

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.14632
2. Temporary resource number: 1315.ELM
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1315 Elm Ave.
8. Owner name and address: Richard R Polzin  
1315 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 2 6 mE 4 3 2 8 6 0 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): 7 Block: \_\_\_\_\_  
Addition: Grandview Subdivision Year of Addition: 1905
13. Boundary Description and Justification: Legal description of the site is: Beg Nw Cor Lot 7  
Grandview Subdivision E 60ft S 130ft W 60ftn To Beg Exc Aly on S  
Assessors Office Parcel ID # 2945-123-00-011  
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 37' x Width 27'
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): Side 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 wood frame house with a moderately pitched side gable roof. The ridge of the roof runs east/west and has generous overhangs on the gable ends. The principal façade faces north and has an enclosed porch which spans the full width of the façade. The porch has a shed roof which is a continuation of the main roof plane with a lower pitch. The entry door is generally centered on the façade with a series of four vertically proportioned windows to the right and two to the left. The window sills create a horizontal line around the porch enclosure and four square posts sit on the wall and support the roof. They are integrated into the wall plane, with horizontal siding below the window sills and plywood panels adjacent to the windows above the sills. The east and west sides of the porch have a similar pair of window units on each corner. The remainder of the west side has two sets of double hungs in different sizes and a single double hung, grouped near the center and rear of the wall. The rear of the building has another shed roof enclosed porch, similar to the front. The generous overhang is supported by triangular brackets and a brick chimney is located on the ridge near the center. A small over framed front gable interrupts the main roof plane at the line of the shift in roof pitch. The house sits on a concrete foundation and the siding on the porch area flares out at the base.
22. Architectural style/building type: Craftsman
23. Landscaping or special setting features: There are several shrubs and trees on the lot with a small area of lawn at the front.
24. Associated buildings, features, or objects: none seen

**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): Porch enclosures, siding alterations; 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: No specific early information was found on this building, but in 1951 George R. Sharpe is shown as owner. John A. Soelberg is shown as owner in 1955 and Lloyd Blaylock is shown as owner in 1956 and 1957. 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

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development, the houses that were built did not integrate the car into the design. The craftsman style was particularly popular during this period of time.

43. Assessment of historic physical integrity related to significance: Alterations to the porch and siding have moderately impacted the integrity.

**VII. National Register Eligibility Assessment**

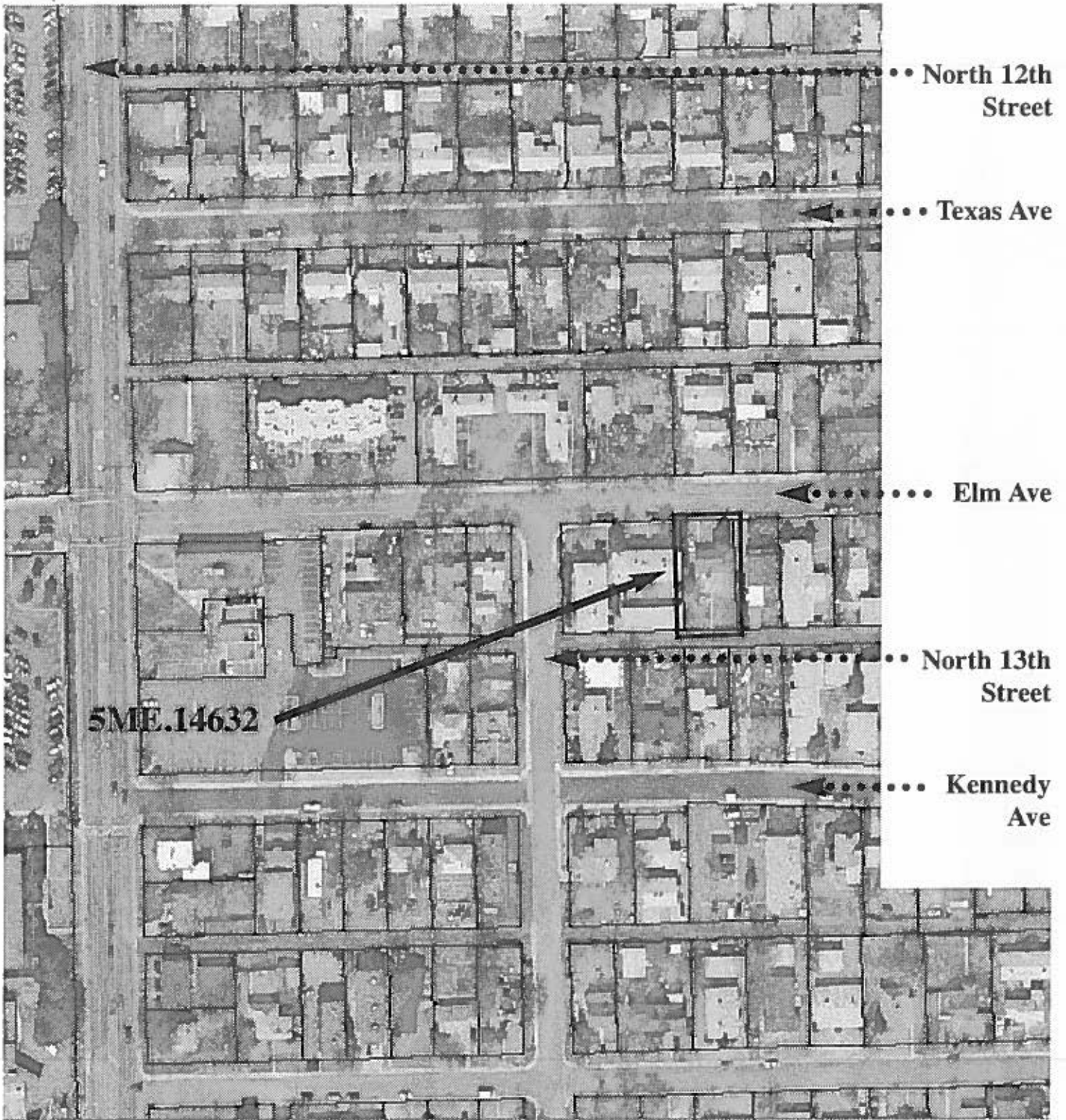
44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data
45. Is there National Register district potential? Yes  No  Discuss: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the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

