

# Architectural Inventory Form

I 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.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 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 6 5 9 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): 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

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21. General architectural description: This is a simple rectangular wood frame building with a low pitched gable roof. The ridge runs generally east/west and the principal façade faces generally south. The main entry sits in a recess at the left edge of the main volume. A picture window, flanked by double hungs, sits adjacent to the door on the right, on the main wall plane. A pair of casement units sit near the right corner and a vertically proportioned opening infilled with decorative glass panes sits on the wall between the two window units. A two car garage sits on the left side of the main volume, slightly set back from the face. The step is reflected in the roof plane and ridge line. The gable ends are infilled with vertical siding above the eave line and the house sits on a concrete foundation. An addition extends off the rear on the west.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: A large tree sits in the front yard and the driveway runs to the garage on the west side. Some shrubs front the house, otherwise the yard is predominantly lawn.
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: Coe Van Deren  
Source of information: Ted Sparr, current owner
28. Original owner: Norman Hotchkiss  
Source of information: Ted Sparr, current owner
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  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: 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.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1951, 1955, 1956, 1957; Ted Sparn, current owner

**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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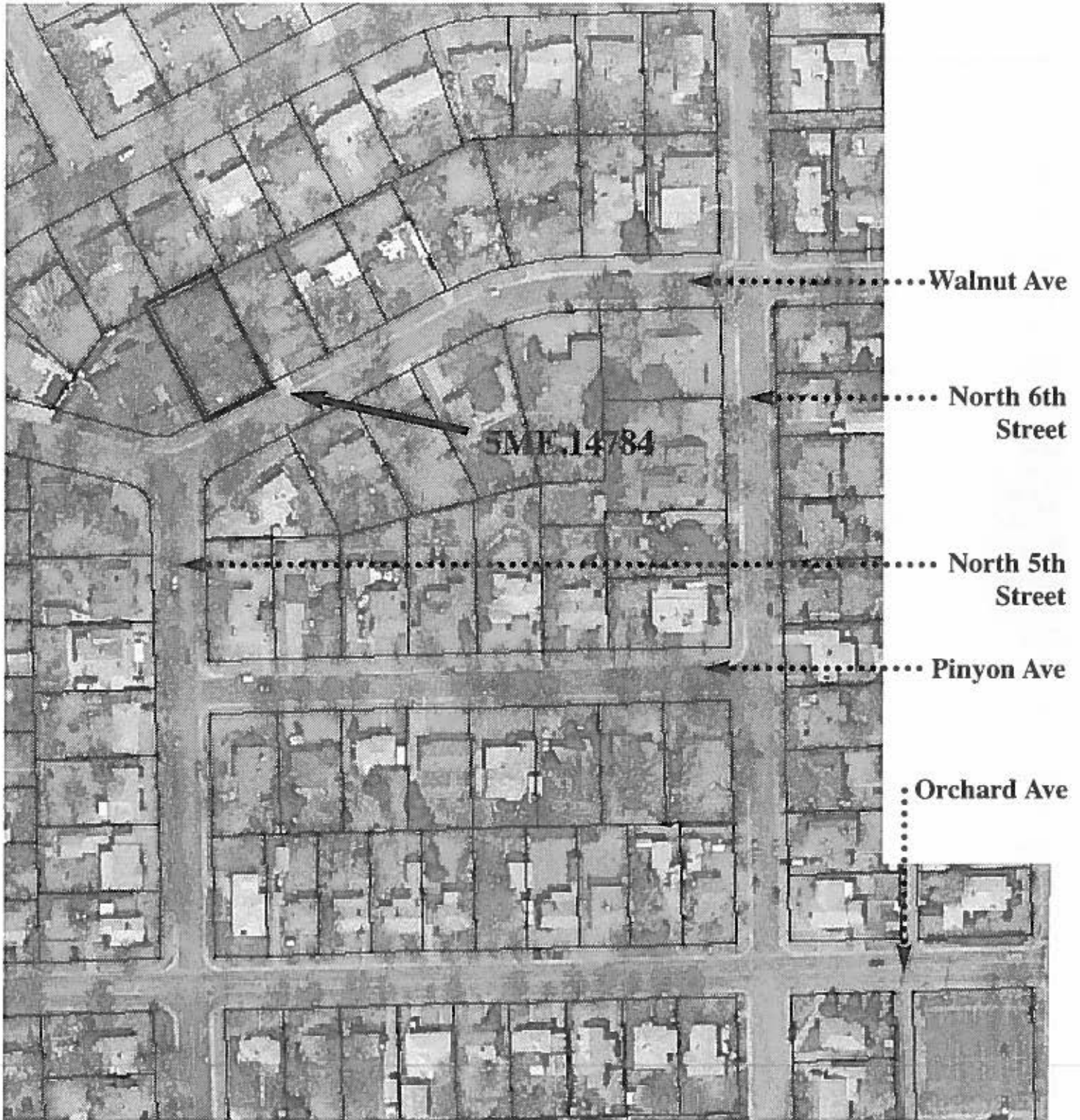
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**VIII. Recording Information**

