

COLORADO CULTURAL RESOURCE SURVEY

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.14755
2. Temporary resource number: 565.CED
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 565 Cedar Ave.
8. Owner name and address: Dana Lee Ann Colloty
565 Cedar Ave. Grand Junction, CO 81501-7427

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 1/4 of NE 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 7 9 9 mE 4 3 2 9 3 0 5 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): 11 Block: 5
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 11 Blk 5
Bookcliff Park
Assessors Office Parcel ID # 2945-112-03-002
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 42' x Width 50'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Aluminum Siding
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Attached Garage, Porch, Chimney

Resource Number: 5ME.14755
Temporary Resource Number: 565.CED

Architectural Inventory Form
(page 2 of 5)

21. General architectural description: This is a simple, horizontal wood frame house. The street facing side gable roof ridge runs east/west and the principal façade faces north. The peak of a moderately pitched front gable rises above the main ridge in the center of its length. The main façade is divided into three sections. The first section on the right sits closest to the street and has a single car garage door centered on its width. The central section is recessed behind the garage face and has a large picture window on the left with sliding window on the right. The main entry is located on the left side wall of the recess. The third section, on the left, steps forward but stays behind the garage wall plane. This section has a large picture window, flanked by casements, centered on the wall. The roof overhang extends over the garage area and the eave line continues just beyond the entry wall, where it returns to a smaller overhang at the left hand section. A low brick wall runs across part of the central recess and a concrete landing infills the whole center recess. The roof in this area is supported by pairs of thin metal supports, which frame the large picture window. A rectangular chimney is applied to the east side wall, it engages the roof plane along the front roof slope. The gable form that is visible from the front covers an addition off the rear of the house which runs the full width of the building.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: A large street tree is located on the edge of the lot and the driveway runs to the garage on the west. Shrubs front the house, otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: none

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): Window replacement, roof form and rear addition; dates unknown

Resource Number: 5ME.14755
Temporary Resource Number: 565.CED

Architectural Inventory Form
(page 3 of 5)

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: Robert L. Rosenquist, a rancher, 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 1951, 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

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

Resource Number: 5ME.14755
Temporary Resource Number: 565.CED

Architectural Inventory Form
(page 4 of 5)

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: Window alterations and rear addition roof have had a considerable impact on the integrity of the building. The house no longer contributes to the original 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

Resource Number: 5ME.14755
Temporary Resource Number: 565.CED

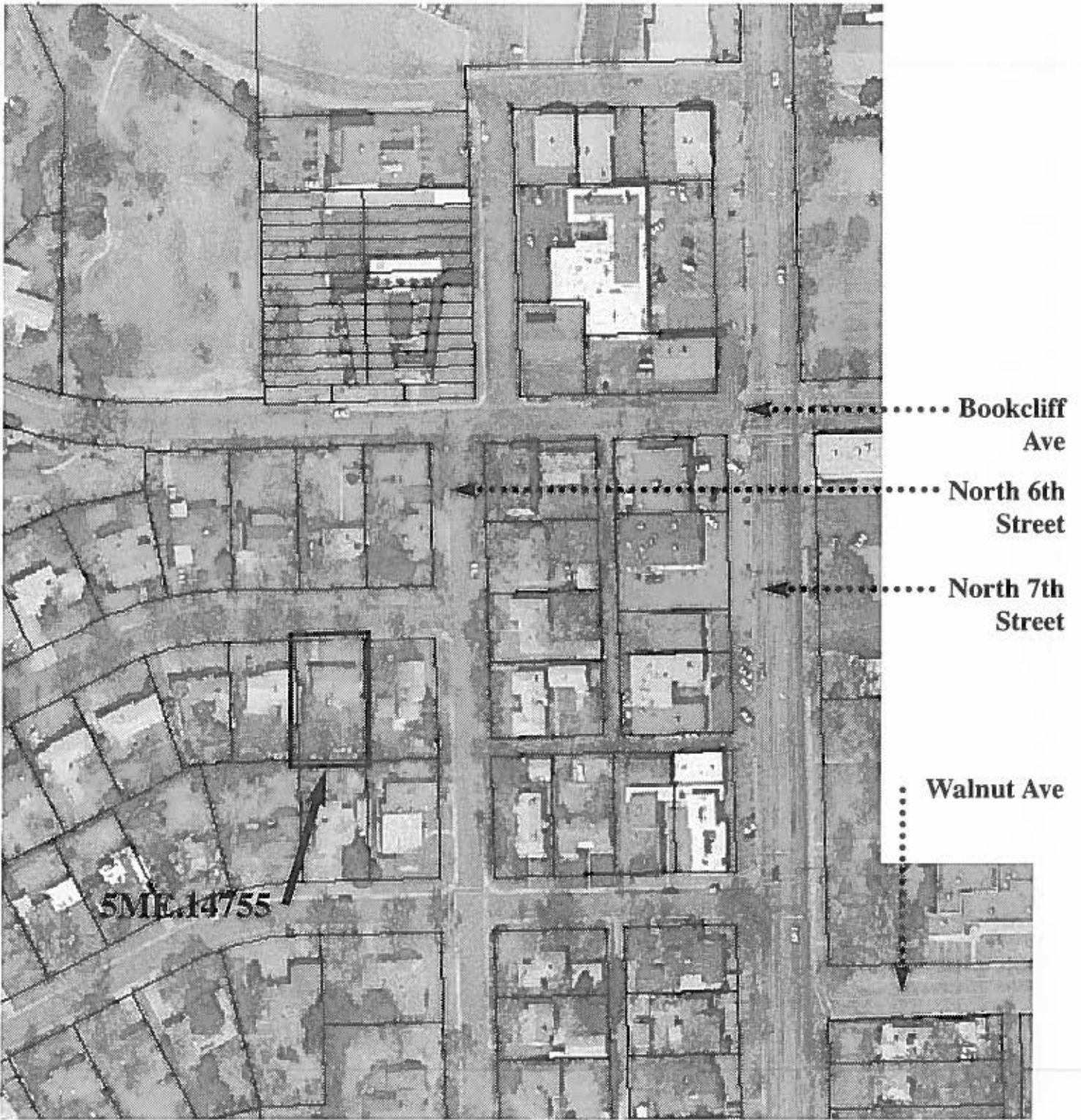
Architectural Inventory Form
(page 5 of 5)

