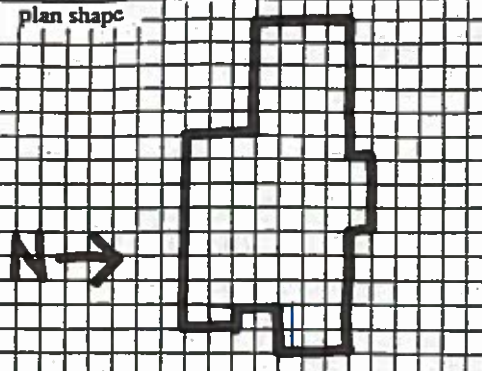


COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, CO 80203

Historic Building Inventory Record

OFFICE USE ONLY OAHPI403
 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 <i>Mesa</i>	city <i>Grand Junction</i>	state ID no. <i>SME 11710</i>
current building name <i>Wagner Residence</i>		owner <i>Helen G. Wagner, et al!</i>		
address <i>1215 N. 15th Street Grand Junction CO 81501</i>		<i>1215 N. 15th Street Grand Junction CO 81501</i>		
historic name		township <i>15</i> range <i>1W</i> section <i>12</i> SW $\frac{1}{4}$ $\frac{1}{4}$		
district name		USGS quad name <i>Grand Junction</i> 1962 yr. <input checked="" type="checkbox"/> 7.5' <input type="checkbox"/> 15'		
film roll by no.		negative nos.	location of negatives <i>City</i>	date of construction _____ estimate <i>1940</i> actual
		source <i>Mesa Co Assessor</i>		
		use <u><i>Residential</i></u> present <u><i>Residential</i></u> historic		
		condition _____ excellent <input checked="" type="checkbox"/> good _____ fair _____ deteriorating		
		extent of alterations _____ minor <input checked="" type="checkbox"/> moderate _____ major describe: <i>Addition on south side</i>		
style <i>Ranch</i>		stories <i>1 w/ basement</i>		<input checked="" type="checkbox"/> original _____ moved date(s) of move:
materials <i>Brick</i>		square footage <i>1,091</i>		National Register Eligibility Individual: _____ yes _____ no
architectural description <i>Small masonry frame 1 story structure w/ small unfinished basement. Flat roof w/ rolled composite roofing material. Brick exterior.</i>		Contributing to district: _____ yes _____ no		
		local landmark designation _____ name _____ date		
		associated buildings? <input checked="" type="checkbox"/> yes type <i>Garage</i> if inventoried, list ID nos.		
additional pages _____ yes _____ no				

plan shape 	architect <i>Unknown</i>	original owner
	source	source
	builder/contractor <i>Unknown</i>	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)

architectural significance: <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	historical significance: <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
--	---

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 <i>K. Ashbeck</i>	affiliation <i>City of Grand Junction</i>	date <i>June 1998</i>
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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.11710
2. Temporary resource number: 1215.FIFT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1215 N. 15th Street
8. Owner name and address: Helen G Wagner
1215 N 15th St Grand Junction, CO 81501-4301

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 8 8 mE 4 3 2 8 3 7 9 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 145ft S Of NE
Cor Lot 2 Grand View Sub Sec 12 1S 1W S 71ft W 60ft N 7 Ft E To Beg Exc E 5ft
Assessors Office Parcel ID # 2945-123-00-062
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 29' x Width 44'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Terra Cotta
18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): none

Resource Number: 5ME.11710
Temporary Resource Number: 1215.FIFT

Architectural Inventory Form
(page 2 of 4)

21. General architectural description: This is a generally rectangular plan masonry building with several stepping volumes. The principal façade faces east and is comprised of three similar sections. The south part is the largest wall plane; it is stuccoed and has a picture window with smaller flanking windows to each side. The window is off center to the south side. The parapet wall has a step down in the center with a row of sloped block running across it. The center section is recessed from the south section. It has a larger area of step down in the center with a window centered below. In this case the window and the stepped down area are the same width. The north section projects out beyond the other two sections and has the longest stepped down parapet of the three (all step downs are filled with the row of sloped block). A set of three vertically proportioned casement style windows, are centered below, but are narrower in width than the parapet step above. The center and north sections are large textured terra cotta masonry blocks in a running bond pattern with a varied coloration. The corners and the window openings have contrasting quoins of smooth lightly colored block. The north side of the building also has a three part composition. On this side the three parts are generally equal and have a similar pattern of stepped down parapet wall with a window (one door) centered below. This pattern repeats around the building. The south side has a shed roof porch area, which may be the building entrance.
22. Architectural style/building type: Mission
23. Landscaping or special setting features: The lot is open at the front with large trees on the sides. Small shrubs are at the base of the building, and there are two areas of paved driveway.
24. Associated buildings, features, or objects: A large front gable garage is located at the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1940 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Menzo D. Wagner
Source of information: 1941 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Stucco on the south side, some window replacement, construction of large garage at rear; dates unknown.

