

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.14789
2. Temporary resource number: 540.WAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 540 Walnut Ave.
8. Owner name and address: Robert T Crowell
540 Walnut Ave Grand Junction, CO 81501-7438

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 1/4 of NE 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 7 2 7 mE 4 3 2 9 2 3 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): 16 & 17 Block: 5
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: W 2ft Of Lot 16 +
All Lot 17 Blk 5 Bookcliff Park
Assessors Office Parcel ID # 2945-112-03-017
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 52' x Width 61'
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): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney, Carport

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21. General architectural description: This is a horizontally proportioned, wood frame house with a moderately pitched hipped roof. The main ridge runs generally east/west and the principal façade faces south. The principal façade is divided by a central hipped roof projection. A single slider window is located on the face of the projection, on the left corner and a vertical row of three small square windows is located on the right. To the left of the projection, another slider window is located on the far corner. On the right side of the projecting volume is a large picture window, flanked by casements on each side. The main entry door is located on the east wall of the projection and a concrete walkway runs along the main volume wall to the east. A thin metal rail runs along the top of a low wall at the edge of the walkway. A shed roof carport is attached to the east side of the main façade. The roof is supported by several pipe columns. A large rectangular chimney is applied to the east façade and appear on the wall surface under the carport roof. A series of additions extend off the rear of the house.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house has several trees and shrubs to each side and the driveway runs up to the carport on the east side. Otherwise the yard is predominantly 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: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): Siding replacement, all windows replaced and openings altered, chimney added; 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: Harry W. Thornton is shown as owner in the 1955 directory. This is the first instance of this address in the available directories. Tom E. Elder is shown as owner in the 1956 and 1957 directories. 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: 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 produced on previously undeveloped tracts of land at the periphery of earlier

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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 window replacement has altered original opening proportions and window types. Along with other alterations, the integrity has been seriously compromised. The building no longer contributes 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

46. If the building is in existing National Register district, is it:

Contributing

Noncontributing

VIII. Recording Information

47. Photograph numbers: Roll # 7 Frame # 12 & 13

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

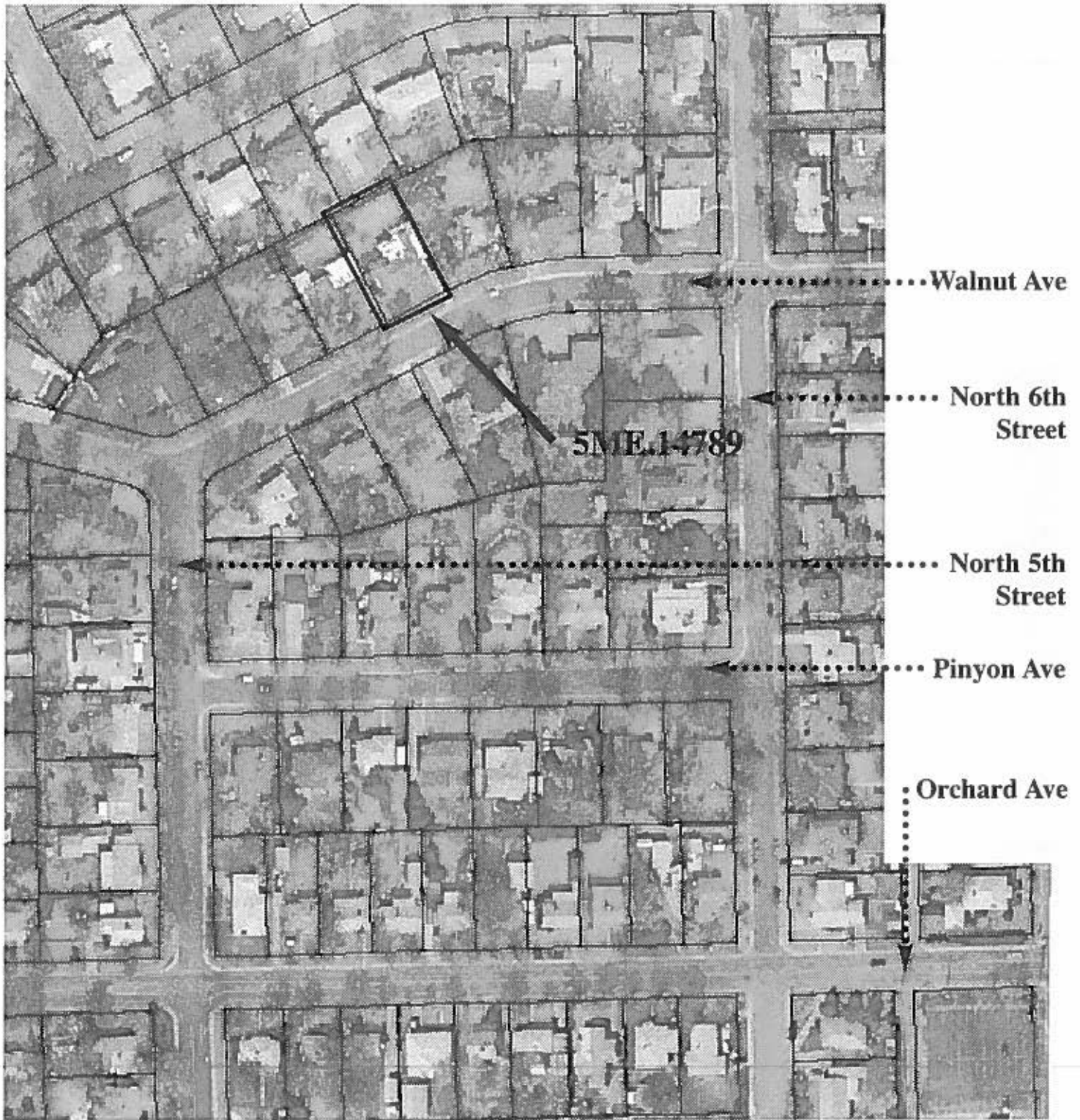
51. Organization: Reid Architects, Inc.

