

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.14666
2. Temporary resource number: 1305.MES
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1305 Mesa Ave.
8. Owner name and address: David Deroose
461 Yampa Ave Craig, CO 81625-2609

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 1/4 of SW 1/4 of NW 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 1 8 6 5 mE 4 3 2 8 7 9 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): 8 Block: 1
Addition: Prospect Park Year of Addition: 1947
13. Boundary Description and Justification: Legal description of the site is: Lot 8 Blk 1
Prospect Park Sec 12 1s 1w exc N + S 10ft as Desc In B-550 P-253 & 279 Mesa Co Recds
Assessors Office Parcel ID # 2945-123-12-008
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 41' x Width 52'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Gable-on-Hip Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): none

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21. General architectural description: This is a simple primary rectangular form, masonry house. The roof is essentially hipped with small gables revealed at the ends of the ridge. The ridge runs east/west and the principal façade faces north. The roof has a moderate overhang around the perimeter, except for an area over the front entry, which has a slightly deeper overhang, through an extension of the main roof plane. The wall plane, then steps out at the far west end to create a minimal overhang in that area. The projecting section of the wall has a large picture window with two vertical mullions centered on the wall. The entry sits just to the east on the main wall. A picture window with a double hung on each side is adjacent to the door on the east. The remainder of the façade has a single double hung centered on the wall between the picture window and a pair of double hungs near the east corner. The east wall has two double hungs near the center of the wall. The double hungs have a single horizontal muntin in each sash. A medium sized shed roof addition extends off the rear of the house.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: A large street tree sits on the edge of the lot, otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A large garage sits on the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1951 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: James H. Kinser
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Original garage infilled, addition off 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): _____
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood

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35. Historical background: James H. Kinser is shown as owner in the 1951 directory. George R. Simpson and Frances A. Simpson are also associated with the property on the Prospect Park Plat Map of 1947. This building is part of Prospect Park subdivision of about 1947 developed by a group of thirty-one owners for the 81 lots and included a park. 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 1955, 1956, 1957; Prospect Park Plat Map

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, Community Development and Planning
40. Period of significance: 1951; 1943 to 1957 Uranium Boom
41. Level of significance: National State Local
42. Statement of significance: The development in this area is a direct result of the nation's involvement in WWII and the drive for the development of nuclear weapons. The discovery of significant sources of Uranium in the region initiated development in Grand Junction that supported both the mining of the materials and the administration of programs related to the development of weapons. The building types, materials and neighborhood layout are all indicative of the national trends which were driven by the proliferation of the automobile and the enormous demand for single family homes. House designs departed from the romantic and revival styles that were prevalent in the earlier part of the 20th century and took on a California inspired design that was characterized by simple horizontally proportioned forms. Houses were typically mass produced on previously undeveloped tracts of land at the periphery of earlier

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development. These groups of houses were typically based on one or two plan types with a limited number of roof and exterior finish variations, further reinforcing the characteristics of mass production.

43. Assessment of historic physical integrity related to significance: The loss of the original garage has altered the character of the building. Integrity is somewhat compromised.

VII. National Register Eligibility Assessment

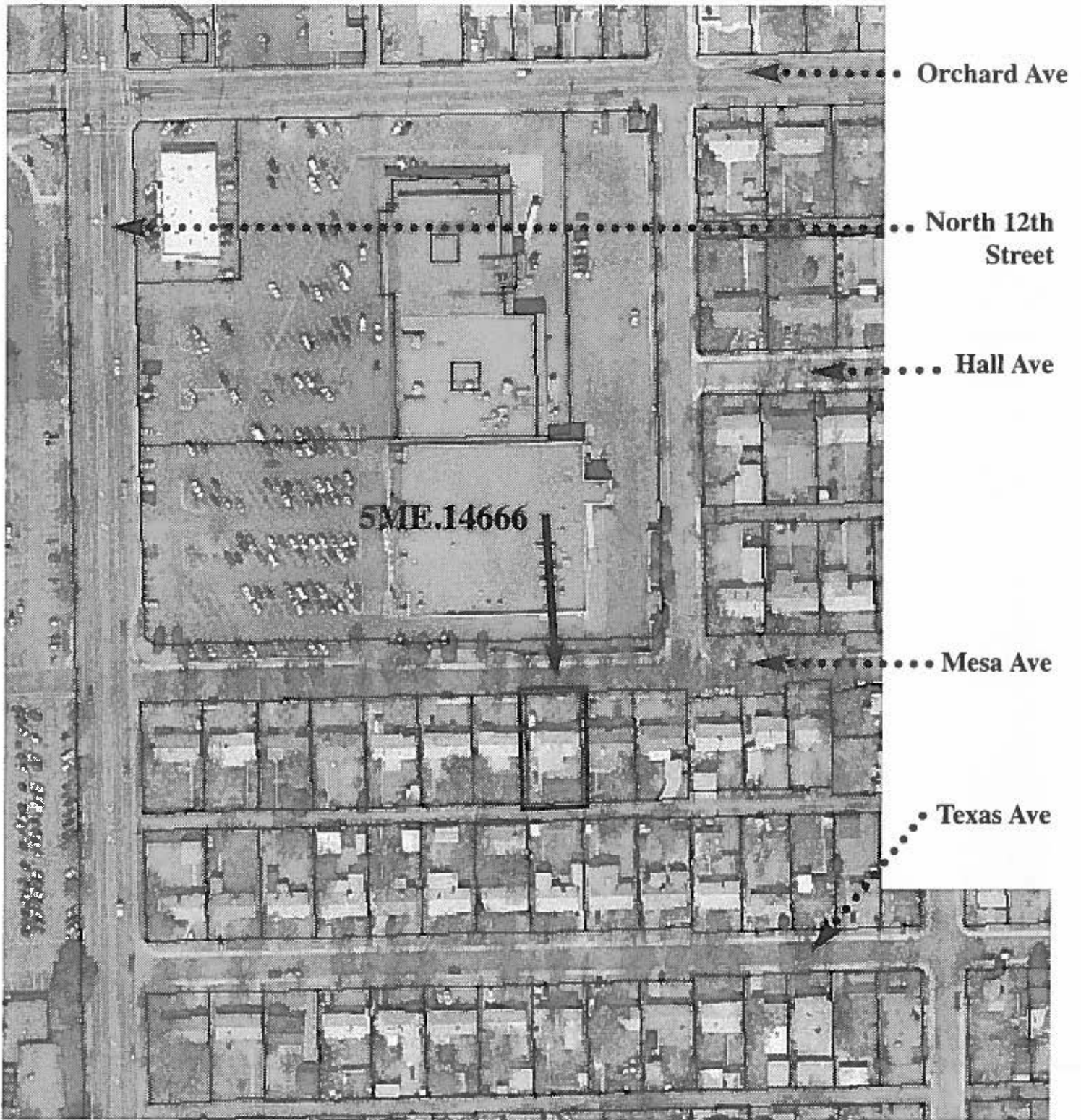
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing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

