

**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.14742
2. Temporary resource number: 430.CED
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 430 Cedar Ave.
8. Owner name and address: Darlene R Smith
430 Cedar Ave Grand Junction, CO 81501-7426

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 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 7 0 mE 4 3 2 9 2 6 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): 3 & 4 Block: 2
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 3 + W 5ft Of
Lot 4 Blk 2 Bookcliff Park
Assessors Office Parcel ID # 2945-112-02-013
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 52' x Width 68'
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): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Attached Garage, Chimney

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21. General architectural description: This is a long generally rectangular masonry house. The ridge runs northeast/southwest and the principal façade faces southeast. The principal façade has a low pitched front gable projection on the northeast side; a picture window, flanked by casement units on each side is centered on the gable end. The main entry is located on the principal wall near the corner of the ell, in a shallow recessed area. The door is centered on the recess and has a strip of four square windows running vertically on each side. A large picture window sits on the main wall adjacent to the door on the left. This window is flanked by casements and is generally centered on the wall between the entry recess and another step in the wall to the left. This step is the corner of a shallow projection which continues to the end of the main wall plane. This section of wall has a picture window on the right and a set of three of casements on the left. Though the main wall plane has a number of jogs, the roof eave line remains constant. This results in a deep overhang at the entry. On the far left side, a small side gable form is attached to the southwest wall. It shares the northwest wall and roof plane with the main volume. A shed roof addition is applied to the rear. The brick wall runs to the eave line and the gable ends are infilled with wood siding; a triangular vent infills the peak. A small brick chimney sits on the rear roof plane.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a curving street with large street trees. The main façade is lined with shrubs and the driveway runs to the garage on the southwest side. The yard is predominantly lawn.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1951 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 window alterations, addition to rear; dates unknown.
30. Original location Moved _____ Date of move(s): _____

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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: Gaylen W. Johnson is first listed as owner in the 1955 directory. This is the first instance of this address in the available directories. He started Gay Johnson's, a chain of super service stations in 1941, he expanded to Delta and Montrose and by 1946 into Wyoming. Gaylen Johnson is associated with other properties in this survey as well. Mrs. Josephine Biggs is shown as owner in the directories of 1956 and 1957. Mrs. Biggs came to Grand Junction in 1924, and over the next 70 years Josephine Biggs initiated the local chapter of the American Association of University Women, World Friendship Council, (with Mary Rait) and the Chipeta Girl Scout Council, in addition to other community services. Josephine and Mrs. Chet Enstrom formed the Chipeta Girl Scout Council. She furthered educational and cultural institutions, such as Mesa State College, the Art Center, Mesa County Historical Society, and the Reviewers Club, and truly served her community through church and charitable organizations, such as the Goodwill Foundation. In 1989 Josephine Biggs was recognized as a Western Colorado Living Resource by the Museum of Western Colorado. 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., Mabel L., Bruce and Mary F. Brownson.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1951, 1955, 1956, 1957; Spirit of Pioneer Women 2000, courtesy of Marjorie Biggs Zollner.

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

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- 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: 1951; 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. This house is also associated with Gay Johnson, a successful businessman in Grand Junction. However, it is unknown if this is his primary address or if he was the original owner. The house is also associated with Josephine Biggs who was a prominent member of the community; involved with numerous educational and arts organizations.
43. Assessment of historic physical integrity related to significance: The house is generally intact in original form.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible Not Eligible Need Data

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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

