

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.14730
2. Temporary resource number: 2216/18.SXT
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 2216/18 N. 6th Street
8. Owner name and address: Good Tenants LLC
844 Grand Ave Grand Junction, CO 81501-3425

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NE 1/4 of NE 1/4 of SE 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 8 6 6 mE 4 3 2 9 3 4 9 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: 1
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: S 80ft Of N
169.83ft Of Lot 1 Blk 1 Bookcliff Park
Assessors Office Parcel ID # 2945-112-04-008
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): U-Shaped Plan
15. Dimensions in feet: Length 38' x Width 58'
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

Resource Number: 5ME.14730
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Architectural Inventory Form
(page 2 of 5)

21. General architectural description: This is a horizontally proportioned masonry building with a low pitched hipped roof. The 'U' shaped plan has asymmetrical legs; the main ridge runs north/south and the 'U' is open to the street. The primary façade faces west. The north end of the 'U' has the longer leg, and ends with a front gable form. The gable end is infilled with horizontal siding and a picture window assembly is centered on the peak. The window is comprised of a central picture window with vertically proportioned casements on either side. A transom runs across the three units and is divided with muntins that correspond to the sections below. Two horizontal muntins run across the casement unit. The south leg ends in a hipped roof form and has a window assembly similar to the north side, centered on the wall. This unit has three equal sections. The courtyard has a door on each side wall, in the corner of the ell. A pair of casements sit on either side of the door; one on the left and one around the corner on the right. A picture window assemble similar to the one previously described is located near the center of the main courtyard wall. The south side has two sets of three horizontally proportioned windows equally spaced along the wall. A brick chimney sits on the rear slope of the main roof near the ridge.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: Two large street trees sit at the front of the yard and a driveway runs along the south side. Otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A hipped roof garage is located at the rear, it appears to be of a similar vintage.

IV. Architectural History

25. Date of Construction: Estimate: 1950 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): No major alterations are apparent
30. Original location Moved _____ Date of move(s): _____

Resource Number: 5ME.14730
Temporary Resource Number: 2216/18.SXT

Architectural Inventory Form
(page 3 of 5)

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): Residential Neighborhood
35. Historical background: Although no specific information was found on the owner of this building, occupants of 2216 were Leonard L. White in 1951 and 1955, Graeme K. Houghton in 1956, and Alf B. Thurston in 1957. Unit 2218 was occupied by Mrs. Ann E. Hickman and Henry B. Sand from 1951 through 1956, and Herman F. Bahmeier in 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 X Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
X 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;
X 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 X
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

Resource Number: 5ME.14730
Temporary Resource Number: 2216/18.SXT

Architectural Inventory Form
(page 4 of 5)

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. This multi-family building is characteristically located on the edge of the development adjacent to a traditionally arterial street.

43. Assessment of historic physical integrity related to significance: The building appears to be intact in original condition.

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.14730
Temporary Resource Number: 2216/18.SXT

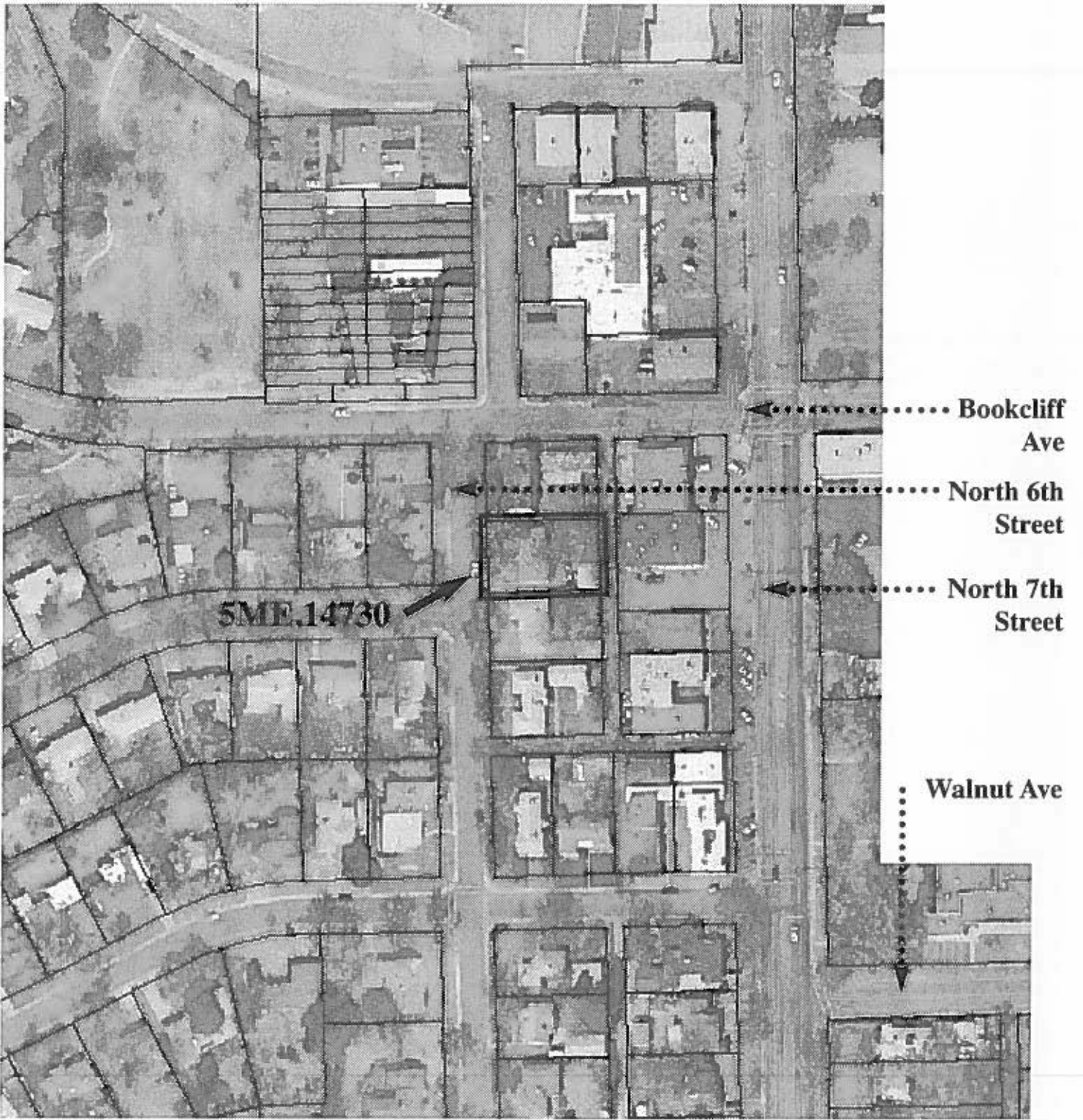
Architectural Inventory Form
(page 5 of 5)

