

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.11703
2. Temporary resource number: 1240.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1240 N. 15th Street
8. Owner name and address: Ruth A Cheskaty
1240 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 4 1 6 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): 13 & 14 Block: 2
Addition: Park Place Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lots 13 & 14 Blk
2 Parkplace Heights Sec 12 1s 1w
Assessors Office Parcel ID # 2945-123-22-031
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 24'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick, Synthetic 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

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21. General architectural description: This is a rectangular brick house with a side gable roof. The ridge of the roof runs north/south and the principal façade faces west. The façade has a generally symmetrical layout with a central gable roof at the main entry. The gable roof is cantilevered off the main wall with an eave which is slightly lower than the main roof line. The gable end is infilled with horizontal siding and has an arched cutout over the door. To the right of the main entry is a large picture window just off the corner of the house; to the left are two vertically proportioned double hung windows evenly spaced on the wall plane. Two similar windows are located to either end of the south side wall. All windows are multi-paned. The side gable ends are infilled with horizontal siding and there are small cornice returns at the roof eave. The house sits on a concrete foundation with intermittent basement windows. The brick is laid in a basket weave pattern around the top of the concrete base, and there are some contrasting brick quoins at the window openings. A large addition extends off the rear of the house and the chimney is located on the back side of the roof plane.
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: The house is surrounded by large evergreen shrubs with a wide driveway and generous areas of lawn.
24. Associated buildings, features, or objects: A large front gable garage with horizontal wood siding is located toward the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1936 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Edgar W. Ficklin
Source of information: 1941 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window replacement, 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): _____

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33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Edgar W. Ficklin is listed as the owner of this house in the 1941 directory. Eva M. Fitzpatrick appears in the 1951 directory and the Parkplace Heights Plat Map in 1951. Wesley C. Cheskaty is listed as the owner in the 1955 and 56 directories. 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: 1936
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. These early suburban examples were compact houses with simple forms and simple materials, based on traditional styles.

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43. Assessment of historic physical integrity related to significance: Some material replacement has a minor impact on the integrity.

VII. National Register Eligibility Assessment

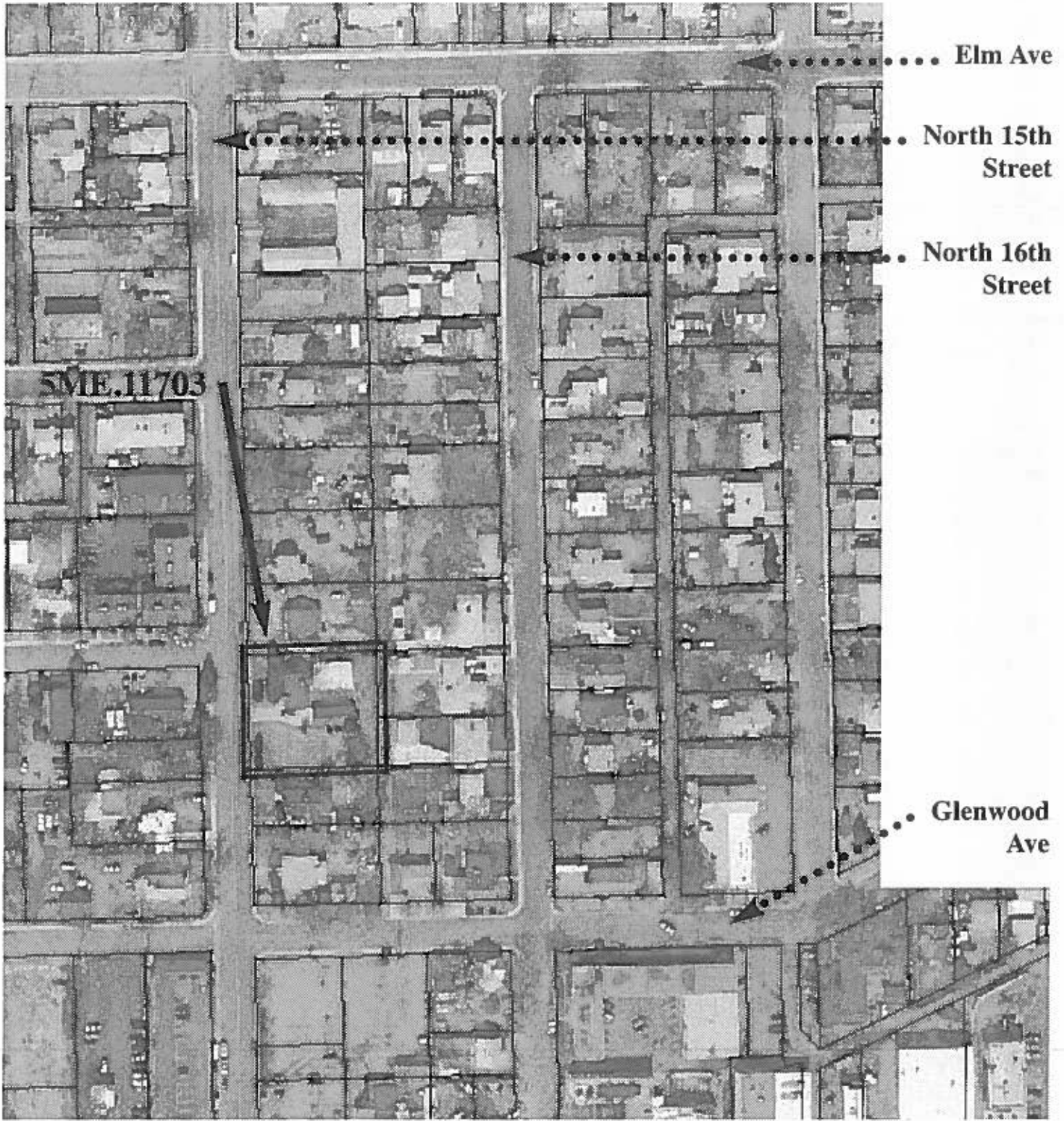
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data _____
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing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

