

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 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.14740
2. Temporary resource number: 303.BKCT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 303 Bookcliff Court
8. Owner name and address: Mary R Prinster Trust  
PO Box 1410 Grand Junction, CO 81502-4010

**II. Geographic Information**

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SW 1/4 of SW 1/4 of NE 1/4 of NW 1/4 of section 11
10. UTM reference  
Zone 1 2 ; 7 1 0 5 1 5 mE 4 3 2 9 4 5 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): 10 & 11 Block: \_\_\_\_\_  
Addition: Bookcliff Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 11 + That Pt  
Of Lot 10 Bookcliff Heights N + W of foll Li Beg Nw Cor Lot 10 N 73deg09min E 104.51ft  
N70deg 59min E 115.25ft To Ely Li Lot 10  
Assessors Office Parcel ID # 2945-112-10-012  
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 40' x Width 100'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick, Wood Siding
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Wood Shake Roof
20. Special features (enter all that apply): Chimney

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21. General architectural description: This is a generally rectangular wood frame house in three sections. The main portion of the house is a long, low pitched side gable roof whose ridge runs north/south. A front gable form extends off the south end of the side gable, to the east. The front gable volume is only partially engaged on the main side gable, revealing a small area of gable end on the south roof plane. The front gable has a large area of glass infilling the southern half and half of the northern half of the east facing wall. The glass is divided equally with two vertical mullions, and one horizontal mullion along the eave line. Vents infill the area below the window sills to the grade. The same pattern is carried around the corner, on the south side of the front gable. Another lower side gabled form extends to the south from the side of the front gable. This side gable shares the western roof plane with the larger side gable form. This form has a series of three pairs of tall windows on the east side which sit in a field of vertical board and batten siding. The east wall of the main side gable has a recessed entry area adjacent to the front gable volume. To the right of the recess is a set of four casement style windows; beyond that is a pair of smaller casements; and another set of four casements are located at the north end of the wall. The primary wall material is brick with a wainscoting of rusticated stone running the length of the side gable walls at the window sill height. A rectangular brick chimney sits on the rear slope of the main roof.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house is set well back from the street and has a large circular driveway. Several trees are located in a large area of lawn at the front of the house. A long hedge divides the yard from the adjacent house.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1956 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 and Mary Prinster  
Source of information: Nephew of Clarence and Mary Prinster.
29. Construction history (include description and dates of major additions, alterations, or demolitions): Original screened porch enclosed on south, addition of stone wainscoting, possible alterations to the main ridge line; 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: This house is associated with the Prinster Family. The family founded the City Market chain of grocery stores in Grand Junction in 1924. The chain is now part of the Kroger Company. Frank Prinster Jr. served as president of the company from 1961 to 1978. Tony Prinster retires this year (2006). The house is part of Bookcliff Heights. The subdivision was owned by J. Perry Olsen, Thomas T. Brownson, Mabel Brownson, Bruce Brownson, Mary F. Brownson and the Sisters of Charity in parts. The portion called Rose Hill was owned by the Sisters and was the future site of St. Mary's Hospital.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Denver Business Journal web site, retirement announcement

**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: 1956; 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. This house is located in a neighborhood of larger, unique and more high style houses, possibly due to the proximity to the hospital and the hillside location. The house is also significant for its association with the Prinster Family.
43. Assessment of historic physical integrity related to significance: Several alterations have had a moderate impact on the integrity of the house.

