

# 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.14778
2. Temporary resource number: 535.PIN
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 535 Pinyon Ave.
8. Owner name and address: David W Poling  
535 Pinyon Ave Grand Junction, CO 81501-7431

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SW 1/4 of SE 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference  
Zone 1 2 ; 7 1 0 7 4 2 mE 4 3 2 9 0 6 8 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 Block: 7  
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 4 Blk 7  
Bookcliff Park  
Assessors Office Parcel ID # 2945-112-06-004  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Irregular Plan
15. Dimensions in feet: Length 36' x Width 56'
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): Attached Garage, Glass Block

Resource Number: 5ME.14778  
Temporary Resource Number: 535.PIN

**Architectural Inventory Form**  
(page 2 of 4)

21. General architectural description: This is a horizontally proportioned masonry house with a moderately pitched gable roof. The ridge runs east/west and the principal façade faces north. The entry is located off center to the west and has a large picture window just to the right. A pair of double hungs is located to the left of the door and another pair is located near the east corner. A rectangular opening infilled with glass block sits in between the two pairs of double hungs. A single car garage is located on the far right of the façade. Its wall is set slightly back from the main façade and there is a corresponding step in the roof plane. A concrete landing sits in front of the entry door and the steps run to the west. A light metal rail runs along the perimeter. The roof has moderate overhangs throughout and the gable ends are infilled with horizontal siding. The double hungs have a single horizontal muntin in each sash. Another side gable form sits on the rear of the main house.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The lot has a couple of street trees and the driveway runs to the garage on the west and beyond along the west side. Otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: none

**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: Fred Sperber  
Source of information: Information from current owner, David Poling
28. Original owner: Fred Sperber  
Source of information: 1955 Polk Directory, current owner, David Poling
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition on the 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

Resource Number: 5ME.14778  
Temporary Resource Number: 535.PIN

**Architectural Inventory Form**  
(page 3 of 4)

35. Historical background: Fred W. Sperber, a contractor, is listed as owner in the directories of 1955 through 1957. This is reportedly the first house built on this block. This building is part of Bookcliff Park developed in 1946. The owners were Gertrude B. Smith, Claude D. Smith, later the U. S. Bank of Grand Junction, and Thomas L. Brownson, Mabel L. Brownson, Bruce Brownson and Mary F. Brownson.
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: 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

Resource Number: 5ME.14778  
Temporary Resource Number: 535.PIN

**Architectural Inventory Form**  
(page 4 of 4)

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. In this particular subdivision there are examples of both repetitive house types and more high style individualized houses. The curvilinear street layout is characteristic of national planning trends and is unusual in this community, where new development tended to extend the existing street grid.

43. Assessment of historic physical integrity related to significance: The addition has a minor impact on the integrity of the building. The house continues to contribute to the character of the neighborhood.

**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: The Bookcliff Park Subdivision lies on the periphery of the historic city center and was originally established by single group of investors. The sites were built out to accommodate the rapid growth associated with the Uranium Boom over a short period of time. The architectural styles present in the area represent a significant concentration and continuity of dwellings and a subtle transition of styles over the building period. Few intrusions have been made into the original neighborhood and it retains a high level of integrity.

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 # 8 Frame # 20 also digital image 535.PIN  
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

