

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.14734
2. Temporary resource number: 2011.SEV
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 2011 N. 7th Street
8. Owner name and address: H & E Properties LLC
1027 Main St Grand Junction, CO 81501-3540

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 1/4 of SW 1/4 of SW 1/4 of NE 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 9 2 6 mE 4 3 2 9 1 2 3 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: 8
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 16 Blk 8
Bookcliff Park
Assessors Office Parcel ID # 2945-111-05-005
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 44' x Width 50'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Shingle
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): Attached Garage

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21. General architectural description: This is a frame house with several additive volumes on the rear. The main ridge runs north/south and the principal façade faces east. The principal façade has two steps in the wall plane, which creates a moderate and deep recess under the main roof form. The southeast corner of the roof is supported by a decorative metal support. The south corner has the deepest recessed area and contains the main entry on the right side, with a set of three double hungs on the left. The middle recess has a single double hung on its south corner. The eastern most wall surface has a pair of double hungs off center to the right. On the north side, a single car garage with its own hipped roof is attached at the western corner. The north side also has one large and one small double hung window, toward the rear of the wall. The south side has an open corner at the entry recess and a picture window at the eastern corner. A long addition extends off the west side, extending the south wall.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house has trees on the sides, but is predominantly lawn in the front. A concrete driveway runs from the street to the garage on the north.
24. Associated buildings, features, or objects: none seen

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: Clarence A. Zipse
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window and siding alterations, additions at 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: Clarence A. Zipse is shown as owner in the directories of 1951 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: 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 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

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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: Additions have somewhat impacted the original scale of the building and possible material changes have been made. Integrity is moderately compromised. Despite the changes, 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 # 4

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

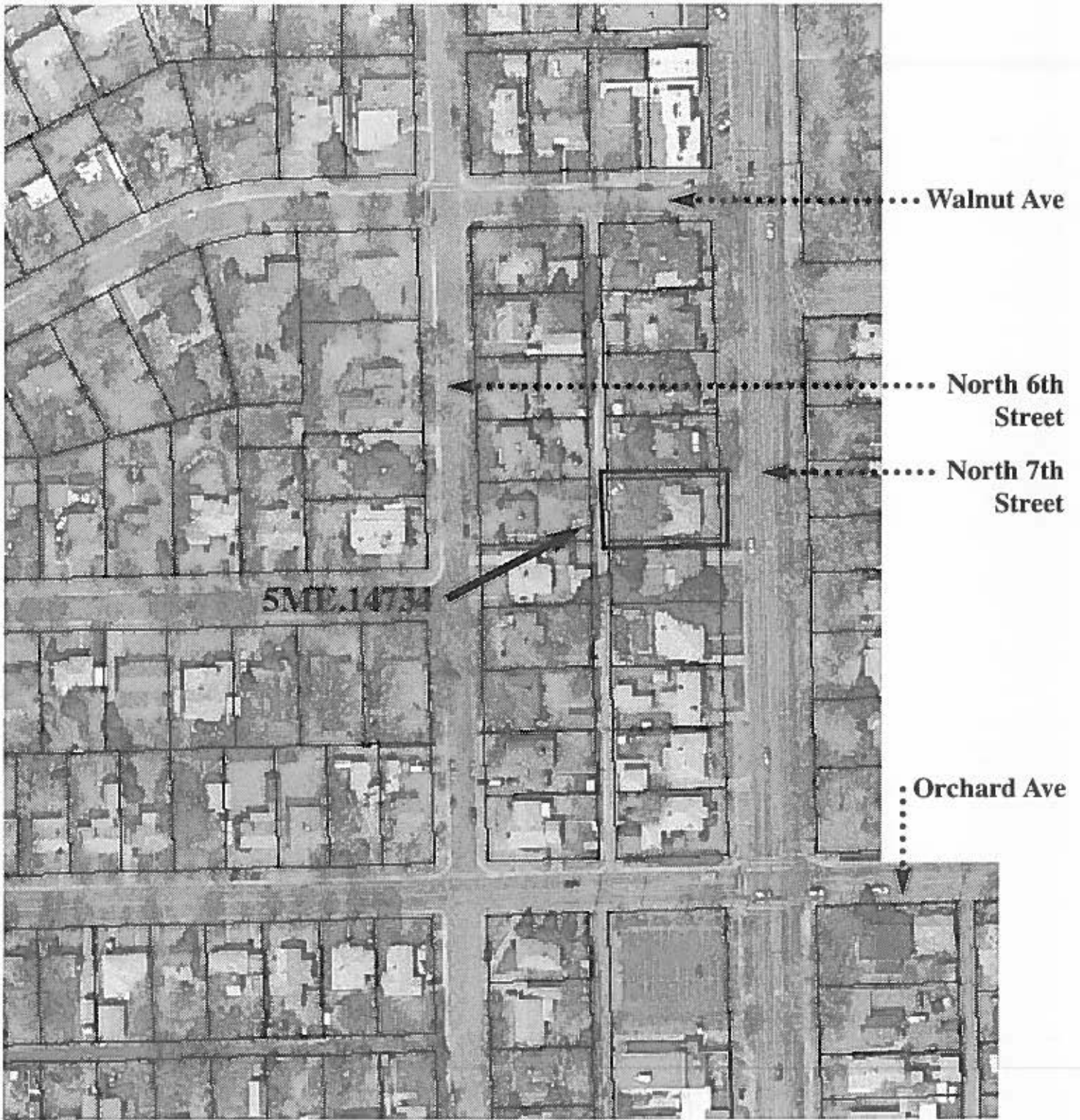
51. Organization: Reid Architects, Inc.