**VII. National Register Eligibility Assessment**

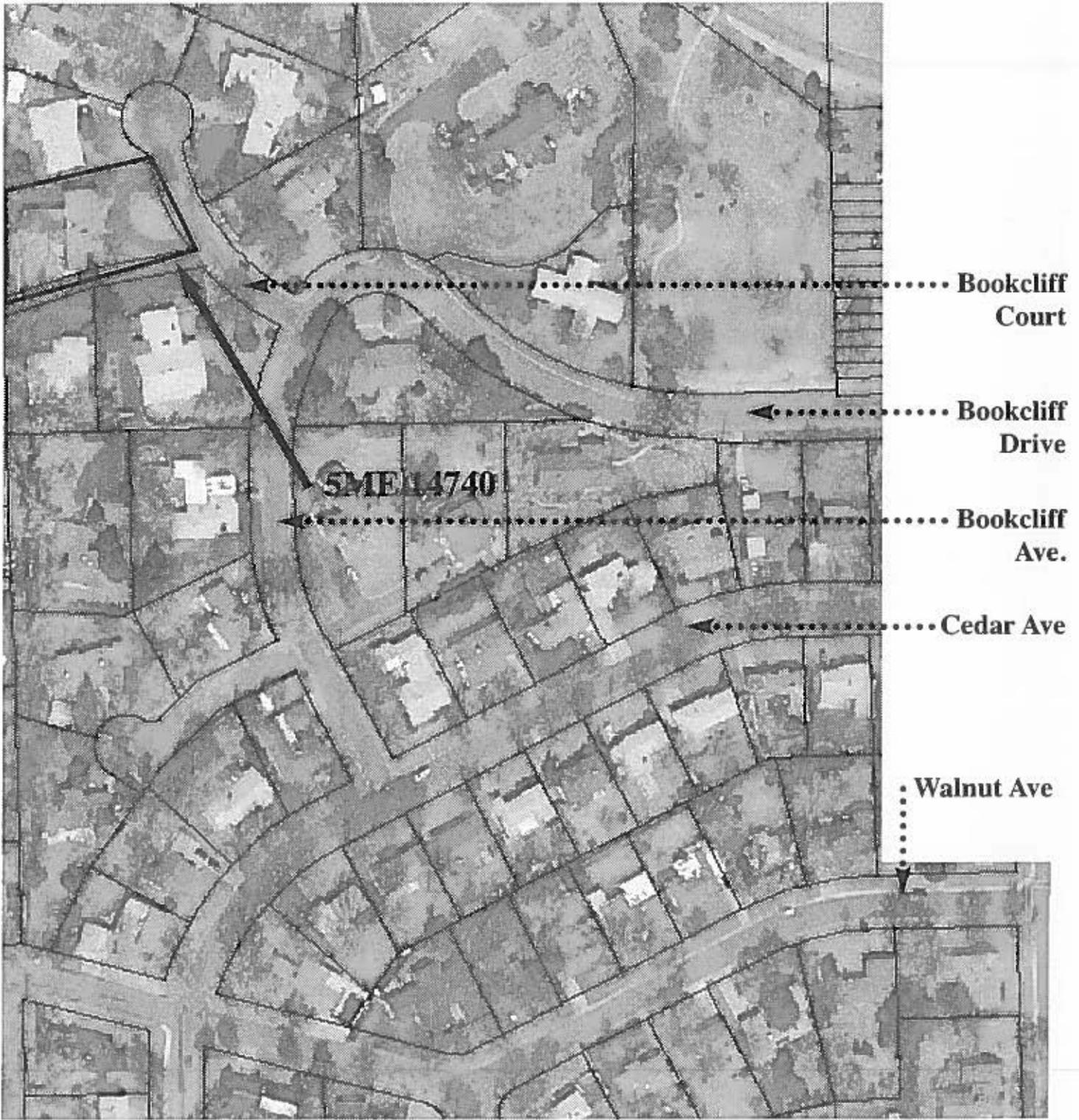
44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data
45. Is there National Register district potential? Yes  No  Discuss: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Roll # 12 Frame # 5  
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



