

**COLORADO HISTORICAL SOCIETY**  
Office of Archaeology and Historic Preservation  
1300 Broadway Denver, CO 80203

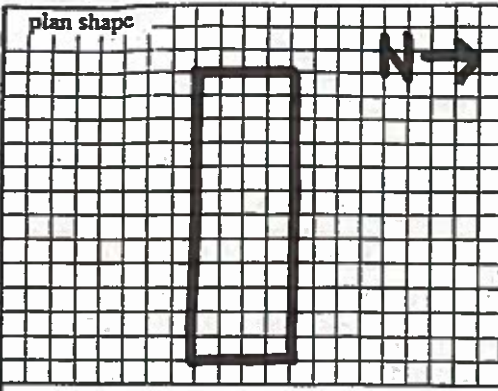
**Historic Building Inventory Record**

**OFFICE USE ONLY**

OAHP1403

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.: 5ME11711	
current building name		owner Wendell, Cheryl & Joseph Stocker 1878 K Road Fruita, CO 81521			
address 1213 N. 15th Street Grand Junction CO 81501		township 1S 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	lot(s)	addition NE yr. of addition 1946	
film roll by	no.	negative nos.	location of negatives City	date of construction estimate 1913 actual	
				source Mesa County Assessor	
				use Residential present Residential historic	
				condition excellent X good fair deteriorating	
				extent of alterations minor moderate major describe:	
style Ranch - Bungalow	stories 1 w/ basement		X original moved date(s) of move:		
materials Wood	square footage 1,056		National Register Eligibility Individual: _____ yes _____ no		
architectural description Small wood frame 1 story structure with basement. Gable roof w/ asphalt shingles. Wood siding. Tipped roof over front porch				Contributing to district: _____ yes _____ no	
				local landmark designation _____ name _____ date	
				associated buildings? X yes type Barn/Garage	
additional pages _____ yes _____ no				if inventoried, list ID nos.	

plan shape 	architect	Unknown	original owner
	source		source
	builder/contractor	Unknown	theme(s)
	source		

construction history (description, names, dates, etc. relating to major additions or alterations to original structure)

continued \_\_\_ yes \_\_\_ no

historical background (discuss important persons and events associated with this structure)

continued \_\_\_ yes \_\_\_ no

significance (check appropriate categories and briefly justify below)

<b>architectural significance:</b> <input type="checkbox"/> represents the work of a master <input type="checkbox"/> possesses high artistic values <input checked="" type="checkbox"/> represents a type, period or method of construction	<b>historical significance:</b> <input type="checkbox"/> associated with significant persons <input checked="" type="checkbox"/> associated with significant events or patterns <input type="checkbox"/> contributes to an historic district
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statement of significance

continued \_\_\_ yes \_\_\_ no

references (be specific)

Mesa County Assessors Records  
 City of Grand Junction Annexation History Map

continued \_\_\_ yes \_\_\_ no

surveyed by K. Ashbeck	affiliation City of Grand Junction	date June 1998
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OAHP1403  
Rev. 9/98

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.11711
2. Temporary resource number: 1213.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1213 N. 15th Street
8. Owner name and address: Wendell H Stocker  
1878 K Rd Fruita, CO 81521-9064

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
NE 1/4 of SE 1/4 of SW 1/4 of SW 1/4 of section 12
10. UTM reference  
Zone 1 2; 7 1 2 0 9 7 mE 4 3 2 8 3 5 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): 2 Block: \_\_\_\_\_  
Addition: Grandview subdivision Year of Addition: 1905
13. Boundary Description and Justification: Legal description of the site is: Beg S 0 deg  
01'06sec W 294.35ft & W 10.84ft Fr NE Cor Lot 2 Grandview Sub Sec 12 1S 1W W  
204.19ft N 142.50ft E 52ft N 51.85ft E 3ft S 116ft E 155.06ft S0deg01'06sec W 71.84ft S  
41deg55'51sec W 8.75ft To Beg  
Assessors Office Parcel ID # 2945-123-00-092  
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 44' x Width 21'
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