VIII. Recording Information

47. Photograph numbers: Roll # 7 Frame # 33
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



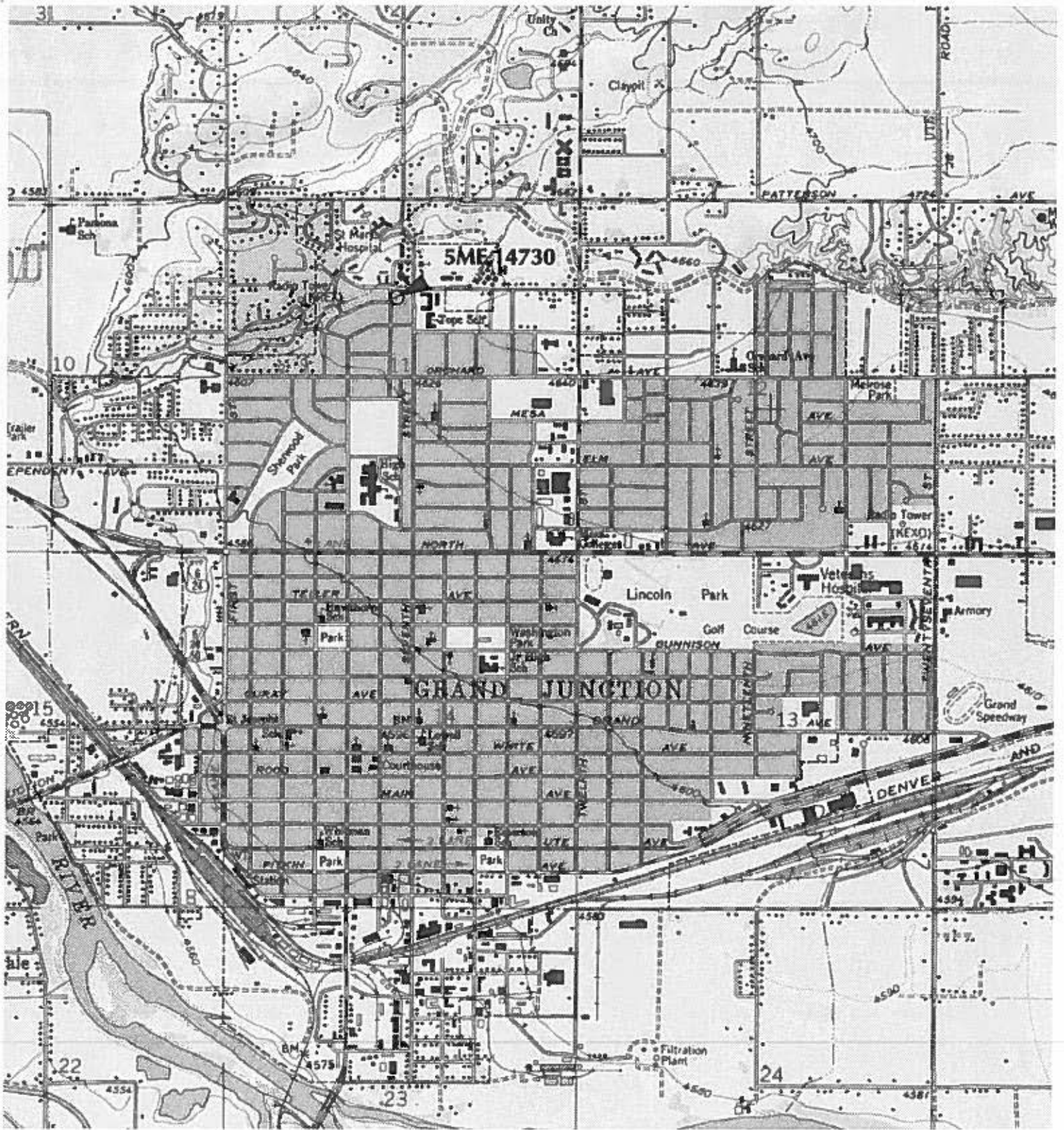
2216/18 N. 6th Street



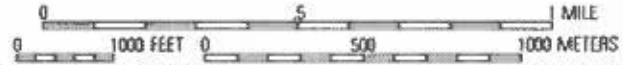
North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN ↗ MN
11 1/2°



Map created with TOPOI © 2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004

1942
May 10



5ME.14730 2216/18 N. 6th Street
Roll # 7 Frame # 33
Looking northeast
Grand Junction, Mesa County, CO

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