

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory
Form**

I 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.14773
2. Temporary resource number: 602.0RC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 602 Orchard Ave.
8. Owner name and address: Manuel A Diaz
2210 Bennett Ave Glenwood Springs, CO 81601-4222

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of SE 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 8 7 3 mE 4 3 2 9 0 1 6 mN
11. USGS quad name: Grand Junction Quadrangle
Year: 1962 rev. 1973 Map scale: 7.5' 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 10 Block: 8
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 10 Blk 8
Bookcliff Park
Assessors Office Parcel ID # 2945-112-05-011
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 43' x Width 54'
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): Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Attached Garage, Chimney, Porch

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21. General architectural description: This is a long, masonry house comprised of a series of additive volumes. The main section of the house is a moderately pitched side gabled form. The ridge runs east/west and the principal façade faces south. The main entry is located on the southwest corner in a recessed area under the main roof form. The overhanging roof corner is supported by a single tapered wood post. The door sits on the west facing wall of the recess and a large picture window sits on the south wall. A large picture window, flanked by vertical fixed units with three horizontal muntins, sits on the main façade to the right of the recess. Further right are two pairs of double hungs, equally distributed over the remaining wall area. A smaller side gable form is attached to the far end of the main volume. The smaller form has a single car garage door centered on the width. The west side has a large rectangular brick chimney just north of the entry recess. The chimney is applied to the west wall and interrupts the roof plane. A pair of double hung windows are located on the north end of the west wall. A front gable wing extends off the rear of the house; it is inset from the west wall and an enclosed porch infills the ell on the east side. Another brick chimney is located on the rear slope of the main roof near the east end. The brick wall and the window head run to the underside of the soffit. The gable ends are infilled with wood siding above the eave line. Triangular vents infill the peak. The double hung windows have a single horizontal muntin in each sash.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a corner lot and is surrounded by lawn. The driveway runs to the east side garage and a pathway runs to the main entry. Several shrubs front the house.
24. Associated buildings, features, or objects: none

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: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window alterations, porch enclosure; dates unknown.

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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: Although no specific information was found about the original ownership, Arthur L. Bergren is shown as occupant in the 1951 directory. This is the first instance of this address in the available directories. In the directories of 1955 through 1957, Pat H. Cochran is shown as owner. 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

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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. 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 in original form. Provided that the windows are original, integrity is essentially intact.

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

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VIII. Recording Information

47. Photograph numbers: Roll # 10 Frame # 8

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

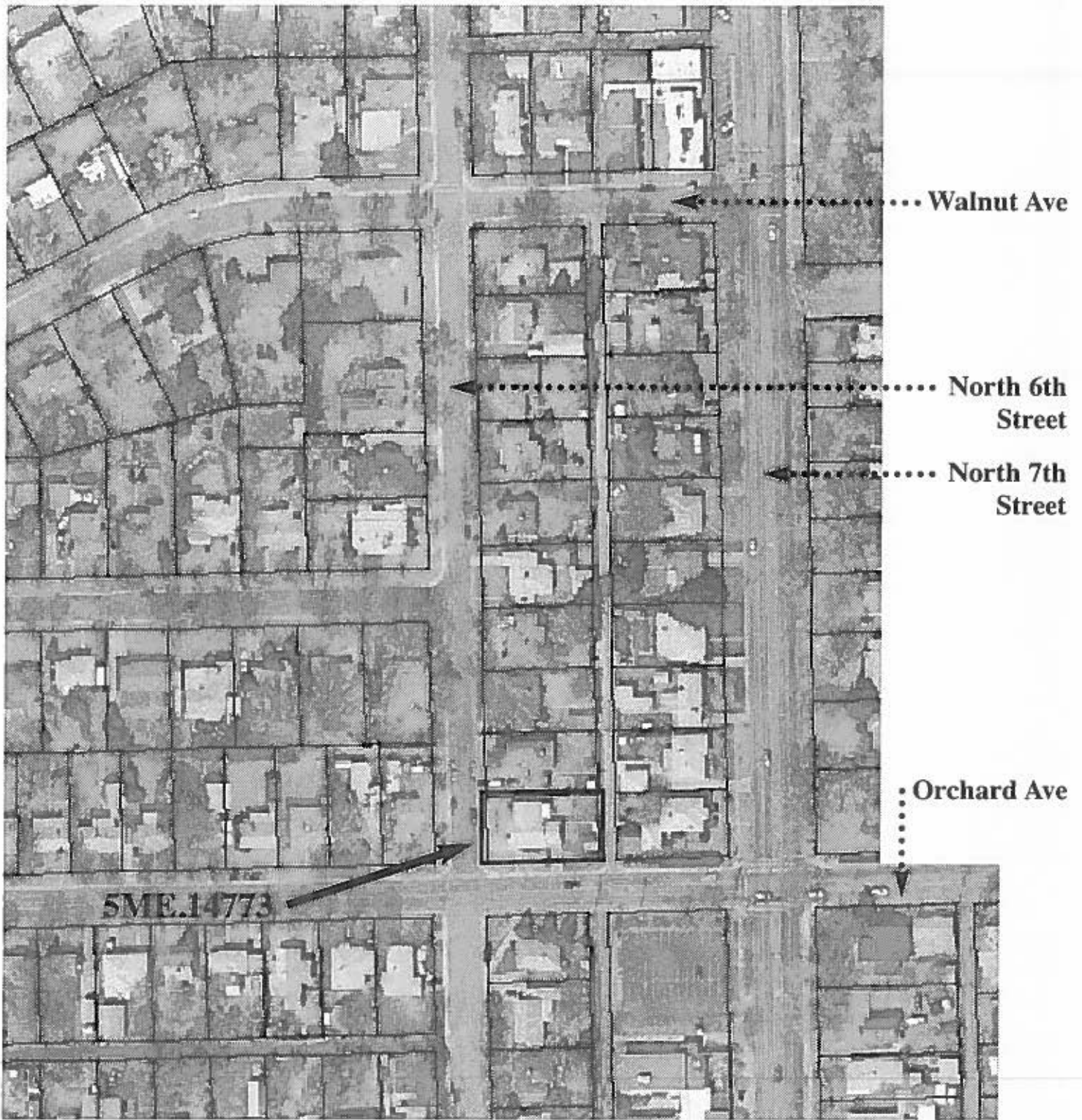
51. Organization: Reid Architects, Inc.

