

**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.14657
2. Temporary resource number: 1435.HAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1435 Hall Ave.
8. Owner name and address: Rhonda L Marakis  
1435 Hall Ave Grand Junction, CO 81501-6323

**II. Geographic Information**

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SE 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 2 0 4 5 mE 4 3 2 8 9 2 7 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 Block: 2  
Addition: Eastholme in Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 3 Blk 2  
Eastholme-In-Grandview Subdivision  
Assessors Office Parcel ID # 2945-123-05-003  
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 30'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Vertical Siding, Wood Shingle
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): Chimney, Porch, Car port

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21. General architectural description: This is a simple wood frame house with a medium pitched side gable roof. The ridge runs east/west and the principal façade faces north. The entry door is centered on the façade and is covered by a small front gable roof. The front gable is supported by two square posts and a series of horizontal boards infill the east and west sides. Concrete steps access the small concrete landing under the small gable roof. A large picture window is centered on the remaining wall to the left, and a double hung is located on the corner of the east end. The west wall has a large picture window in the center of the wall, a double hung sits to the left and a low pitched carport roof extends off the wall to the right. The carport roof is supported by wood frame structure with fiberglass panels on the west side. The east wall has a single double hung in each corner. The gable ends have narrower horizontal siding boards with a vent in the peak. The double hung windows have a single horizontal muntin in each sash. A brick chimney sits off the ridge to the rear near the center of the ridge.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a small lot with shrubs near the house and sections of lawn separated by a concrete walk and driveway.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1950 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: George D. Lynch  
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Siding alterations, carport addition; 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: George D. Lynch is shown as owner in the 1951, 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: 1950; 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 # 3 Frame # 10

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

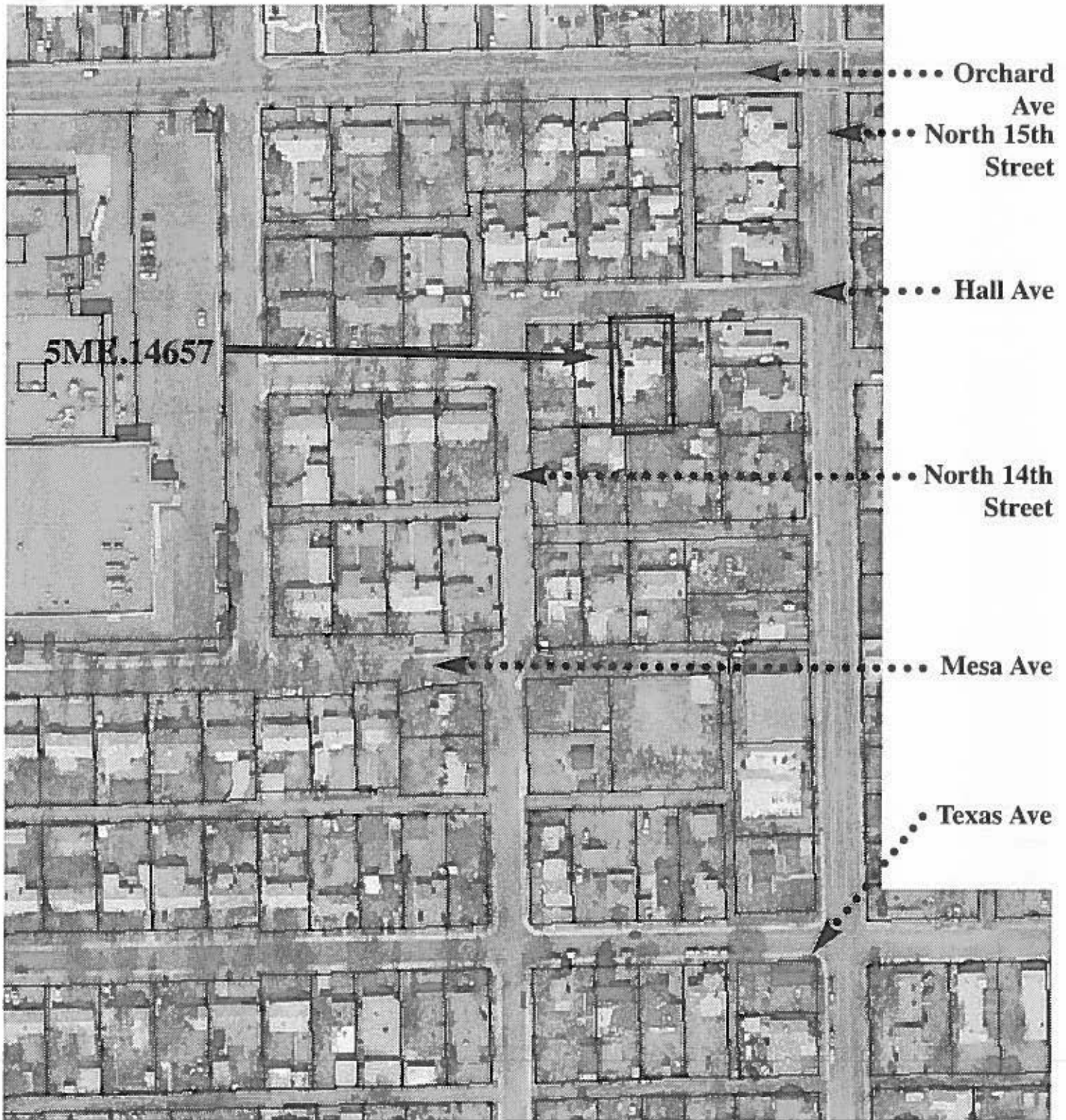
51. Organization: Reid Architects, Inc.

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



# 1435 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](http://www.nationalgeographic.com/topo))

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey  
2004*

5ME.14657

1435 Hall Ave.

Roll #3 Frame #10

Looking southeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5871 002924

011

sharp

57788



