

**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.14655
2. Temporary resource number: 1363.HAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1363 Hall Ave.
8. Owner name and address: Joel Marner  
1363 Hall Ave Grand Junction, CO 81501-6321

**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 3 mE 4 3 2 8 9 0 5 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): 4 & 5 Block: 3  
Addition: Eastholme-in-Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: E 15.5ft Of Lot 4 +  
All Lot 5 Blk 3 Eastholme-In-Grandview Subdivision  
Assessors Office Parcel ID # 2945-123-04-004  
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 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 Gable Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney, Attached Garage

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21. General architectural description: The house is a simple rectangular masonry building with a side gable roof. The ridge runs east/west and the principal façade faces north. The main entry is generally centered on the façade with a picture window to the right. The picture window is flanked by double hungs on each side and a single car garage door is located on the remainder of the west end. To the left of the entry is a single double hung centered on the wall between the door and the pair of double hungs on the corner. The roof has a moderate overhang on the main facade. Three steps with metal railings lead to a concrete landing at the front door. The gable ends are infilled with vertical siding with a vent at the peak. The rectangular brick chimney sits on the front plane of the roof, just to the right of the main picture window.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The corner lot is mainly lawn with a couple of street trees. There are some plantings near the façade.
24. Associated buildings, features, or objects: none seen

**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): 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: Marvin L. Kay is listed 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 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 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 # 8

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

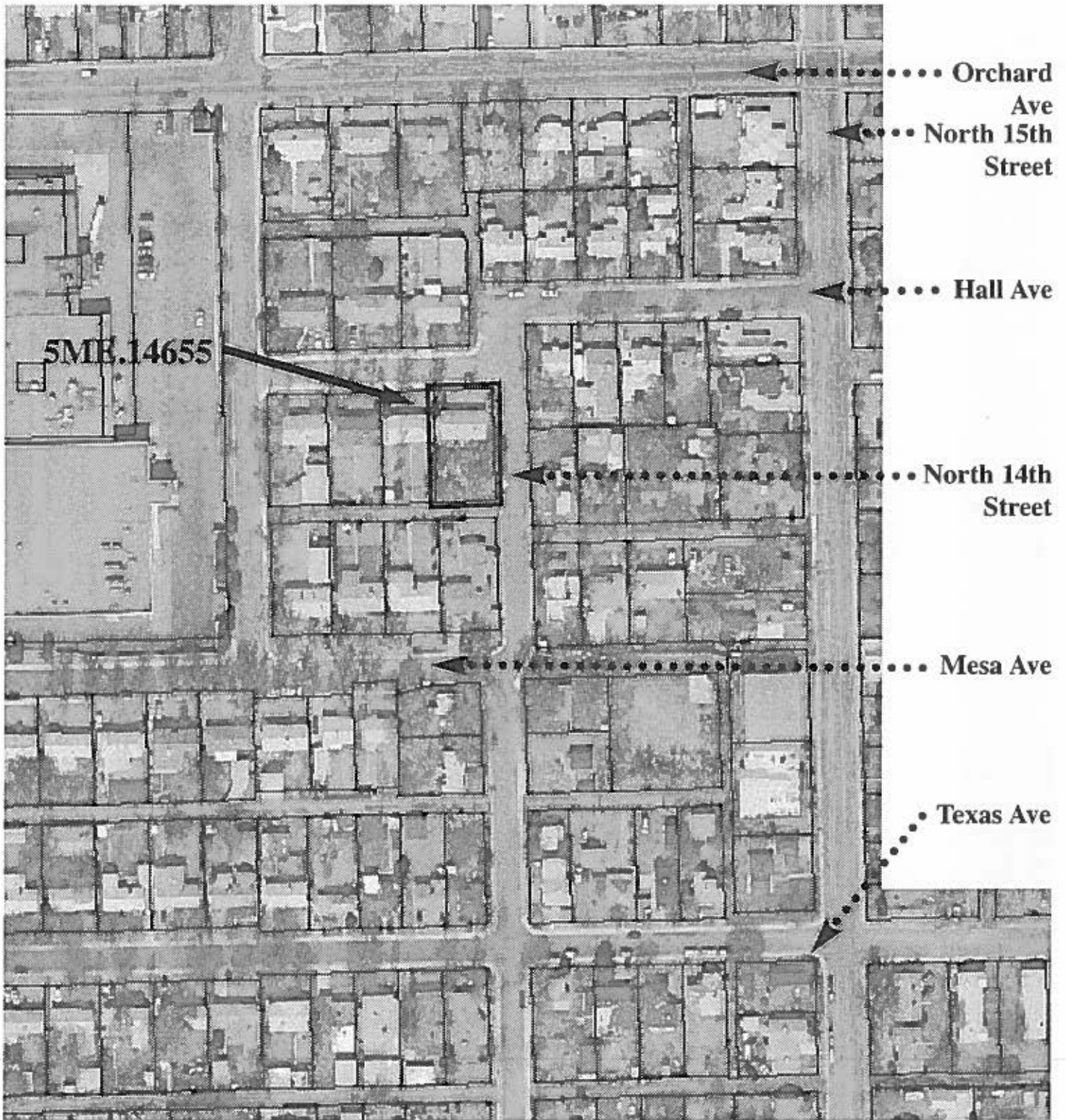
51. Organization: Reid Architects, Inc.

