

# 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.14649
2. Temporary resource number: 1332.HAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1332 Hall Ave.
8. Owner name and address: Bill B Ashcraft  
1332 Hall Ave Grand Junction, CO 81501-6322

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
NW 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 2 7 mE 4 3 2 8 9 4 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): 19 & 20 Block: 1  
Addition: Eastholme in Grandview Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: W 19.27ft Of Lot 19 + All Lot 20 Blk 1 Eastholme-In-Grandview Subdivision  
Assessors Office Parcel ID # 2945-123-02-017  
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 28' x Width 38'
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): Side-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: The house is a simple rectangular masonry building with a side gable roof running east/west. The principal façade faces south, with a deep overhang. An area of the wall plane steps forward under the main roof on the east side; a large picture window is centered on the projecting wall. The entry door is adjacent to the jog on the left and a large picture window sits left of the door, with flanking double hungs. A concrete landing is set in front of the entry door and four steps run up the two exposed sides. To the left of the door is another picture window with framing double hungs. Two other double hungs are spaced along the façade. A wood trim board runs along the heads of all the windows, separating the brick from the soffit, and each window has a sloped brick sill. A brick chimney is located on the front roof plane, just east of the entry door. The siding is brick veneer, and the gable ends are infilled with vertical wood siding. The house is set on a concrete base with occasional small basement windows.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The lawn has several street trees as well as decorative smaller trees and bushes in gardens framing the walks front façade.
24. Associated buildings, features, or objects: Small shed at rear

**IV. Architectural History**

25. Date of Construction: Estimate: 1952 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): Single car garage infilled with living space; 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

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35. Historical background: Jack O. Jones is shown as owner in the 1955 directory. This building is 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.
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: 1952; 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 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

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with a limited number of roof and exterior finish variations, further reinforcing the characteristics of mass production.

43. Assessment of historic physical integrity related to significance: The alterations at the former garage alter the original pattern of the house, integrity is somewhat compromised.

**VII. National Register Eligibility Assessment**

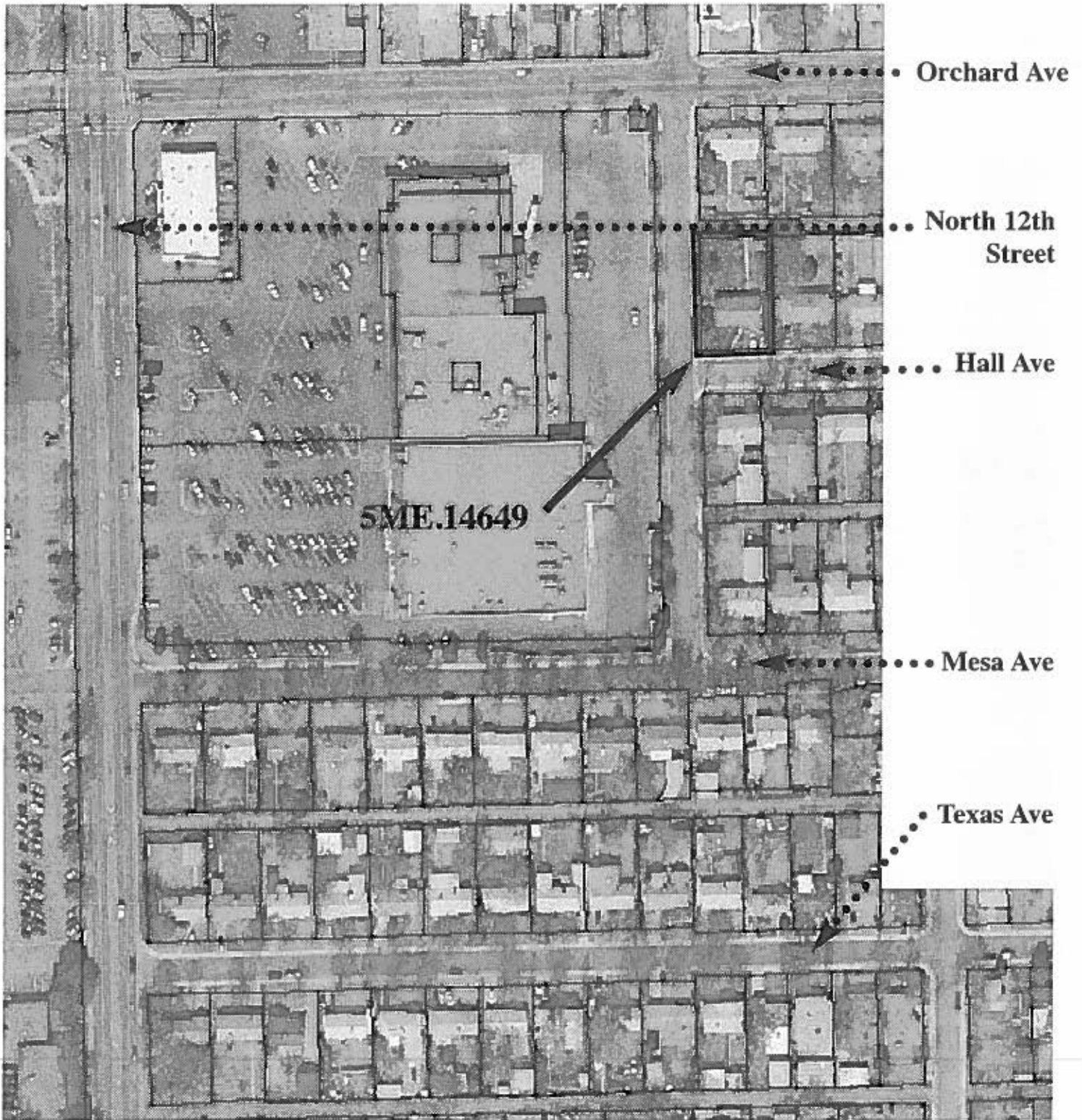
44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data \_\_\_\_\_
45. Is there National Register district potential? Yes  No  Discuss: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_
46. If the building is in existing National Register district, is it: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Roll # 3 Frame # 3  
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



