

Architectural Inventory Form

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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.14843
2. Temporary resource number: 1301.ETHD
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Van Deusen Apartments
6. Current building name: Sherwood Park Apartments
7. Building address: 1301 E. 3rd Street
8. Owner name and address: Lisa Reed, Sherwood Park Apartments
305 Kennedy Ave Grand Junction, CO 81501

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of NE 1/4 of SW 1/4 of SW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 4 1 1 mE 4 3 2 8 4 3 3 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): 2 Block: 12
Addition: Sherwood Addition Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lot 2 Blk 12
Sherwood Addition
Assessors Office Parcel ID # 2945-113-16-002
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 130' x Width 130'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick, Plywood
18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Carport, Attached Garage, Chimney, Fence

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21. General architectural description: This is a horizontally proportioned wood frame building with several living units. The building is comprised of areas of brick wall with minimal openings, walls that are primarily large areas of glazing, sections of wood wall enclosing yard areas and carports. The flat roof edge is a simple flat fascia which unifies the variety of wall planes and voids. The fascia is continuous across the carport roofs, where it is supported by thin steel columns; to the top of the roman brick wall, where it bisects the wall when it steps up to become a chimney; to the courtyard space where it becomes a trellis element over the thin garden wall plane. The pattern is repeated throughout the building, providing each interlocking unit with a carport/entry, enclosed living space and enclosed outdoor space. The west facing wall, for example, has a carport on the right, enclosed by a wood screen on the left and the main brick wall on the right. The brick wall runs to the continuous fascia board at its top. A single vertically proportioned opening sits in the wall near the carport, otherwise the wall has no openings. The north end of the wall steps up to form a low rectangular chimney, which is flush with the wall on the north and west sides. A wood screen wall continues the west wall plane, enclosing the courtyard, and the fascia continues along the same line, now supported by a series of very light steel struts, with no roof plane behind it. The building enclosure becomes a glass wall under a moderate overhang on the north side, looking into the enclosed garden. This pattern is repeated for the adjoining units with some variation.
22. Architectural style/building type: International Style
23. Landscaping or special setting features: The perimeter of the building is planted with several trees and shrubs. Driveways and pathways run through the perimeter of lawn in several locations.
24. Associated buildings, features, or objects: Two smaller sections of the complex are located on the property, with varying levels of integrity.

IV. Architectural History

25. Date of Construction: Estimate: 1955 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: Robert Van Deusen
Source of information: Lisa Reed, unit owner
27. Builder/Contractor: Marvin R. Jackson
Source of information: Lisa Reed, unit owner
28. Original owner: Marvin R. Jackson, Reed G. Miler, Thomas B. Copeland, Goldie R. Prinster, William C. Kurz (six co-op units)
Source of information: 1956 and 1957 Polk Directories

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29. Construction history (include description and dates of major additions, alterations, or demolitions): Some carports infilled on this and adjacent building; dates unknown.
30. Original location Moved Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Multiple Dwelling
32. Intermediate use(s): _____
33. Current use(s): Domestic, Multiple Dwelling
34. Site type(s): Edge of Residential Neighborhood
35. Historical background: This six unit complex in two buildings. Marvin Jackson developed the property as a co-op. The units were owned by a corporation and the occupants of the units were the members of the corporation. This was the only such multi-family arrangement in Grand Junction. A number of prominent community members were residents of this complex. Goldie Prinster and Jennie Copeland Dufford werel long time residents. The Prinster name is associated the City Market chain. The architect, Robert A. Van Deusen, arrived in Grand Junction in 1949. He was born in Prospect, NY in 1920 (?). He practiced architecture for approximately 40 years in the community. His firm did many schools throughout Western Colorado, several buildings on the Mesa State College campus and numerous houses "for doctors". He was educated at Harvard University, which is likely where he gained an appreciation for the International Style. This building is part of Sherwood Addition on property owned in 1950 by the Columbine Company. The following individuals were party to the development: C. D. Smith, Jr., Frank Hall for Columbine Co., and William and Dorothy Knoch, John F. Thompson, Robert and Nora Kyle, Charles Bernal Howard, William and Belva Cross and E. D. Parmiter.
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;

