

# Architectural Inventory Form

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## 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.14788
2. Temporary resource number: 535.WAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 535 Walnut Ave.
8. Owner name and address: James A Hill  
535 Walnut Ave Grand Junction, CO 81501-7437

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
NW 1/4 of SE 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference  
Zone 1 2; 7 1 0 7 3 0 mE 4 3 2 9 1 7 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): 3 Block: 6  
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 3 Blk 6  
Bookcliff Park  
Assessors Office Parcel ID # 2945-112-07-003  
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 44' x Width 63'
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, Attached Garage, Porch

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21. General architectural description: This is a horizontally proportioned masonry house with a low pitched side gable roof. The ridge runs generally east/west and the principal façade faces north. The main entry is located near the center of the wall in a long recessed section. The door sits to the left of a large picture window, flanked by double hungs on each side, which is also in the recessed area. A concrete landing runs across the width of the recess and a set of steps run up to the entry door. A pair of double hungs sit on the main wall at the west corner and another picture window, flanked by double hungs, sits on the main wall to the east of the entry recess. A single car garage door is located on the far east end of the main façade. The ridge steps down over the length of the garage. A rectangular chimney sits on the rear roof slope, near the center. A shed roof addition extends off the rear of the house. The double hungs have single horizontal muntins in each sash and the gable ends are infilled with siding above the eave line.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: A large street tree sits on the edge of the site and the driveway runs along the east side. Several shrubs and trees front the house; 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: Bert R. Hitt  
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition off 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
34. Site type(s): Residential Neighborhood

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35. Historical background: Bert R. Hitt, associated with Independent Lumber, is shown as owner in the directories of 1951 through 1957. 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 house is generally intact in original form. The addition on the rear has a minor impact on the integrity. The house continues to contribute 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 # 11 also digital image 535.WAL

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

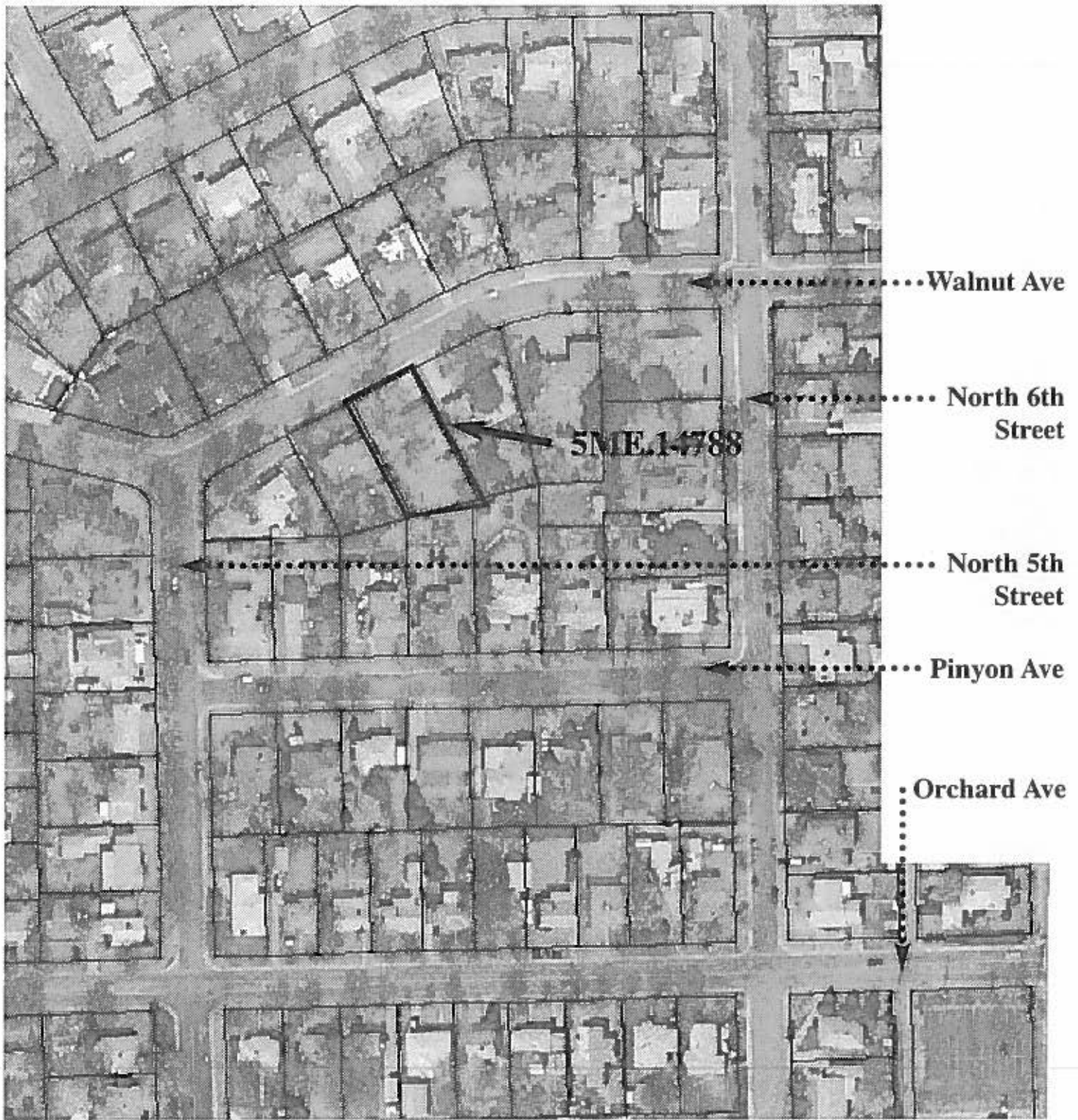
51. Organization: Reid Architects, Inc.

