

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**  
I 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.14675
2. Temporary resource number: 1405.ORG
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1405 Orchard Ave.
8. Owner name and address: Carolyn Ann Victor  
1405 Orchard Ave Grand Junction, CO 81501-8517

**II. Geographic Information**

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
NE 1/4 of NE 1/4 of NW 1/4 of SW 1/4 of section 12
10. UTM reference  
Zone 1 2 ; 7 1 1 9 9 5 mE 4 3 2 9 0 0 3 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: 1  
Addition: Eastholme in Grand View Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: E 3ft of N 101.5ft  
of Lot 4 + All Lot 5 Blk 1 Eastholme-In-Grandview Subdivision  
Assessors Office Parcel ID # 2945-123-02-005  
This description was chosen as the most specific and customary description of the site.

**III. Architectural Description**

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 42' x Width 38'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Stucco
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney

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21. General architectural description: This is a simple masonry house with a primary front gable form. The ridge runs north/south and the principal façade faces north. The entry door is located off center to the right and a double hung is located on either side. A side gable extends off the rear of the main volume to the east. The west side has two windows along the length of the wall. The house sits on a low concrete wall. The roof has small overhangs with exposed rafter tails. The main peak has a small truss detail at the top. The double hung windows have three vertical muntins in the upper sash.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: The house has several large trees on the side and rear. A driveway sits to the right, otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A front gable garage is located at the rear of the site.

**IV. Architectural History**

25. Date of Construction: Estimate: 1938 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Daniel Davis  
Source of information: 1941 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Probable addition to side, probable change to stucco; 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: Daniel Davis is shown as owner in the 1941 directory. John T. Dyer is shown as owner in the 1951, 1955 and 1956 directories. This building is now part of Eastholme-in-Grandview Subdivision. This part of the larger Grandview Subdivision was owned by Eugene and Annabelle Helms, Richard and Ella Mae Bouman, Coe Van Deren, and John and Ruth Dyer and developed in 1950.

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36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1941, 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

40. Period of significance: 1938

41. Level of significance: National  State  Local

42. Statement of significance: This house is representative of the early suburban development that occurred adjacent to the original core of the city on previously agricultural lands. The Town expanded first on the historic arterial streets and then infilled the interior of the grid. This area of town reflects the City's transition from early suburban development on a small scale to larger production style development during more rapid expansion. Though the automobile was a factor in the location of new development, the small modest houses that were built did not integrate the car into the design. The craftsman style was particularly popular during this period of time.

43. Assessment of historic physical integrity related to significance: The alterations have somewhat impacted the integrity.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data \_\_\_\_\_

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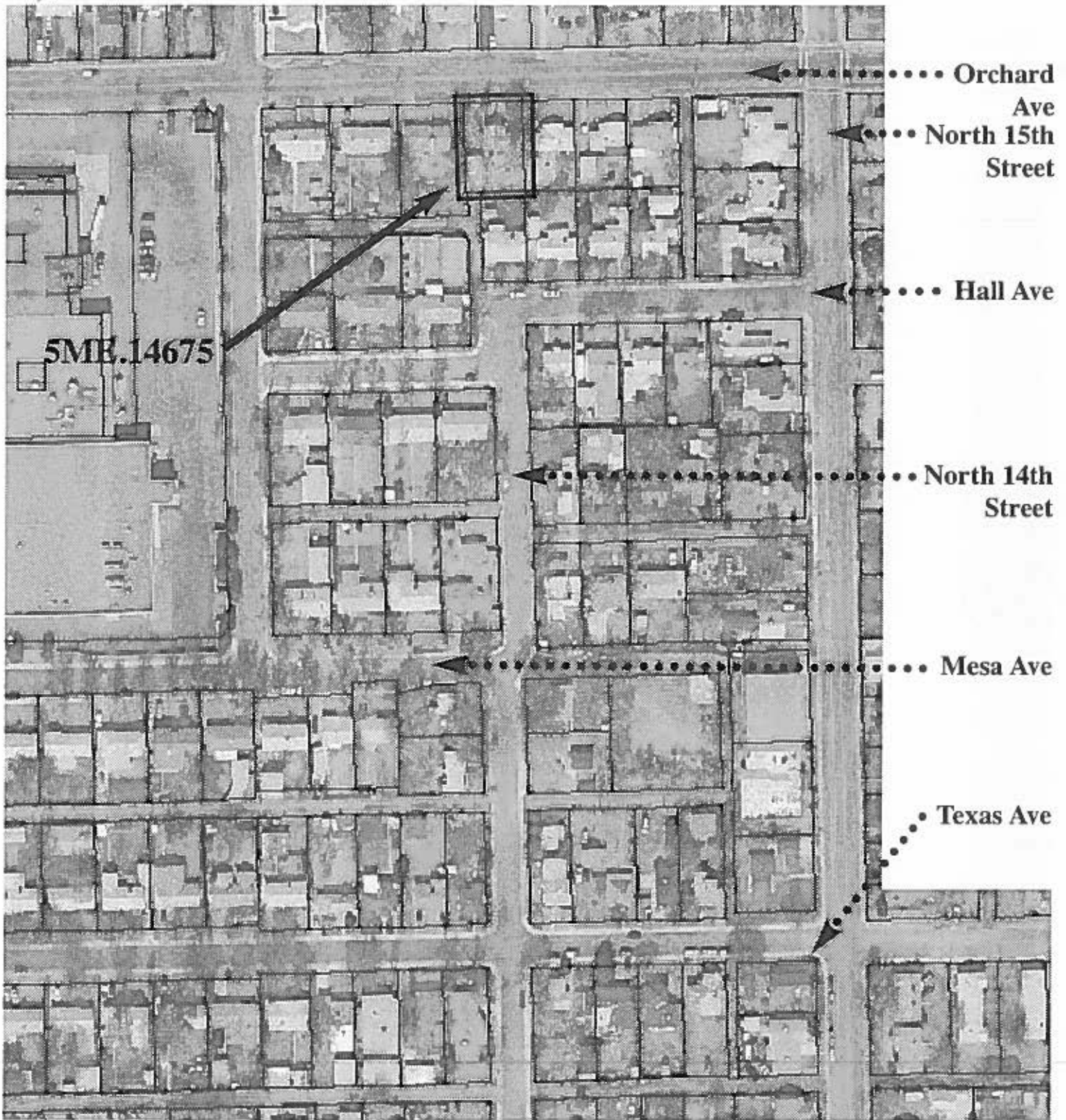
45. Is there National Register district potential? Yes  No  Discuss: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Roll # 6 Frame # 24  
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



