

COLORADO CULTURAL RESOURCE SURVEY

**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.14777
2. Temporary resource number: 530.PIN
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 530 Pinyon Ave.
8. Owner name and address: Robert K Fowler  
2937 Ronda Lee Rd Grand Junction, CO 81503-2341

**II. Geographic Information**

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
NW 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 0 mE 4 3 2 9 1 1 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): 13 Block: 6  
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 13 Blk 6  
Bookcliff Park  
Assessors Office Parcel ID # 2945-112-07-013  
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 34'
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): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Chimney

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21. General architectural description: This is a simple rectangular masonry house. The short ridge of the hipped roof runs east/west and the principal façade faces south. The main entry door is located off center to the left under a small front gable porch roof. The porch roof is supported by three wood posts which land on a wood deck. The porch has a low wood rail that is solid on the sides and has a diagonal infill on the front. A pair of double hungs sit on the west corner of the main wall and a large picture window, flanked by narrow double hungs, sits near the right of the entry porch. The sides have minimal window opening of single and paired double hungs. All windows share the same head and sill heights. A brick chimney is located on the north roof slope, near the center. A shed roof porch extends off the rear of the house. A flat roofed enclosure extends off the east side; the wall plane is infilled with lattice.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a lot with several large trees
24. Associated buildings, features, or objects: \_\_\_\_\_

**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: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition of front gable porch, shed roof on side, porch on 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

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35. Historical background: Robert Otto is shown as owner in the 1955 and 1956 directories. 1955 is the first instance of this address in the available directories. Montee C. Fowler is shown as owner in the 1957 directory. 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: 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

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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. 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: Alterations have added significant features to the façade. The integrity is considerably 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: 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 # 19

Negatives filed at: City of Grand Junction Planning Dept.

48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005

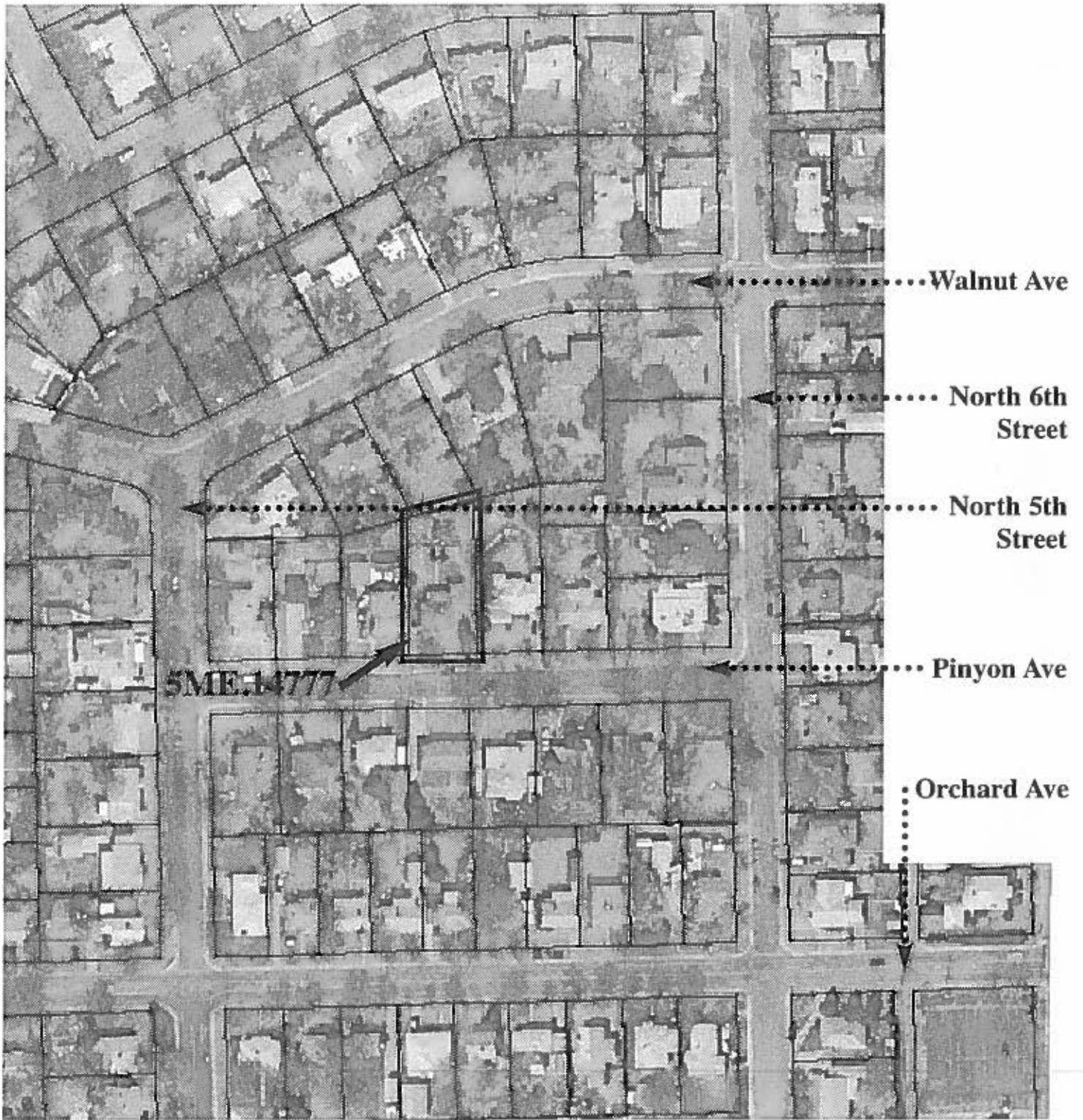
50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron

