

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.14737
2. Temporary resource number: 418.BKC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 418 Bookcliff Ave.
8. Owner name and address: Richard W Arnold
418 Bookcliff Dr Grand Junction, CO 81501-2040

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 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 1 7 mE 4 3 2 9 3 4 5 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): 9 Block: _____
Addition: Bookcliff Heights Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: W 132ft Of Lot 9 Bookcliff Heights Grand Junction Exc Beg Ne Cor Lot 3 Bookcliff Heights Wly To Nw Cor Lot 3 N 5ft Ely To A Pt 64deg 48min E 143.34ft Fr Nwly Cor Lot 2 Bookcliff Heights Swly To Beg
Assessors Office Parcel ID # 2945-112-10-004
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 58' x Width 37'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick, Wood Siding
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

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20. Special features (enter all that apply): Attached Garage, Chimney
21. General architectural description: This is a wood frame house with a very low pitched gable roof. The ridge runs east/west and the principal façade faces east. The house is comprised of two rectangular sections which are offset from each other along the line of the ridge. The main entry is on the rear of the house and the principal façade overlooks the neighborhood below. The north side of the house has a two car garage and the entry path runs along the east side of the garage volume to the inside corner of the ell created by the shifting volumes. A large picture window is located beyond the entry to the left. The principal façade has large areas of glass combined with areas of vertical siding, that mimic the form of the low pitched gable end. A porch runs across the width of the façade. The basement level is exposed to the outside below the porch. A long rectangular stone chimney sits on the ridge near the principal façade. The walls adjacent to the garage doors are brick and the remainder of the walls have a mixture of wood siding materials. The roof overhang is supported by purlins that extend through the wall plane.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on the crest of a low hill, on a heavily wooded site. The majority of the flat area on the site is paved.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1956 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: Warren R Jacobson
Source of information: 1956 Polk Directory
29. Construction history (include description and dates of major additions, alterations, or demolitions): Original carport enclosed for current garage; 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

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35. Historical background: Warren R Jacobson is listed as the owner in the 1956 directory. This house is part of Bookcliff Heights. The subdivision was owned by J. Perry Olsen, Thomas T. Brownson, Mabel Brownson, Bruce Brownson, Mary F. Brownson and the Sisters of Charity in parts. The portion called Rose Hill was owned by the Sisters and was the future site of St. Mary's Hospital.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories.

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: 1956; 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. This house is located in a

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neighborhood of larger, unique and more high style houses, possibly due to the proximity to the hospital and the hillside location.

43. Assessment of historic physical integrity related to significance: Enclosure of the garage has had a moderate impact on the integrity.

VII. National Register Eligibility Assessment

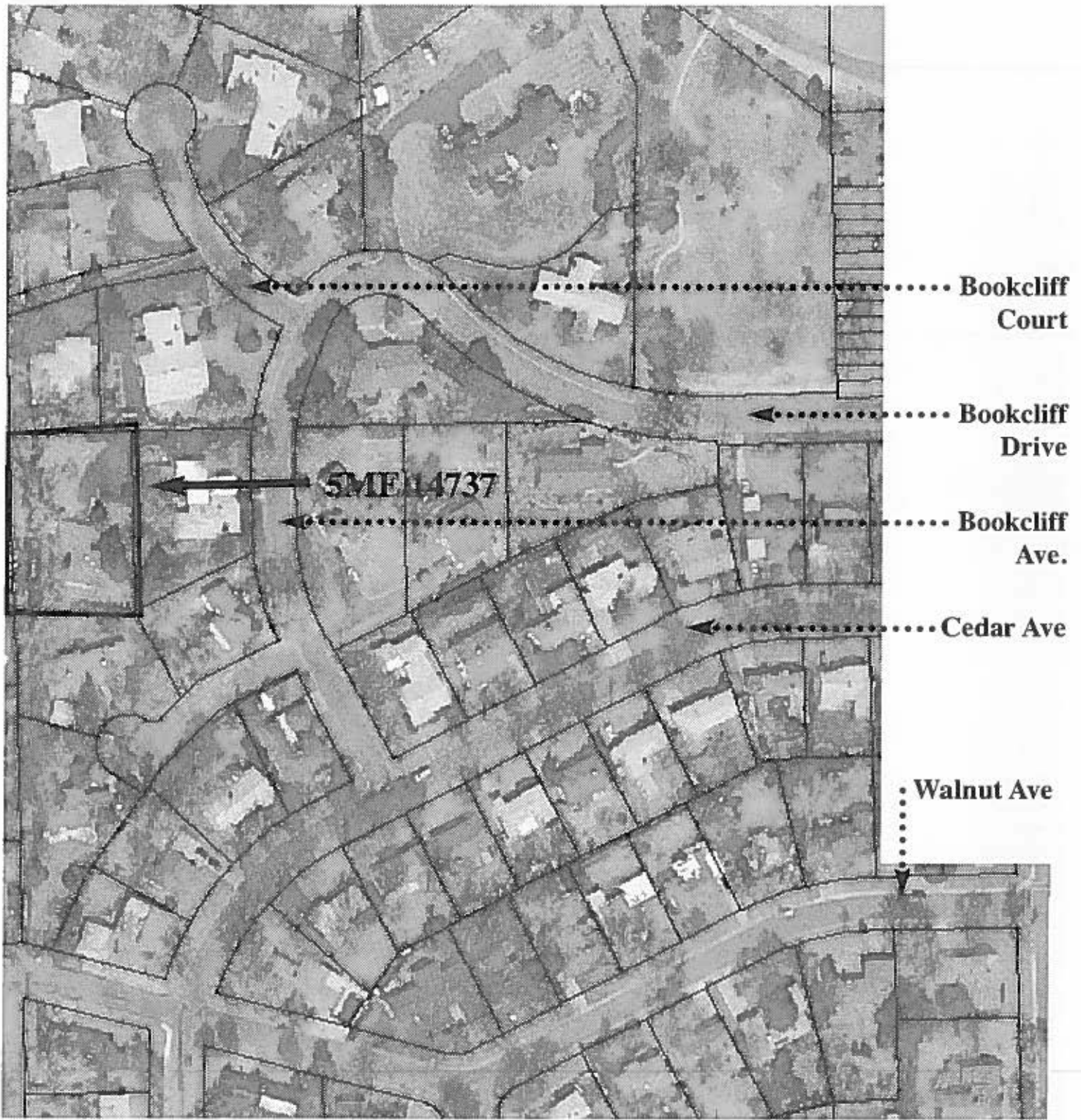
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data _____
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 12 Frame # 7
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