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- 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
40. Period of significance: 1955
41. Level of significance: National State Local
42. Statement of significance: This apartment complex is a unique example of the International Style in Grand Junction. This style is rarely seen in the area and no other example of multi-family buildings were found. This building is also an excellent example of the style and retains a high level of integrity. The architecture is well conceived and expresses the key elements of this style; flat roofs, large areas of glass contrasted with horizontally proportioned lengths of uninterrupted wall plane, and thin structural members. The interlocking residential units have carports and private courtyards, which is also a unique feature. The ownership structure of this complex is also unique to the property. Overall the complex represents an important achievement in the career of the architect and the developer.
43. Assessment of historic physical integrity related to significance: The complex appears to retain a high level of 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: _____
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 _____

VIII. Recording Information

47. Photograph numbers: Roll # 13 Frame # 13, 14, 15, 16, & 17
Negatives filed at: City of Grand Junction Planning Dept.

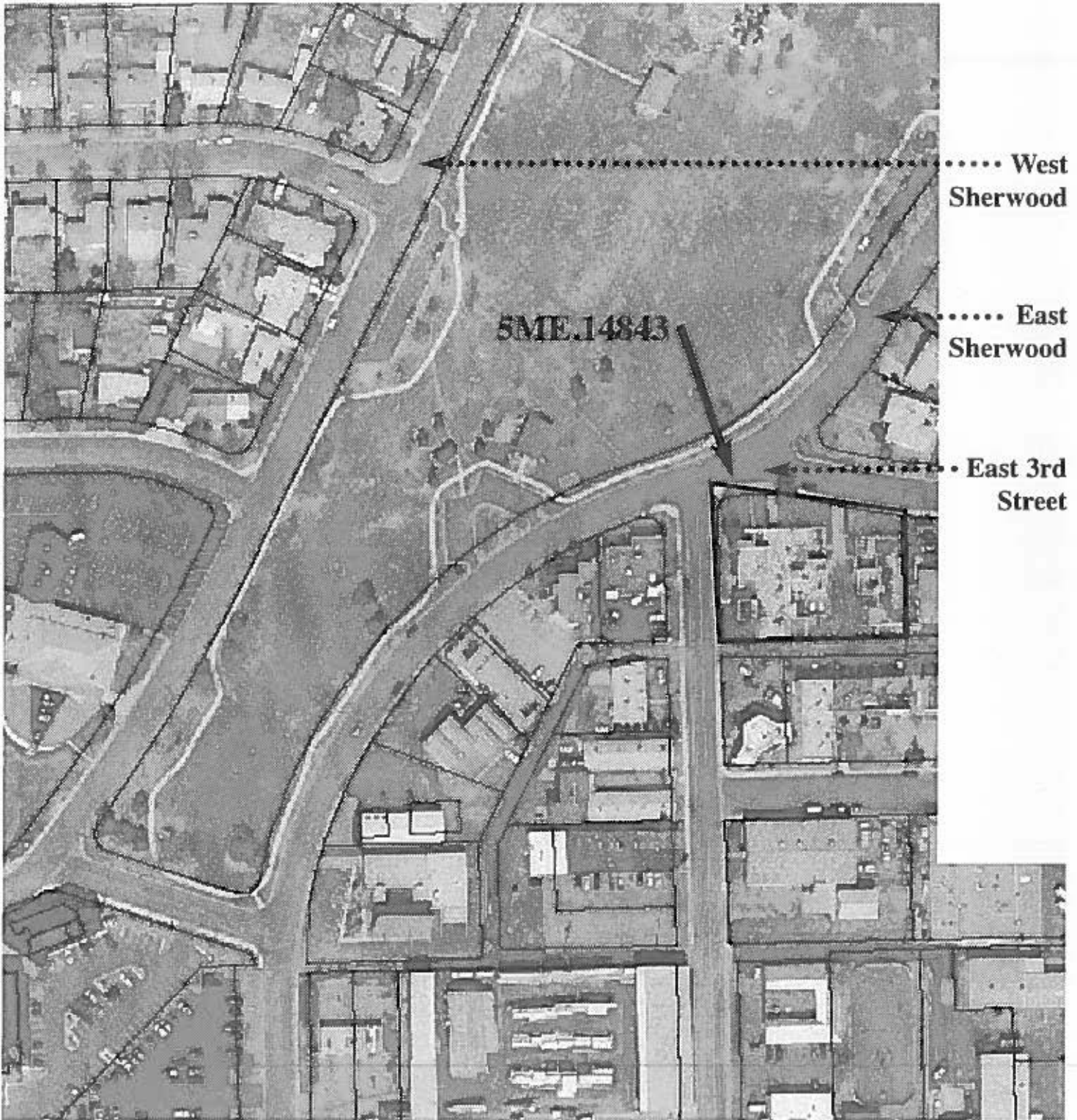
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48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005
50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 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



