

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.14653
2. Temporary resource number: 1352.HAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1352 Hall Ave.
8. Owner name and address: James W Freihage
1352 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 7 4 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): 17 & 18 Block: 1
Addition: Eastholme-in-Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 17 + E 19.27ft
Of Lot 18 Blk 1 Eastholme-In-Grandview Subdivision Sec 12 1s 1w Excrd Row on NE Cor.
Sd Lot 17 As Desc In B-3301 P-619/620 Mesa Co Records - 0.22ac
Assessors Office Parcel ID # 2945-123-02-015
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): 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: The house is a simple rectangular masonry house with a side gable roof. The ridge runs east/west and the principal façade faces south. The roof has a deep overhang on the main façade and a low pitched front gable sits on the western end in line with the eave. The front gable covers an area of wall plane that projects slightly out from the main façade. The entry door sits on the main side gable wall, adjacent to the step in the wall. The entry is covered by the cantilevered edge of the front gable and a concrete landing with three steps and a metal railing front the door. A large picture window is located to the right of the door and has double hungs flanking each side. Further to the east, a single double hung is centered between the picture window and the pair of double hungs on the far corner. The double hungs have aluminum frames and share the same sill height. To the west, under the front gable, a garage door sized opening is infilled with vertical wood siding and a large slider window. The brick veneer has a soldier course at the point where it meets the concrete foundation and sloped sills under each window. A wood trim board runs along the top of the windows separating the brick field from the soffit. The gable ends are infilled with vertical wood siding with a small vent just at the peak. There are two small basement windows in the front wall. On the east end there is a smaller vertical double hung toward the back of the wall. A small shed roof addition is attached at the rear.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a corner lot with a wide lawn surrounding the house and several street trees. A few bushes are along the drive and the front of the house.
24. Associated buildings, features, or objects: A large garage sits at 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): Original garage infilled, dates unknown.
30. Original location Moved _____ Date of move(s): _____

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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
35. Historical background: Benjamin S. Richards, Jr., is shown as owner in the 1955 and 1956 directories. The 1955 listing is the first instance of this address in the available directories. This building is part of the Grandview Subdivision. The subdivision was created in 1905 by the Grand Junction Land & Investment Company. This investment group was formed by R.J. Bolles, as President, Arlie B. Yeaton and James Ramey. Later the subdivision was divided into smaller parcels.
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

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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 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: Garage enclosure has altered the character of the original building. Integrity is moderately 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 # 3 Frame # 2

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

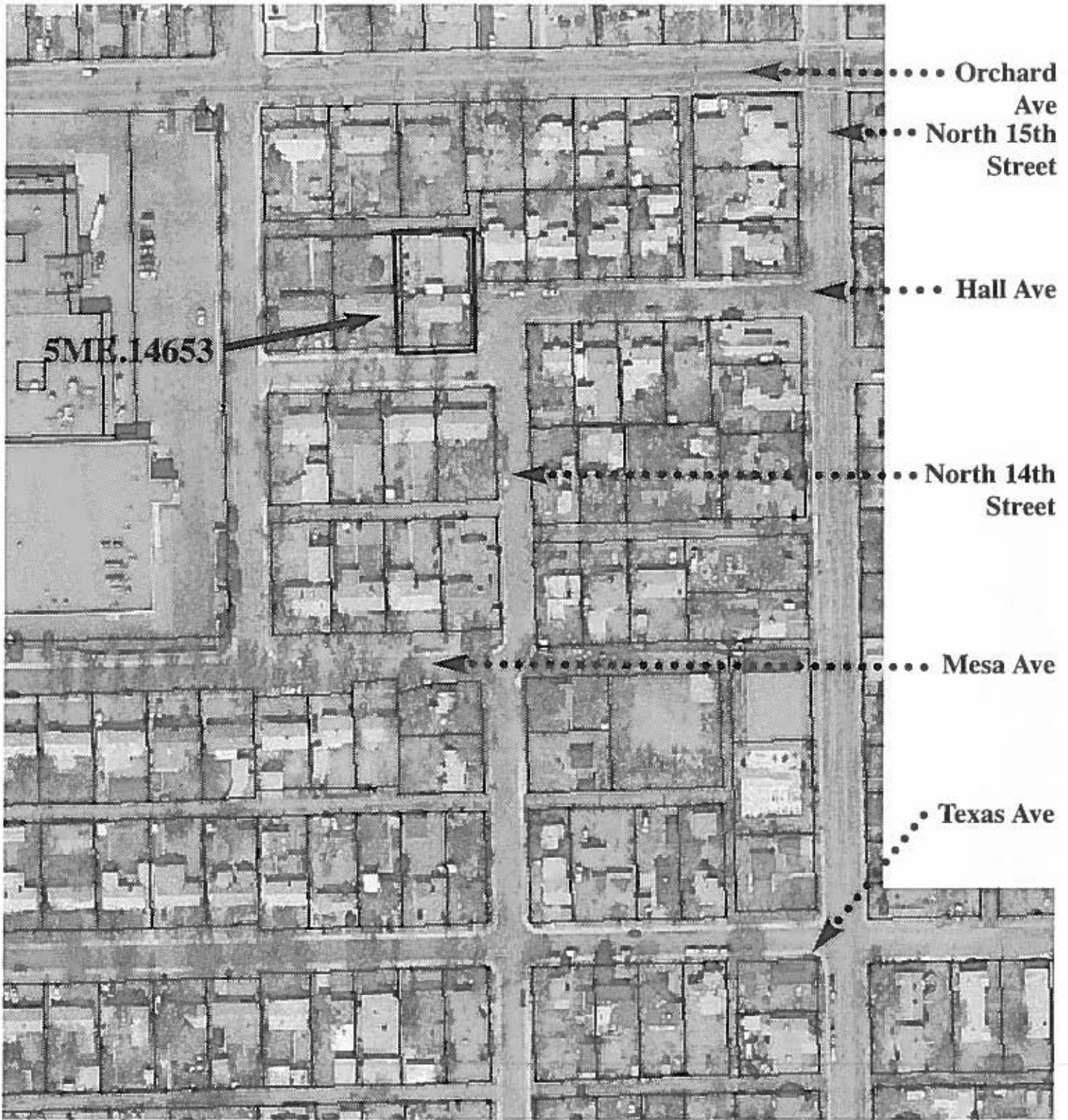
51. Organization: Reid Architects, Inc.

