

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.14779
2. Temporary resource number: 540.PIN
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 540 Pinyon Ave.
8. Owner name and address: Ashley F Jordan
540 Pinyon Ave Grand Junction, CO 81501-7432

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 1/4 of SE 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 7 6 3 mE 4 3 2 9 1 2 1 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): 12 Block: 6
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 12 Blk 6
Bookcliff Park
Assessors Office Parcel ID # 2945-112-07-012
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 50' 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): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney, Attached Garage, Porch

Resource Number: 5ME.14779
Temporary Resource Number: 540.PIN

Architectural Inventory Form
(page 2 of 5)

21. General architectural description: This is a large wood frame house with several additive volumes. The main roof ridge runs east/west and the principal façade faces south. The right side of the main façade has a hipped roof projection, which sits closest to the street. The projection has three components. The left section of the projection has horizontal siding which runs from the grade to the soffit plane. The center section has a picture window, flanked on the left by a double hung. The right section has a low brick wall at the face and a recess which runs to the plane of the main wall beyond. The window sills and the cap of the low wall are rusticated stone. A wood mullion sits on the corner of the picture window and a similar window sits on the east facing wall of the recess. The overhanging hipped roof is supported by a three wood columns that sit on the low wall. One column defines the corner and the other two are paired with it on each leg of the ell. The low brick wall runs back toward the main wall and breaks at the corner. Another column sits at the end of the wall. The entry door sits at the back of the recess (on the main wall) and a large picture window, flanked by double hungs, sits adjacent to the right. A similar but shorter window group is located on the wall further to the right, centered between the large picture window and a window group on the east corner. The corner window is a picture unit with a single double hung on the left side. This corner also has a wood mullion which abuts a similar window on the east wall. On the east side a hipped roof volume is set back from the main façade and contains a single car garage door. The wall of the garage component has horizontal siding which runs around the east side. The complexity of the plan is reflected in the roof form, which has a peak on the west end of the main ridge, which slopes down to the main ridge and then step back at the connection to the garage roof. A brick chimney is located on the back slope of the garage roof plane. The double hungs have a single horizontal muntin in each sash and each window has the rusticated sill detail. The rear of the house has a series of stepped volumes and a screened porch area in the center.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: Several shrubs and trees front the house and a driveway runs along the east. Two street trees sit at the front; otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1950 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____

Resource Number: 5ME.14779
Temporary Resource Number: 540.PIN

Architectural Inventory Form
(page 3 of 5)

27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible siding replacement, possible additions on rear and rear porch enclosure; 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: J. W. Garman is shown as occupant in the 1955 directory. Herman W. Vorbeck is shown as owner in the directories of 1956 and 1957. Herman W. Vorbeck (1887-1966) was a resident of Grand Junction for 65 years. In that time he purchased half-interest in a retail store on Main Street, which eventually carried the name of Vorbeck Sporting Goods Store. Throughout his career he was considered a leading merchant and was a former director of the Chamber of Commerce, and he was instrumental in the establishment of the Redlands [Community] Club. Mr. Vorbeck was a life member of the Elks Lodge and served on the board of the Salvation Army for many years. The current owner reported that the Principal of Grand Junction High School was the original owner of the house and that the wife of former mayor Raggs Ragsdale. 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; Daily Sentinel, March 22, 1966 p. 1.

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;

Resource Number: 5ME.14779
Temporary Resource Number: 540.PIN

Architectural Inventory Form
(page 4 of 5)

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: 1950; 1943 to 1957 Uranium Boom

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: Possible alterations have had a minor impact on the integrity.

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

Resource Number: 5ME.14779
Temporary Resource Number: 540.PIN

Architectural Inventory Form
(page 5 of 5)

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.