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.*



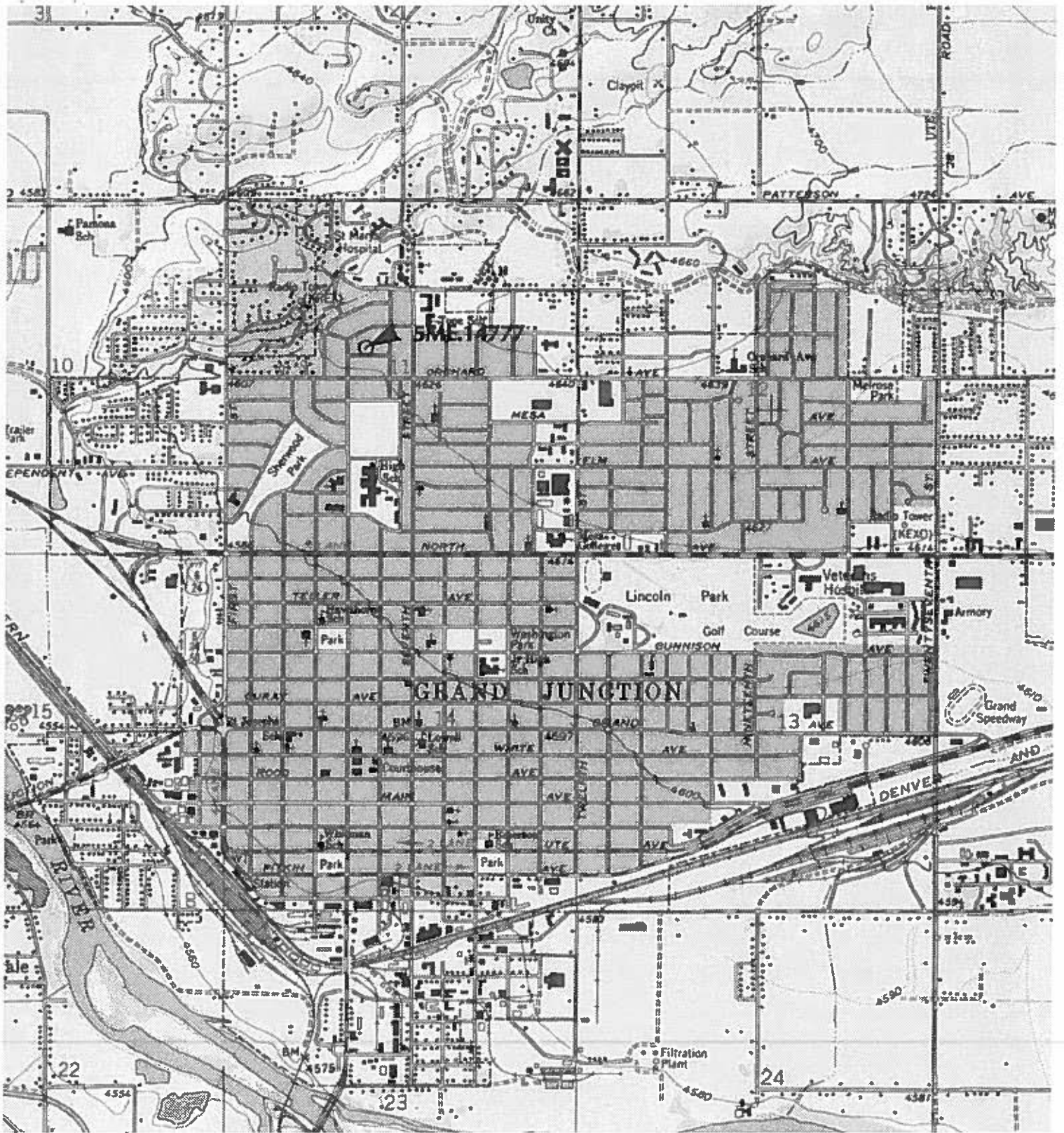
# 530 Pinyon Ave.



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN \* MN  
11 1/2°

0 5 1 MILE  
0 1000 FEET 0 500 1000 METERS  
Map created with TOPO! © 2003 National Geographic (www.nationalgeographic.com/topo)

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004





5ME.14777

530 Pinyon Ave.

Roll # 8 Frame # 19

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5881 002926

021

sharp

57880