

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.14673
2. Temporary resource number: 1347.ORB
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1347 Orchard Ave.
8. Owner name and address: Clover Properties LLC
2486 H Ct Grand Junction, CO 81505-9613

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 4 8 mE 4 3 2 9 0 0 2 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 & 3 Block: 1
Addition: Eastholme in Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: E 38.53ft of Lot 2
+ W 38.53ft of Lot 3 Blk 1 Eastholme-In-Grandview Subdivision
Assessors Office Parcel ID # 2945-123-02-007
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 28' x Width 51'
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 rectangular masonry house. The hipped roof has a moderate overhang on all sides and small gables are revealed at the ends of the ridge. The roof has an extended plane over the entry door, which also covers a projection in the main wall plane. The projecting section of wall has a picture window with vertical side units to each side. The window is in a field of plaster with a stone pattern that infills a former single car garage door opening. The entry door sits under the roof extension to the left of the projecting wall. Adjacent to the entry door is a picture window with double hungs on each side. The remainder of the wall has a single double hung centered between the picture window and another double hung near the corner. The small cantilevered portion of the roof at the entry is supported by a thin metal support. The east side has two double hungs distributed equally along the wall. A wood trim board runs along the head of the windows, separating the brick field from the soffit of the roof. A shed roof porch is attached to the rear of the building.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits close to the street with a driveway to the right and areas of lawn on either side.
24. Associated buildings, features, or objects: A garage is located rear of the site.

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): Infill at the original garage, porch on 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: Samuel J. Raine is shown as owner in the 1955 directory. This is the first instance of this address in the available directories. Harry Pangborn is shown as the occupant in the 1956 directory. 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: 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

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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 had a moderate impact on 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 # 6 Frame # 27

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

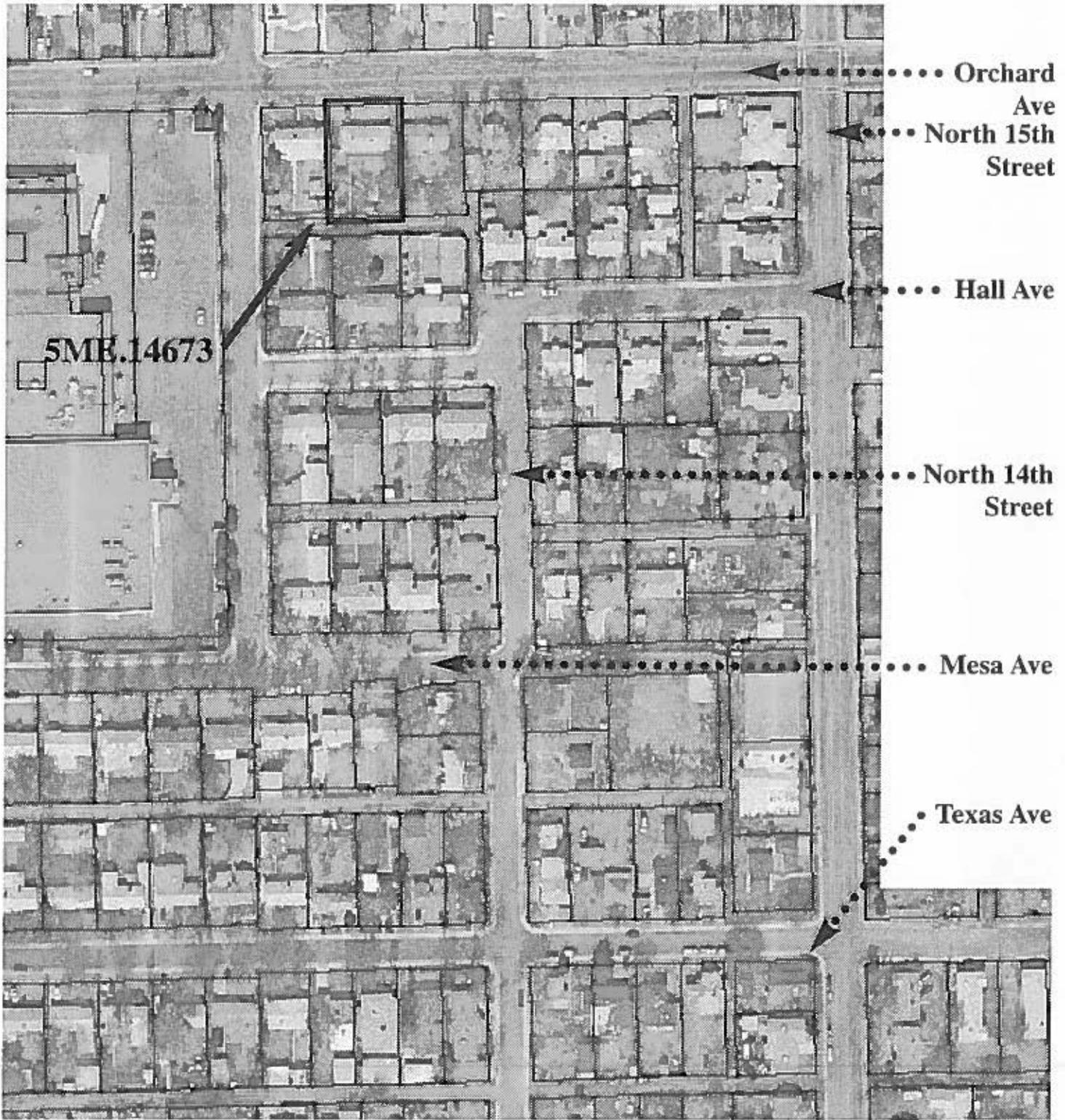
51. Organization: Reid Architects, Inc.

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



5MB.14673

Orchard Ave
North 15th Street

Hall Ave

North 14th Street

Mesa Ave

Texas Ave

1347 Orchard Ave.



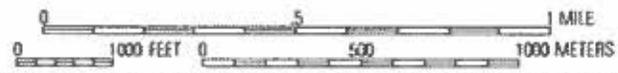
North

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.14673

1347 Orchard Ave.

Roll # 6 Frame # 27

Looking south

Grand Junction, Mesa County, CO

UHF BA010A1X0N NNN 0.5651 002914

028

sharp

54704

