

**Architectural Inventory
Form**
1 of 5

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.14775
2. Temporary resource number: 510.PIN
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 510 Pinyon Ave.
8. Owner name and address: Nancy B Guerrie
510 Pinyon Ave Grand Junction, CO 81501-7432

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 1/4 of SW 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 7 0 0 mE 4 3 2 9 1 1 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): 15 Block: 6
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 15 Blk 6
Bookcliff Park
Assessors Office Parcel ID # 2945-112-07-015
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 43' x Width 26'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Aluminum, 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): Chimney, Porch

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21. General architectural description: This is a small wood frame house with a low pitched hipped roof. The principal façade faces south and has a short ridge running east/west. The main entry sits in a recess under the main roof form with a hipped roof projection on the east side. The projection has a pair of double hung windows centered on the south wall and is wrapped with horizontal siding which runs from the inside of the recess around the projection and down the length of the east wall. To the left of the recess, a large picture window, with flanking double hungs, is centered on the remaining wall plane. The west side of the house has a rectangular brick chimney applied to the wall plane; it runs through the roof overhang but the eave continues across the outside. A pair of double hungs sit at the rear corner. A hipped roof volume extends off part of the rear. It shares the east wall and roof plane of the front volume. Another smaller brick chimney sits on the west roof plane. The house sits on a high basement with small rectangular windows running along the perimeter. A brick wainscoting runs from the west side of the entry recess around the main wall on the south and back along the west wall to the rear. The brick aligns with the front window sill. Vertical siding infills the wall above the brick. Several concrete steps run from the west up to the landing at the entry door inside the recess.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house has a single street tree at the edge of the yard with a driveway on the west. Some shrubs front the house; otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A hipped roof garage is located at the rear of the site. It shares the details of the house.

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): Siding alterations, brick materials painted, possible window replacement; dates unknown.

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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

35. Historical background: V. James Guerrie is shown as owner in the directories of 1955 through 1957. 1955 is the first instance of this address in the available directories. 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: 1952; 1943 to 1957 Uranium Boom

41. Level of significance: National _____ State _____ Local

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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 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 had a considerable impact on the integrity of the house. Numerous character defining features have been altered.

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

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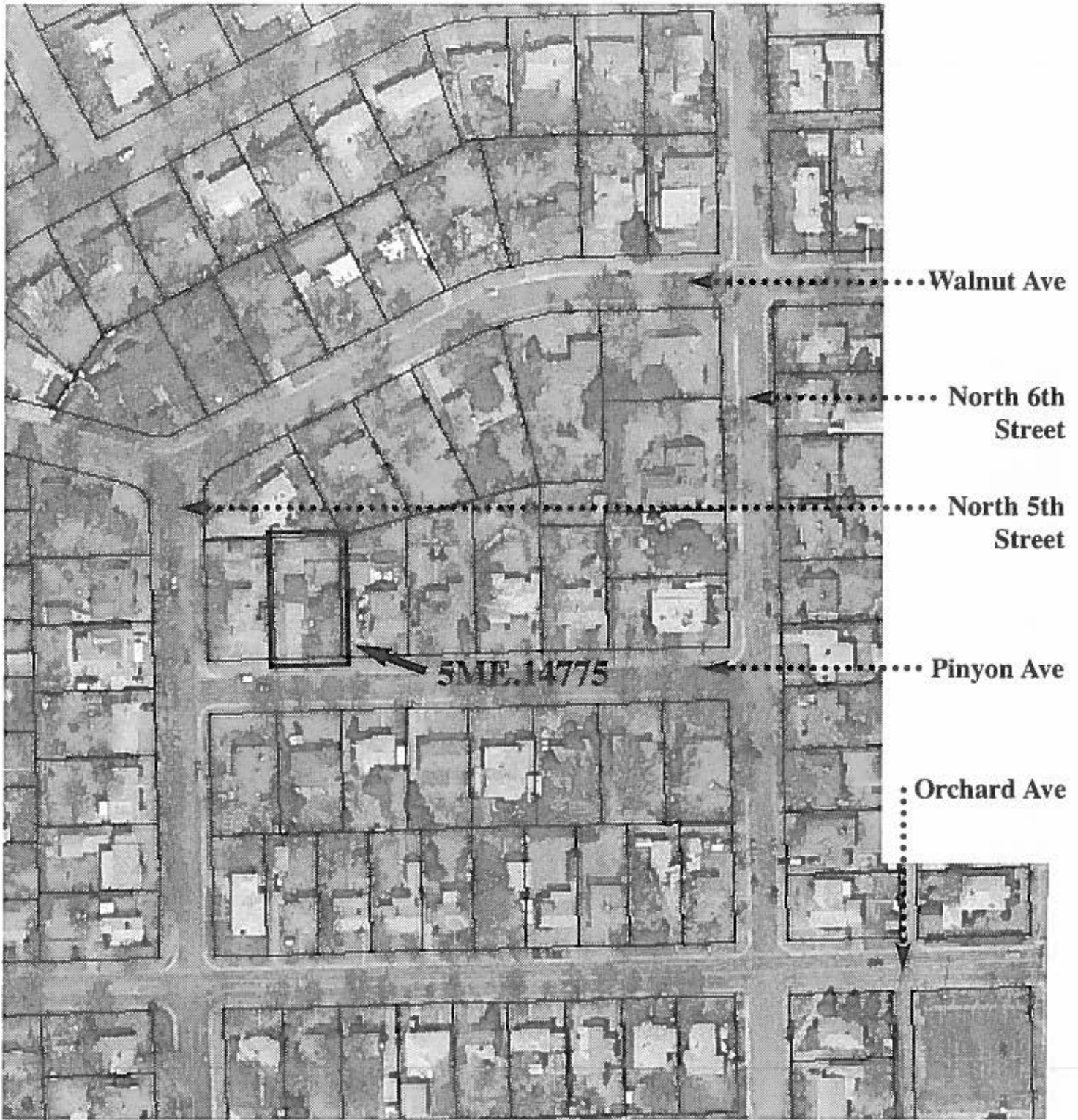
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VIII. Recording Information