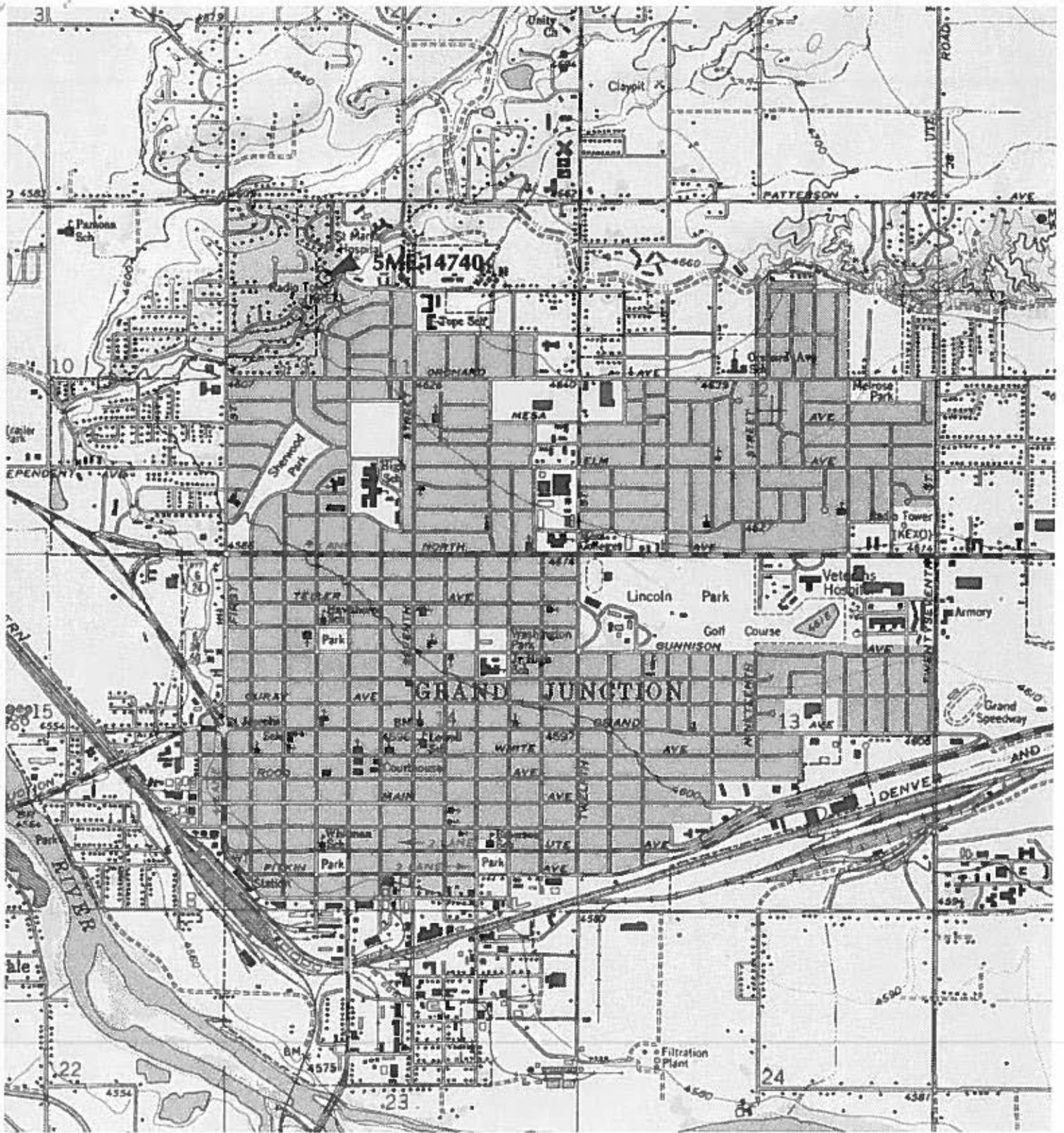
# 303 Bookcliff Ct



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN \* MN  
11 1/2°

0 1000 FEET 0 500 1000 METERS  
0 5 1 MILE  
Map created with TOPOI © 2003 National Geographic (www.nationalgeographic.com/topo)

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004

5ME.14740

303 Bookcliff Court

Roll # 12 Frame # 5

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5647 002910

006

sharp

54569