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



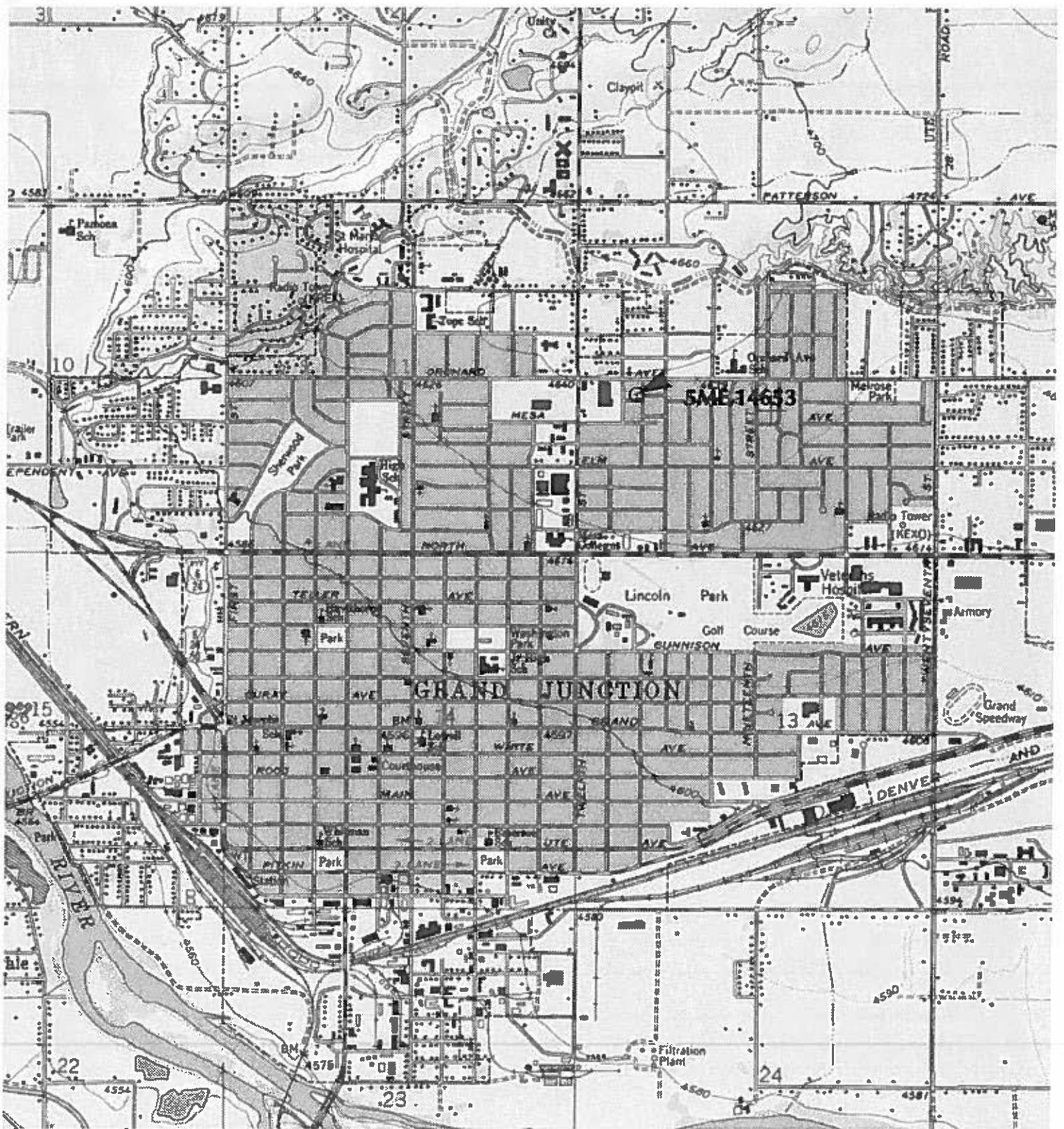
1352 Hall Ave.



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.14653

1352 Hall Ave.

Roll # 3 Frame # 2

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5871 002924

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sharp

57780