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



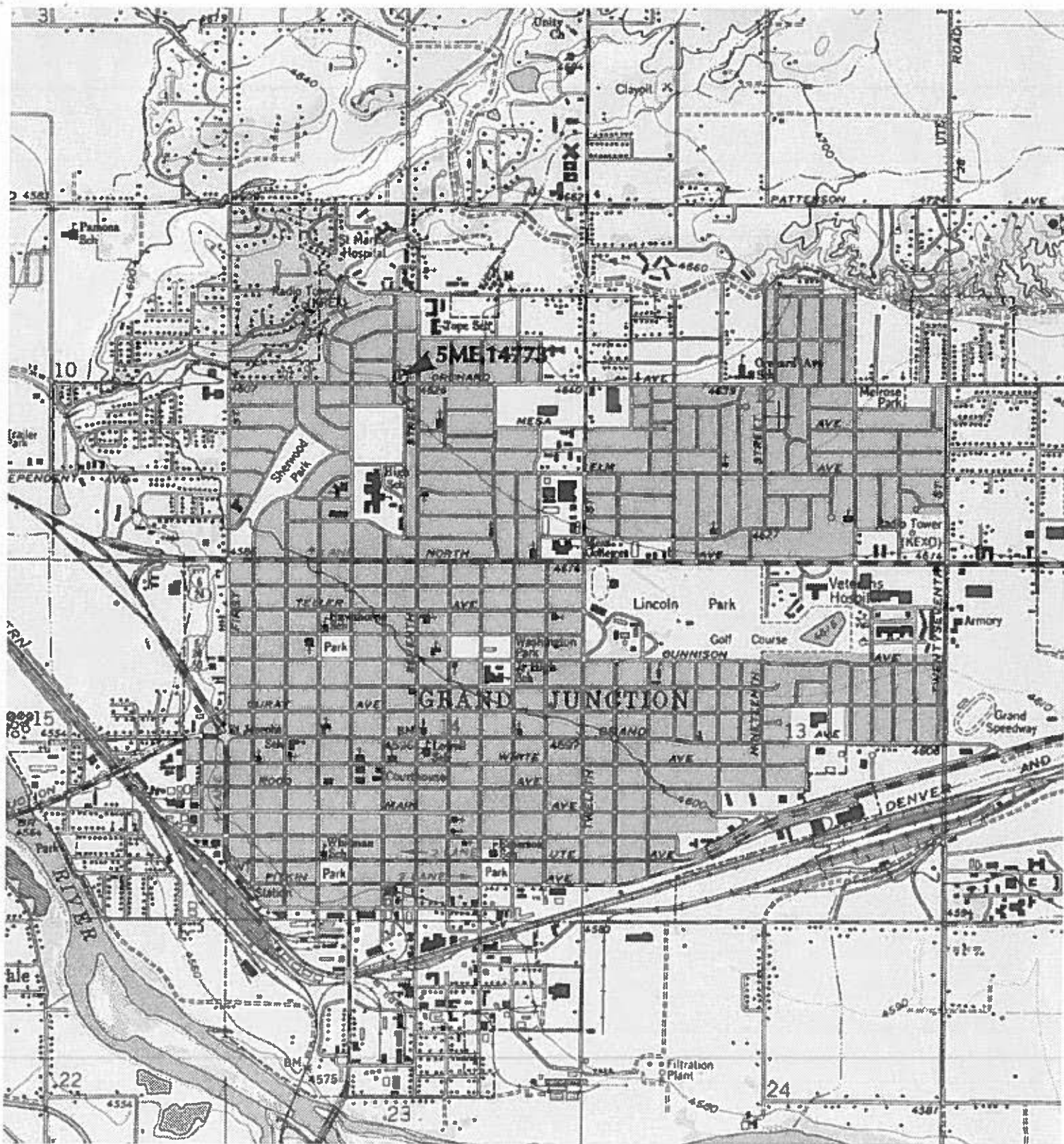
602 Orchard Ave.



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.14773

602 Orchard Ave.

Roll # 10 Frame # 8

Looking southwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5649 002912

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sharp

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