**VIII. Recording Information**

47. Photograph numbers: Roll # 5 Frame # 33  
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



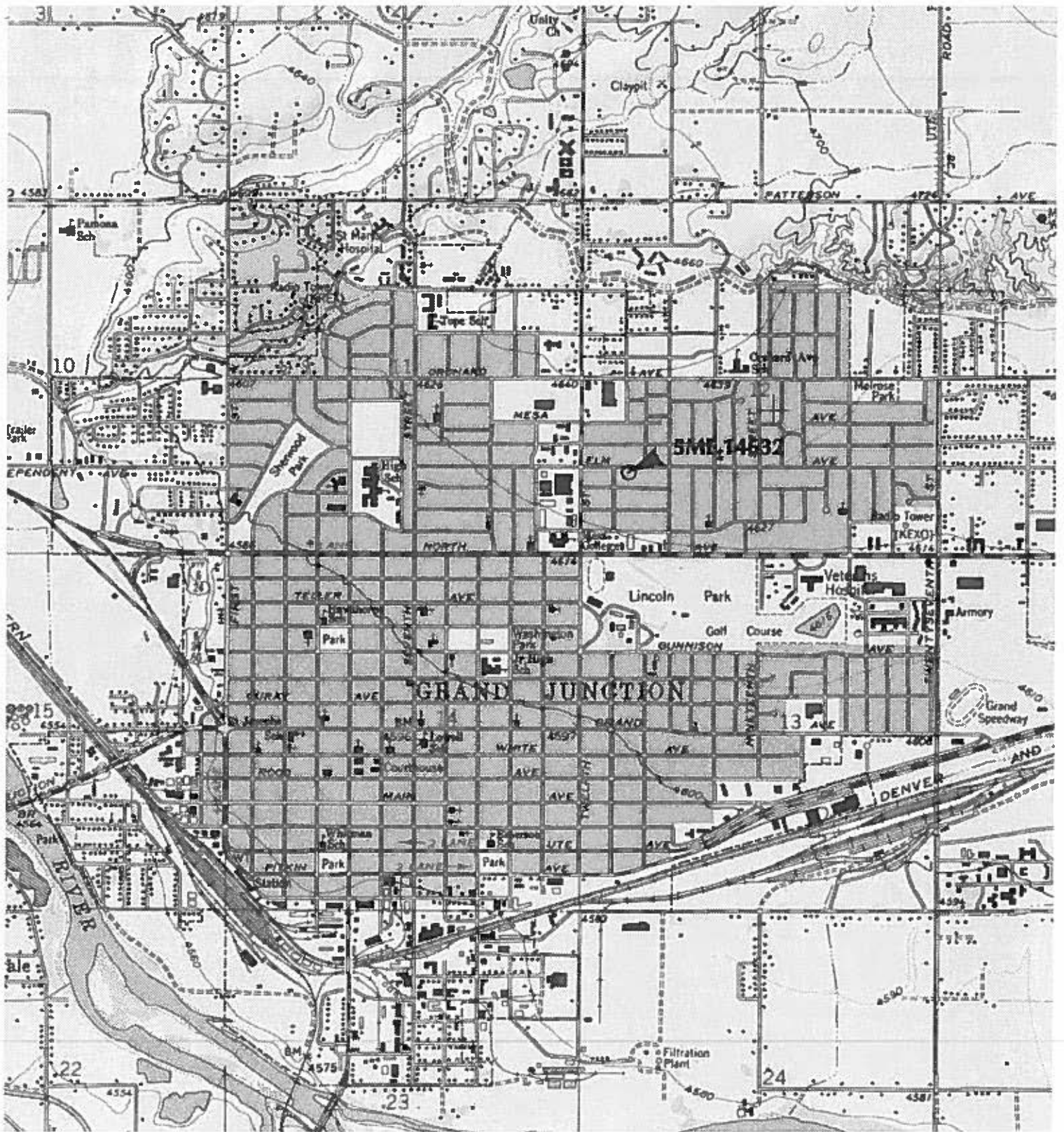
# 1315 Elm Ave.



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.14632

1315 Elm Ave.

Roll # 5 Frame # 33

Looking southeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5882 002927

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sharp

57930