

OAHP1403
Rev. 9/98

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.14695
2. Temporary resource number: 1310.TEX
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1310 Texas Ave.
8. Owner name and address: Tennie Ann Capps
1310 Texas Ave Grand Junction, CO 81501-7640

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 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 8 3 mE 4 3 2 8 7 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): 22 Block: 1
Addition: Prospect Park Year of Addition: 1947
13. Boundary Description and Justification: Legal description of the site is: Lot 22 Blk 1
Prospect Park Sec 12 1s 1w Exc N 10ft as desc in B-550 P-279 Mesa Co Recds
Assessors Office Parcel ID # 2945-123-12-024
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 48' x Width 45'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Synthetic Siding
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): none

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21. General architectural description: This is a rectangular wood frame house with a side gable roof. The main ridge runs east/west and the principal façade faces south. The roof has small overhangs on the eave ends and a deeper overhang on the principal façade. At the west side the wall projects forward of the main façade and has a low front gable which covers the projection and the area of the entry door. The main entry door sits on the face of the main side gable. A large picture window, flanked by double hungs, is located on the wall of the projection. A larger picture window flanked by double hungs sits to the east of the entry door and a pair of double hungs is centered on the remainder of the façade. Some of the double hung windows have a single horizontal muntin in each sash. The gable ends are infilled with a contrasting horizontal siding and have a small round vent at the peak. The west side has two horizontally proportioned slider windows. A single post supports the overhanging end of the front gable. A large, low pitched gable addition extends off the rear of the house.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: Several shrubs front the house and a street tree sits near the side walk. A driveway leads to the projecting wall and the remainder of the yard is lawn.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1950 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 R. Simpson and Frances A. Simpson, partial owners
Source of information: Prospect Park Plat Map
29. Construction history (include description and dates of major additions, alterations, or demolitions): Garage area infilled, siding and window replacement, additions 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 R. Simpson and Frances A. Simpson are listed as partial owners on the Prospect Park Plat Map of 1947. Joseph C. Hutton 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: 1950; 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 compromised the integrity of the building.

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 # 27

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

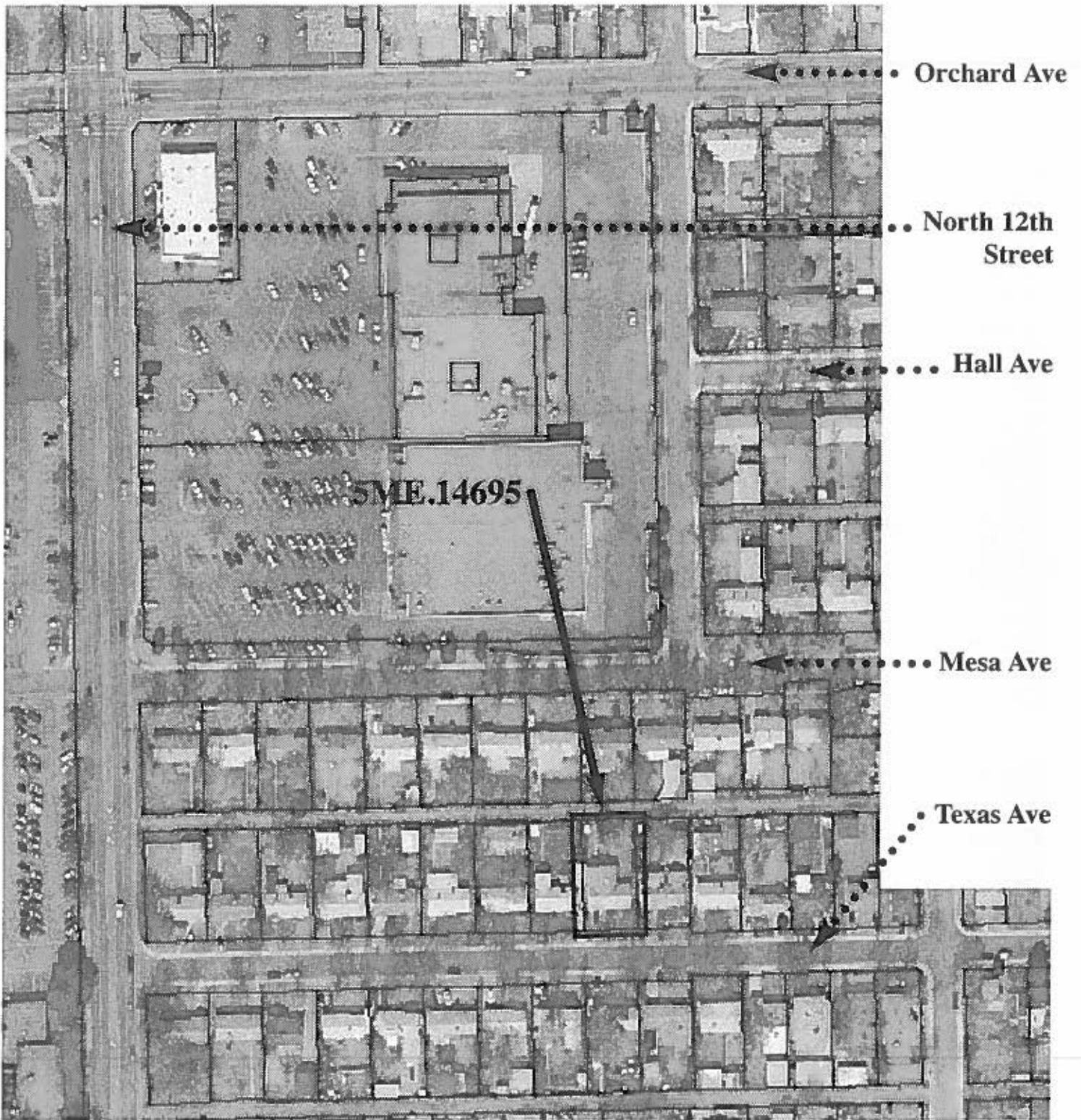
51. Organization: Reid Architects, Inc.