Resource Number: 5ME.11710
Temporary Resource Number: 1215.FIFT

Architectural Inventory Form
(page 3 of 4)

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): Commerce and Trade

34. Site type(s): Edge of Residential Neighborhood

35. Historical background: M. D. Wagner is shown as owner in the 1941 directory. Menzo D. Wagner is shown as auto repair business occupant in the 1951, 1955, 1956 and 1957 directories. 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

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: 1940

41. Level of significance: National _____ State _____ Local

Resource Number: 5ME.11710
Temporary Resource Number: 1215.FIFT

Architectural Inventory Form
(page 4 of 4)

42. Statement of significance: This building is indicative of the transition of this area from an agricultural neighborhood to a more suburban pattern. The masonry used on the building can be seen in numerous other buildings in the area from the same period. This would seem to indicate a local trend in building style and materials.
43. Assessment of historic physical integrity related to significance: Alterations have moderately impacted the integrity of the building.

VII. National Register Eligibility Assessment

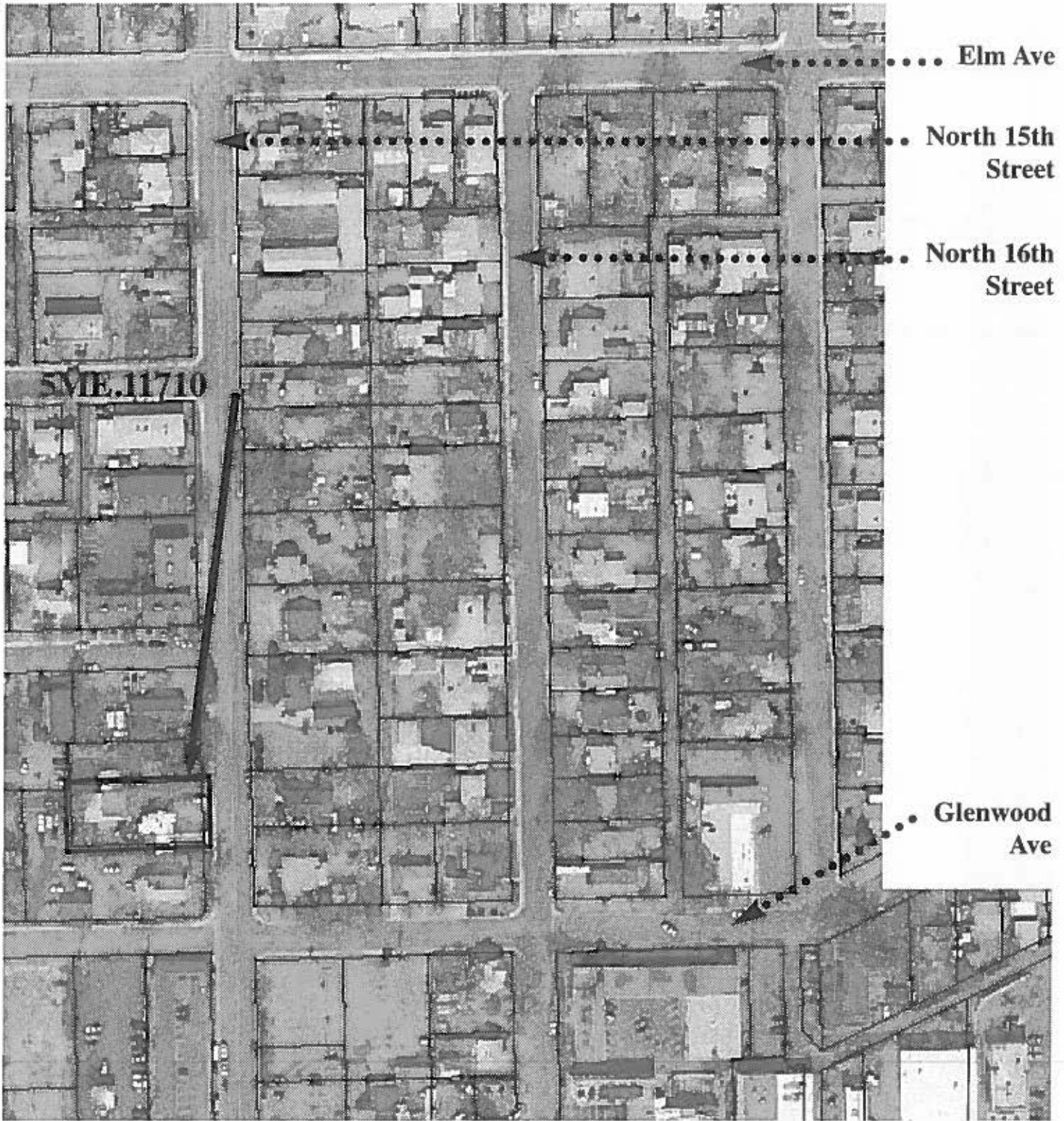
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing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

