

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.14738
2. Temporary resource number: 448.BKC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 448 Bookcliff Ave.
8. Owner name and address: Dolores L MacLeod  
448 Bookcliff Dr Grand Junction, CO 81501-2039

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SE 1/4 of NE 1/4 of NW 1/4 of NW 1/4 of section 11
10. UTM reference  
Zone 1 2 ; 7 1 0 5 9 4 mE 4 3 2 9 4 7 0 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): 15 Block: \_\_\_\_\_  
Addition: Bookcliff Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 15 Bookcliff Heights  
Assessors Office Parcel ID # 2945-112-10-016  
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 72' x Width 51'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick, Aluminum
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Ceramic Tile Roof
20. Special features (enter all that apply): Attached Garage, Chimney, Porch

Resource Number: 5ME.14738  
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**Architectural Inventory Form**  
(page 2 of 4)

21. General architectural description: This is a large generally rectangular wood frame house. The main side wing runs northeast/southwest and the principal façade faces southeast. A broad front gable volume projects forward from the southwest side. The front gable has a recessed area under the southeast corner that runs to the wall of the side wing. The roof is supported on the northeast eave by a single brick pier on the corner. Two pairs of casement windows are located on the remainder of the front gable form and a brick wainscoting runs along the face at the height of the window sills. The face of the side wing is recessed under a deep overhang and the entry sits on an angled wall in the corner of the ell. The door is centered on the short wall with a vertical side lights. Adjacent to the entry, on the side wing wall, is a large multi-paned bow window. Beyond the bow is a picture window with casements on either side. At the far end of the side wing is a large garage door. The side wing wall also has a brick wainscoting which runs under the window sills. A brick wall with a metal rail runs parallel to the side wing and defines a walkway along the front of the house. A rectangular brick chimney sits on the front plane of the side wing roof, to the right of the bow window. The main ridge line steps down slightly after the chimney to the end of the wing. A small vent cupola sits on the ridge above the garage. The wall area above the brick and on the sides is covered with horizontal siding; the gable ends are infilled with vertical siding above the eave line.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a rise with a large area of lawn. Several trees and shrubs are located around the house and a formal garden with a small fountain is set in front of the side wing.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1954 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Herbert M Wright  
Source of information: 1955 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): All exterior materials and probably windows replaced. original pipe column at roof corner enclosed in brick; dates unknown.
30. Original location  Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

Resource Number: 5ME.14738  
Temporary Resource Number: 448.BKC

**Architectural Inventory Form**  
(page 3 of 4)

**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: Herbert M Wright is listed in the 1955 and 56 directories as the owner. This 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; 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: 1954; 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

Resource Number: 5ME.14738  
Temporary Resource Number: 448.BKC

**Architectural Inventory Form**  
(page 4 of 4)

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.

43. Assessment of historic physical integrity related to significance: Alterations have substantially altered the original character of the house. Integrity has been substantially compromised.

**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 # 6

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

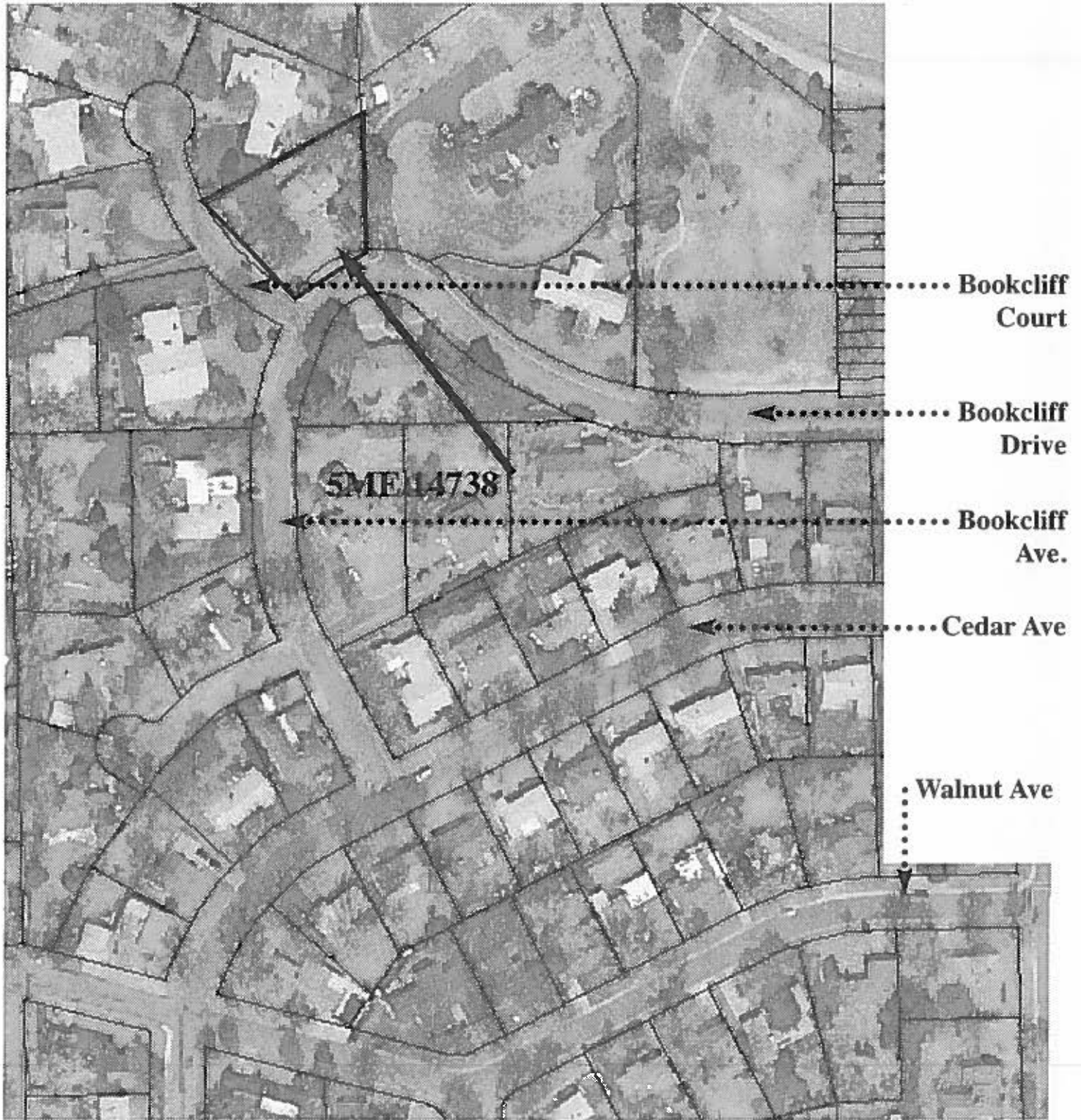
51. Organization: Reid Architects, Inc.