47. Photograph numbers: Roll # 8 Frame # 17 also digital image 510.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



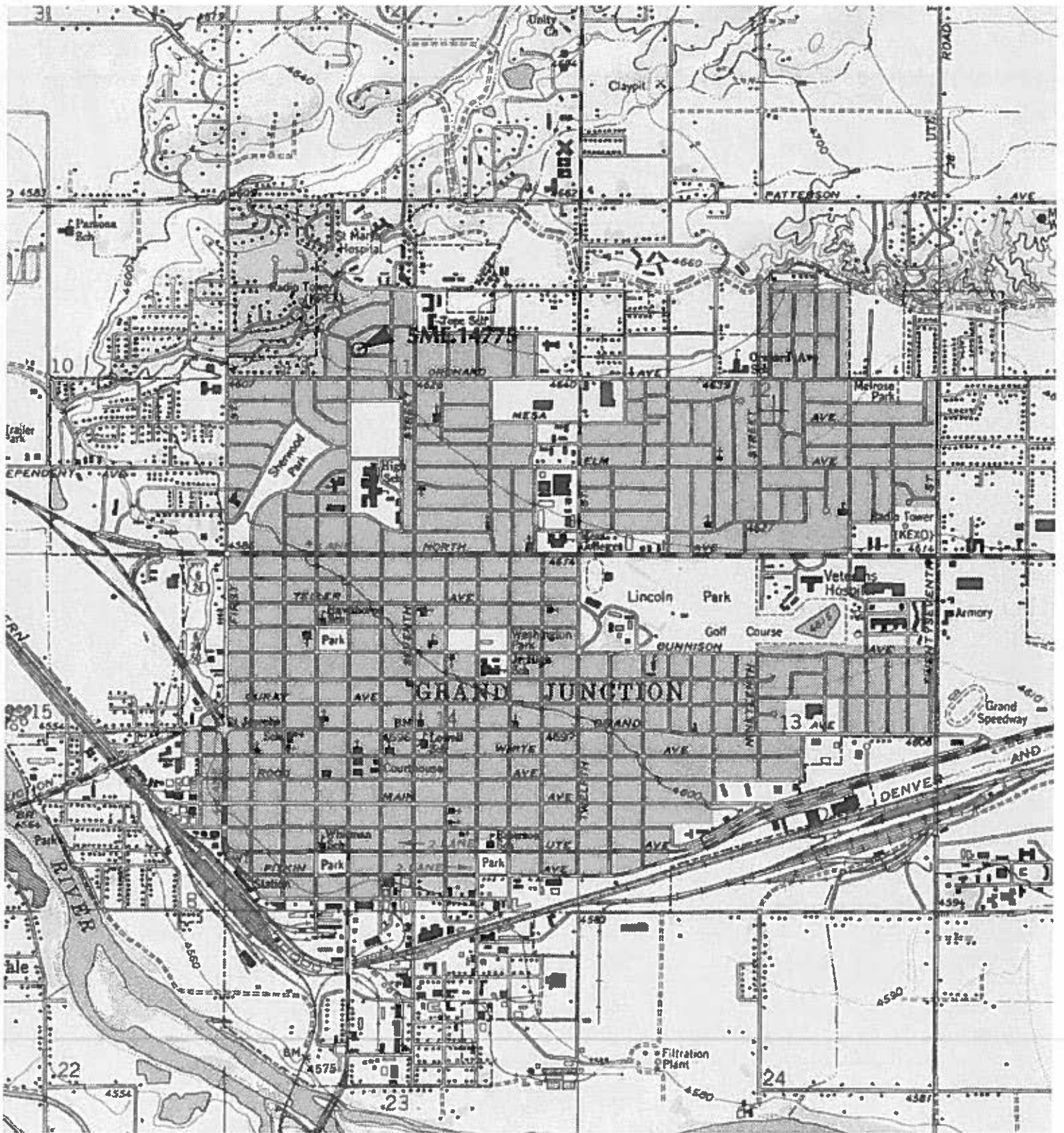
510 Pinyon Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN \uparrow 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



SME.14775

510 Pinyon Ave.

Roll # 8 Frame # 17

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5881 002926

019

sharp

57878