

# 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.14671
2. Temporary resource number: 1364.MES
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1364 Mesa Ave.
8. Owner name and address: Pamela M Eller  
8 Winged Foot Way Littleton, CO 80123

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SW 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 8 4 mE 4 3 2 8 8 4 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): 6 & 7 Block: 3  
Addition: Eastholme in Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 6 + E 15.5ft Of  
Lot 7 Blk 3 Eastholme In Grandview Subdivision  
Assessors Office Parcel ID # 2945-123-04-009  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 48' 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): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Attached Garage

Resource Number: 5ME.14671  
Temporary Resource Number: 1364.MES

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

21. General architectural description: This is a simple building with a large addition on the rear. The primary form has a side gable roof that runs east/west and the principal façade faces south. The roof has a minimal overhang on the gable ends and a larger overhang on the principal façade, with an additional roof extension over the entry door and the principal window. The main roof has a small step down over the attached former garage. The garage volume sits on the west end with the entry door adjacent to the right. A large picture window with vertical units on each side sits to the right of the entry. On the remainder of the façade, a single window unit is centered on the space between the picture window and a pair of window units near the east corner. The former garage opening is infilled with a sliding glass door with some wood infill. The main section of the house is raised on a concrete foundation and a ramp accesses the entry door. A raised patio sits in front of the principal window. A garage and breezeway are attached to the house on the rear. The gable ends are infilled with horizontal siding.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: Shrubs are located along the edge of the sidewalk with a large street tree. A driveway runs to the sliding glass doors and a long ramp runs along the drive.
24. Associated buildings, features, or objects: none

**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: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition off rear, garage infill, ramp and front patio; 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

Resource Number: 5ME.14671  
Temporary Resource Number: 1364.MES

**Architectural Inventory Form**  
(page 3 of 4)

34. Site type(s): Residential Neighborhood
35. Historical background: The Polk Directory shows this building as vacant in 1951. Rev. Roy C. Leeds is the occupant in the 1955 and 1956 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 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, 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

Resource Number: 5ME.14671  
Temporary Resource Number: 1364.MES

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

produced on previously undeveloped tracts of land at the periphery of earlier 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: Alterations have impacted the original scale and pattern of the house. Moderately impacting the integrity.

**VII. National Register Eligibility Assessment**

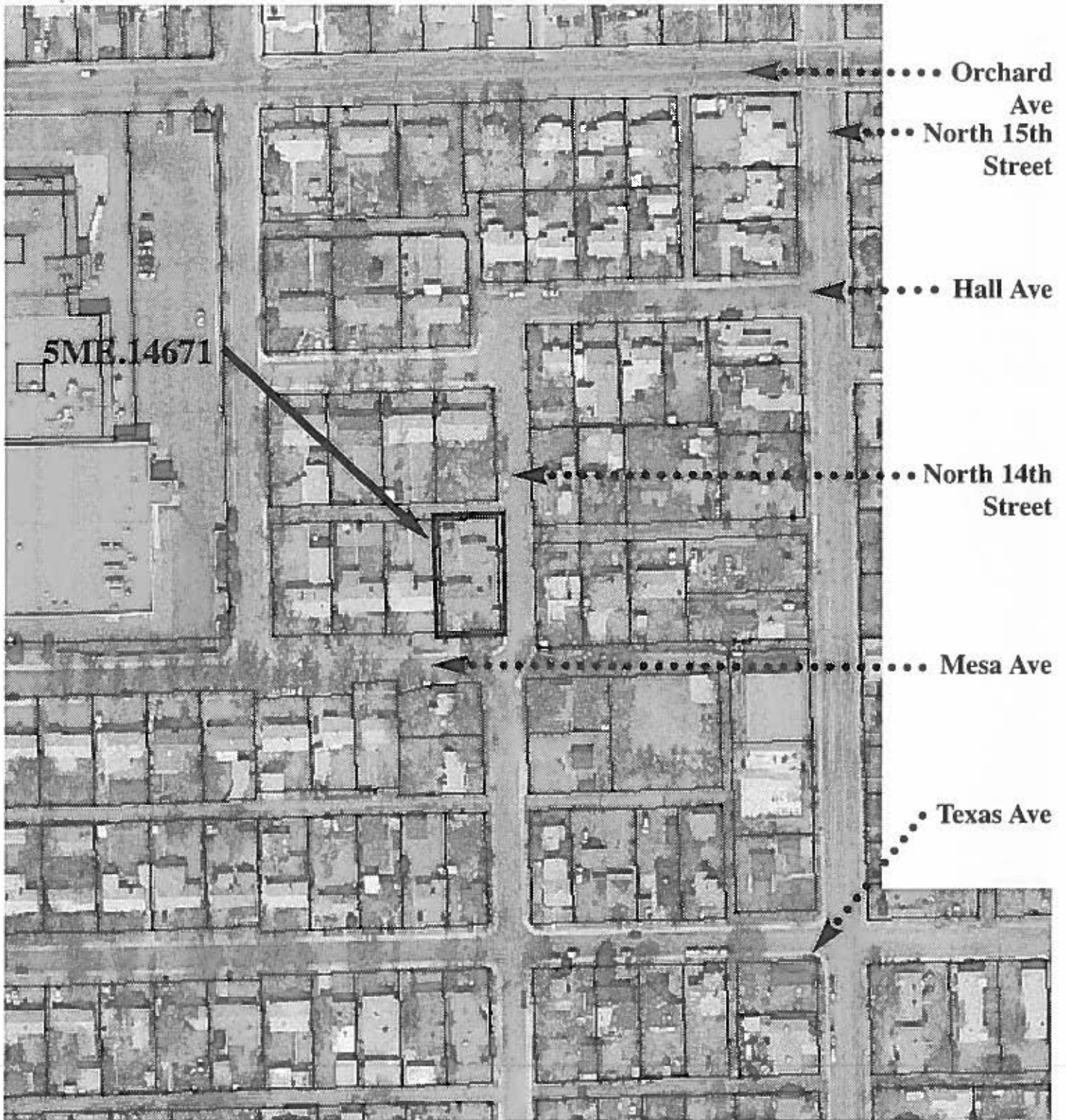
44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data
45. Is there National Register district potential? Yes  No  Discuss: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the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

