

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

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## 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.14744
2. Temporary resource number: 445.CED
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 445 Cedar Ave.
8. Owner name and address: Elizabeth B Zollner  
445 Cedar Ave Grand Junction, CO 81501-7425

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SE 1/4 of NW 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference  
Zone 1 2 ; 7 1 0 6 2 5 mE 4 3 2 9 2 3 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): 3 Block: 5  
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 3 Blk 5  
Bookcliff Park  
Assessors Office Parcel ID # 2945-112-03-011  
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 26' x Width 61'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Siding
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): Chimney, Carport

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21. General architectural description: This is a horizontally proportioned wood frame house with a moderately pitched hipped roof. The ridge runs generally east/west and the principal façade faces generally north. The main entry is located on the main façade, off center to the left. A pair of double hung windows are centered on the wall from the door to the left corner. A large picture window, flanked by double hungs on each side, sits just to the right of the door. The same unit is located at the far right end of the façade. All windows share the same sill height and the heads sit just below the soffit. The roof has a deep overhang on all sides. A carport is located off the right side, with its own hipped roof form. The carport ridge is slightly lower than the main ridge. A brick chimney is located on the main roof plane just short of the intersection with the garage roof. A band of wood shingles runs around the house up to the height of the window sills. Clapboard style siding infills the area above the sill height to the soffit. The carport roof is supported by a wall on the west side, which has rectangular cutout openings. The back of the carport is also enclosed. 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 lot has large street trees along the edge and lawn infills the front yard to the street. Several shrubs are located along the house.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1953 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Herman W. Vorbeck  
Source of information: 1955 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): No apparent alterations are seen.
30. Original location  Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): \_\_\_\_\_

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33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Herman W. Vorbeck (1887-1966), owner of half interest in a retail store on Main St. that eventually became Vorbeck Sporting Goods, is shown as owner in the 1955 directory. Throughout his career he was considered a leading merchant, was a director of the Chamber of Commerce and helped establish the Redlands Club (Daily Sentinel, March 22, 1966, pg 1). The 1956 Polk directory shows Mrs. Roberta R. Anderson as occupant, and in 1957 Harry H. Peck is shown as occupant. 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: 1953; 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

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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 appears to be in original condition, therefore the integrity is 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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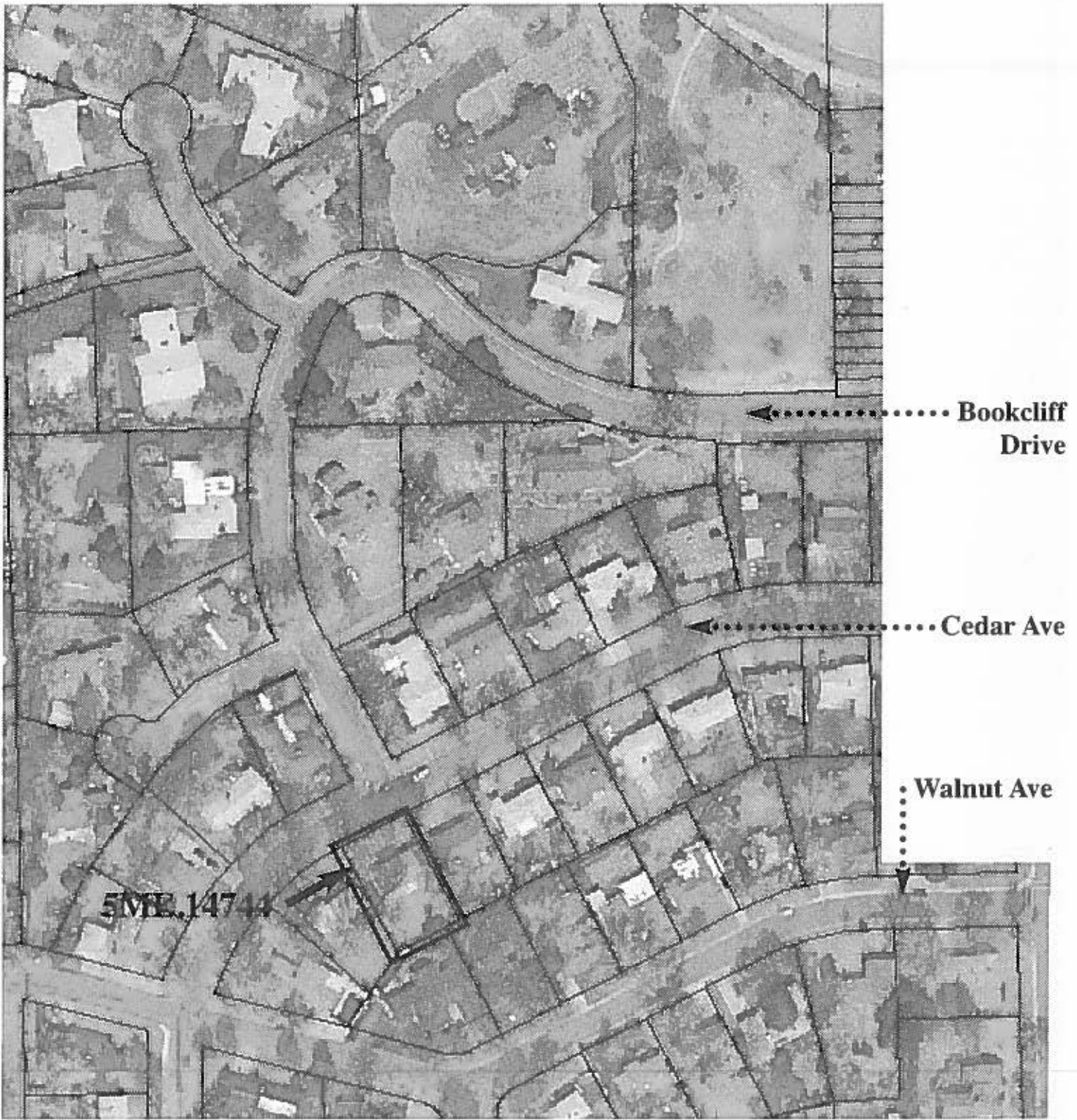
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**VIII. Recording Information**

47. Photograph numbers: Roll # 8 Frame # 9  
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



# 445 Cedar Ave.



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

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004

5ME.14744

445 Cedar Ave.

Roll # 8 Frame # 9

Looking southeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5881 002926

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sharp

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1f, A1356, 05/02/05

Digital Frame # 445.CED

Looking southeast

Grand Junction, Mesa County, CO



