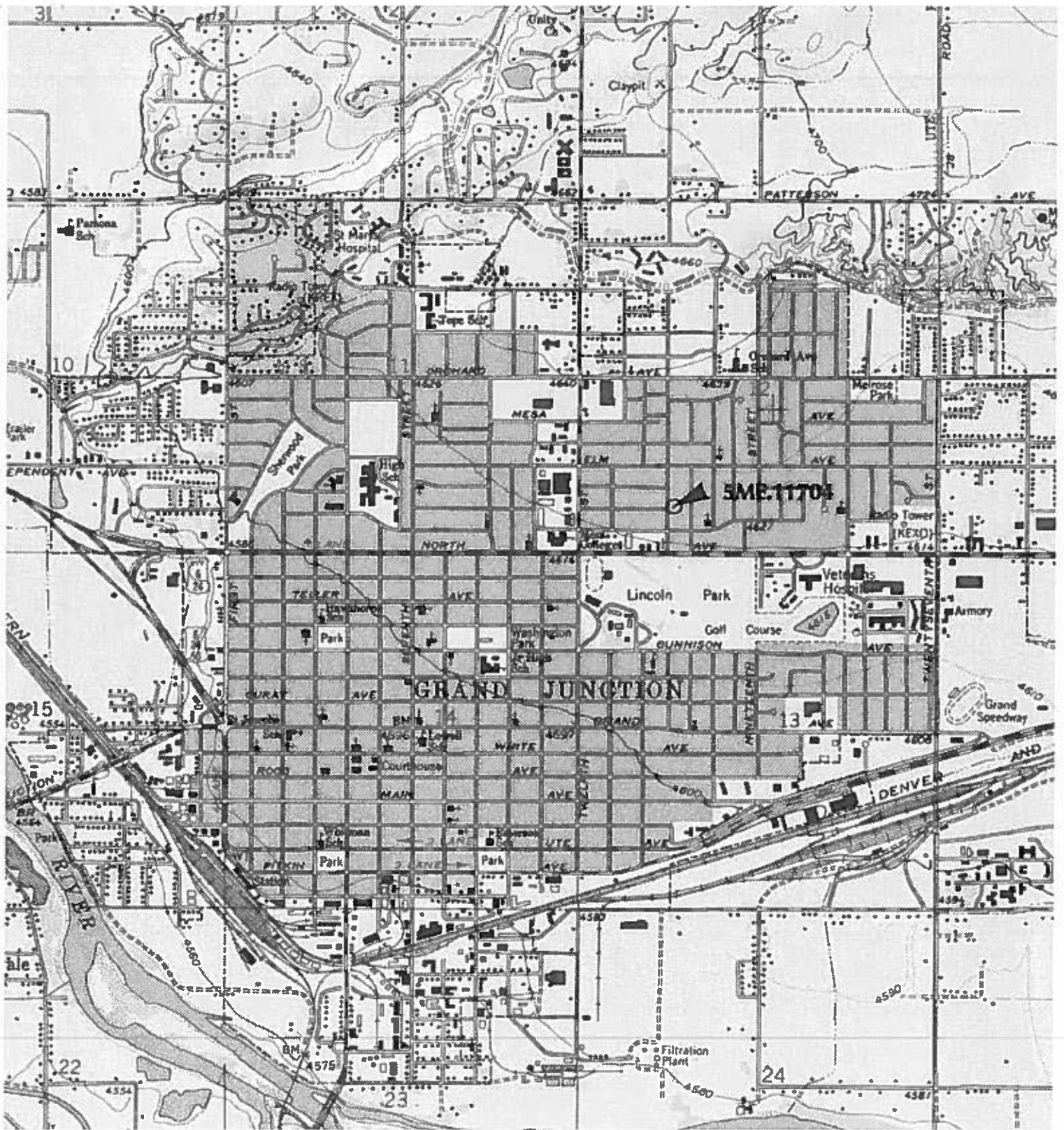
1304 N. 15th Street



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.11704

1304 N. 15th Street

Roll # 4 Frame # 15

Looking southeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5653 002916

016

sharp

54768