**VIII. Recording Information**

47. Photograph numbers: Roll # 2 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



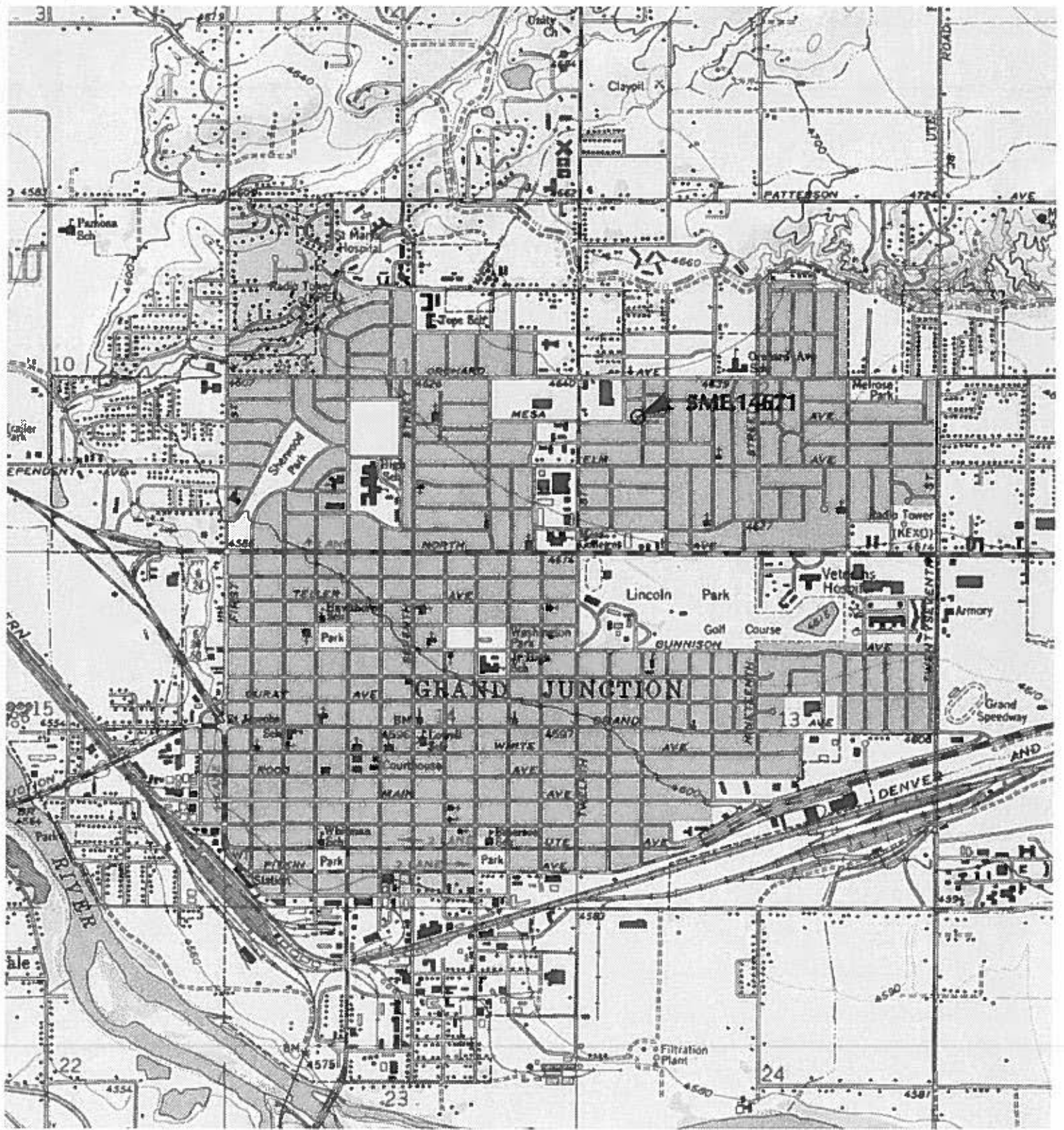
# 1364 Mesa Ave.



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.14671

1364 Mesa Ave.

Roll # 2 Frame # 36

Looking north

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 2 5652 002915

037

sharp

54751