

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I 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.14766
2. Temporary resource number: 400.ORB
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 400 Orchard Ave.
8. Owner name and address: Oneita F Potter
400 Orchard Ave Grand Junction, CO 81501-2160

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 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 5 7 mE 4 3 2 9 0 0 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): 9 Block: 4
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 9 Blk 4
Bookcliff Park
Assessors Office Parcel ID # 2945-112-08-009
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 33' x Width 73'
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

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21. General architectural description: This is a horizontally proportioned rectangular house with an asymmetrical side gable roof. The main ridge runs east/west and the principal façade faces south. The entry door is generally centered on the length of the façade with a large picture window to the left. The picture window is flanked by a casement style window on each side. A similar window is located further to the left on a small projecting section of wall. The far right of the main façade has a single car garage; to the left of the door is a narrow arched opening in the brick wall with a door set in the recess. A pair of casements and a small double hung window occupy the remainder of the wall to the main entrance. The roof plane has two small steps in the surface; one aligned with the step in the wall plane and one centered on the small double hung. This results in a slightly lower ridge in the center section. The brick walls extend to the underside of the soffit and the window and door head align with the soffit as well. The gable ends are infilled with horizontal siding, which runs down into the window openings where the window head is lower than the eave line. The main façade has a deep roof overhang and the north side of the building has a lower eave line, creating the asymmetrical roof shape. A brick chimney sits on the rear wall plane near the west end.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house has a driveway on the east side and a pathway on the west. The remainder of the yard is lawn. A couple of street trees are located at the front and a concrete ramp runs up to the front door. A wood fence encloses the side yard.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1953 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): Window replacement; dates unknown
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling

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32. Intermediate use(s): _____
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Arthur Pociask is shown as owner in the 1955 and 1956 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 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: 1953; 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 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: The house is generally intact in original form. Loss of original windows has a moderate impact on the integrity, however, 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 # 10 Frame # 15

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

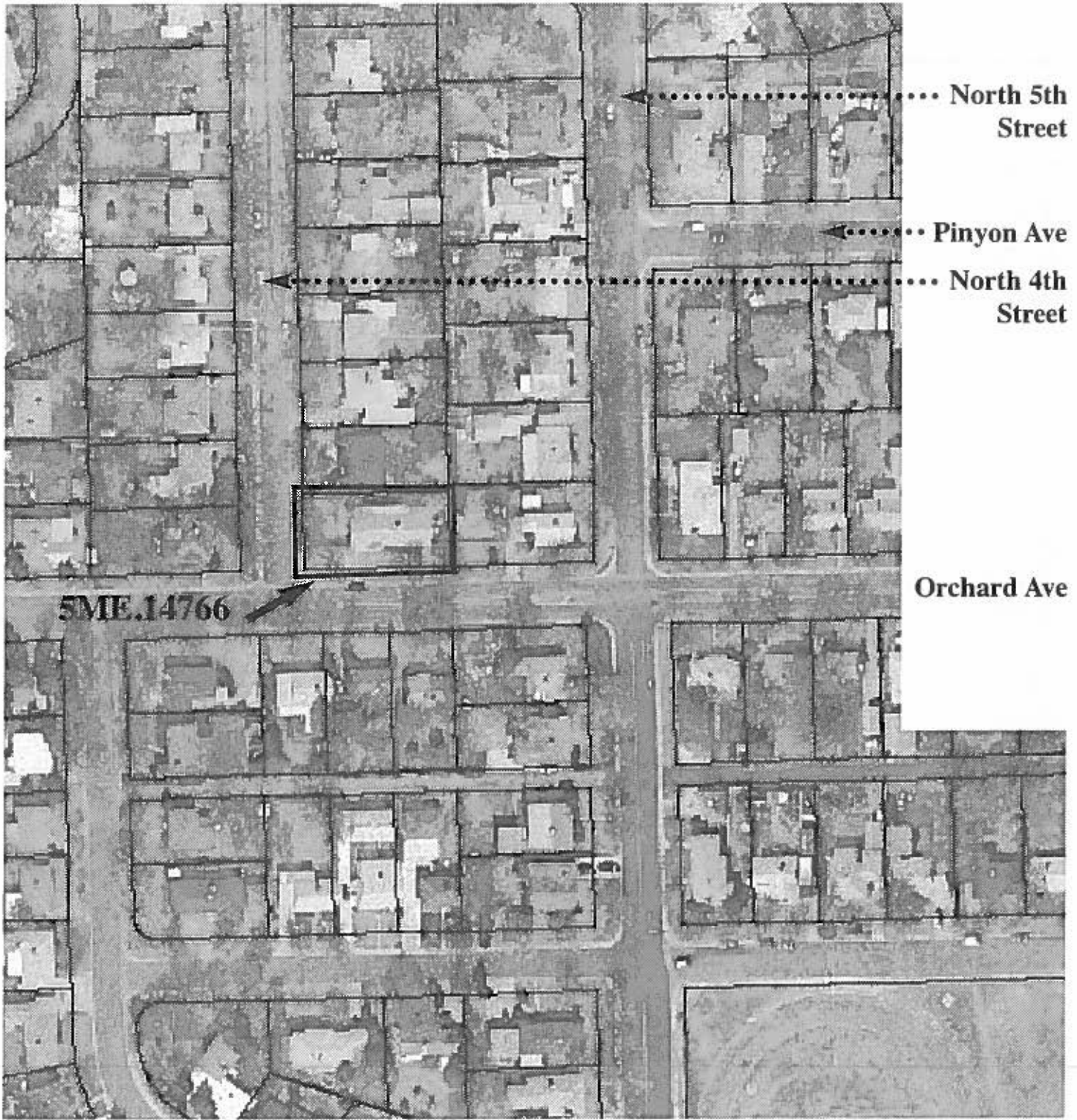
51. Organization: Reid Architects, Inc.