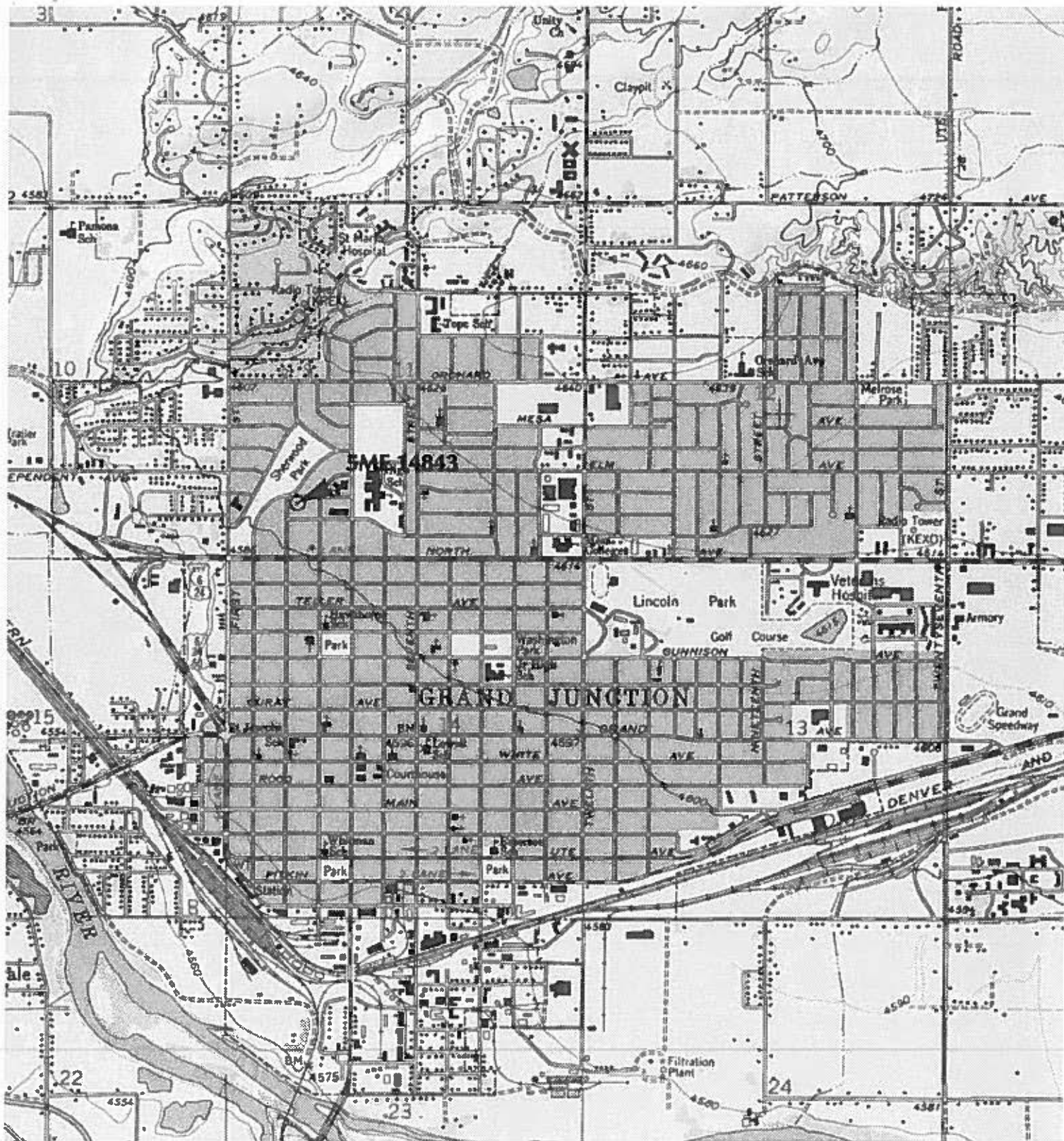
1301 E. 3rd Street



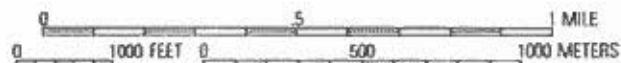
North

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

SME.14843 1301 E. 3rd Street
Roll # 13 Frame # 13
Looking east
Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5648 002911

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sharp

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