

**Architectural Inventory
Form**
1 of 5

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.14786
2. Temporary resource number: 525.WAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 525 Walnut Ave.
8. Owner name and address: Walter Orloff
525 Walnut Ave Grand Junction, CO 81501-7437

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 1/4 of SW 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 7 0 9 mE 4 3 2 9 1 6 8 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): 1 & 2 Block: 6
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: E 6ft Of Lot 1 + All Of Lot 2 Blk 6 Bookcliff Park
Assessors Office Parcel ID # 2945-112-07-002
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 68' x Width 65'
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): Gable on Hip Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Carport, Chimney

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21. General architectural description: This is a horizontally proportioned, masonry house with a series of additions off the rear. The ridge of the main roof runs generally east/west and the principal façade faces generally north. The main entry is located off center to the left in a deep recess on the principal facade. The wall to the left of the entry forward of the main wall plane and increases the depth of the recess on that side. To the right of the recessed entry is a front gable projection. The projection has a pair of casement style units centered on the wall. Siding infills the gable end with a triangular vent at the peak. A pair of large windows sit on the main wall to the right of the projection. The left section of the main façade has a set of three casements, generally centered on the wall surface. A wide rectangular brick chimney sits off the main ridge on the rear slope and small gables, infilled with louvers, are revealed at either end of the main ridge. The east wall has a series of casement pairs of varying sizes and a single side door. The window heads all align across the facades and a continuous wood band runs along the top of the brick wall, engaging the window heads. A low pitched shed roof addition extends off the rear of the house and connects to a flat roofed carport on the east side.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The lot has several trees and shrubs fronting the house, in addition to the large street trees. The driveway runs to the carport at the rear on the east side. Otherwise 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 O. Bosma
Source of information: 1951 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Additions to rear, carport, window alterations; dates unknown.
30. Original location Moved Date of move(s): _____

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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
35. Historical background: Dr. George O. Bosma, a dentist, 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 1951, 1955, 1956, 1957

VI. Significance

37. Local landmark designation: Yes ___ No X Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
- X 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;
- X 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 X
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

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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 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: Window replacement and alterations as well as additions at the rear have seriously impacted the integrity of the house. The house no longer retains its compact simple plan, which is characteristic of this building type.

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

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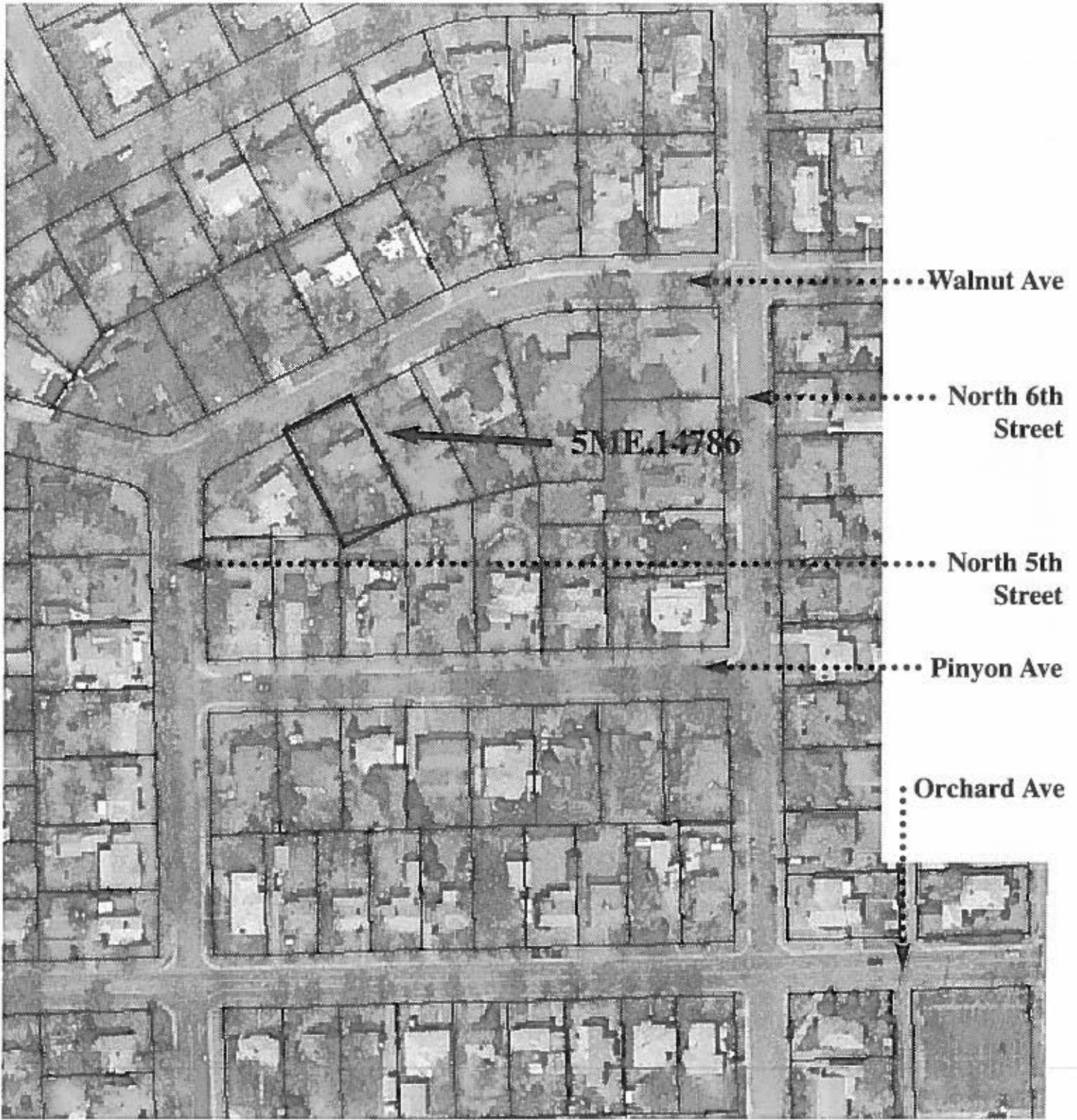
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VIII. Recording Information