VIII. Recording Information

47. Photograph numbers: Roll # 8 Frame # 11 also digital image 430.CED

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

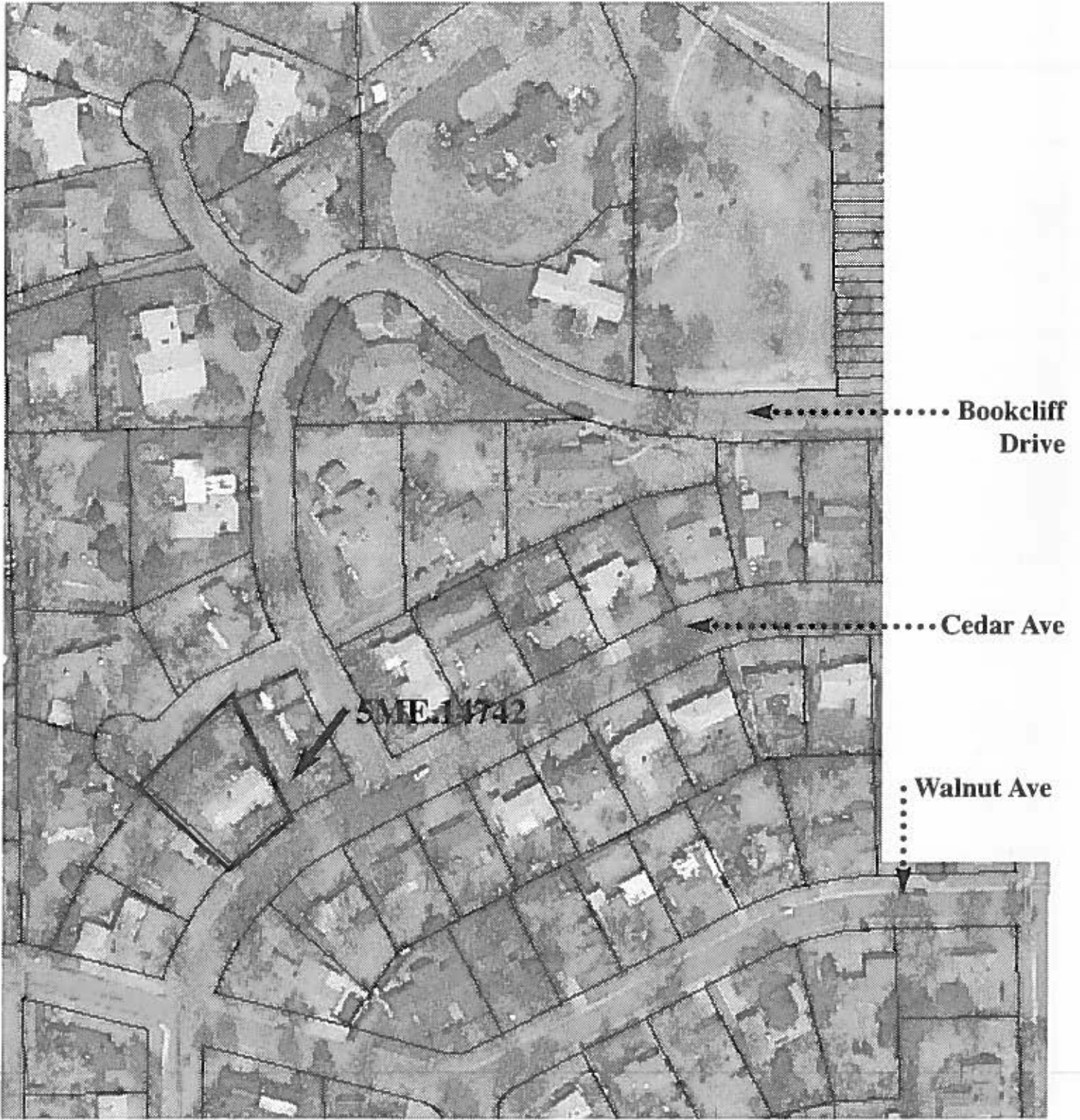
51. Organization: Reid Architects, Inc.