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



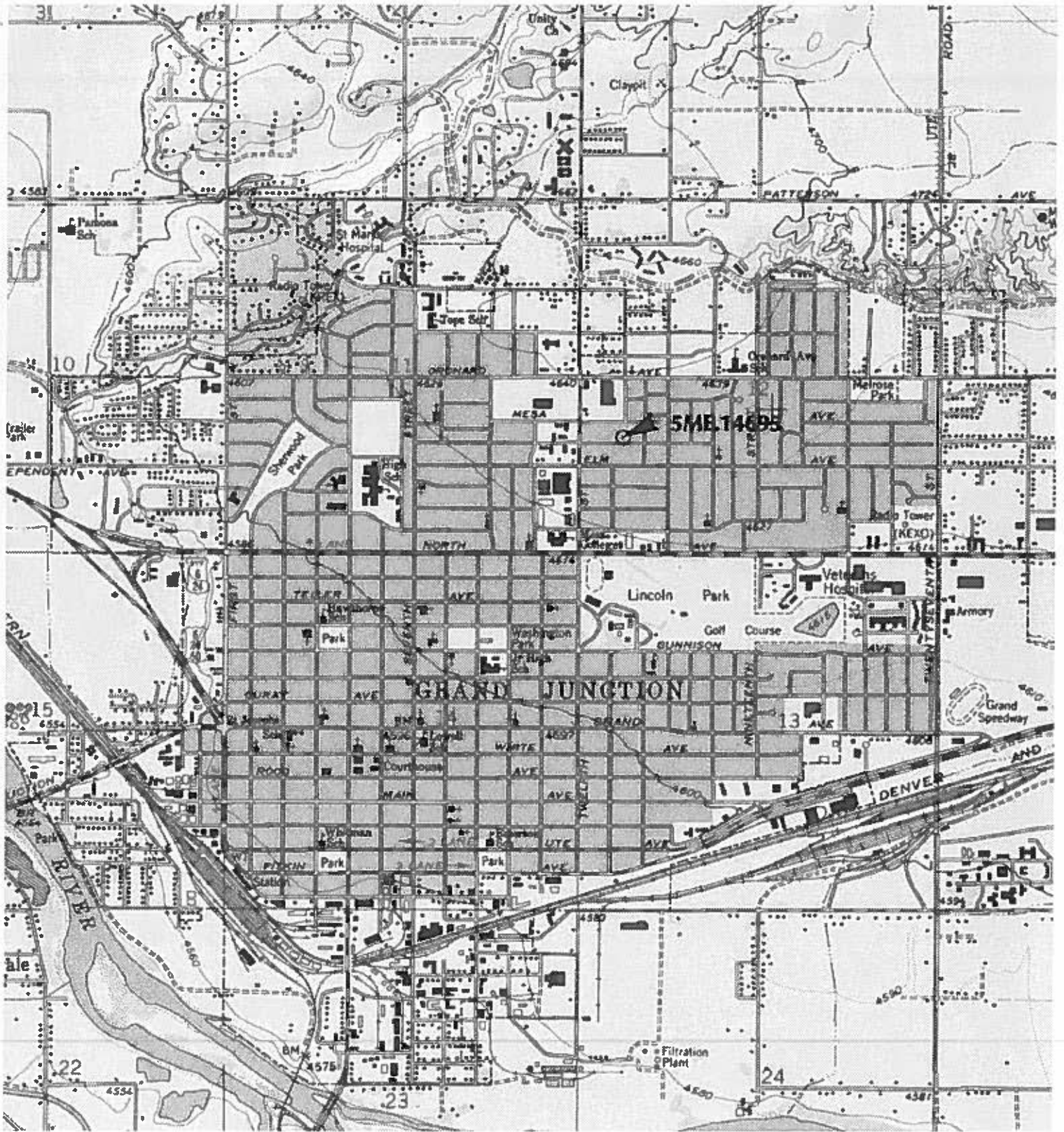
1310 Texas Ave.



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*



5ME.14695

1310 Texas Ave.

Roll # 3 Frame # 27

Looking north

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 2 5871 002924

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sharp

57805