

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.14651
2. Temporary resource number: 1342.HAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1342 Hall Ave.
8. Owner name and address: Charles G Theisen
1342 Hall Ave Grand Junction, CO 81501-6322

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 1/4 of NE 1/4 of NW 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 1 9 5 0 mE 4 3 2 8 9 4 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): 18 & 19 Block: 1
Addition: Eastholme-in-Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: W 38.53ft Of Lot 18 + E 38.53ft Of Lot 19 Blk 1 Eastholme-In-Grandview Subdivision
Assessors Office Parcel ID # 2945-123-02-016
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 30' x Width 50'
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): Attached Garage

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21. General architectural description: This is a simple rectangular, masonry house with a hipped roof. The ridge runs east/west and small gables are exposed at the end of the ridge line. The principal façade faces south. The roof plane steps forward on the western end of the main façade, covering a projection of the wall plane below. The main entry sits at the inside corner, adjacent to the step. A single car garage door fills the projecting wall plane on the left of the door and a large picture window, with flanking double hungs, sits to the right. Two double hung windows are located on the remainder of the façade. A wood trim board runs the perimeter of the house, except the garage area, along the head of the windows, separating the brick from the soffit. A contrasting brick base runs around the perimeter of the house from the concrete base to the window sills. The roof has a moderate overhang. The east side has two smaller double hung windows near the rear of the wall and there are no windows on the west. A fence connects to the house on both sides toward the back of the side walls creating an enclosed backyard.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits back from the street with a driveway and two street trees in the otherwise plain lawn.
24. Associated buildings, features, or objects: None

IV. Architectural History

25. Date of Construction: Estimate: 1952 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): No apparent alterations
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: Phillip E. Tesitor occupied the house according to the 1955, and 56 directories. 1955 is the first instance of this address in the available directories. This building is part of Eastholme-in-Grandview Subdivision. This part of the larger Grandview Subdivision was owned by Eugene and Annabelle Helms, Richard and Ella Mae Bouman, Coe Van Deren, and John and Ruth Dyer and developed in 1950.
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, Community Development and Planning
40. Period of significance: 1952; 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 house is intact in its original form.

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 # 3 Frame # 6

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

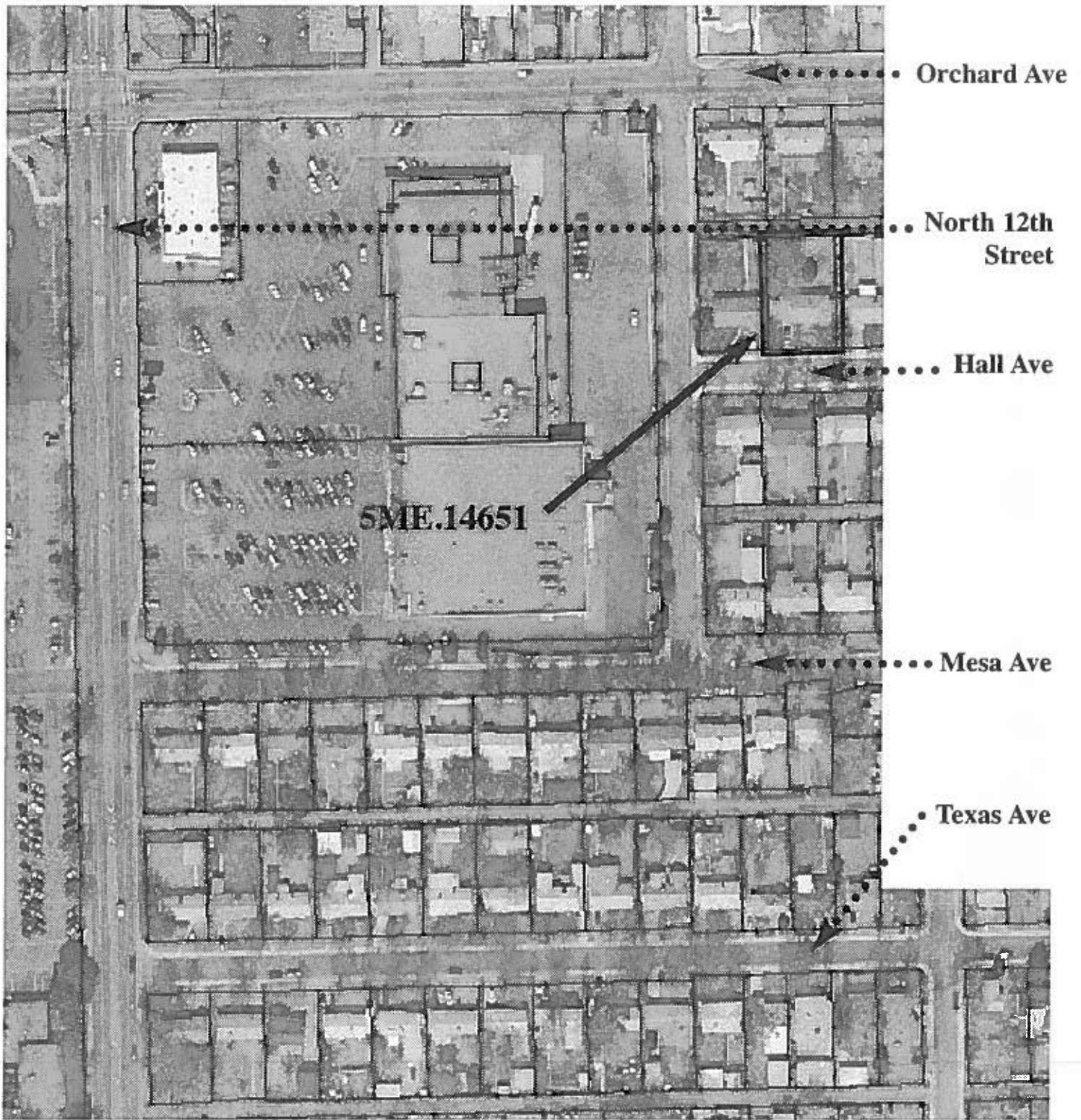
51. Organization: Reid Architects, Inc.