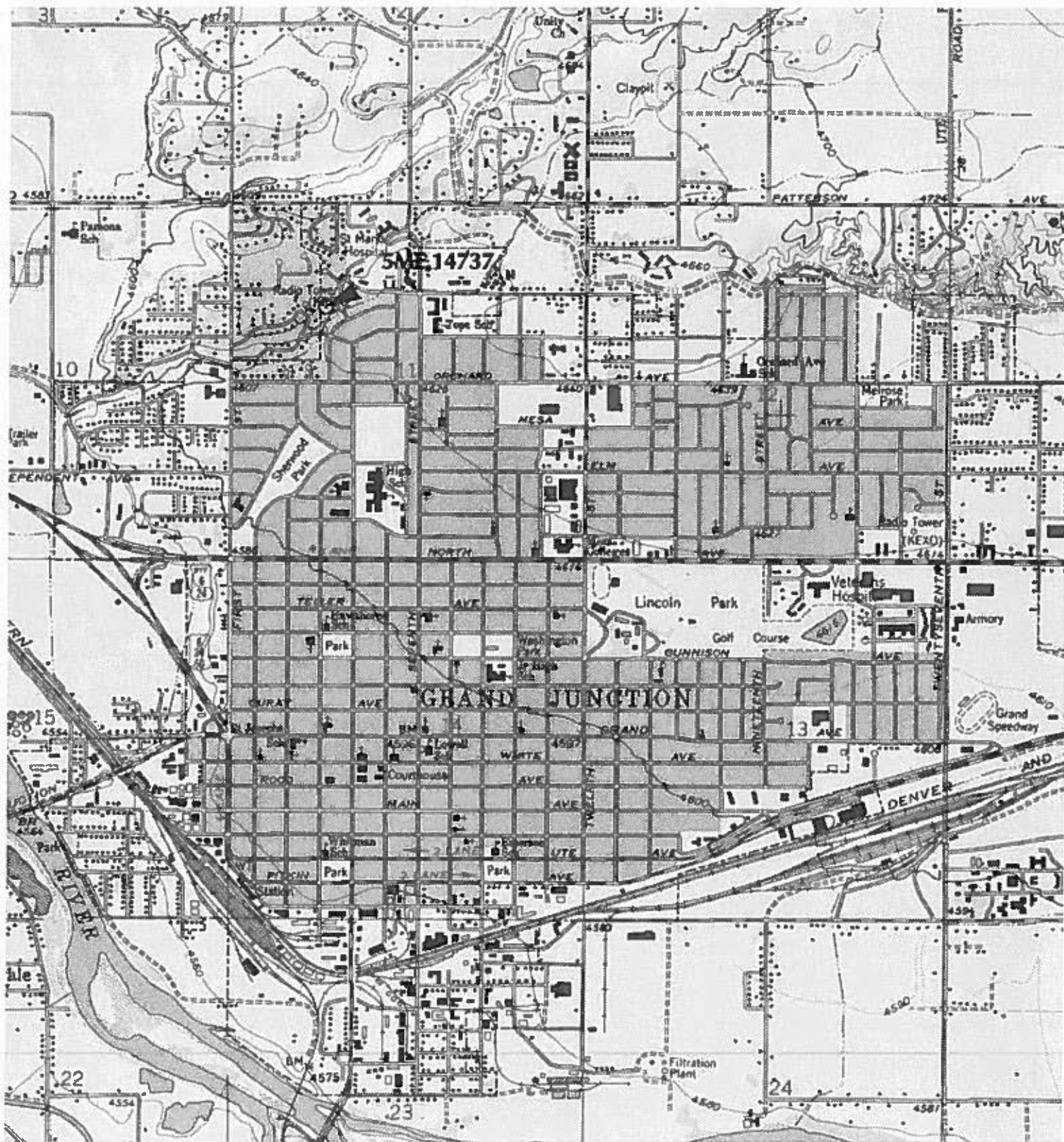
418 Bookcliff Ave.



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



5ME.14737 418 Bookcliff Ave.
Roll # 12 Frame # 7
Looking south
Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 2 5647 002910

008

sharp

54571

009

sharp

54572

WHF BA010A1X0N NNN 0 5647 002910