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



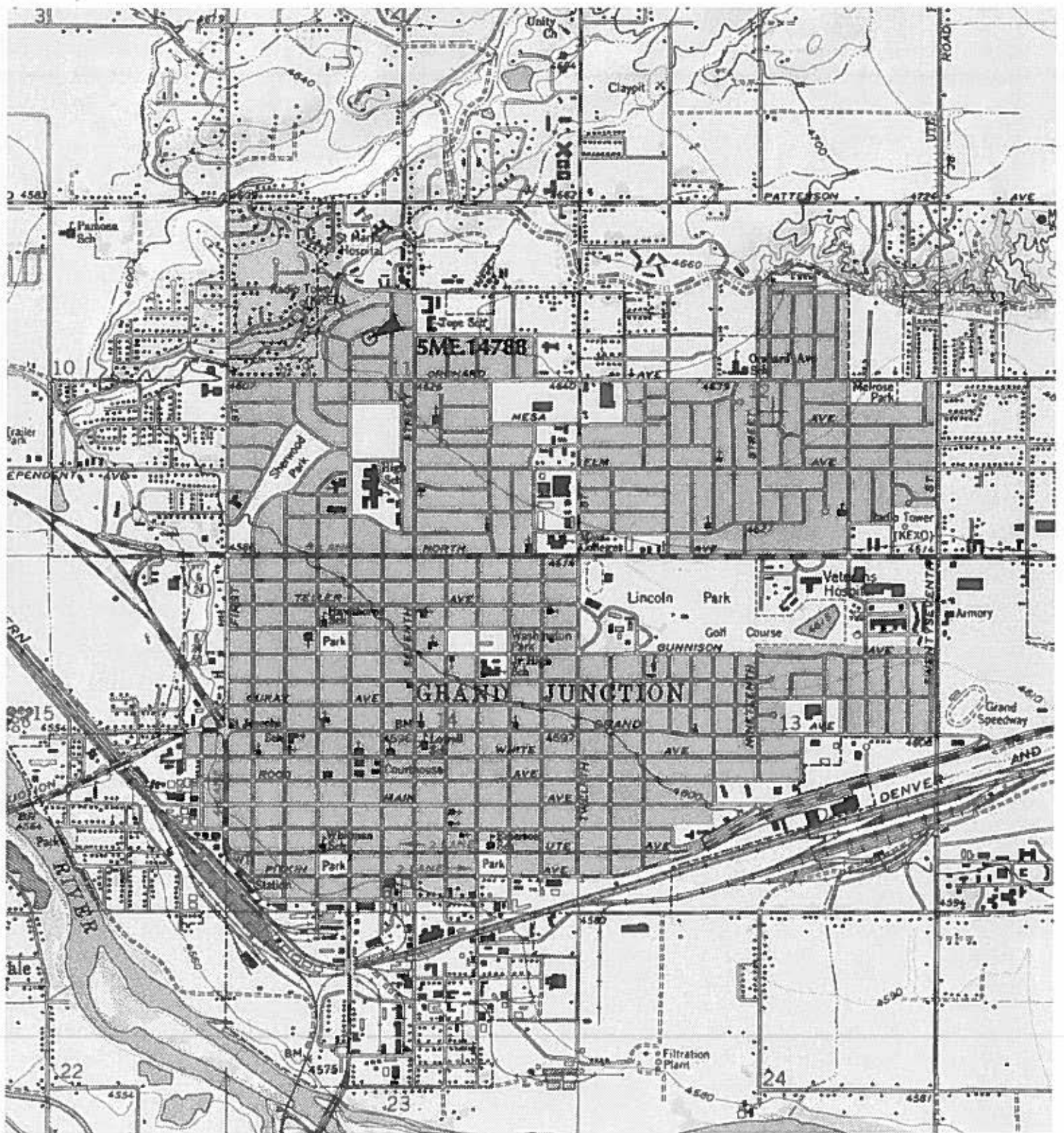
# 535 Walnut Ave.