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



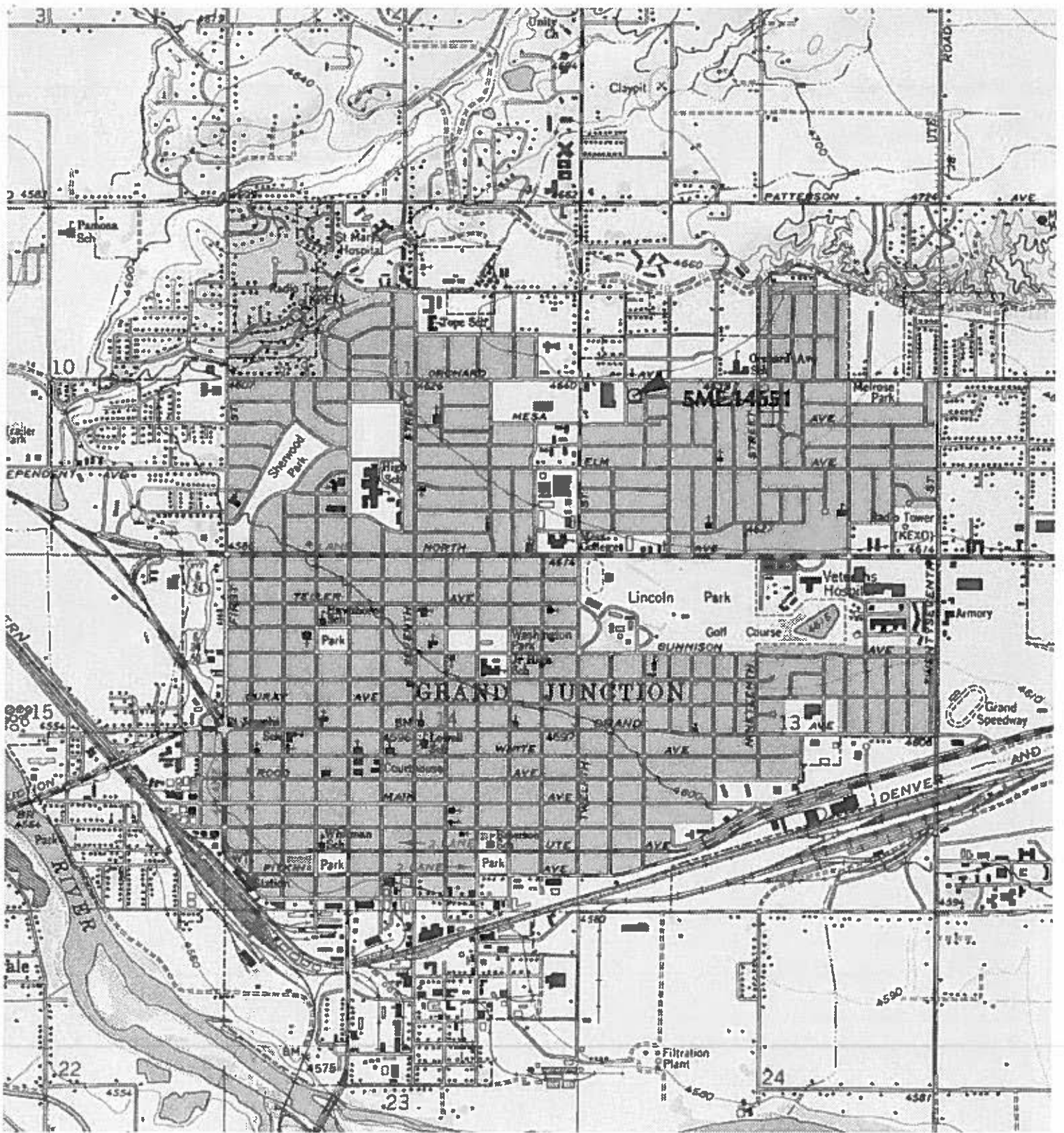
1342 Hall Ave.



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.14651

1342 Hall Ave.

Roll # 3 Frame # 6

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5871 002924

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sharp

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