

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.8965
2. Temporary resource number: 440.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 440 N. 15th Street
8. Owner name and address: Dean Palmerlee
440 N 15th St Grand Junction, CO 81501-4418

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 NW 1/4 of section 13
10. UTM reference
Zone 1 2 ; 7 1 2 1 7 6 mE 4 3 2 7 5 4 3 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): 1 & 2 Block: 1
Addition: Slocomb's Addition Year of Addition: 1906
13. Boundary Description and Justification: Legal description of the site is: Lots 1 + 2 Blk 1
Slocomb Addition
Assessors Office Parcel ID # 2945-132-19-001
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 36' x Width 26'
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): Chimney

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21. General architectural description: This is a single story wood frame house with a medium pitched gabled roof, running east/west. The house is made of two volumes, the primary volume and a smaller additive volume on the main façade. The smaller volume has a gable roof which has a lower ridge and shares the same south plane as the main volume. A picture window is centered on the smaller gable and is flanked by two narrow double hungs. The entry is on the south side of the smaller volume and is accessed by a set of concrete steps. The main volume has one vertically proportioned double hung in the remaining wall space that faces west. The north side of the main volume has two vertically proportioned double hungs set near either end. A brick chimney sits off the ridge to the south. The siding is a narrow clapboard with corner boards. The roof has moderate overhangs with brackets along the rake of the roof.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The building sits on an open corner lot, that is predominantly lawn.
24. Associated buildings, features, or objects: none seen

IV. Architectural History

25. Date of Construction: Estimate: 1927 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): Windows on north side changed from small rectangles to tall double hungs, dates unknown. Window on entry volume may also have been changed, 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: No specific early information was found on this building; however in the 1941 directory Annie M. and John H. Dunston are shown as owners. In the directories of 1951 through 1957 Annie M. Dunston and Mrs. Martha Dunston are shown as owners. The building is part of Slocomb's Addition created in 1906. Originally consisting of 28 blocks, the subdivision was named for Edwin M. Slocomb who was one of the first residents of the area and had numerous real estate holdings in Colorado and Idaho.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1941, 1951, 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: 1927
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. Development occurred 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.

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43. Assessment of historic physical integrity related to significance: Changes to window pattern and possible changes to entry configuration has somewhat 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 # 16 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



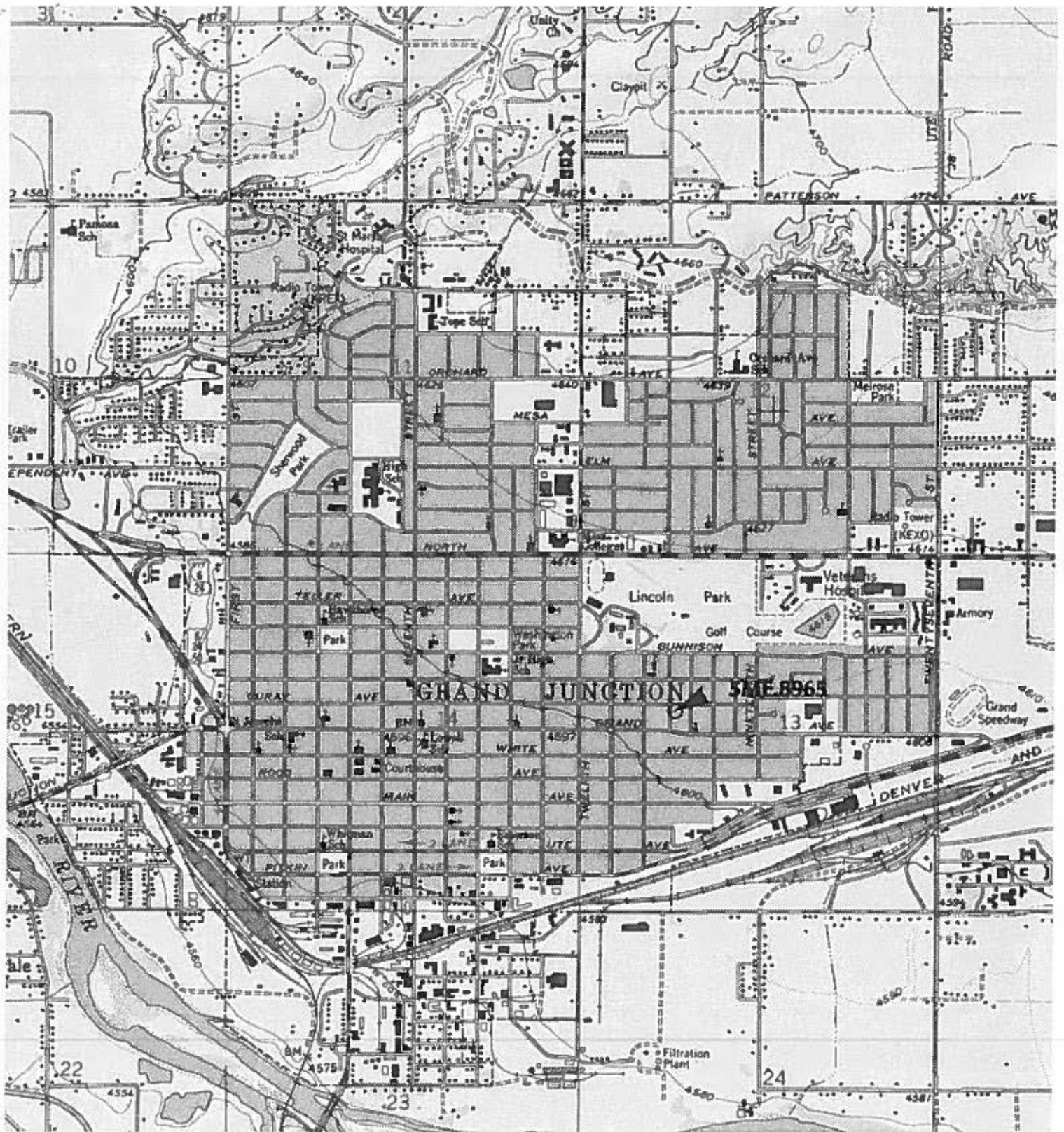
440 N.15th Street



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN * MN
1196'

0 5 1 MILE
0 1000 FEET 0 500 1000 METERS
Map created with TOPO! © 2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.8965

440 N. 15th Street

Roll # 16 Frame # 14

Looking northeast

Grand Junction, Mesa County, CO

BA DANXEND NNN-2 2537

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