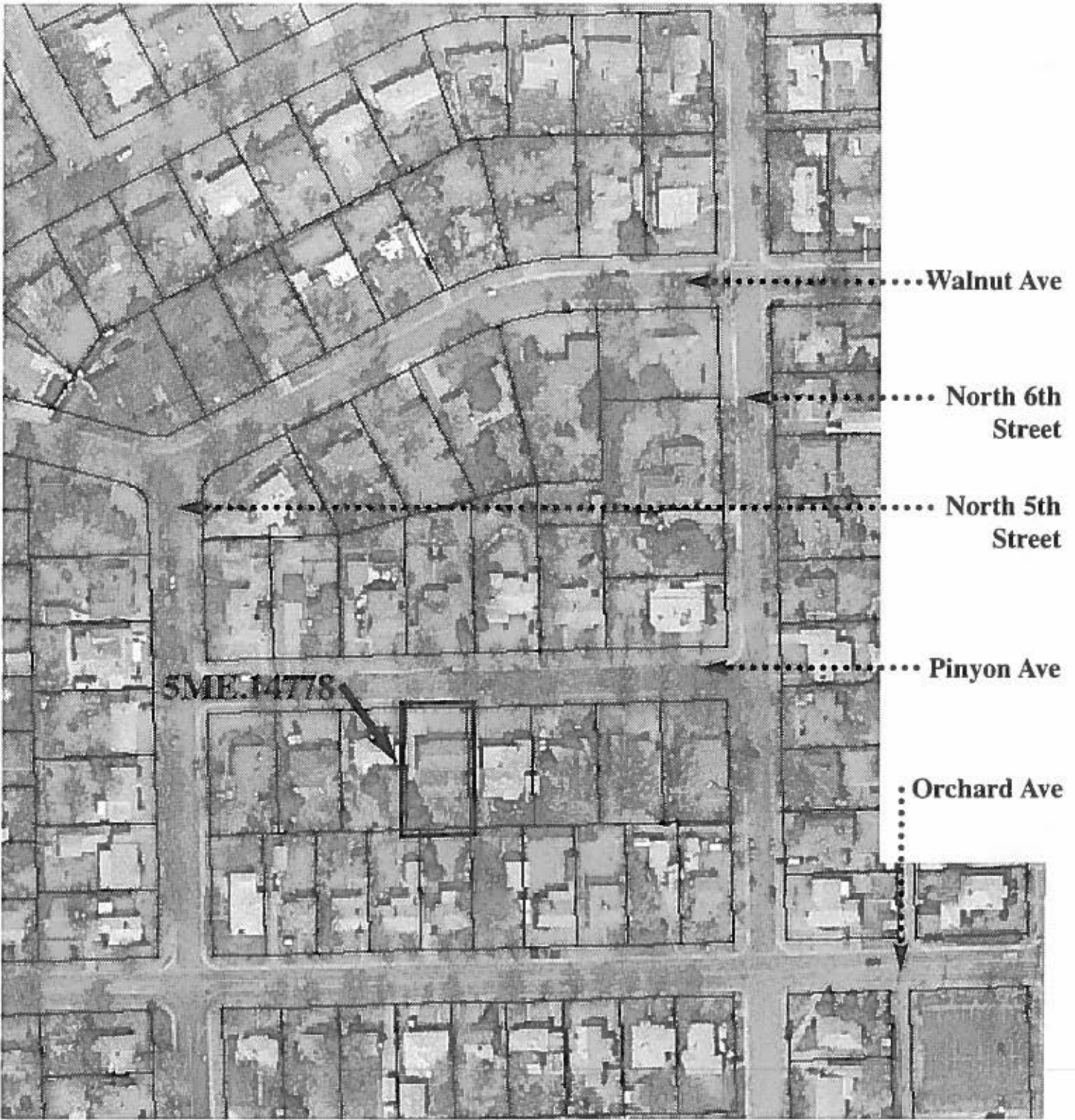
51. Organization: Reid Architects, Inc.

