

Architectural Inventory Form

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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.14774
2. Temporary resource number: 500.PIN
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 500 Pinyon Ave.
8. Owner name and address: Mark J Ryan
500 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 6 7 2 mE 4 3 2 9 1 1 9 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): 16 Block: 6
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 16 Blk 6
Bookcliff Park
Assessors Office Parcel ID # 2945-112-07-016
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 50' x Width 52'
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): Glass Block, Chimney, Carport

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21. General architectural description: This is a horizontally proportioned masonry house. It is comprised of several additive volumes that stack from front to back on the site. The principal façade faces south and has a low pitched hipped roof with a short ridge running east/west. The west side of the ridge slopes up to a higher ridge that runs north/south. A picture window, flanked by casements, sits on the left side of the main wall. The main entry is set back under the main roof form into a deep recess on the west corner. The roof is supported by a pair of metal supports that sit on a low brick wall/planter, which runs along the west side of the concrete porch area. The door is off center on the back wall with a series of individual glass blocks that run vertically on the left side. The right side of the main façade has a flat roofed carport, which continues the eave line from the main roof. The carport roof is supported by three pipe columns and the back is closed. On the west side the building wall steps outward and runs to the rear of the house. This wall has a horizontally proportioned sliding window with a high sill, centered on the south face and three similar windows on the west. The main side slopes up again in this area to maintain a continuous eave line around the house. A rectangular brick chimney is applied to the east wall and runs through the carport roof. The house sits on concrete foundation with a soldier course of brick at the base of the brick wall.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a corner lot and has street trees on both sides. A few shrubs front the house, the driveway runs to the carport on the east; otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: none seen

IV. Architectural History

25. Date of Construction: Estimate: 1954 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Walter P. Rottmann
Source of information: 1955 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window alterations; dates unknown
30. Original location Moved _____ Date of move(s): _____

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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: Walter P. Rottmann is shown as owner in the directories of 1955 through 1957. 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 X Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
- X 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;
- X 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: 1954; 1943 to 1957 Uranium Boom
41. Level of significance: National ___ State ___ Local X
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

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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: The house is generally intact. Alterations have somewhat impacted the integrity. 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 # 16 also digital image 500.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

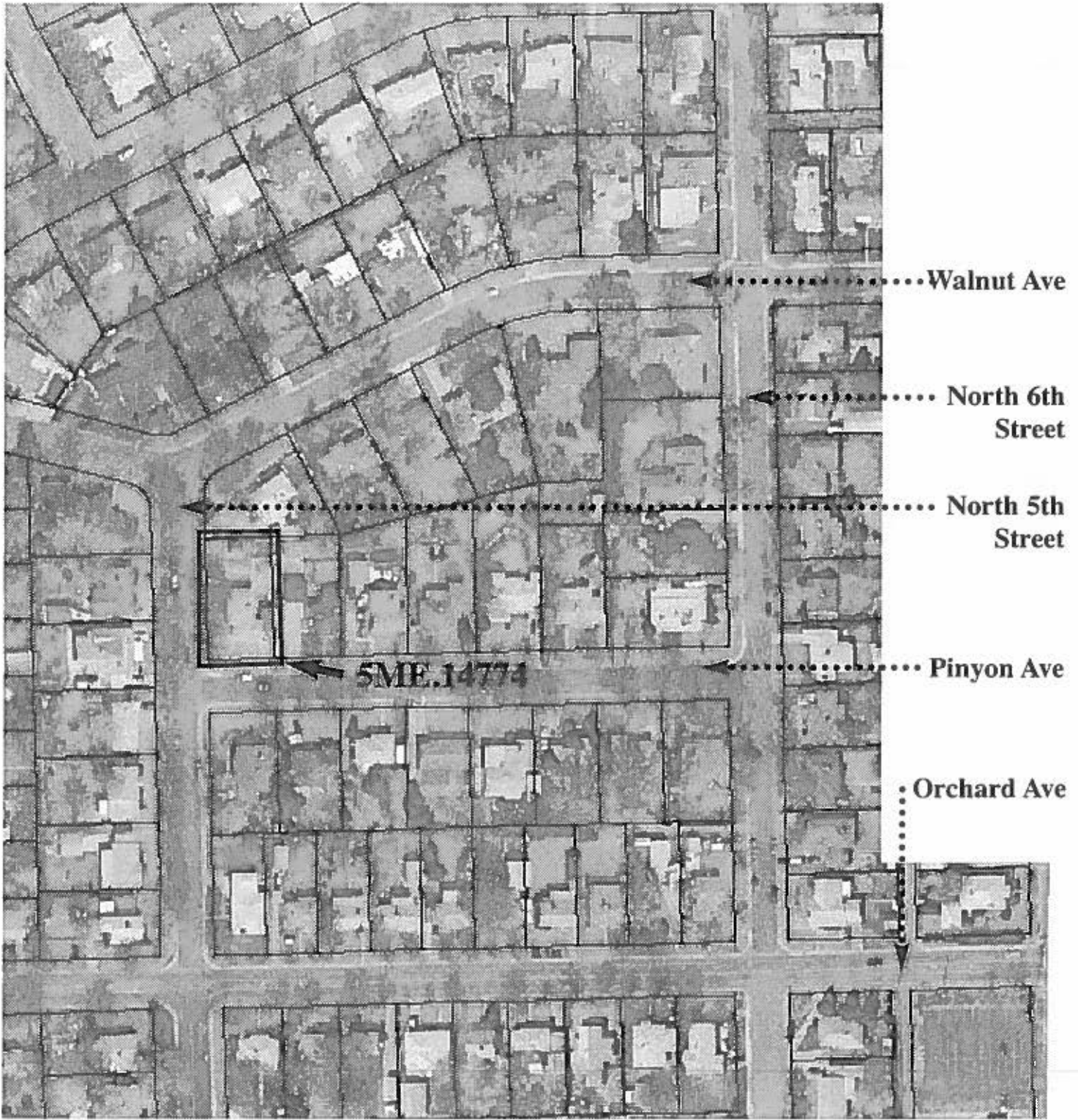
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51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

