

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.11701
2. Temporary resource number: 1212.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1212 N. 15th Street
8. Owner name and address: Marlene Hardesty
1212 N 15th St Grand Junction, CO 81501-4302

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2; 7 1 2 1 4 9 mE 4 3 2 8 3 5 4 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): 11 Block: 2
Addition: Park Place Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 11 Blk 2
Parkplace Heights
Assessors Office Parcel ID # 2945-123-22-027
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 47' x Width 24'
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): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney, Porch

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21. General architectural description: This is a wood frame rectangular plan building with a couple of additive forms. The ridge of the side gable roof runs north/south and has a moderate pitch with a large overhang on the eave ends. The overhang is supported by triangular brackets. The principal façade faces west and has a very low pitched gable roof over the entry door. This roof is supported by pairs of thin metal supports, one pair on each corner. The entry door is generally centered on the main façade and has window groupings to either side. The window groups are identical and consist of a group of three vertically proportioned double hung windows, the center of which is wider than the flanking ones. The windows have vertical muntins in the upper sash. The south side of the main volume has a small projecting volume that shares the front roof plane but has a lower ridgeline. This projection has a single vertically proportioned double hung window on the south side. A shed addition extends off the rear of the house for almost the full width. A metal slue is located just off the ridge on the south and another one is off the rear area of the main volume. The main wall of the building flares out at the base.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The lot is heavily wooded and the house sits close to the street on a corner lot. Large shrubs are located in front of the house.
24. Associated buildings, features, or objects: A front gable shed is located toward the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1921 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): Storm windows, replaced siding and trim, entry roof; dates unknown.
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

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

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33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Leo E. Oberto is listed in the 1941 directory. This is the first instance of this address in the available directories. The name appears in all subsequent directories through 1957. The building is now part of the Park Place Heights Subdivision established in 1950.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 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: 1921
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: The integrity has been somewhat compromised by material alterations and the new entry porch roof.

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VII. National Register Eligibility Assessment

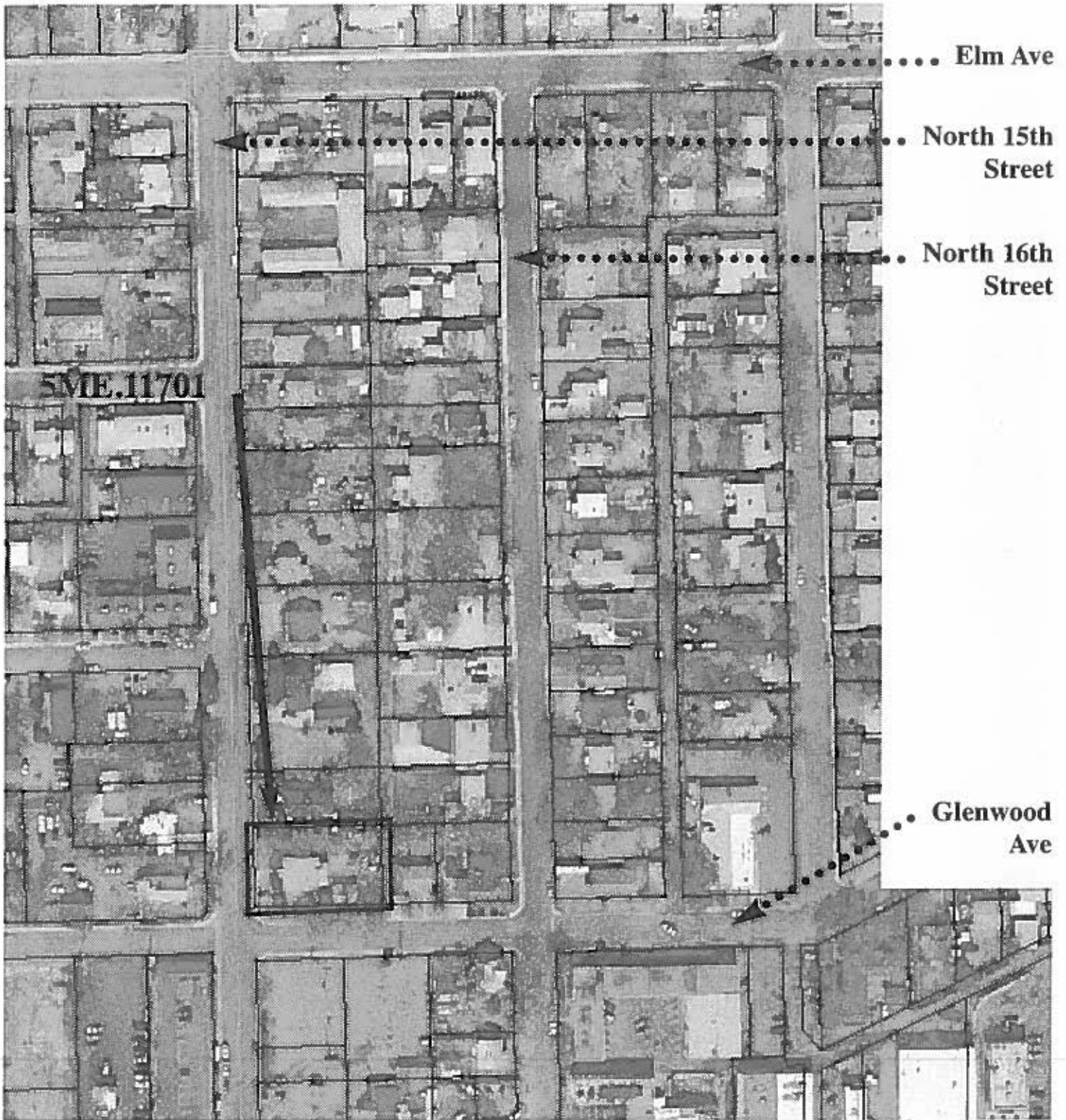
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing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

VIII. Recording Information

47. Photograph numbers: Roll # 4 Frame # 18
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



1212 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



SME:11701

1212 N. 15th Street

Roll # 4 Frame # 18

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5653 002916

019

sharp

54771