

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory  
Form**

1 of 4

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.14672
2. Temporary resource number: 1320.ORB
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 1320 Orchard Ave.
8. Owner name and address: J & M Enterprises LLC  
320 Mcfarland Ct Grand Junction, Co 81501

**II. Geographic Information**

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SW 1/4 of SE 1/4 of SW 1/4 of NW 1/4 of section 12
10. UTM reference  
Zone 1 2 ; 7 1 1 9 5 9 mE 4 3 2 9 0 5 6 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): 8 Block: 1  
Addition: N W Smith Subdivision Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 8 Blk 1 N W  
Smith Addition Sec 12 1s 1w  
Assessors Office Parcel ID # 2945-122-04-019  
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 36' x Width 21'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Front Gable Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney

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21. General architectural description: This is a simple wood frame, front gable house. The main ridge runs north/south and the principal façade faces south. The entry door sits on the south wall slightly off center to the right. A vertically proportioned double hung window is located to each side. The house sits on a concrete foundation with basement windows under the double hungs. A long set of steps with a landing front the entry door. The windows have four vertical muntins in the upper sash. The east side wall has a group of three double hungs at the rear corner, a single double hung near the front and a small unit located between the two. A brick chimney is located on the east roof slope.
22. Architectural style/building type: No Style
23. Landscaping or special setting features: A couple of street trees are located at the front of the lot, and a dirt drive runs along the east side. Otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A front gable garage sits at the rear.

**IV. Architectural History**

25. Date of Construction: Estimate: 1920 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: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible addition of basement; 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: Eugene G. Helms is listed as the occupant in 1955. This is the first instance of this address in the available directories. Harry Pangborn is listed as the occupant in 1956
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories

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**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

40. Period of significance: 1920

41. Level of significance: National  State  Local

42. Statement of significance: This house is representative of the early suburban development that occurred adjacent to the original core of the city on previously agricultural lands. The town expanded first on the historic arterial streets and then infilled the interior of the grid. This area of town reflects the City's transition, from early suburban development on a small scale to larger production style development during more rapid expansion. Though the automobile was a factor in the location of new development, the small modest houses that were built did not integrate the car into the design.

43. Assessment of historic physical integrity related to significance: Possible addition of basement has had a moderate 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: \_\_\_\_\_  
If there is National Register district potential, is this building: Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

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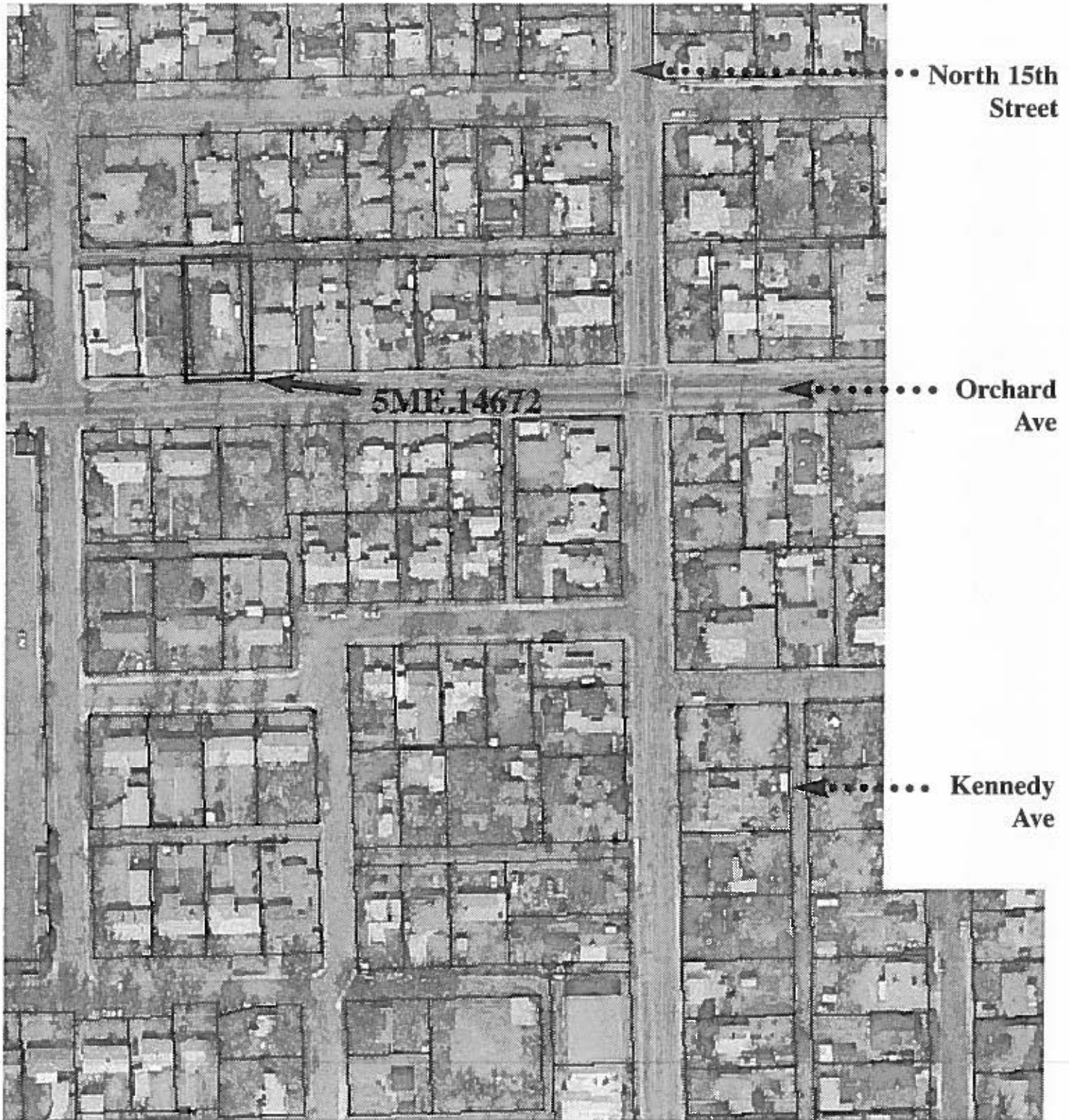
46. If the building is in existing National Register district, is it:      Contributing \_\_\_\_\_  
Noncontributing \_\_\_\_\_

**VIII. Recording Information**

47. Photograph numbers: Roll # 6 Frame # 25  
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



1320 Orchard 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.14672

1320 Orchard Ave.

Roll # 6 Frame # 25

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5651 002914

026

sharp

54702