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



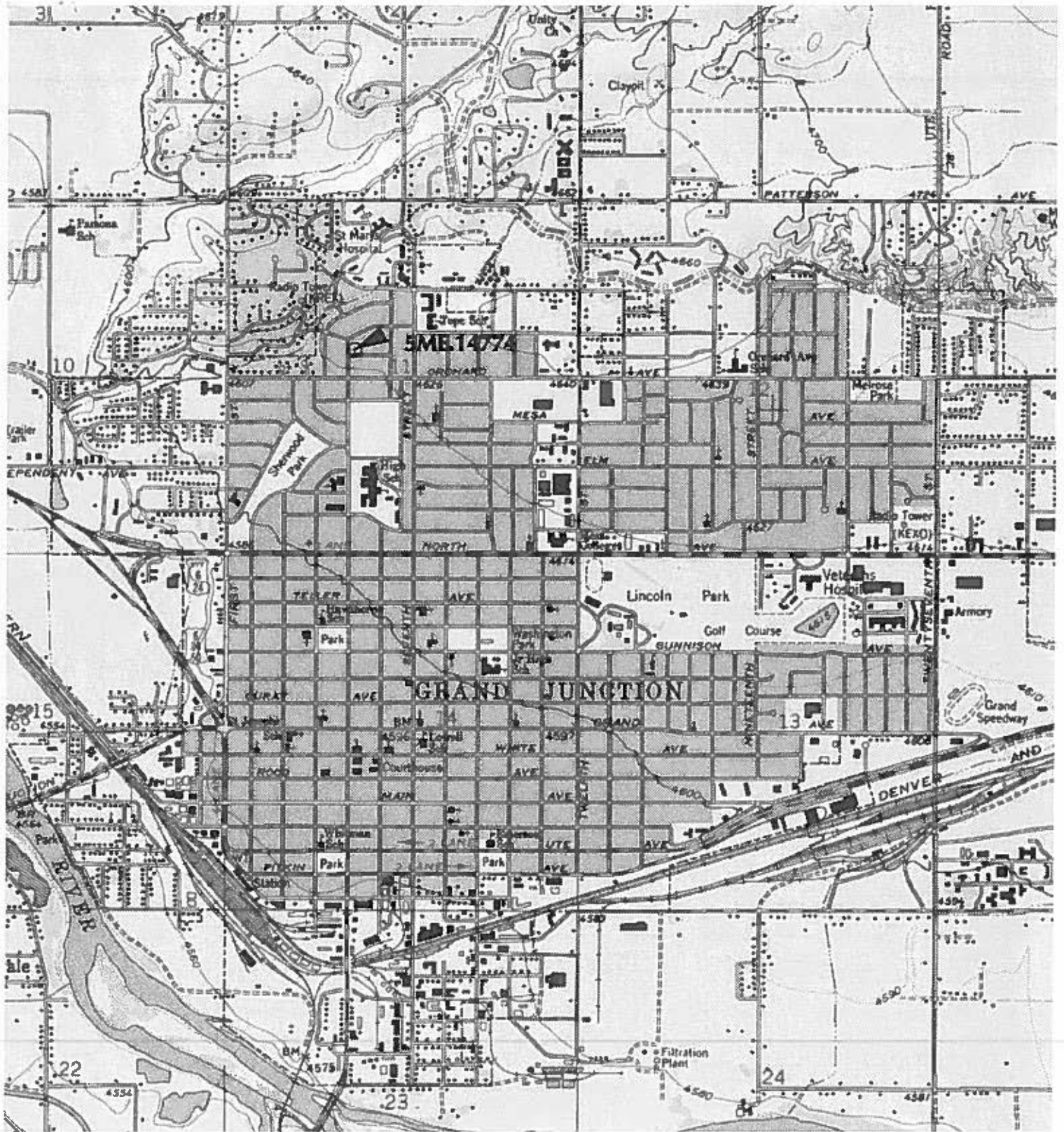
500 Pinyon Ave.



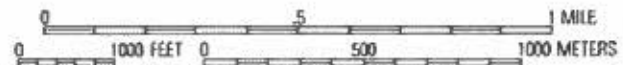
North

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.14774

500 Pinyon Ave.

Roll # 8 Frame # 16

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5881 002926

018

sharp

57877

0966, 500PI-47-0012

f, A1356, 05/02/05