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



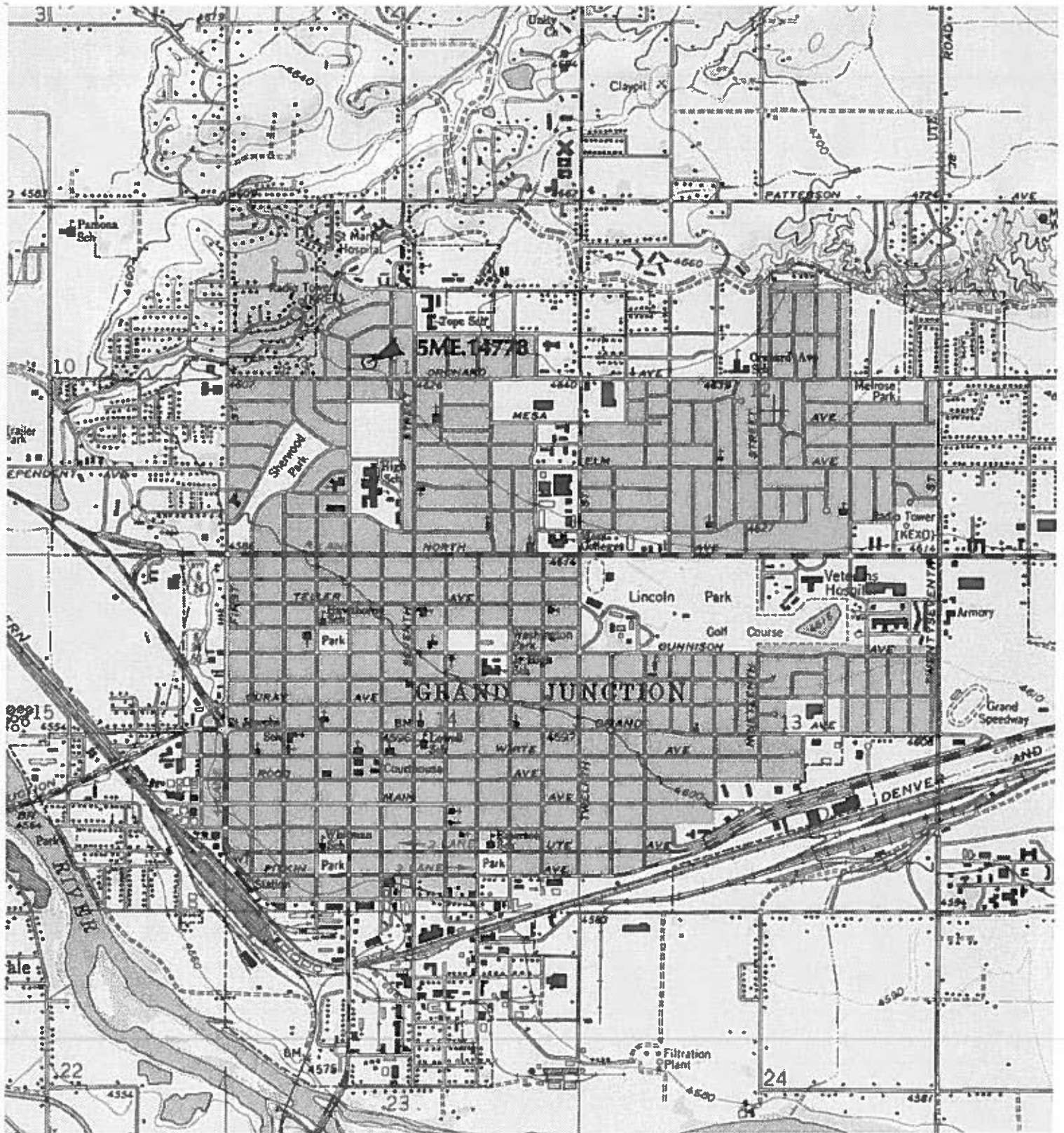
# 535 Pinyon Ave.



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN MN  
11 1/2°

0 1000 FEET 0 500 1000 METERS  
0 5 MILE  
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

# GRAND JUNCTION, COLORADO

Phase Three Historic Survey  
2004



5ME.14778

535 Pinyon Ave.

Digital Frame # 535.PIN

Looking south

Grand Junction, Mesa County, CO \*

f, A1356, 05/02/05

BBB0966, 535PI\_84\_0025

WHF BA010A1X0N NNNT 1 5881 002926

022

sharp

57881