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



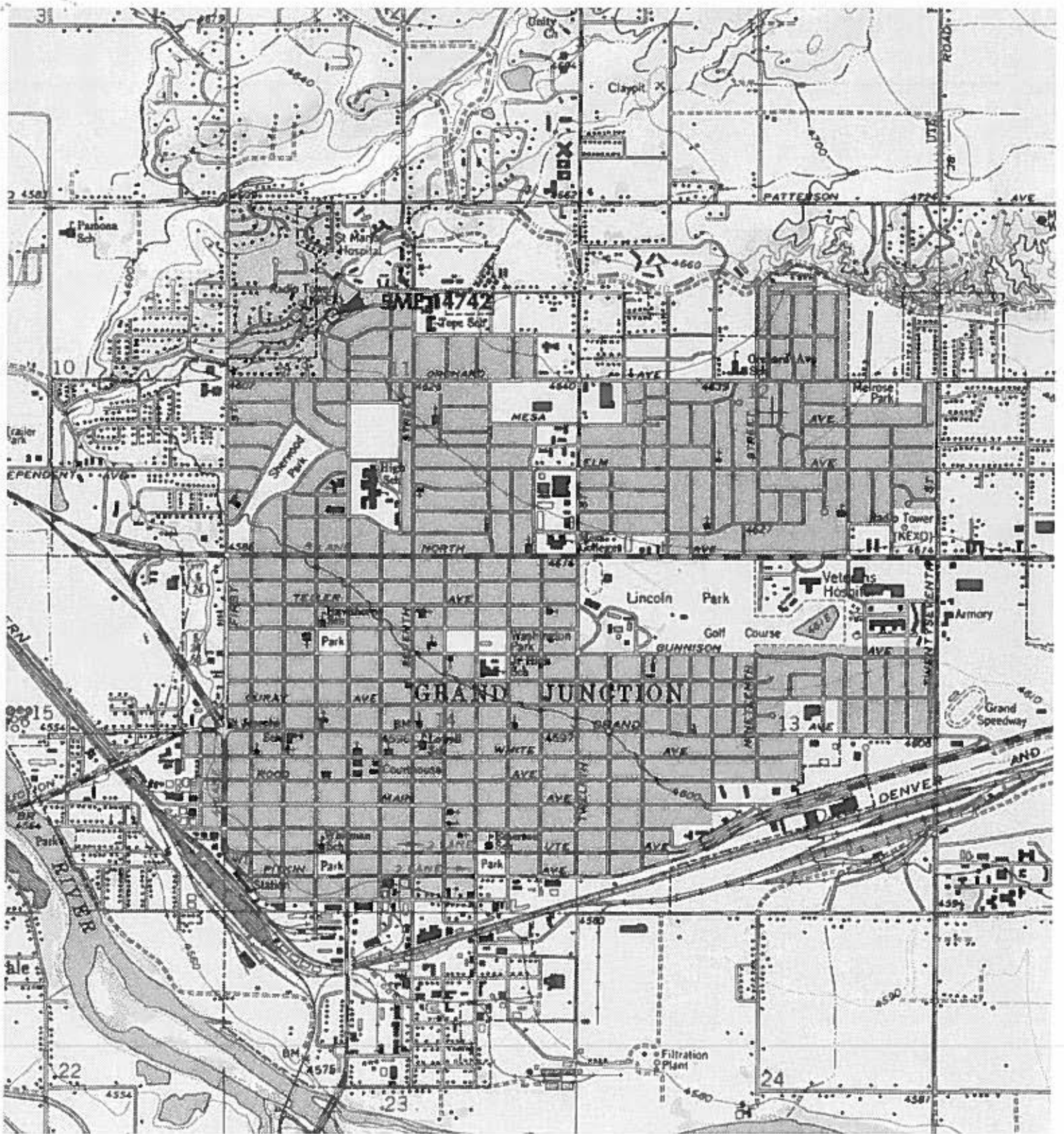
430 Cedar Ave.



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.14742

430 Cedar Ave.

Roll # 8⁹ Frame # 11

Looking northwest

Grand Junction, Mesa County, CO

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sharp

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