Form

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

Al P

1.	Resource number:	5ME.14784
2.	Temporary resource number:_	510.WAL
3.	County:	Mesa
4.	City:	Grand Junction
5.	Historic building name:	n/a
6.	Current building name:	n/a
7.	Building address:	510 Walnut Ave.
8.	Owner name and address:	Theodore R Sparn
		510 Walnut Ave_Grand Junction, CO_81501-7438

II. Geographic Information

- 9. P.M. Ute Principal Meridian Township <u>1 South</u> Range <u>1 West</u> <u>NE 1/4 of SW 1/4 of SE 1/4 of NW 1/4 of section <u>11</u></u>
- 10. UTM reference Zone <u>1 2; 7 1 0 6 5 9 mE 4 3 2 9 2 1 2 mN</u>
- 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): 20
 Block: 5

 Addition: Bookcliff Park
 Year of Addition: 1946
- 13. Boundary Description and Justification: Legal description of the site is: Lot 20 Blk 5 Bookcliff Park

Assessors Office Parcel ID # 2945-112-03-020

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 60' 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): Attached Garage

Resource Number:__

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- 21. General architectural description: <u>This is a simple rectangular wood frame building with</u> <u>a low pitched gable roof. The ridge runs generally east/west and the principal façade</u> <u>faces generally south. The main entry sits in a recess at the left edge of the main</u> <u>volume. A picture window, flanked by double hungs, sits adjacent to the door on the</u> <u>right, on the main wall plane. A pair of casement units sit near the right corner and a</u> <u>vertically proportioned opening infilled with decorative glass panes sits on the wall</u> <u>between the two window units. A two car garage sits on the left side of the main volume,</u> <u>slightly set back from the face. The step is reflected in the roof plane and ridge line. The</u> <u>gable ends are infilled with vertical siding above the eave line and the house sits on a</u> <u>concrete foundation. An addition extends off the rear on the west.</u>
- 22. Architectural style/building type: Ranch Type
- 23. Landscaping or special setting features: <u>A large tree sits in the front yard and the</u> <u>driveway runs to the garage on the west side.</u> <u>Some shrubs front the house, otherwise</u> <u>the yard is predominantly lawn.</u>
- 24. Associated buildings, features, or objects: none

IV. Architectural History

- 25. Date of Construction: Estimate: <u>1951</u> Actual: _______ Source of information: Mesa County Assessors Office
- 26. Architect: <u>unknown</u> Source of information: _____
- 27. Builder/Contractor: Coe Van Deren Source of information: Ted Sparn, current owner
- 28. Original owner: <u>Norman Hotchkiss</u> Source of information: <u>Ted Sparn, current owner</u>
- 29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window replacement and window alterations, addition of second garage bay, addition off rear; dates unknown.
- 30. Original location X Moved Date of move(s):

V. Historical Associations

Resource Number:_____ Temporary Resource Number:__

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- 35. Historical background: <u>Norman Hotchkiss was the original owner. He was an attorney/partner in the firm of Cecil Haney in Grand Junction. Coe Van Doren was the original builder. He is associated with a number of other subdivisions in the City. Charles P. Hampton is the first listing as owner in the 1955 directory. Theodore R. Sparn, Colonel USAF, is shown as owner in the 1956 and 1957 directories and continues to live at this address in 2006. Sparn was the owner of Sparn Shoes which operated in Grand Junction from 1933 to 1992. He was also active in Operation Foresight in the early 1960s. He is a Colonel in the US Air Force (retired). 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.</u>
- 36. Sources of information: <u>Mesa County Assessors Office; Museum of Western Colorado</u> <u>Archives; Polk Directories</u> 1951, 1955, 1956, 1957; Ted Sparn, current owner

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: 1951; 1943 to 1957 Uranium Boom
- 41. Level of significance: National _____ State ____ Local X

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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: <u>The alterations to the</u> <u>windows and the addition of the garage bay have had a serious impact on the integrity.</u>

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible Not Eligible X Need Data