47. Photograph numbers: Roll # 7 Frame # 8 & 9 and Roll # 16 Frame # 24
also digital image 525.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



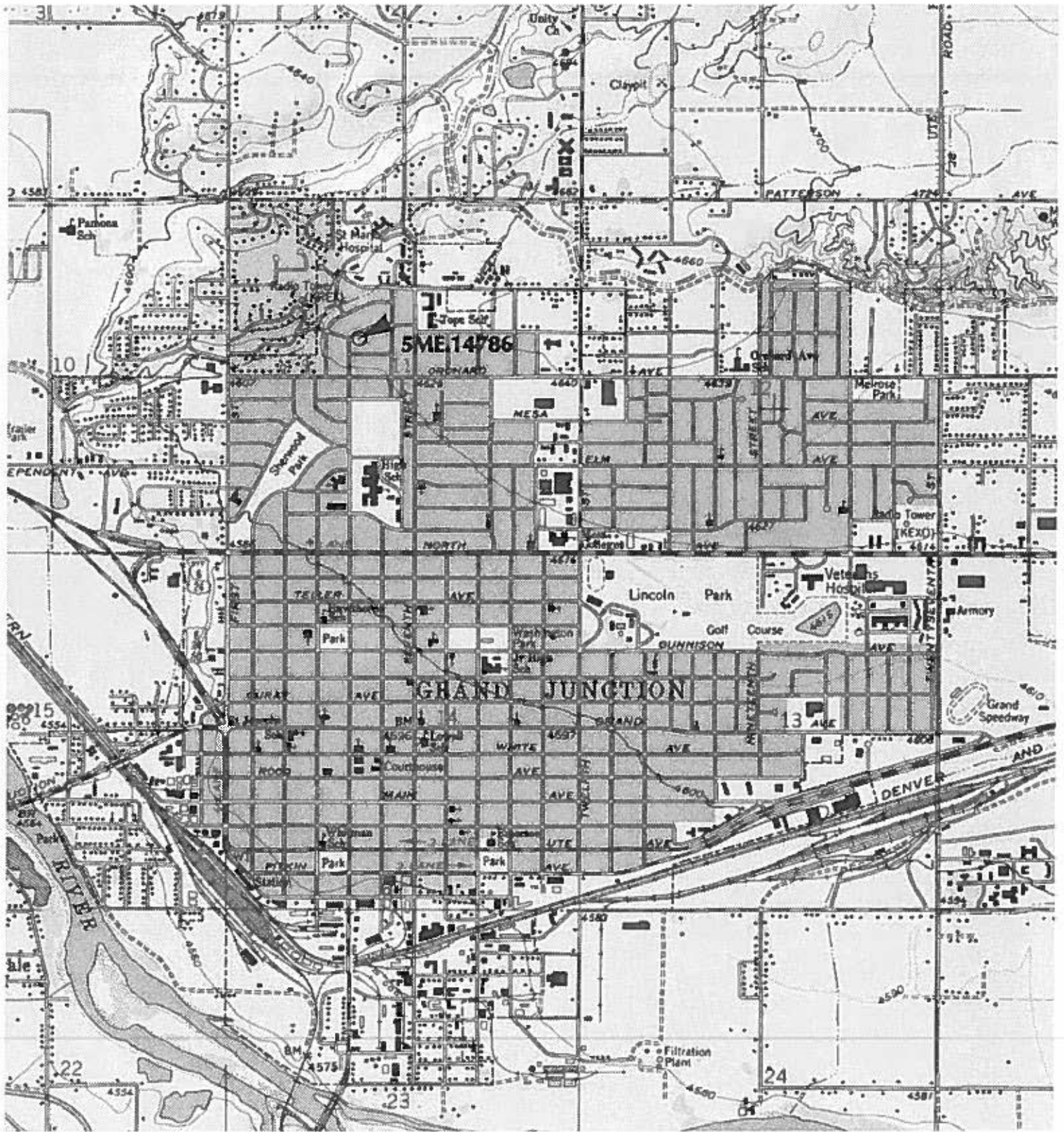
525 Walnut Ave.



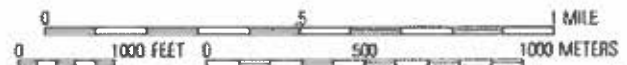
North

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)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey

2004



5ME.14786

525 Walnut Ave.

Roll # 7 Frame # 8

Looking southeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5870 002923

008

sharp

57748

VA 0ANX0N0 NNN+ 1 2218 002990

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765

1 f, A1356, 05/02/05

Looking southeast

Grand Junction, Mesa County, CO

5ME.14786

525 Walnut Ave.

Digital Frame # 525.WAL

Looking southeast

Grand Junction, Mesa County, CO