VIII. Recording Information

47. Photograph numbers: Roll # 5 Frame # 36
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



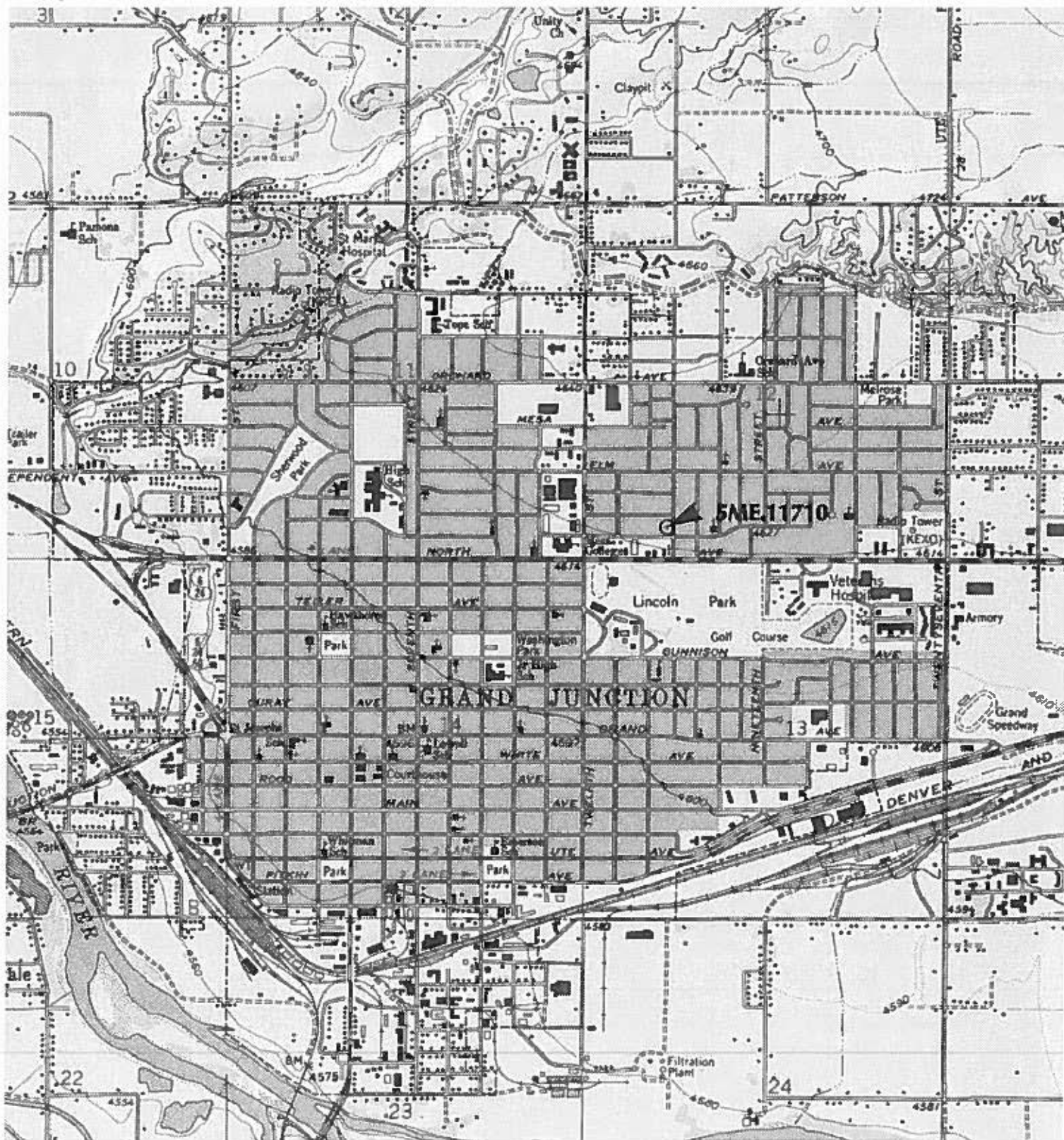
1215 N. 15th Street



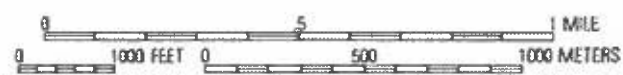
North

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



5ME.11710

1215 N. 15th Street

Roll # 5 Frame # 36

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5882 002927

036

sharp

57933