45. Is there National Register district potential? Yes X 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:

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

Contributing			
Noncontributing	X		
Contributing			
Noncontributing			

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VIII. Recording Information

47. Photograph numbers: Roll # 7 Frame # 6 also digital image 510.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

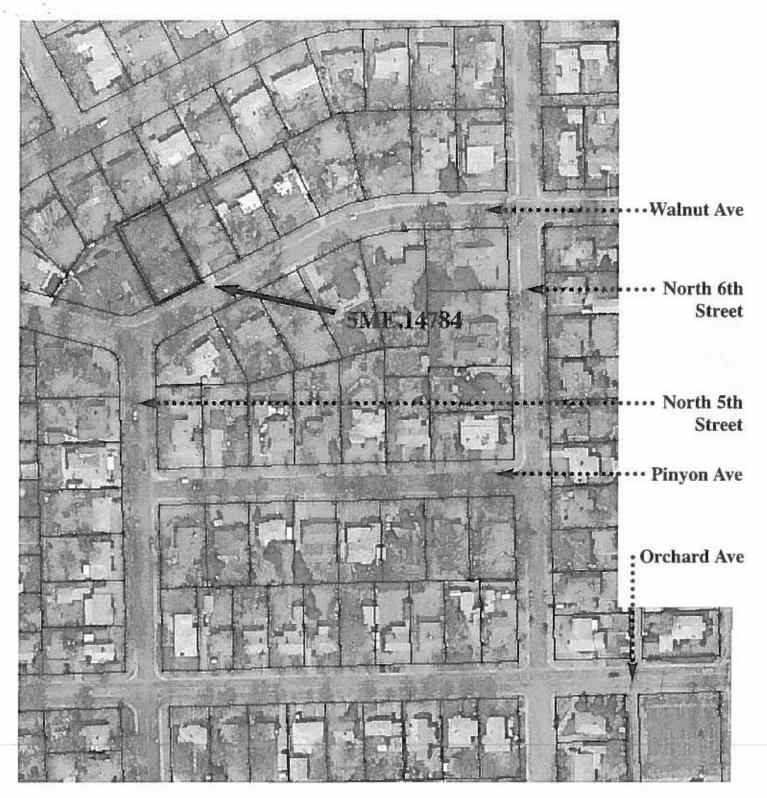
51. Organization: Reid Architects, Inc.

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.

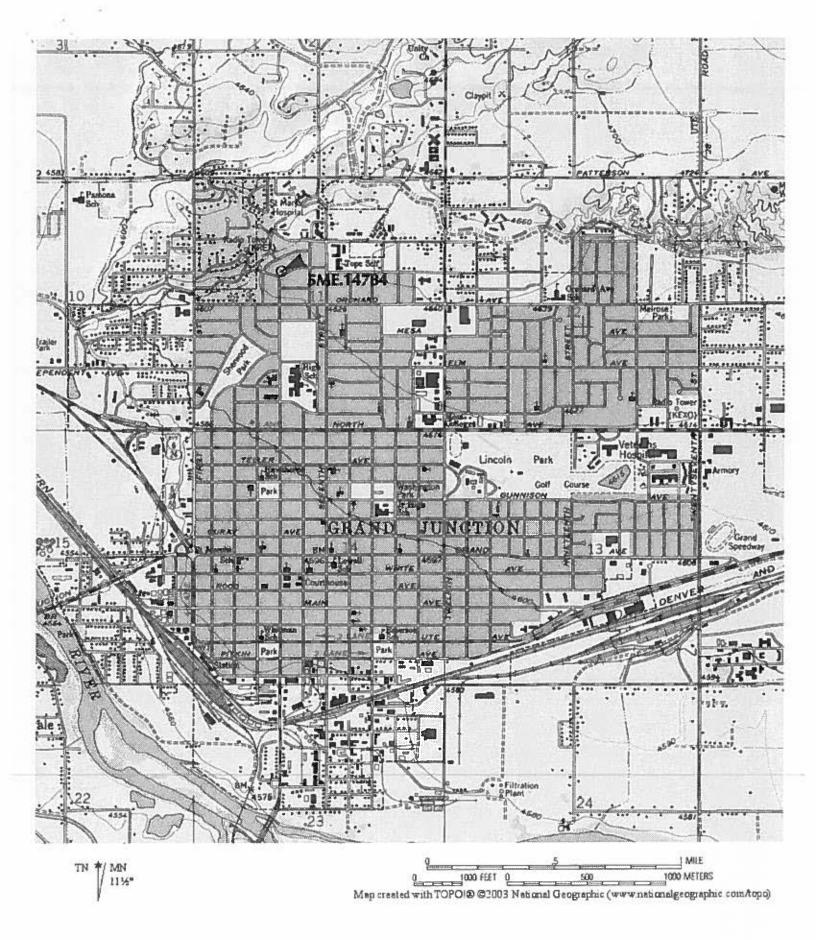
Colorado Historical Society - Office of Archaeology & Historic Preservation 1300 Broadway, Denver, CO 80203 (303) 866-3395



510 Walnut Ave.



Grand Junction, Colorado image from 2002 aerial map



GRAND JUNCTION, COLORADO

Phase Three Historic Survey 2004