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN MN  
11 1/2"



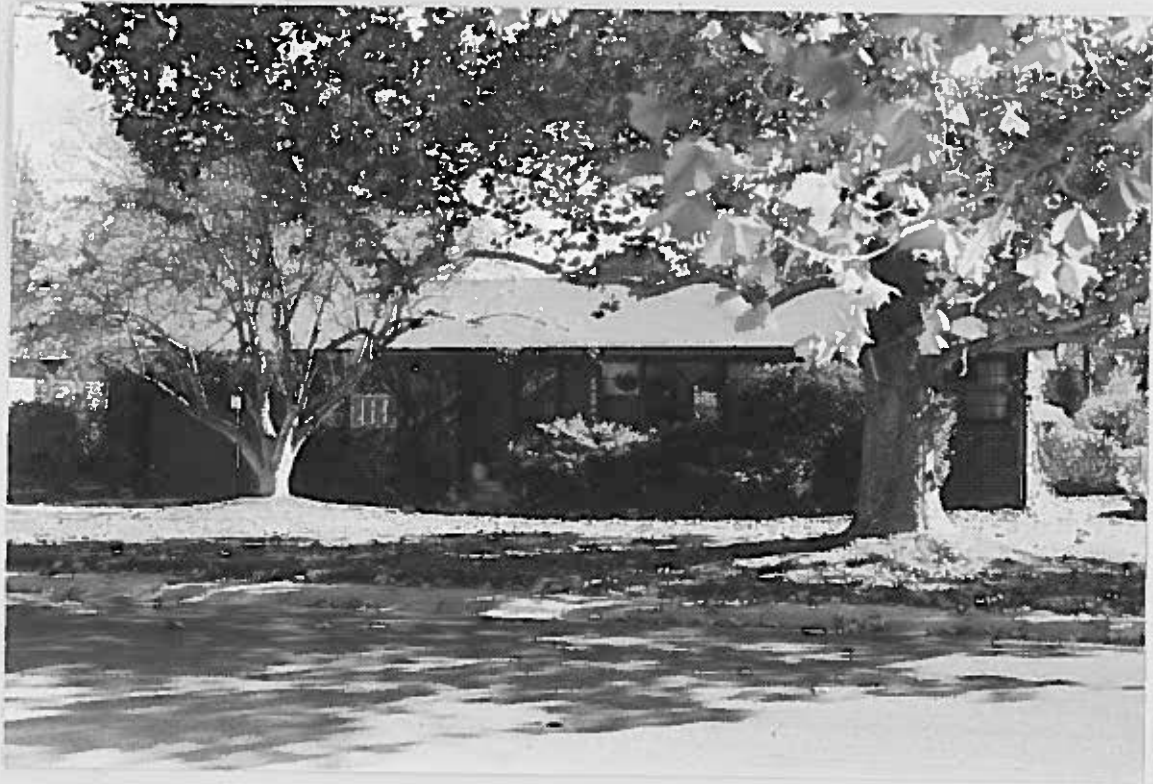
Map created with TOPO! © 2003 National Geographic ([www.nationalgeographic.com/Topo](http://www.nationalgeographic.com/Topo))

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004





5ME.14788

535 Walnut Ave.

Roll # 7 .Frame # 11

Looking southeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5870 002923

011

sharp

57751

bbb0966, 535WA789\_0026

01f, A1356, 05/02/05

535 Walnut Ave.

Digital Frame # 535.WAL

Looking southeast

Grand Junction, Mesa County, CO

5ME.14788