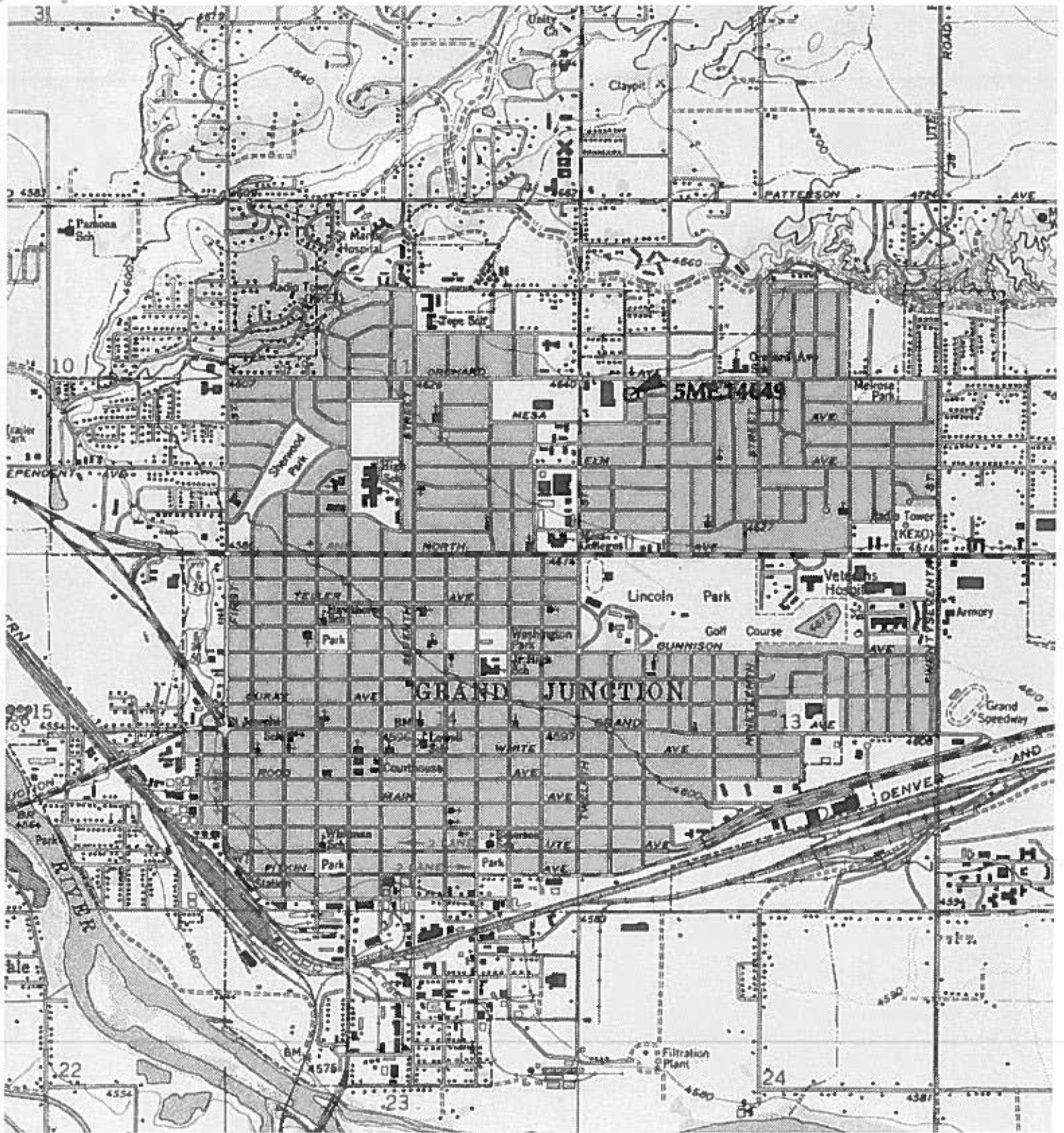
1332 Hall Ave.



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

# GRAND JUNCTION, COLORADO

Phase Three Historic Survey  
2004



5ME.14649

1332 Hall Ave.

Roll # 3 Frame # 3

Looking north

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5871 002924

004

sharp

57781