Resource Number: 5ME.11711  
Temporary Resource Number: 1213.FIFT

**Architectural Inventory Form**  
(page 2 of 4)

20. Special features (enter all that apply): Porch, Chimney
21. General architectural description: This is a rectangular wood frame house with the main ridge running east/west and the principal façade facing east. The medium pitched front gable roof has a small overhang with decorative tails on the bargeboards. The principal façade is generally symmetrical with a hipped roof porch running almost the full width. The porch roof is supported by four, equally spaced, square wood posts, and a low wall infills between the posts at the perimeter. The main entry door is located just off center to the left and has a large double hung windows located on either side. The area of the gable end above the porch roof is infilled with decorative shingles and a small vent is located in the peak. The south side of the house has a square bay projecting slightly off the main wall about halfway along the length. The bay has two vertically proportioned double hung windows on the south. A similar single double hung is located on the wall near the front side, and two smaller double hungs are on the far side of the south wall. The roof of the bay is an extension of the main roof plane. The north side has two similar double hung windows. The main roof ends in a hipped form on the west end. A shed roof porch extends off the rear. The whole house sits on a concrete foundation and a brick chimney is located on the ridge near the rear of the house.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: The house sits on an open lot with little vegetation.
24. Associated buildings, features, or objects: A substantial barn is located on the rear of the lot. The barn is a one and a half story side gable with a shed form off the rear. The ridge runs north/south and the main sliding barn doors face east. The main doors are asymmetrically arranged on the façade with a hayloft opening near the center of the wall. The opening has a small gable above it. A cupola sits on the main ridge, generally centered. The south side of the barn has another loft door with three small windows, equally arrayed, on the main level. The shed extension off the rear has another sliding barn door on the far end. The roof is asphalt and the walls have wood clapboard siding.

**IV. Architectural History**

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1913  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_

Resource Number: 5ME.11711  
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**Architectural Inventory Form**  
(page 3 of 4)

28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions): Alterations to the front porch, addition of foundation and basement; 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): Edge of Residential Neighborhood
35. Historical background: In the 1941 directory Irving H. Blanke is shown as owner. In the directories of 1951, 1955, 1956 and 1957 the Rev. Howard L. Manning is shown as owner. This 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 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

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**Architectural Inventory Form**  
(page 4 of 4)

40. Period of significance: 1913
41. Level of significance: National  State  Local
42. Statement of significance: This house is representative of the development that occurred adjacent to the original core of the city on agricultural lands. This house and barn are particularly important since this is the only example of a farming compound of this size and type remaining. This house sits on a historically arterial street. Presently, this area of town reflects the City's transition, from agricultural development on a small scale to larger production style development during more rapid expansion. This building and barn should be considered for a local landmark status.
43. Assessment of historic physical integrity related to significance: Alterations have somewhat altered the original character, however this pair of buildings is highly significant and retains a considerable amount of integrity.

