

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.14743
2. Temporary resource number: 440.CED
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 440 Cedar Ave.
8. Owner name and address: Brian J Flynn  
440 Cedar Ave Grand Junction, CO 81501-7426

**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 5 9 2 mE 4 3 2 9 2 7 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): 4 & 5 Block: 2  
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: E 45ft Of Lot 4 +  
W 35ft Of Lot 5 Blk 2 Bookcliff Park  
Assessors Office Parcel ID # 2945-112-02-012  
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 65' 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): 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 horizontally proportioned masonry house with several additive volumes. The primary hipped roof has a L-shaped ridge where the short ridge basically east/west and the long ridge runs basically north/south. The principal façade faces generally south. The front section has a small hipped roof section that projects off the main façade, near the center. This small hipped roof is part of another shallow hipped roof projection that sits to the left. Each hipped roof section shares a roof plane with the next largest section, creating a zigzag pattern. Another hipped roof volume projects off the left side, with a lower ridge line. It continues the generally south roof plane across the façade. The main entry door is located on the small projection, off center to the right. It has a single vertical side light and a concrete landing which runs only the width of the door and window. To the left of the small projection sits a picture window flanked by narrow units, centered on the remaining wall. To the right of the small projection, a large picture window is centered on the remaining wall; it is also flanked by a vertical unit on each side. A brick planter sits in front of the large window on the main façade. On the east side, there are several additive volumes. The aforementioned projection off the left side of the main façade has a single picture window with flanking casements centered on its length. A similar window is located on the remainder of the main wall to the right of the projection. The far side of the east façade has a hipped roof garage form, with a single car garage door in its face. This form is attached at its rear to the long north/south volume mentioned above. A courtyard is created by the two east facing sections reveals the side wall of the long north/south volume. The wall of the volume has a series of full height windows and doors across its length. The house sits on a concrete foundation and a brick chimney is located on the back side of the small ridge.

22. Architectural style/building type: Ranch Type

23. Landscaping or special setting features: The house sits on a corner lot with large areas of lawn and several trees. The driveway is at the rear and several shrubs and planting beds are located at the perimeter of the house.

24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1951 Actual: \_\_\_\_\_

Source of information: Mesa County Assessors Office

26. Architect: unknown

Source of information: \_\_\_\_\_

27. Builder/Contractor: unknown

Source of information: \_\_\_\_\_

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28. Original owner: Wayne J. Chiesman  
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window alterations, possible addition of long wing to rear, connecting garage; 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
35. Historical background: Wayne J. Chiesman 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 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: 1951; 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 appears generally intact in original condition. Window replacement has had a moderate impact on the integrity. If the long rear section is an addition, the integrity has been more seriously compromised. With no further information at this time, 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

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46. If the building is in existing National Register district, is it:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Roll # 8 Frame # 10 see also digital images 440.CED1 and 2  
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.

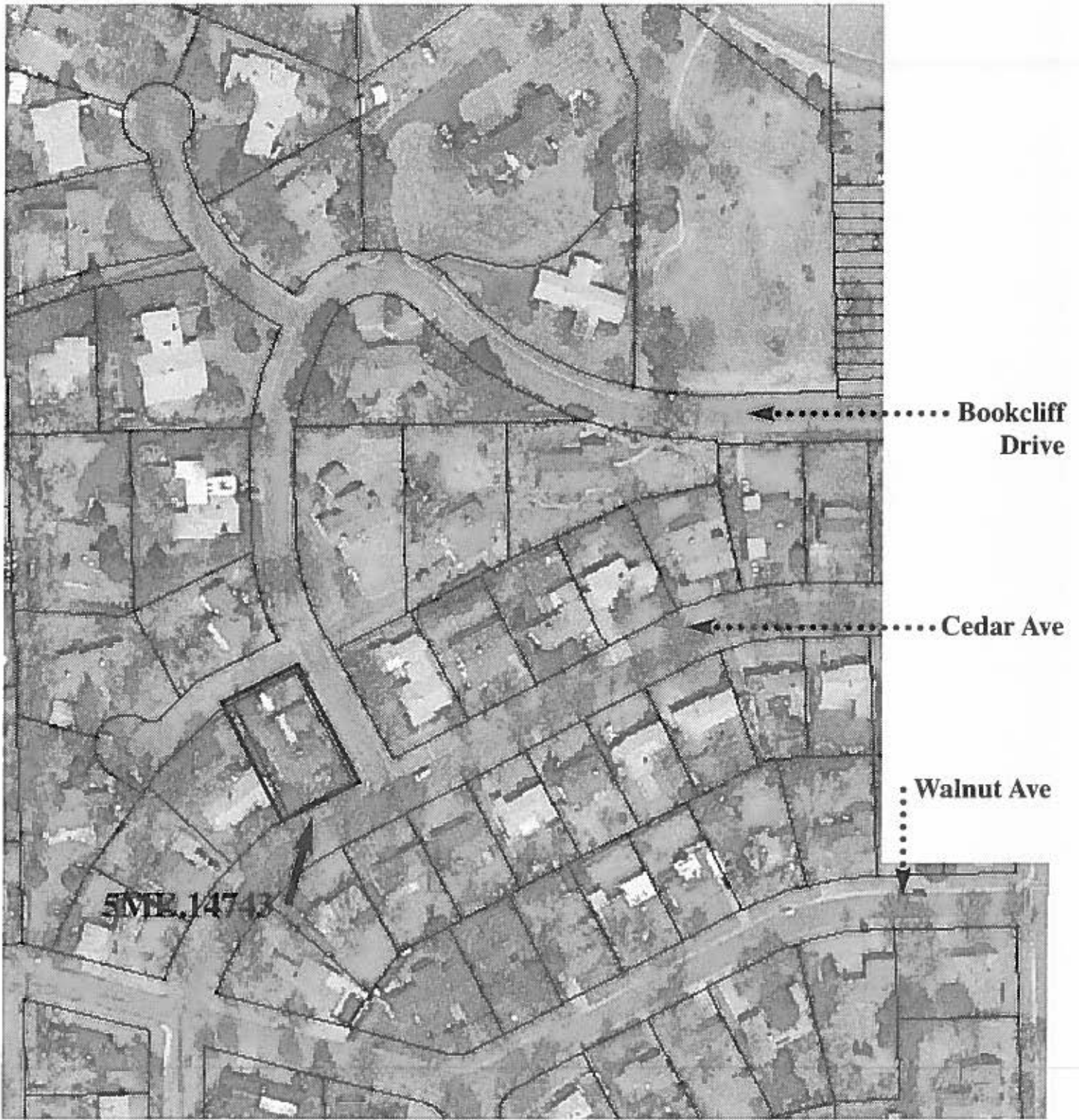
52. Address: PO Box 1303 Aspen, Colorado 81612

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



# 440 Cedar 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](http://www.nationalgeographic.com/topo))

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004

SME.14743

440 Cedar Ave.

Roll # 8 Frame # 10

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5881 002926

012

sharp

57871

SME.14743

440 Cedar Ave.

Digital Frame # 440.CED2

Looking west

Grand Junction, Mesa County, CO

f, A1356, 05/02/05

Bl 0966, 440CE\_32\_0008

SME.14743

440 Cedar Ave.

Digital Frame # 440.CED

Looking northwest

Grand Junction, Mesa County, CO

f, A1356, 05/02/05

Bbb0966, 440CE\_2D\_0007



