

**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.14785
2. Temporary resource number: 520.WAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 520 Walnut Ave.
8. Owner name and address: Lavonne D Gorsuch
520 Walnut Ave Grand Junction, CO 81501-7438

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of NW 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2; 7 1 0 6 8 8 mE 4 3 2 9 2 1 2 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): 19 Block: 6
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 19 Blk 5
Bookcliff Park
Assessors Office Parcel ID # 2945-112-03-019
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 38' x Width 59'
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, Porch, Attached Garage

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21. General architectural description: This is a basically rectangular wood frame building with a low pitched side gable roof. The ridge runs generally east/west and the principal façade faces generally south. The main entry door is generally centered on the façade and sits on a long section of wall which is recessed behind the main wall plane. The main wall plane has a steel window unit near the east end of the wall. The unit is comprised of a central fixed unit with a casement to either side and a transom which runs across the top. The transom is subdivided by muntins that reflect the window frame below. The window runs to the soffit of the roof and sits on a rusticated sill. The remainder of the main wall plane is plain brick wall which runs into the recess about a quarter of the way along the length of the façade, from the right. A line of five pipe columns support the deep overhang and continue the main wall plane to the left end. A similar steel window unit is located on the recessed wall to the right of the door, and another larger but similar window units sits to the left. A single car garage door is located in the last column bay to the left. The columns sits on a low brick wall which continues the main façade plane across the façade, just above the main floor level. The wall ends at the last column bay and conceals the steps up to the concrete porch area. The top of the wall has a rusticated course. The entry door has classical pilasters and a cornice across the top. A low brick chimney sits on the rear roof plane to the left of the entry. A shed roof addition extends off the rear.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: A large street tree sits on the edge of the lot and the driveway runs to the garage door on the west. A planting bed is located in the center of the lawn and along the front of the house.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1951 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: William Russell Olson
Source of information: Ted Sparrn, Neighbor

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29. Construction history (include description and dates of major additions, alterations, or demolitions): New garage infills original carport; dates unknown (classical details appear in early photo)
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
35. Historical background: William Russell Olson, manager of the Montgomery Ward store, is shown as owner in the directories of 1955 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: 1951; 1943 to 1957 Uranium Boom
41. Level of significance: National State Local

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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 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: Alteration to original carport has had a moderate impact on the integrity of the house.

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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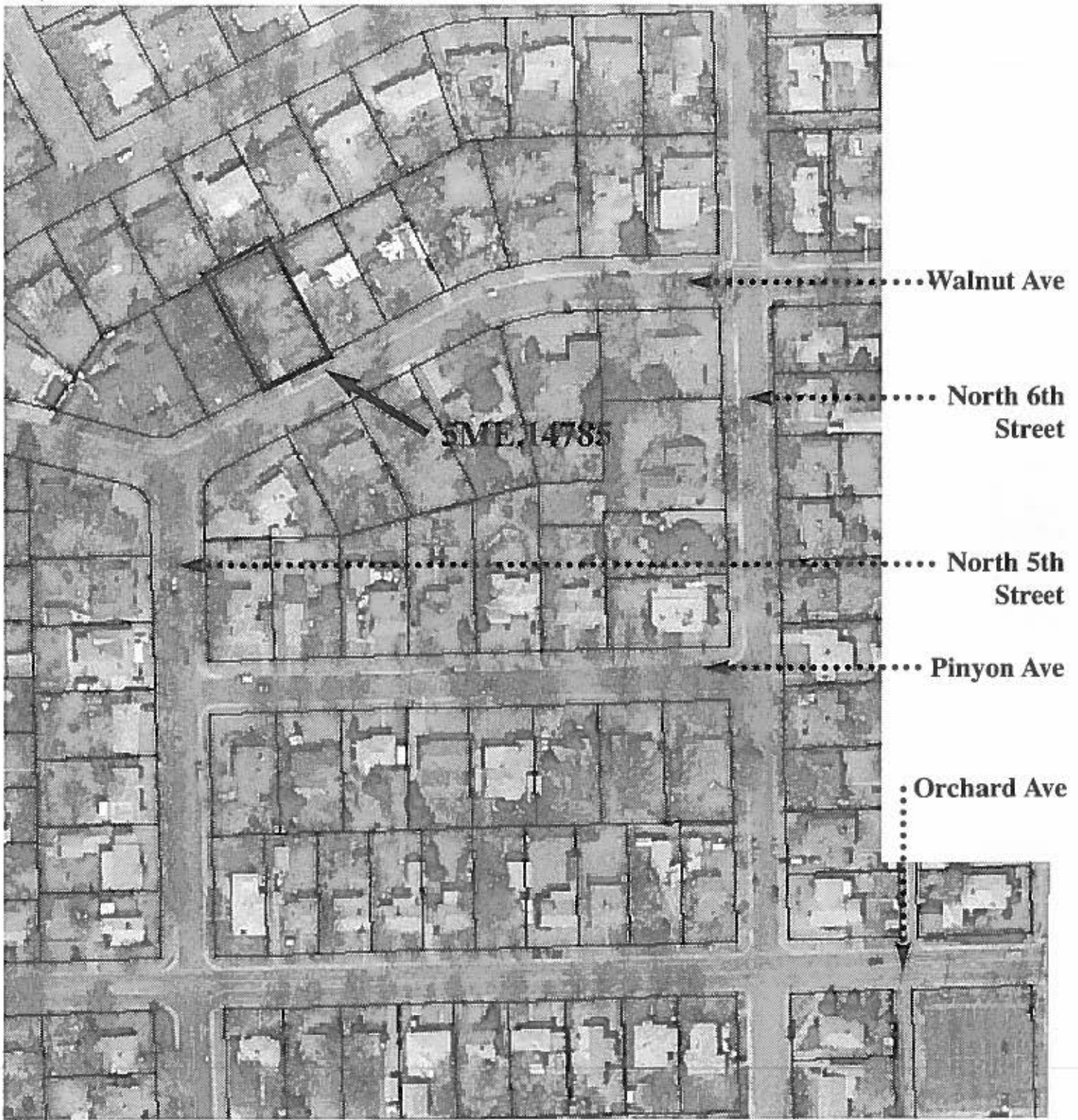
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VIII. Recording Information