**VII. National Register Eligibility Assessment**

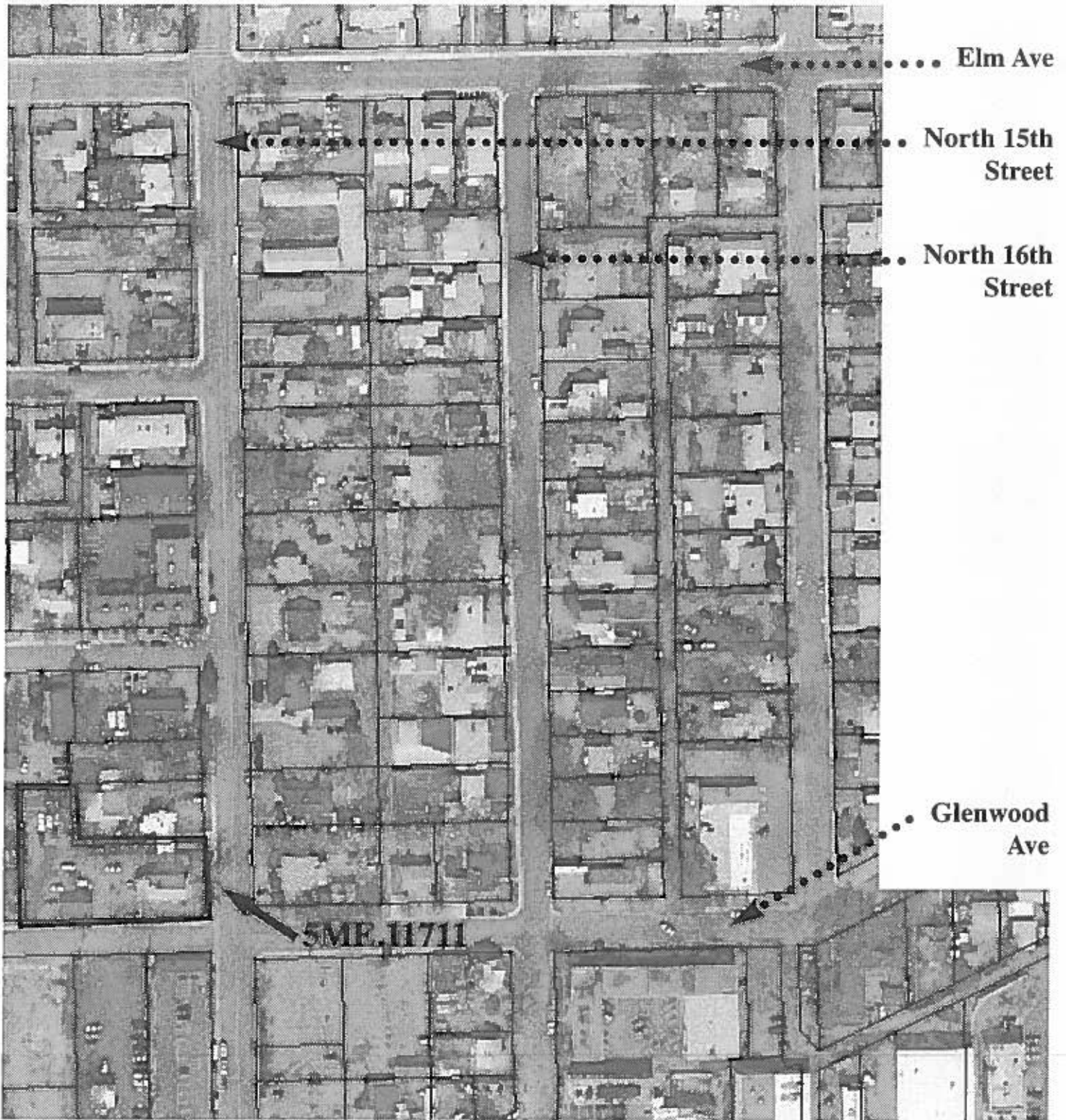
44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data   
Additional research should be completed to determine eligibility for National Register.
45. Is there National Register district potential? Yes  No  Discuss: \_\_\_\_\_  
If there is National Register district potential, 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 # 34 & 35  
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.*

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1300 Broadway, Denver, CO 80203 (303) 866-3395