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



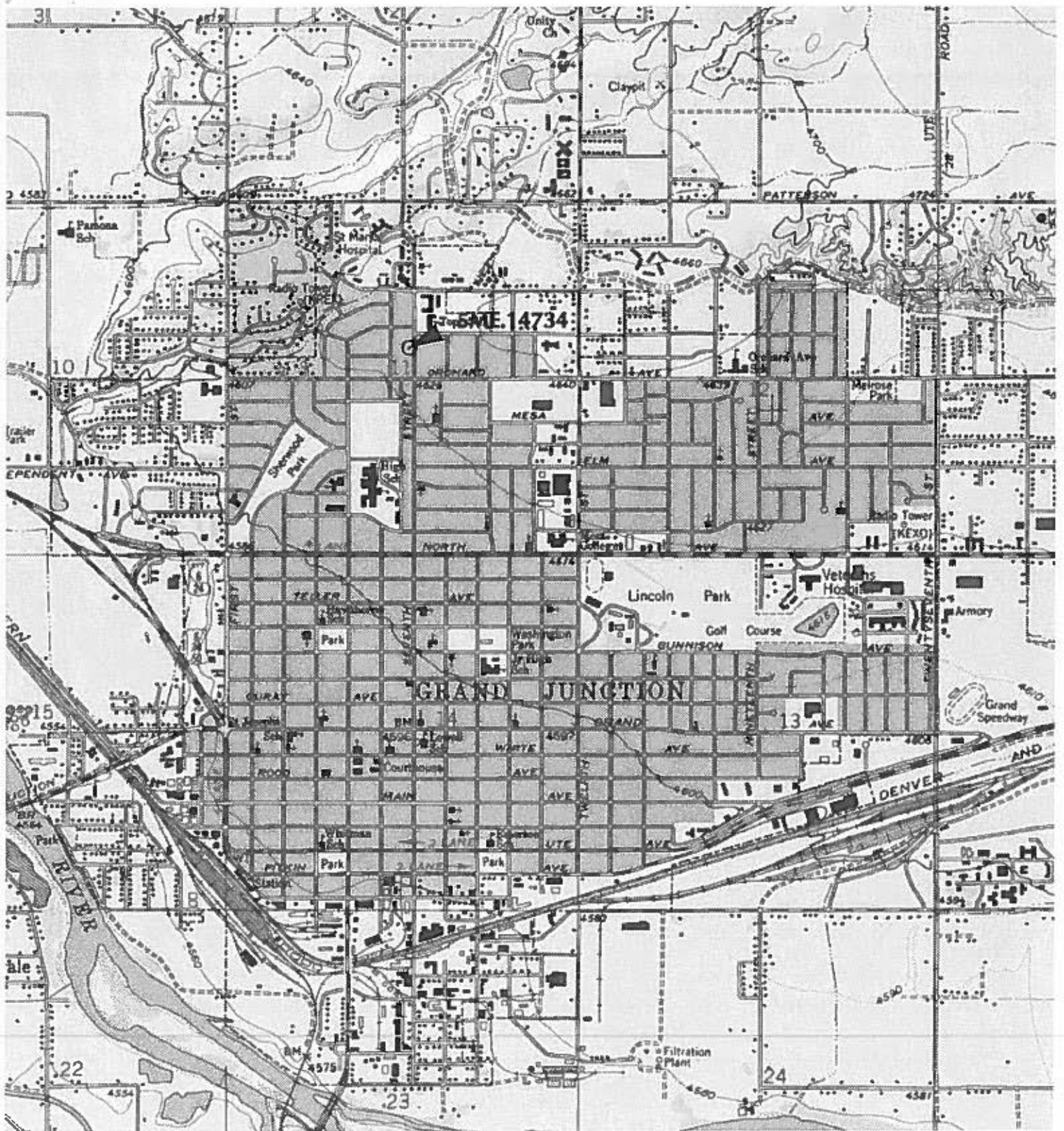
2011 N. 7th Street



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN $\frac{1}{2}$ MN
11 1/2"



Map created with TOPO! © 2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO
Phase Three Historic Survey
 2004

SME.14734

2011 N. 7th Street

Roll # 10 Frame # 4

Looking southwest

Grand Junction, Mesa County, CO

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sharp

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