47. Photograph numbers: Roll # 7 Frame # 7 also digital image 520.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



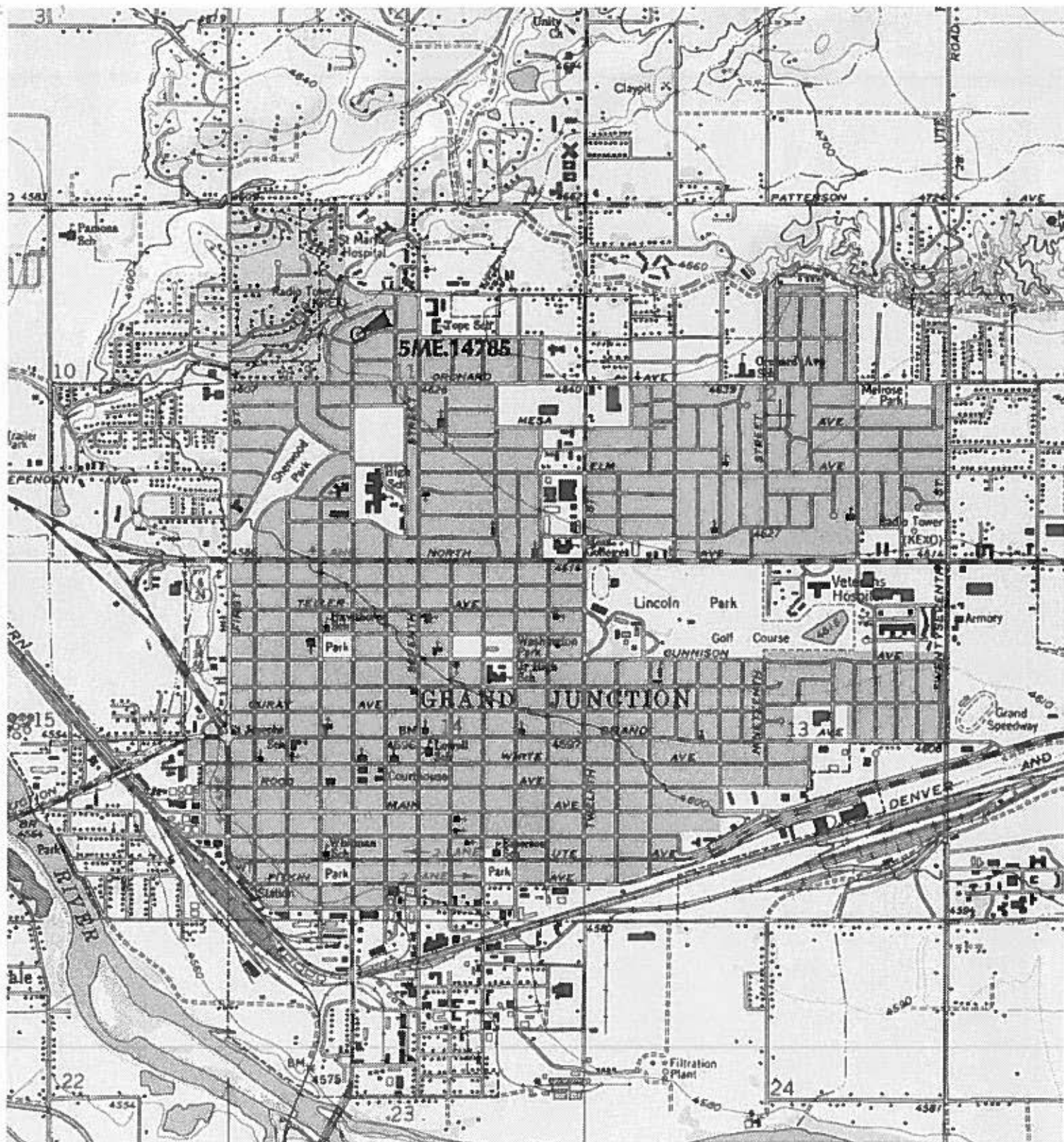
520 Walnut Ave.



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.14785

520 Walnut Ave.

Roll # 7 Frame # 7

Looking north

Grand Junction, Mesa County, CO

WJF BA010A1X0N NNN 0 5870 002923

007

sharp

57747

5ME.14785

520 Walnut Ave.

Digital Frame # 520.WAL

Looking north

Grand Junction, Mesa County, CO

14, A1356, 05/02/05

66609666, 520WAL_68_0019