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



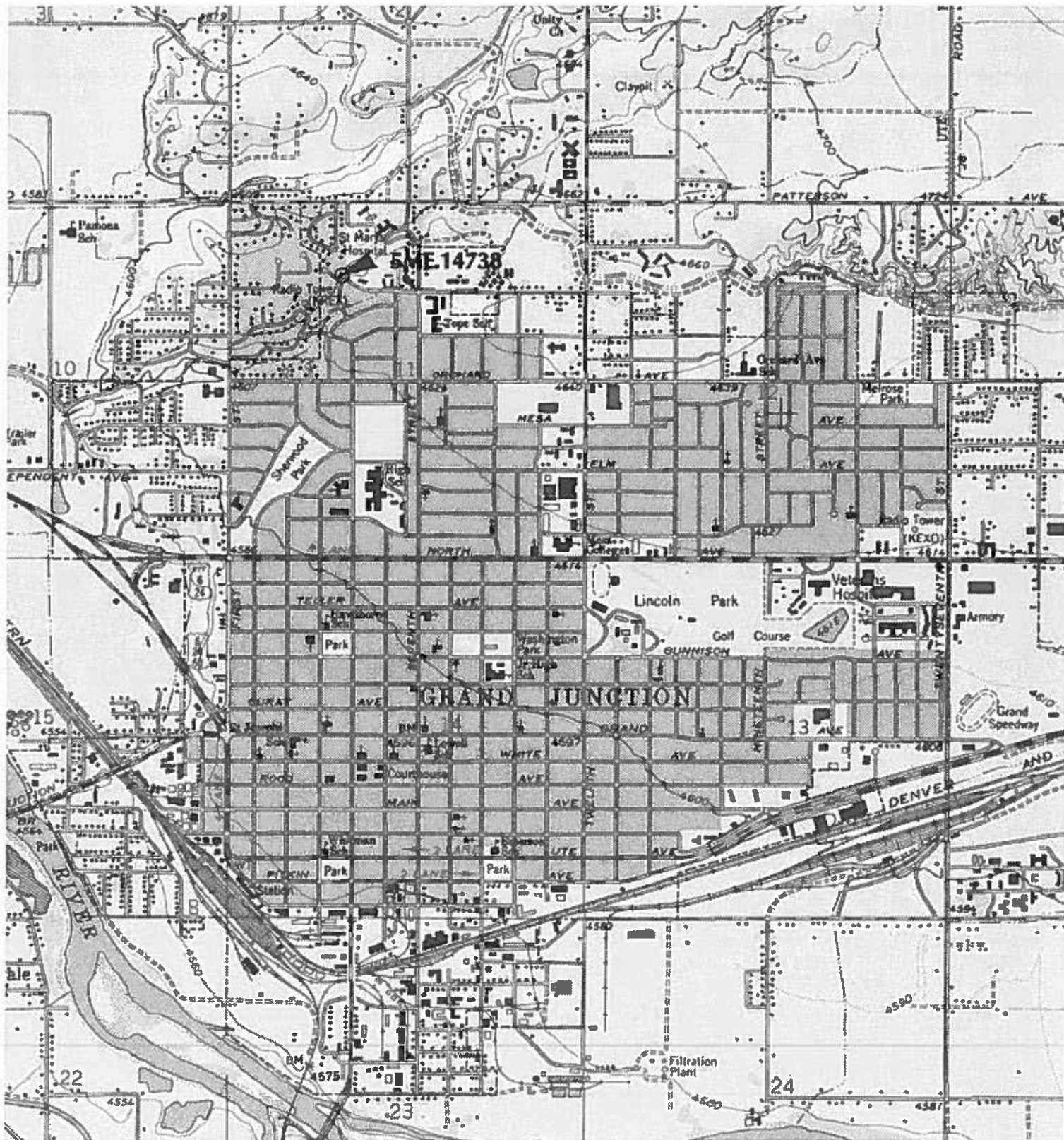
# 448 Bookcliff Ave.



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN  $\uparrow$  MN  
11 1/2°



Map created with TOPOI® ©2003 National Geographic ([www.nationalgeographic.com/topo](http://www.nationalgeographic.com/topo))

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey  
2004*

5ME.14738

448 Bookcliff Ave.

Roll # 12 Frame # 6

Looking north

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5647 002910

007

share

54570