5ME.14675

Orchard Ave  
North 15th Street

Hall Ave

North 14th Street

Mesa Ave

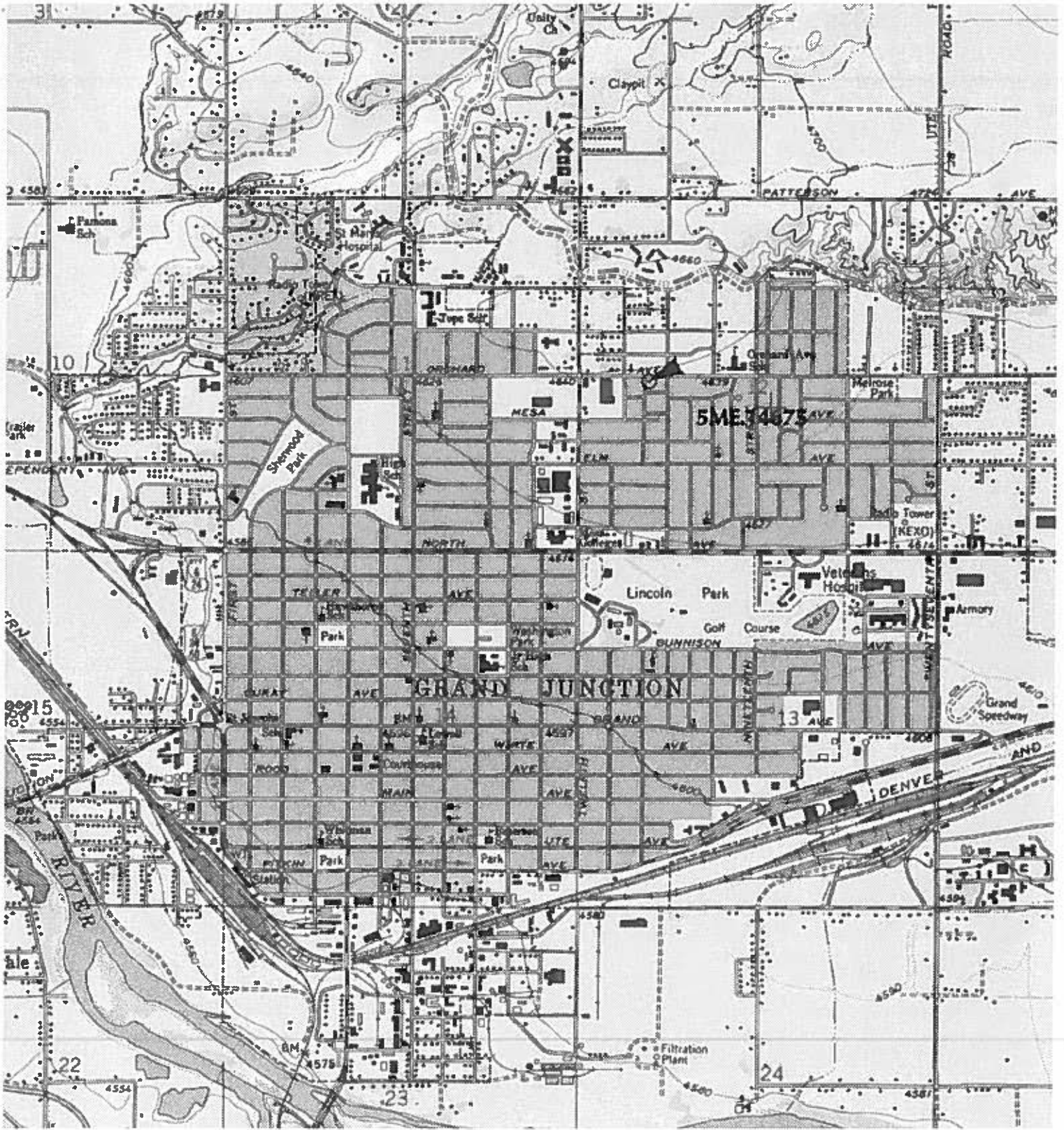
Texas Ave

# 1405 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



SME.14675

1405 Orchard Ave.

Roll # 6 Frame # 24

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5651 002914

025

sharp

54701