

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.14781
2. Temporary resource number: 410.WAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 410 Walnut Ave.
8. Owner name and address: Joseph C Oddenetto
410 Walnut Ave Grand Junction, CO 81501-7436

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 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 5 9 2 mE 4 3 2 9 2 0 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): 1 Block: 5
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 1 Blk 5
Bookcliff Park
Assessors Office Parcel ID # 2945-112-03-006
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 45' x Width 77'
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): Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Attached Garage, Carport

Resource Number: 5ME.14781
Temporary Resource Number: 410.WAL

Architectural Inventory Form
(page 2 of 5)

21. General architectural description: This is a long generally horizontal house with a low pitched roof. The main volume is a side gable, which runs generally east/west. The principal façade faces south. A front gable form projects off the main façade near the center of the south wall. Both side walls of the front gable are set in, creating asymmetrical overhangs on the east and west. The main entry is located under the east side of the front gable on the main wall surface; a large window group is located to the right of the doorway. The overhanging end of the roof is supported by a single pipe column, which lands on a low brick wall that runs along the eave line of the front gable. The remainder of the front gable wall has a large picture window, flanked by a narrow fixed unit with two horizontal muntins, on the right side. The west side has a shallower recess; a vertically proportioned fixed window with horizontal muntins is centered on the west facing wall. A low planter infills the west ell in front of the window. The front gable end is infilled with vertical siding, which runs to the window head and then steps up at the line of the wall, to align with the eave. The far east end of the main volume has a single car garage door with a side door adjacent to the left. The west end of the main volume has horizontally proportioned band of windows with a high sill. Wood trim runs around the top of the wall just under the soffit and engages the window heads, this interrupts the brick wall at every window location. The west façade has another band of horizontally proportioned windows with high sills in a field of vertical siding. The peaks of the gable ends have a triangle of horizontal louvers.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: Several large street trees front the lot and some shrubs are located at the perimeter of the house. The driveway runs along the east side; otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1954 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: C. Edward Livran
Source of information: 1955 Polk Directory

Resource Number: 5ME.14781
Temporary Resource Number: 410.WAL

Architectural Inventory Form
(page 3 of 5)

29. Construction history (include description and dates of major additions, alterations, or demolitions): No major alterations are apparent
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: C. Edward Livran is shown as the 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 1951, 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: 1954; 1943 to 1957 Uranium Boom
41. Level of significance: National State Local

Resource Number: 5ME.14781
Temporary Resource Number: 410.WAL

Architectural Inventory Form
(page 4 of 5)

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: Integrity appears to be intact.

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

Resource Number: 5ME.14781
Temporary Resource Number: 410.WAL

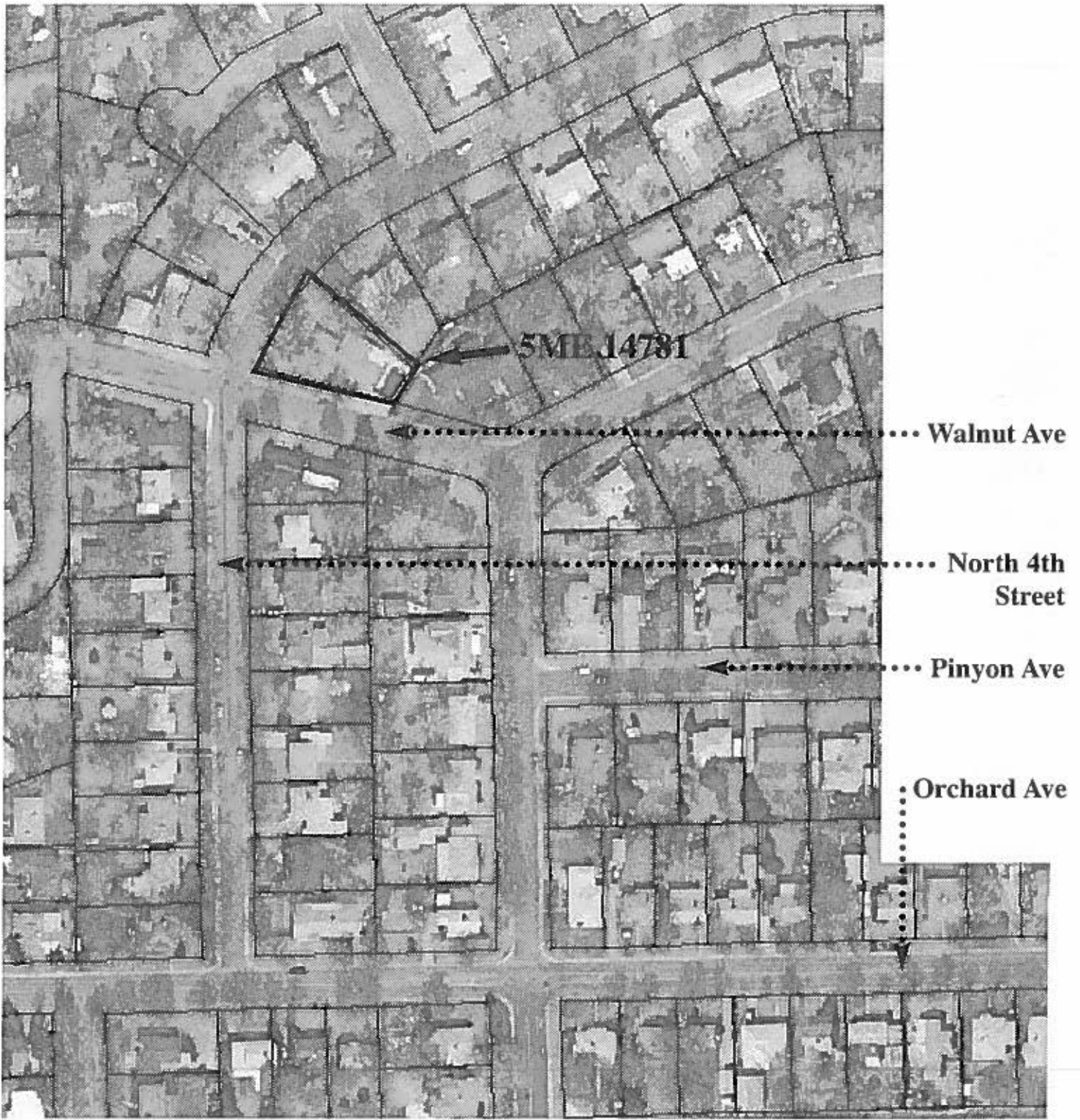
Architectural Inventory Form
(page 5 of 5)

VIII. Recording Information

47. Photograph numbers: Roll # 6 Frame # 37 also digital image 410.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



410 Walnut Ave.



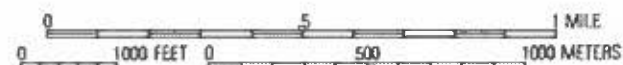
North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN \star MN
11 1/2°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.14781

410 Walnut Ave.

Roll # 6 *Frame # 37

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5651 002914

038

sharp

54714

bbb0966. 410WA1B_0003

5ME.14781 410 Walnut Ave.

Digital Frame # 410.WAL

Looking northeast

Grand Junction, Mesa County, CO

1f, A1356, 05/02/05