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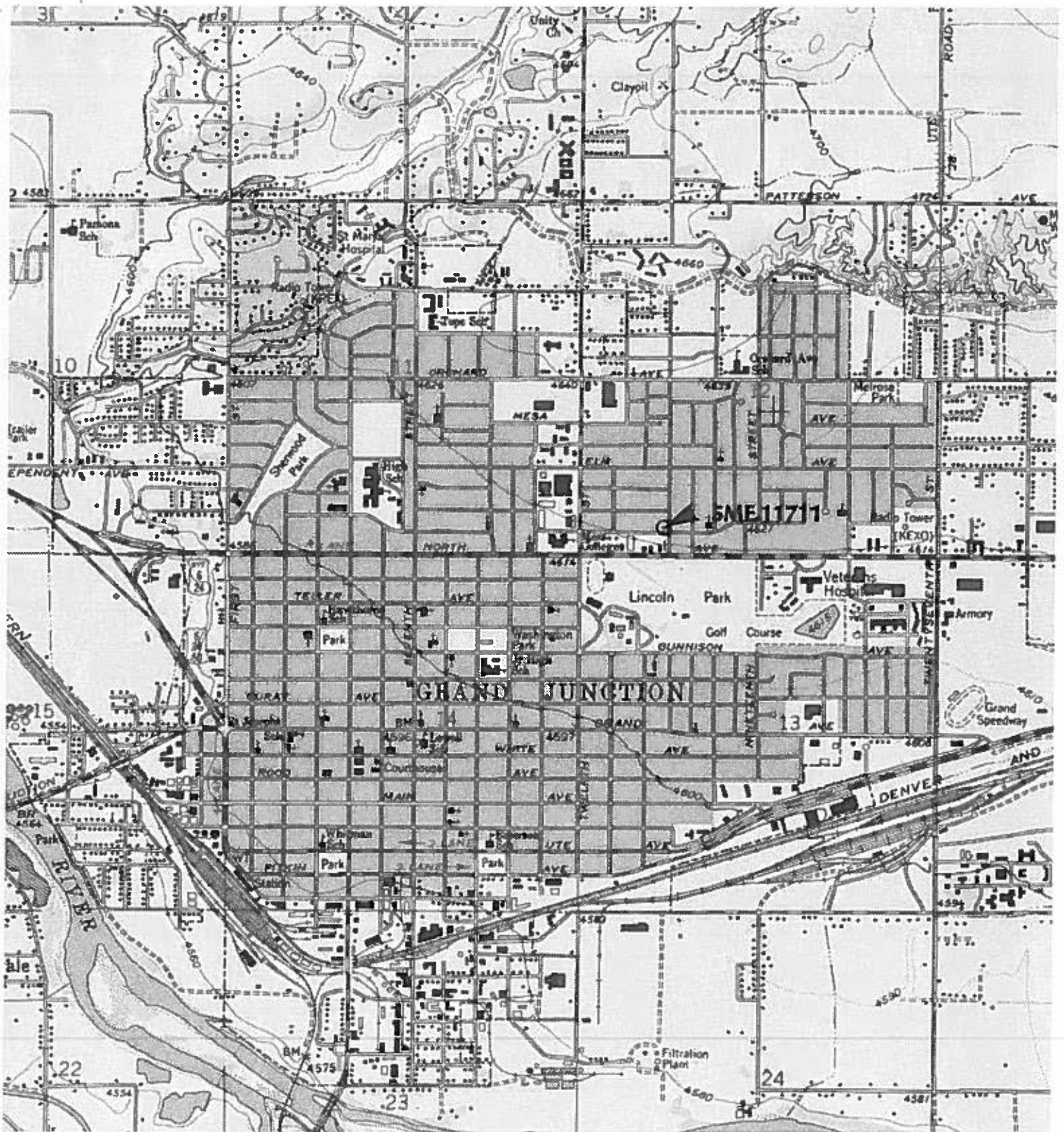


North

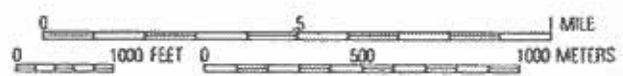
Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004





TN MN  
11 1/2"



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

# GRAND JUNCTION, COLORADO

Phase Three Historic Survey  
2004



5ME.11711 1213 N. 15th Street

Roll # 5 Frame # 35

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5882 002927

035

sharp

57932

5ME.11711

1213 N. 15th Street

Roll # 5 Frame # 34

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5882 002927

034

sharp

57931