VIII. Recording Information

47. Photograph numbers: Roll # 7 Frame # 34 see also digital image 565.CED
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



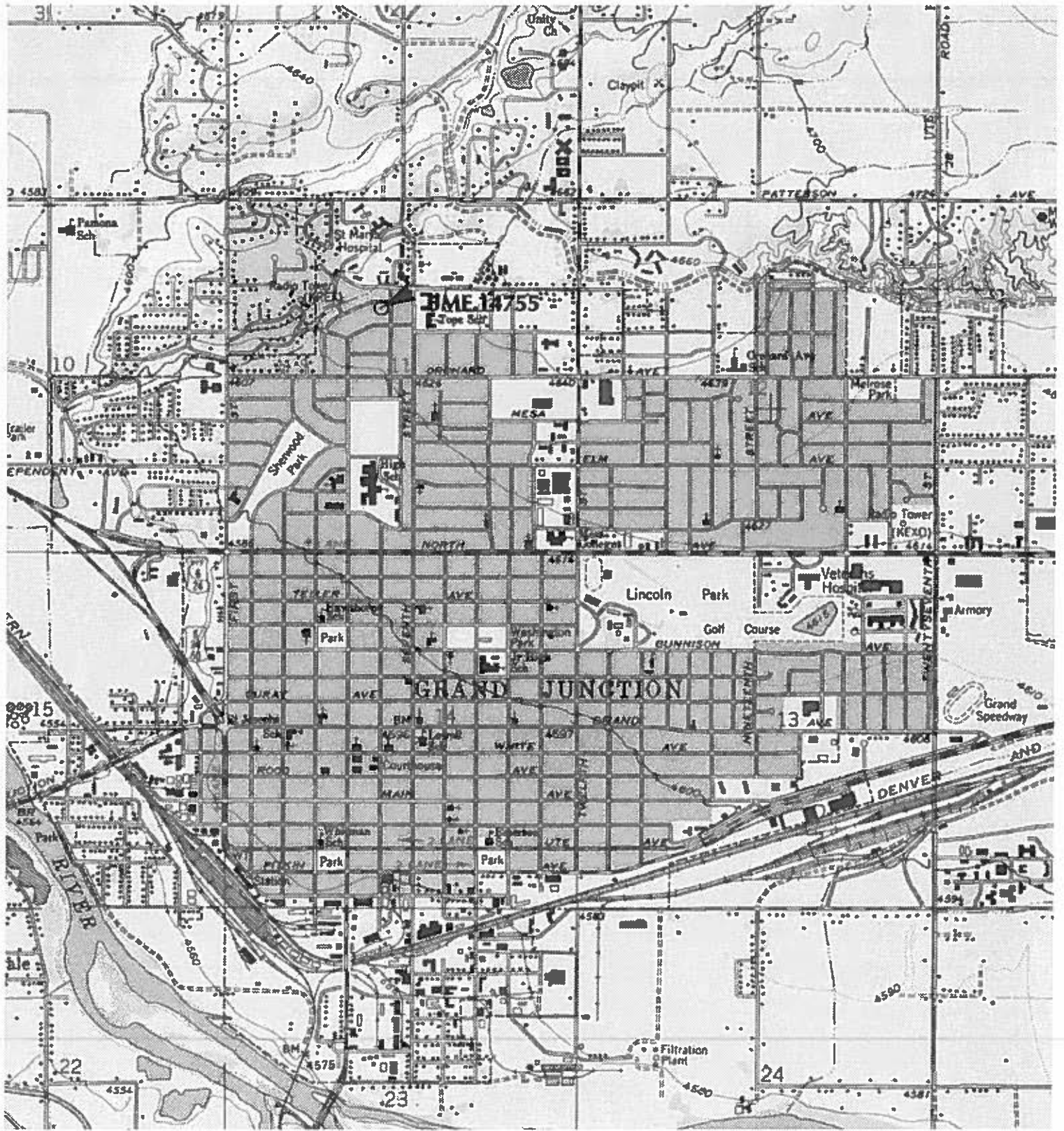
565 Cedar Ave.



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



SME.14755

565 Cedar Ave.

Roll # 7 Frame # 34

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5870 002923

034

sharp

57774

SME.14755

565 Cedar Ave.

Digital Frame # 565.CED

Looking south

Grand Junction, Mesa County, CO

1 f, A1356, 05/02/05

BBB0966, 565CE_9C_0030