

COLORADO CULTURAL RESOURCE SURVEY

**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.14782
2. Temporary resource number: 425.WAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 425 Walnut Ave.
8. Owner name and address: Philip M Castle
425 Walnut Ave Grand Junction, CO 81501-7435

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 2 0 mE 4 3 2 9 1 5 0 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): 16 Block: 4
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 16 Blk 4
Bookcliff Park
Assessors Office Parcel ID # 2945-112-08-016
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 27' x Width 70'
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): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

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20. Special features (enter all that apply): Chimney, Carport,
21. General architectural description: This is a long horizontally proportioned house comprised of a series of rectangular volumes. The principal façade faces northeast and is comprised of three sections. The left section has the tallest hipped roof section with a short ridge running northwest/southeast. This section has a pair of casements on the east corner and two smaller pairs of casements distributed on the right. The central section steps in, and has a lower ridge line. This section has a large central picture window with the entry door on the right. The wall in this area is stucco. Adjacent to the entry door is a smaller hipped roof projection, whose roof form covers the entry door and a concrete landing. This section has a small picture window, flanked by casements on each side, sitting on the far corner. The same unit sits on the wall around the corner to the northwest. A door is located at the right end of this wall. A brick chimney sits on the roof plane above this façade and another chimney is located off the rear of the main roof. Off the end of the northwest façade, the remainder of the house continues off on a 45° angle. This wing is equal in size to the main volume described above. The hipped roof continues over this wing and a door and two window units are located on the street facing wall. A flat roofed carport extends off the west side of the wing. The roof is supported by three columns on the front, creating two bays, and four columns on the side. The back is closed with the exception of the last few feet to the main wall.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a curve in the street, creating an unusually long frontage. Several street trees run along the edge and a large area at the carport and side wing is paved. The main façade has several shrubs fronting 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: unknown
Source of information: _____
28. Original owner: unknown
Source of information: _____

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29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window alterations, stucco on main façade, original single car garage infilled with living space; 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
35. Historical background: Charles E. Beatty is shown as owner in the 1955, 1956 and 1957 directories. 1955 is the first instance of this address in the available directories. 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

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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 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: Alterations have had a serious impact on the integrity. Though the house retains its characteristic proportions, alterations have changed the scale of the original 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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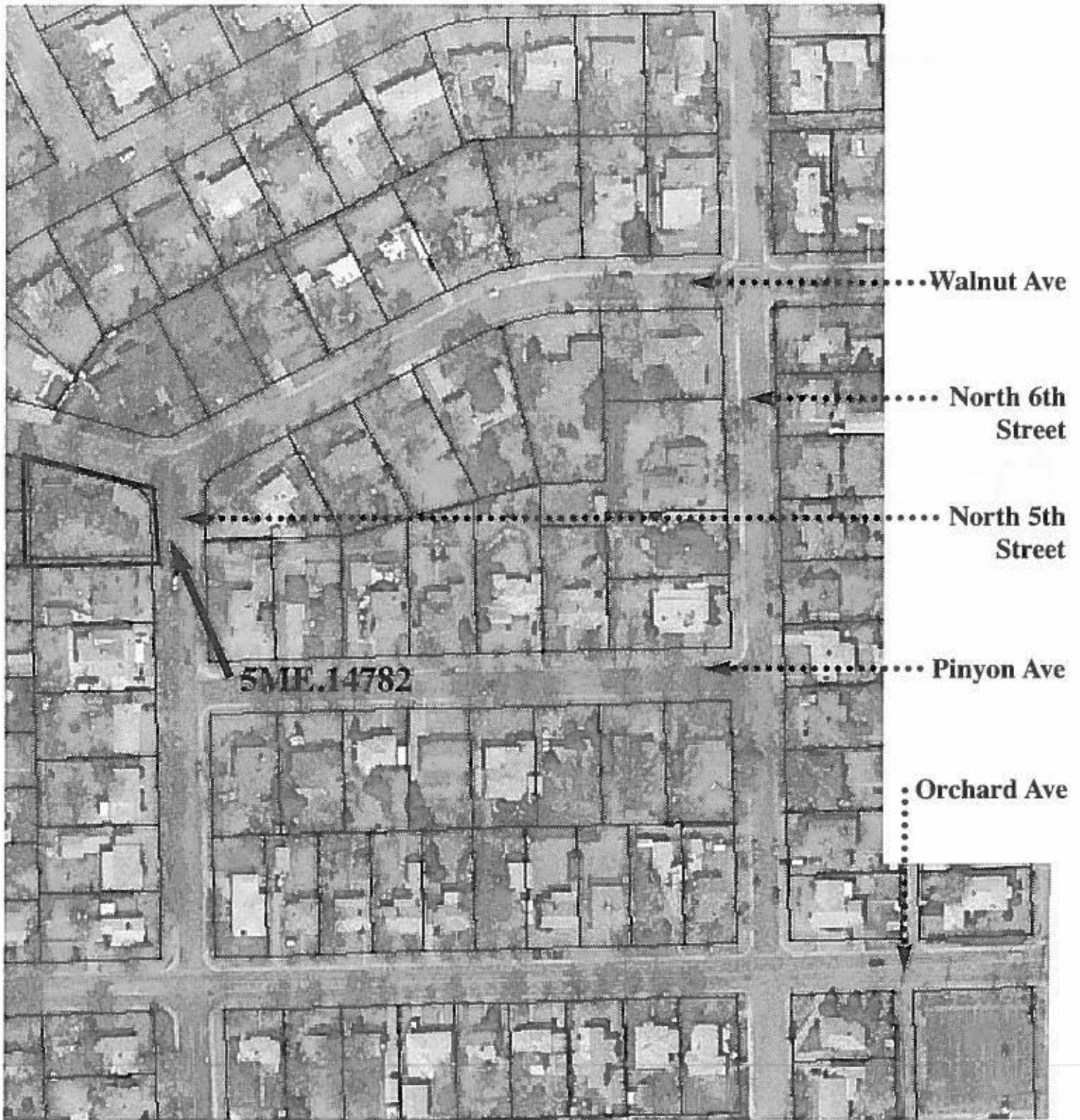
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VIII. Recording Information

47. Photograph numbers: Roll # 7 Frame # 3 & 4 also digital images 425.WAL1 & 2
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



425 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.14782

425 Walnut Ave.

Digital Frame # 425.WAL

Looking south

Grand Junction, Mesa County, CO

1f, A1356, 05/02/05

bbb0966, 425WA^1F_0004

bbb0966, 425WA^24_0005

1f, A1356, 05/02/05

5ME.14782

Roll # 7 Frame # 4

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5870 002923

004

sharp

57744