

OAHP1403  
Rev. 9/98

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.14692
2. Temporary resource number: 1273.TEX
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1273 Texas Ave.
8. Owner name and address: Margaret Kay Oxer  
1273 Texas Ave Grand Junction, CO 81501-7637

## II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SE 1/4 of SW 1/4 of NW 1/4 of SW 1/4 of section 12
10. UTM reference  
Zone 1 2 ; 7 1 1 8 6 7 mE 4 3 2 8 6 9 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): 8 Block: 2  
Addition: Prospect Park Year of Addition: 1947
13. Boundary Description and Justification: Legal description of the site is: Lot 8 Blk 2  
Prospect Park Exc S 8ft  
Assessors Office Parcel ID # 2945-123-13-008  
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 41' x Width 44'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Aluminum
18. Roof configuration: (enter no more than one): Gable-on-Hip Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): none

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21. General architectural description: This is a rectangular wood frame house with a primarily hipped roof. The main ridge runs east/west with small gables exposed at the ends of the ridge. The principal façade faces north. The roof has moderate overhangs on all sides and a variable overhang on the principal façade. The variation is a result of a combination of areas of extended roof plane and wall projections below. At the west side the wall projects forward of the main façade and has a picture window with a double hung on each side, centered in a recess which is centered on its length. The main entry door is located adjacent to the east side wall of the projection; the eave line remains continuous, creating a deep overhang at the door and adjacent picture window. The picture window to the east has a narrow double hung to each side; to the east of the window the roof returns to a smaller overhang. A pair of double hungs are centered on the remainder of the wall. Two small horizontally proportioned windows sit near the center of the west wall. An addition extends off the rear of the house and has a large deck area attached.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: Numerous shrubs front the house with a large tree in the front. A wide driveway fronts the entry and wall projection; the remainder of the yard is lawn.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate: 1949 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: George D. Hooker Jr. and Jewell B. Hooker  
Source of information: Prospect Park Plat Map
29. Construction history (include description and dates of major additions, alterations, or demolitions): Infill of garage area, siding alterations, possible window replacement, addition on rear; 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

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34. Site type(s): Residential Neighborhood
35. Historical background: George D. Hooker Jr. and Jewell B. Hooker are associated with the property on the Prospect Park Plat Map of 1947. Irving M. Brink is shown as owner in the directories of 1955, 1956 and 1957. This building is part of Prospect Park subdivision of about 1947 developed by a group of thirty-one owners for the 81 lots and included a park. This area was originally part of the larger Grandview Subdivision.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1955, 1956, 1957; Prospect Park Plat Map

**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: 1949; 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

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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.

43. Assessment of historic physical integrity related to significance: Several alterations have seriously impacted the integrity.

**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 # 30

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

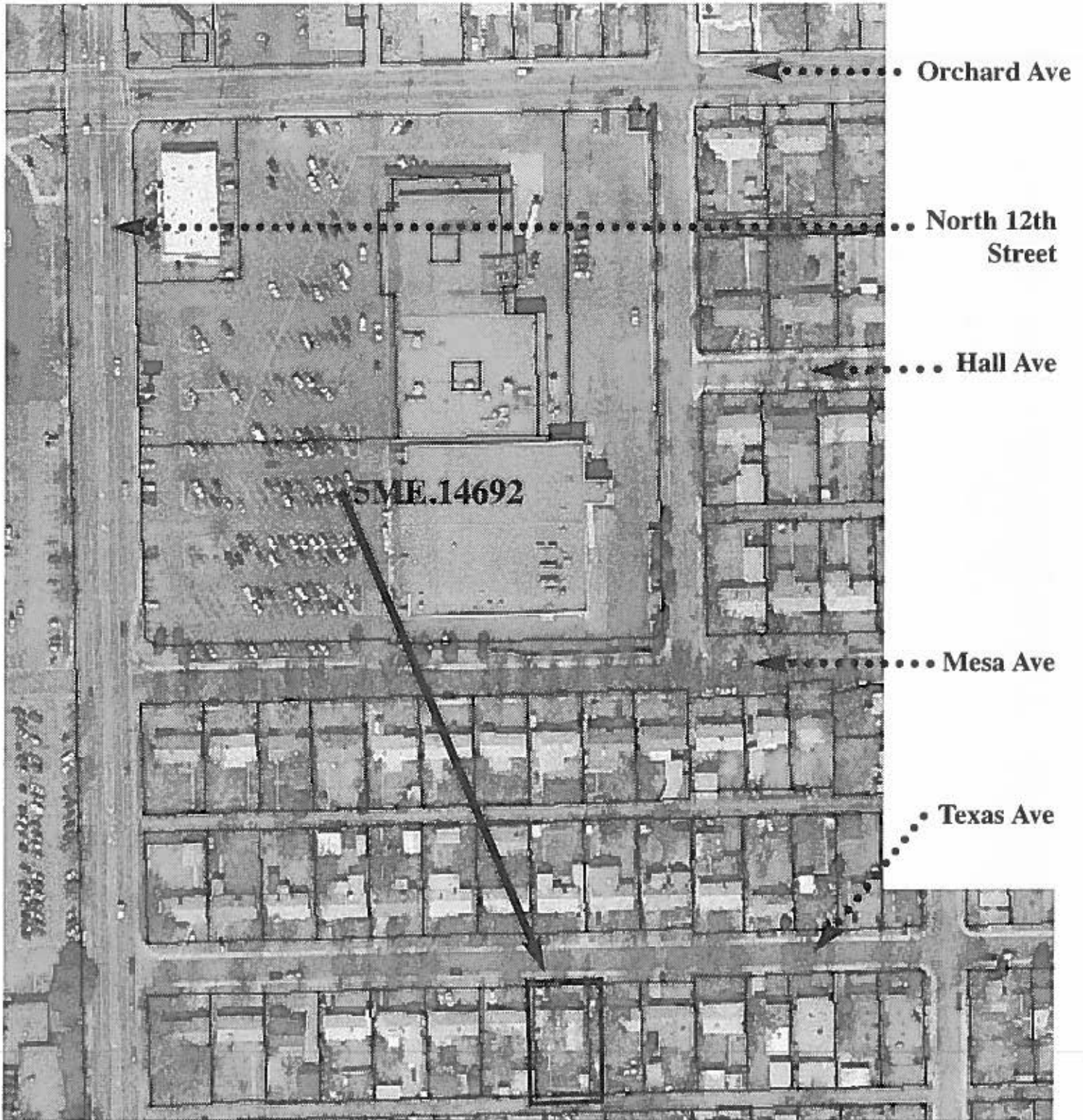
51. Organization: Reid Architects, Inc.

