

# Architectural Inventory Form

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## 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.14674
2. Temporary resource number: 1357.ORG
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1357 Orchard Ave.
8. Owner name and address: Dennis J Svaldi  
677 24 1/2 Rd Grand Junction, CO 81505-1246

### 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 7 1 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): 3 & 4 Block: 1  
Addition: Eastholme in Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: E 19.27ft Of Lot 3  
+ All Lot 4 Blk 1 Eastholme-In-Grandview Subdivision Exc E 3ft Of N 101.5ft Of Lot 4  
Assessors Office Parcel ID # 2945-123-02-006  
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 25' 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): none

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21. General architectural description: This is a simple rectangular brick house with a side gable roof. The ridge runs east/west and the principal façade faces north. The roof has minimal overhangs on the gable ends and a larger overhang on the main façade. The overhang is increased at the entry door and principal window by a small extension of the roof plane. At the far west end the wall steps forward returning the extended overhang to a normal depth. This projecting section of wall has a picture window flanked by a vertical unit on each side, in a field of stucco. The stucco is framed by the size of the original brick garage door opening. The main entry is located to the left of the projection, on the main wall. Adjacent to the left is a picture window with a double hung on each side. The remainder of the façade has two double hung windows relatively evenly spaced on the façade. The east wall has two double hungs near the center and the gable end is infilled with vertical siding; a triangular vent is located in the peak. The base of the wall has small horizontal vents and a band of wood separates the top of the brick wall from the overhang soffit.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits close to the street with a driveway on the right, otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A garage is located on the 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): Former garage infilled; 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: John A. Foster is shown as owner in the 1955 and 1956 directories. This 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 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 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: Alterations have moderately impacted 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 # 26 & 28

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

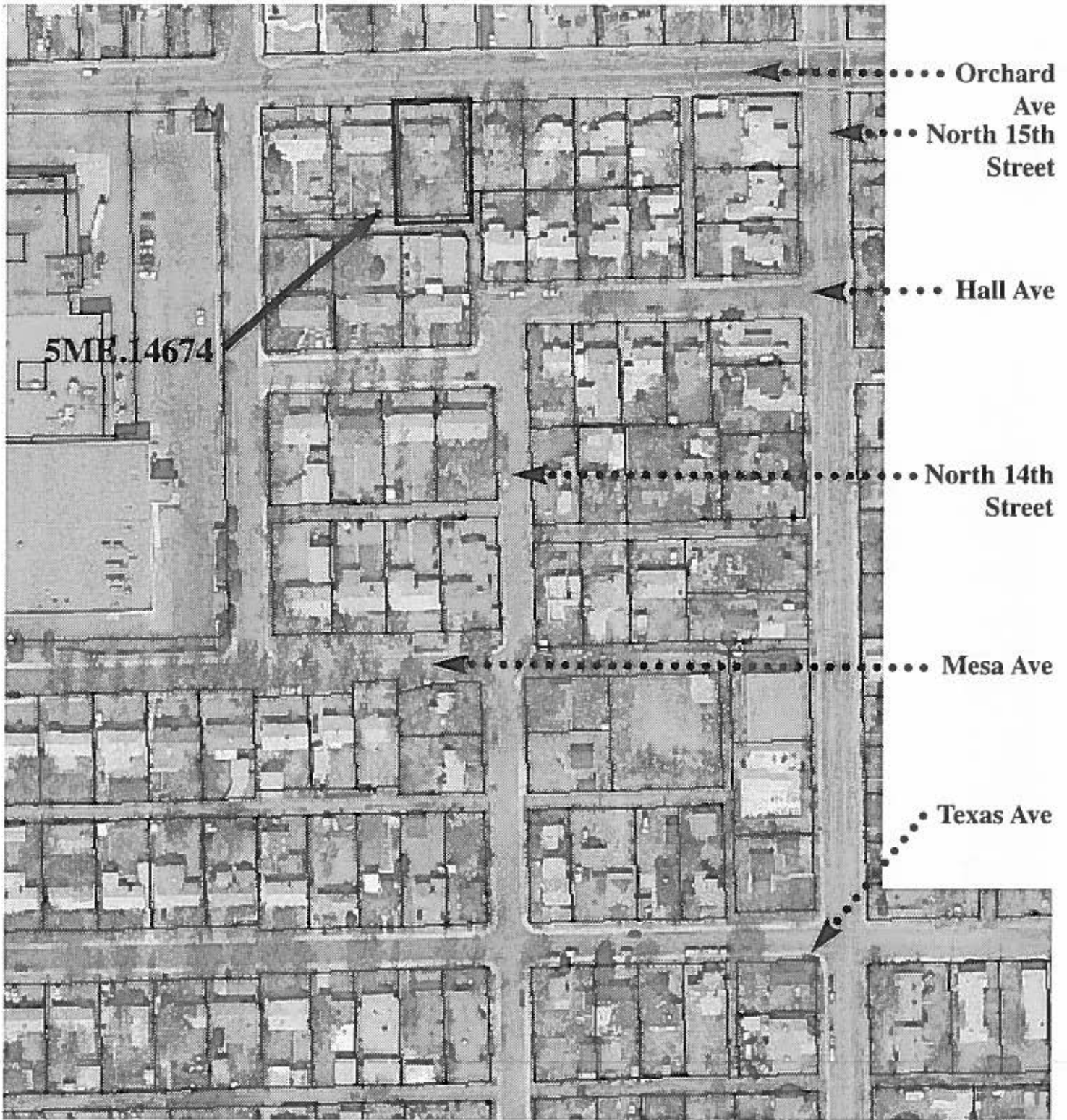
51. Organization: Reid Architects, Inc.