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



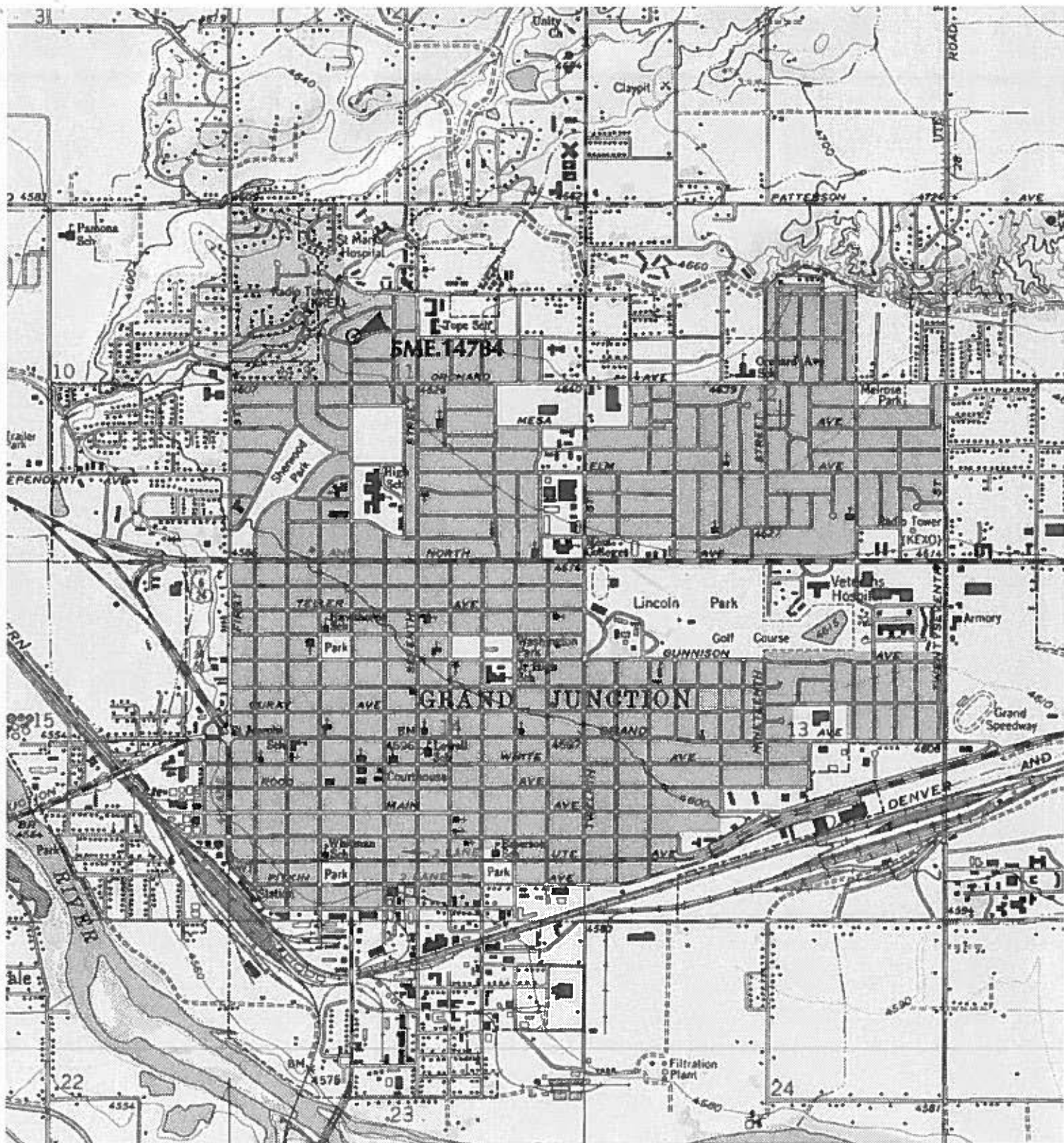
# 510 Walnut Ave.



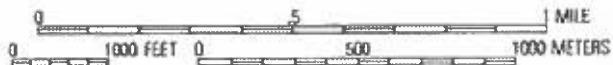
North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN  $\uparrow$  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.14784      510 Walnut Ave.  
Roll # 7   Frame # 6  
Looking northwest  
Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5870 002923

006

sharp

57746

bbb0966, 510WA75E\_0017

f, A1356, 05/02/05

5ME.14/84      510 Walnut Ave.  
Digital Frame # 510.WAL  
Looking north  
Grand Junction, Mesa County, CO