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



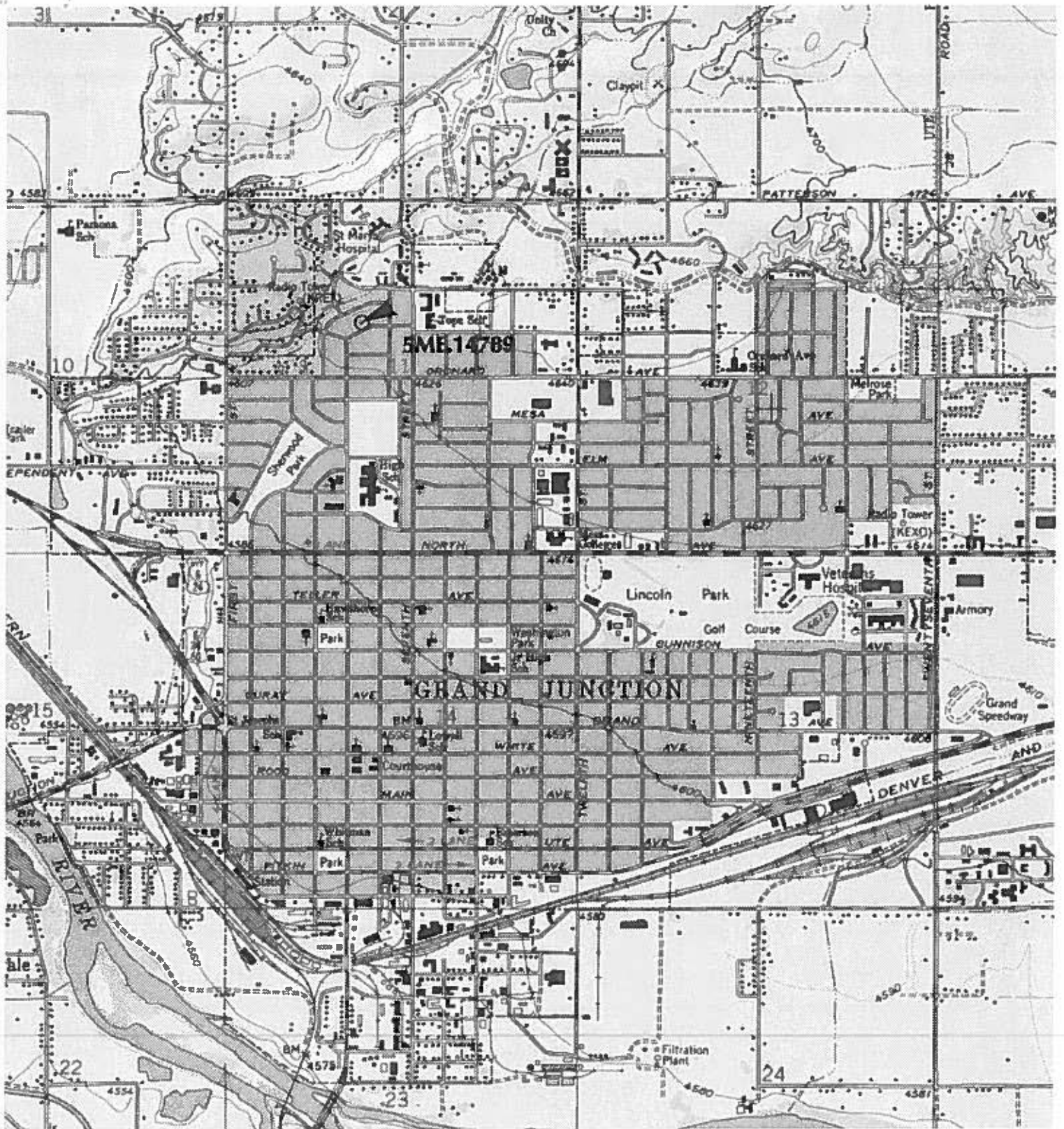
540 Walnut Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN MN
11 1/2"

0 5 1 MILE
0 1000 FEET 0 500 1000 METERS
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.14789

540 Walnut Ave.

Roll #7 Frame #13

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5870 002923

013

sharp

57753

WHF BA010A1X0N NNN+ 1 5870 002923

012

sharp

57752

Roll #7 Frame #12

Looking northwest

Grand Junction, Mesa County, CO