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



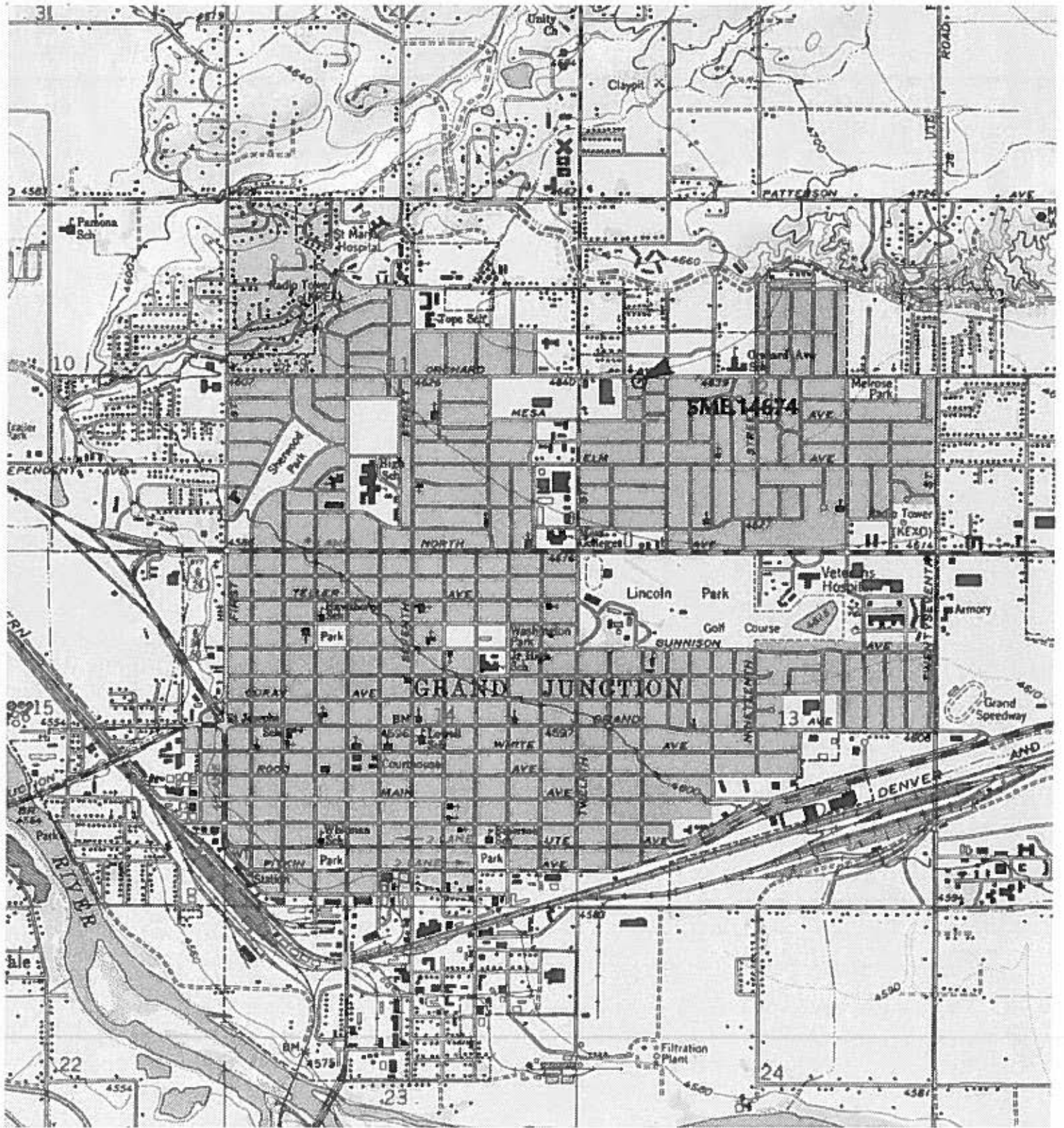
1357 Orchard Ave.



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN \* MN  
11 1/4°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey  
2004*



SME.14674

1357 Orchard Ave.

Roll # 6 Frame # 28

Looking southeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5651 002914

029

sharp

54705

SME.14674

1357 Orchard Ave.

Roll # 6 Frame # 26

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5651 002914

027

sharp

54703