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



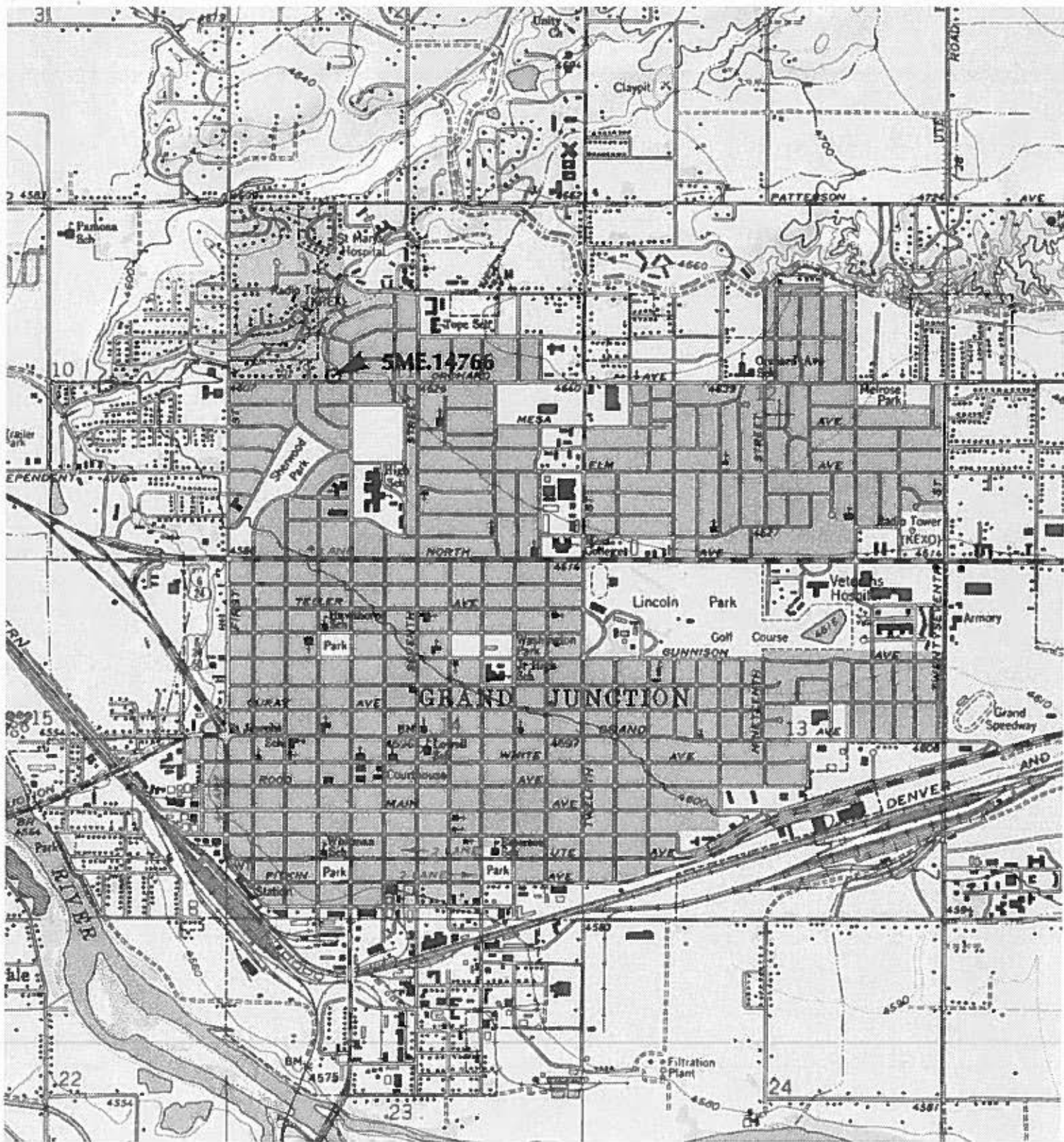
400 Orchard Ave.



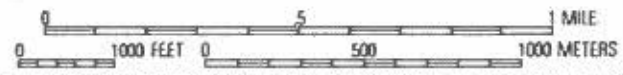
North

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.14766

400 Orchard Ave.

Roll # 10 Frame # 15

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5649 002912

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sharp

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