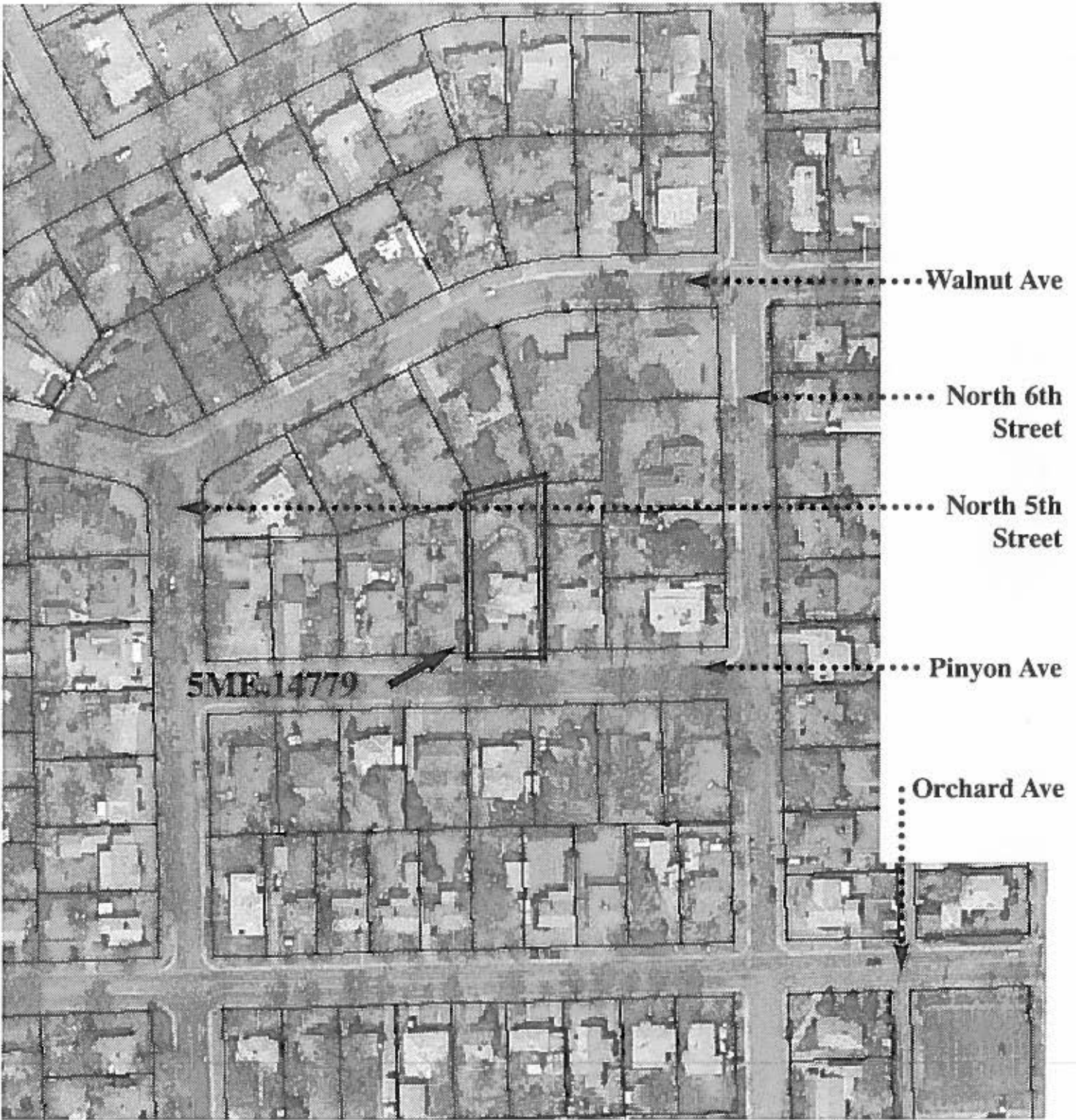
If there is National Register district potential, is this building: Contributing X
Noncontributing

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

VIII. Recording Information

47. Photograph numbers: Roll # 8 Frame # 21 also digital image 540.PIN
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