VIII. Recording Information

47. Photograph numbers: Roll # 2 Frame # 31
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



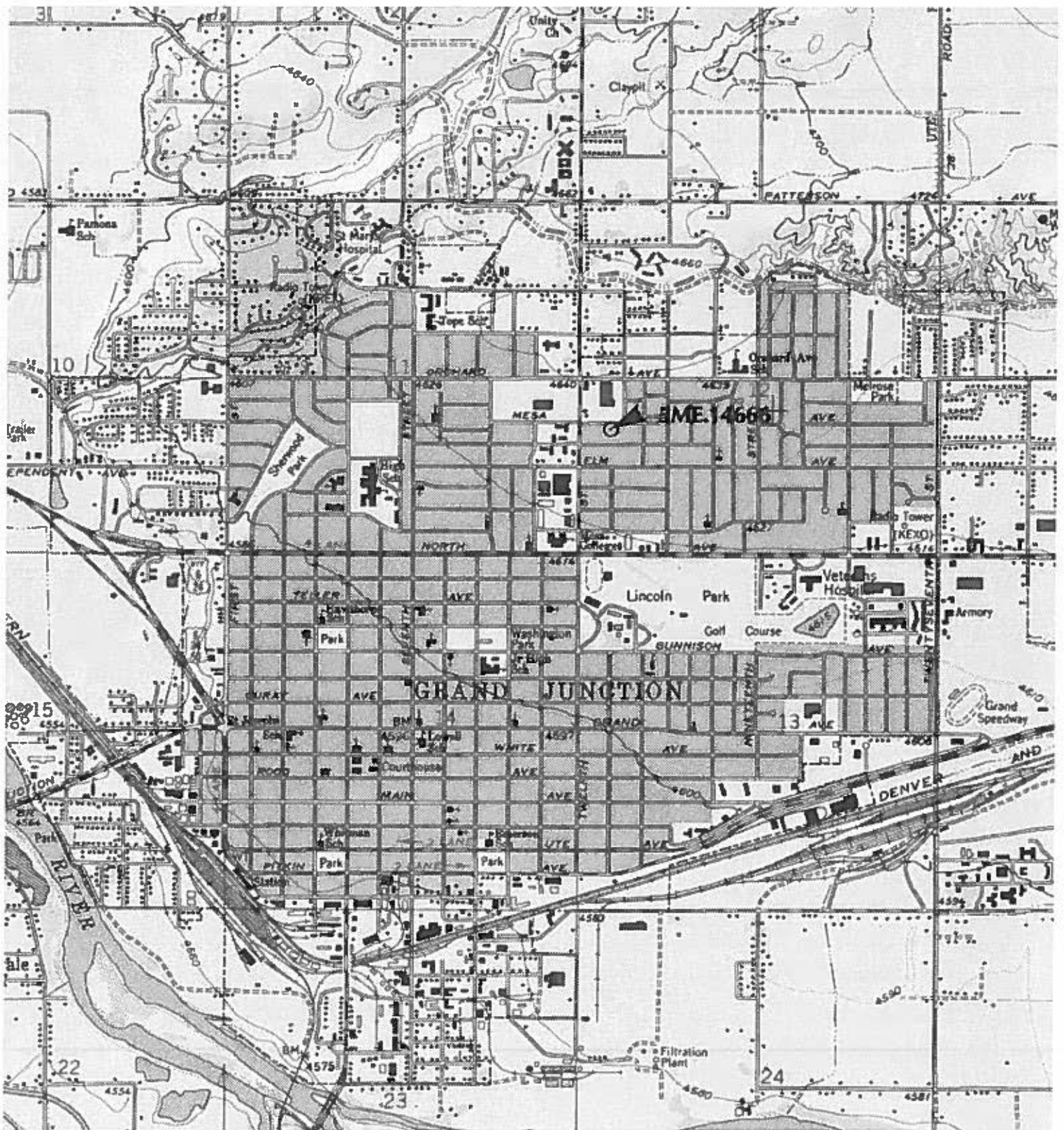
1305 Mesa Ave.



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.14666

1305 Mesa Ave.

Roll # 2 Frame # 31

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5652 002915

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share

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