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



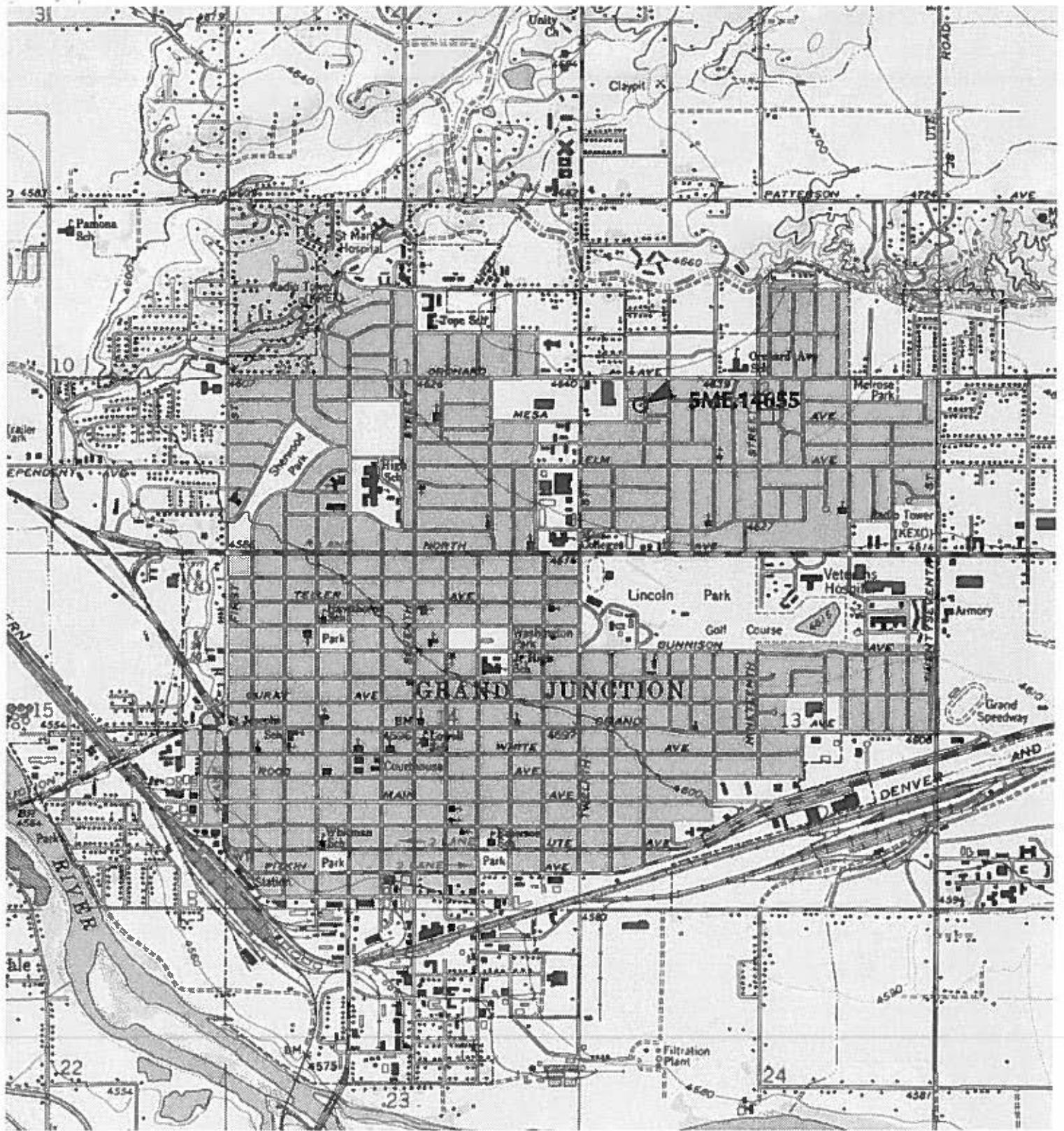
1363 Hall Ave.



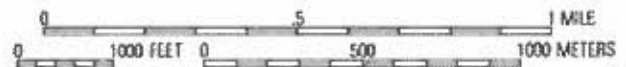
North

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.14655

1363 Hall Ave.

Roll # 3 Frame # 8

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5871 002924

009

sharp

57786