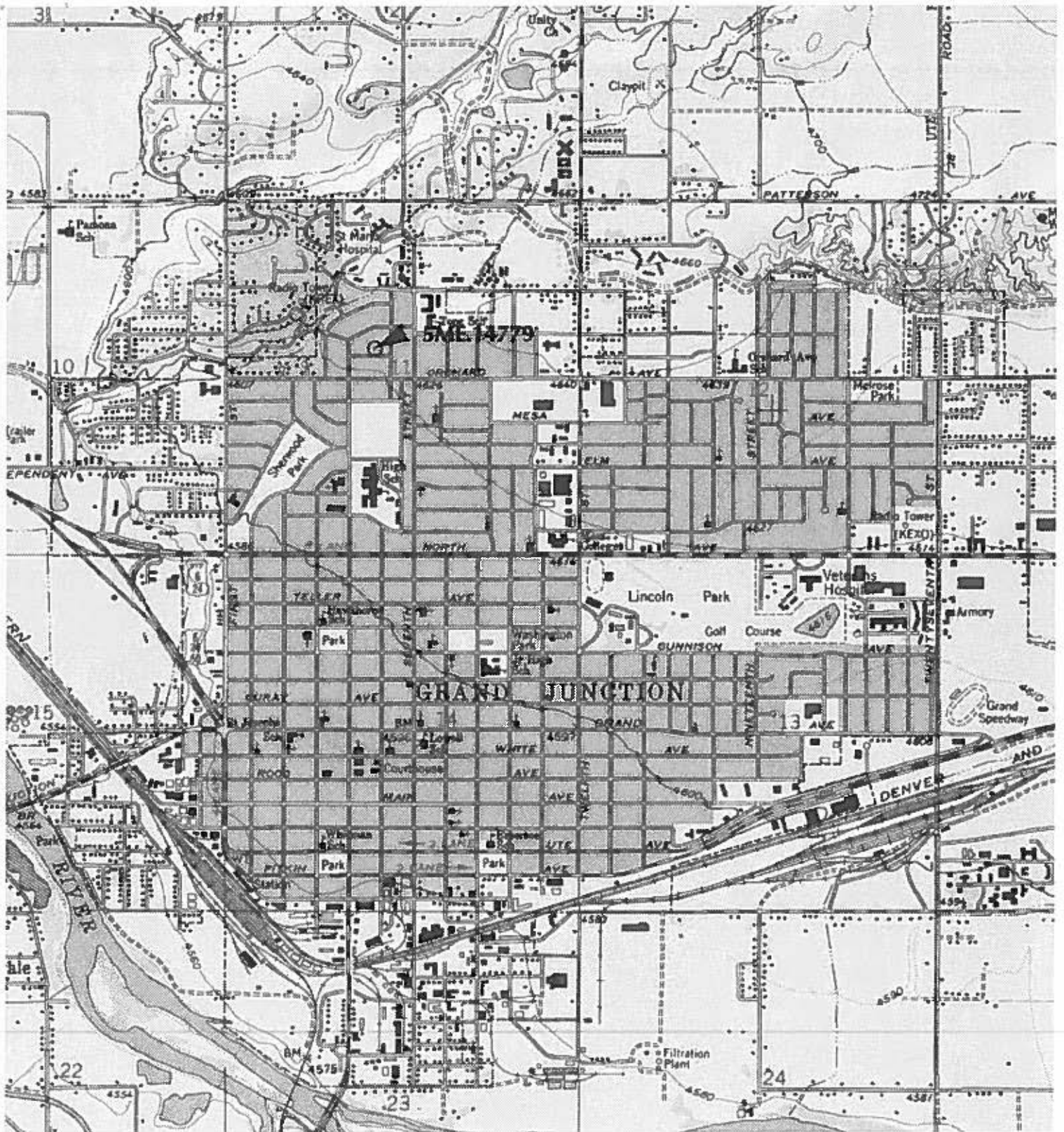
540 Pinyon Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN * MN
11 1/2"

0 1000 FEET 0 500 1000 METERS
0 5 1 MILE
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004



5ME.14779 540 Pinyon Ave.
Roll # 8 . Frame # 21
Looking northeast
Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5881 002926

023

share

57882

5ME.14779 540 Pinyon Ave.
Digital Frame # 540.PIN
Looking north
Grand Junction, Mesa County, CO

01f, A1356, 05/02/05

BBB0966, 540PI_97_0029