VIII. Recording Information

47. Photograph numbers: Roll # 4 Frame # 16
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



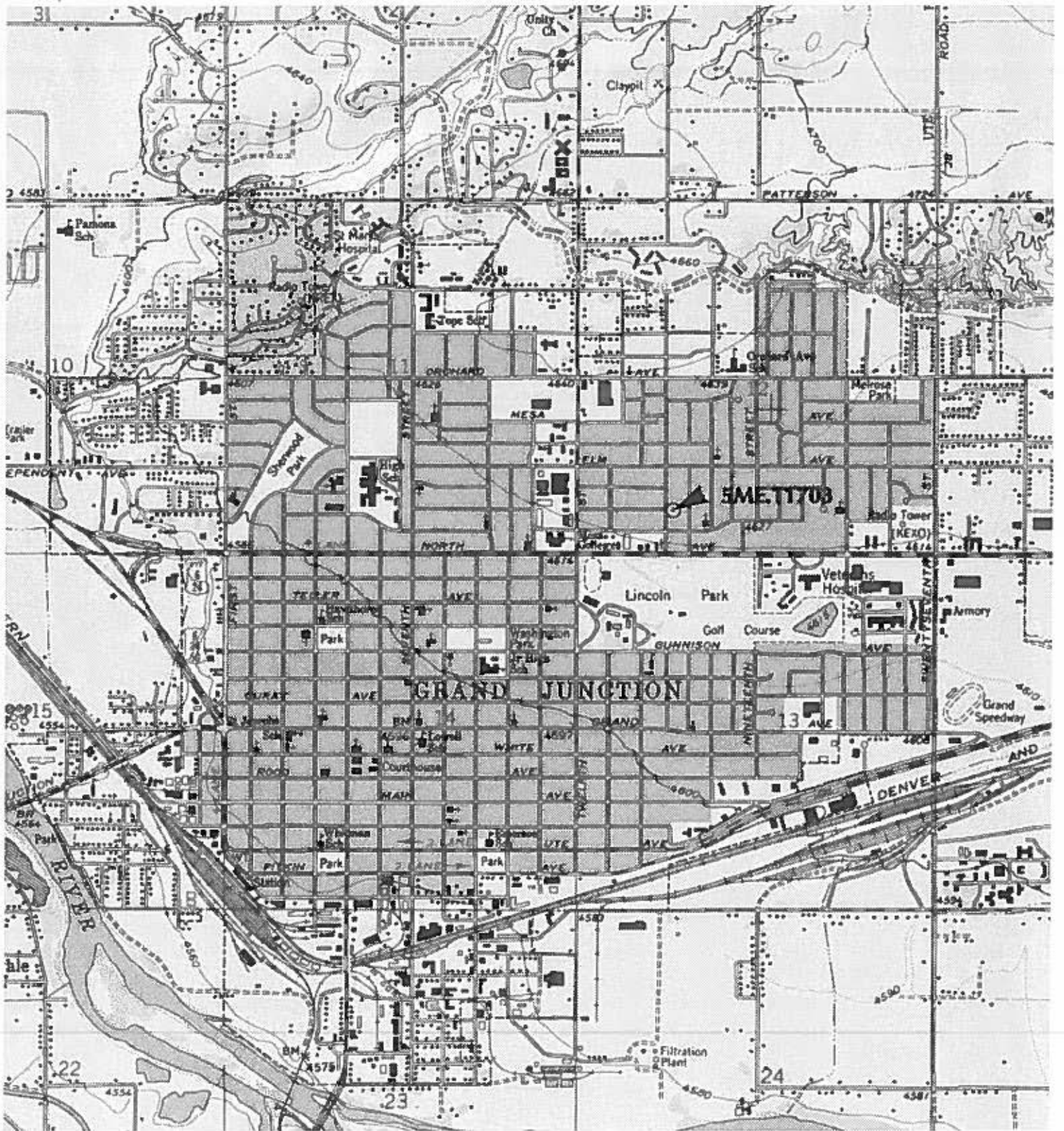
1240 N. 15th Street



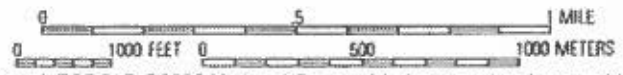
North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN \uparrow MN
11 1/2°



Map created with TOPO! © 2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.11703

1240 N. 15th Street

Roll # 4 Frame # 16

Looking northeast

Grand Junction, Mesa County, CO

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