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



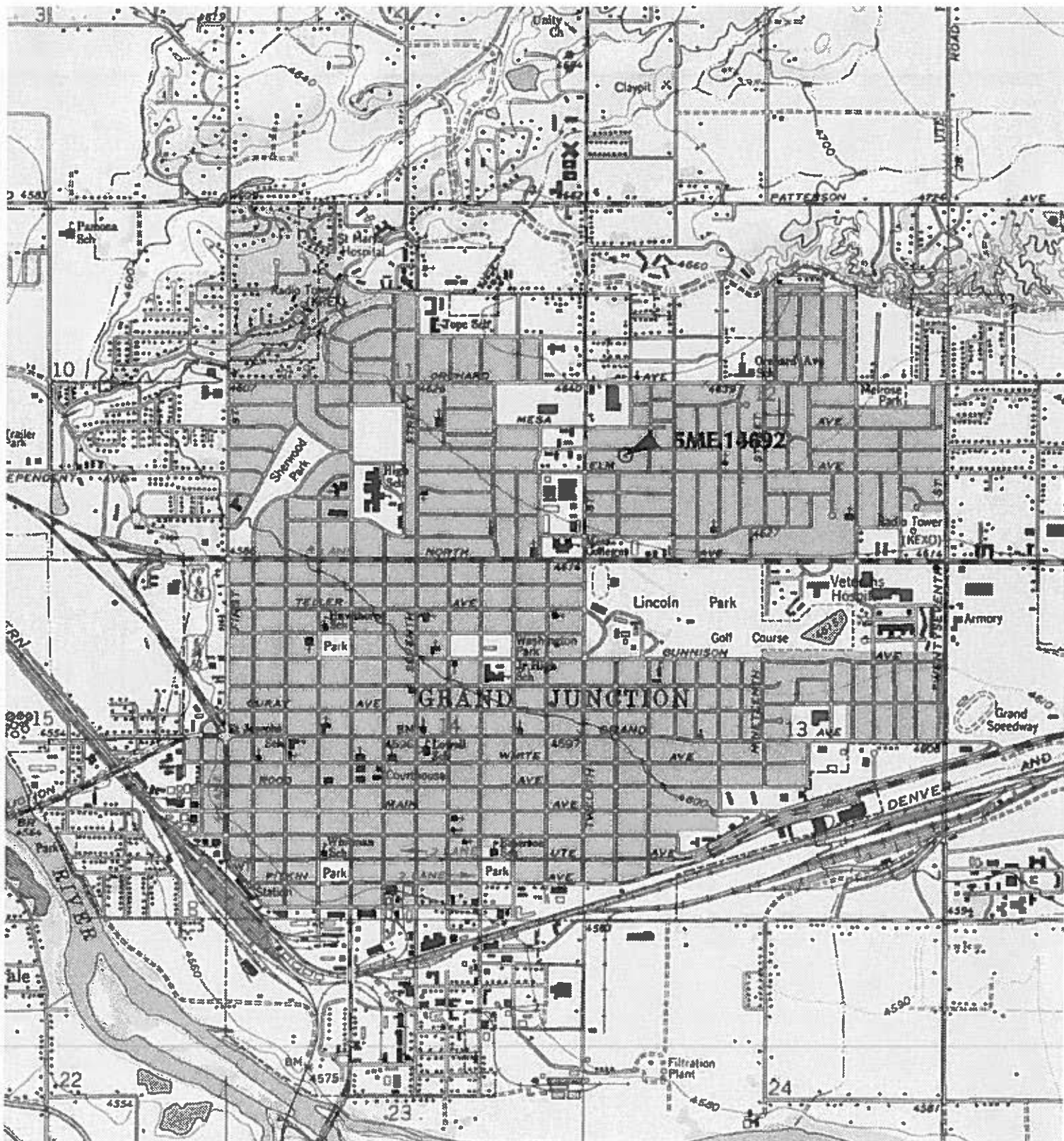
# 1273 Texas Ave.



North

Grand Junction, Colorado  
image from 2002 aerial map

City of Grand Junction • Phase Three Survey  
2004



TN  $\frac{1}{2}$  MN  
11  $\frac{1}{2}$ °

0 1000 FEET 0 500 1000 METERS 1 MILE  
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.14692

1273 Texas Ave.

Roll # 3 • Frame # 30

Looking southeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5871 002924

031

sharp

57808