

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.14797
2. Temporary resource number: 616.WAL
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 616 Walnut Ave.
8. Owner name and address: G Lenee Grisier
2135 N 7th St Grand Junction, CO 81501-7421

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 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 8 3 mE 4 3 2 9 2 5 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): 3 Block: 1
Addition: Bookcliff Park Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 3 Blk 1
Bookcliff Park
Assessors Office Parcel ID # 2945-112-04-012
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 45' x Width 65'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Terra Cotta
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): Chimney, Porch, Dormer

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21. General architectural description: This is a shallow 'U' shaped wood frame duplex. The main side gable roof ridge runs east/west and the principal façade faces south. A front gable projects from the main façade on the west side toward the street. It has a multi-paned steel window unit in the center of the wall and the gable end, above the eave line, is infilled with vertical siding. The siding has a scalloped edge where it overlaps the masonry wall. The central window has four over five panes. The opposite side of the main façade has a projecting volume, which continues the main roof plane and has a small front gable dormer over the central window. The dormer has the same scalloped siding as the larger front gable; the window is a three over four paned unit. The central section has door on the right side wall, with a large multi-paned unit near the center of the main wall, and a door on the left side wall. A concrete porch area infills the 'U', and an aluminum awning covers the porch. The awning is supported by very thin metal posts. The west elevation has a series of three over four window units along its length. The side gable ends have the same scalloped vertical siding as the front gable and a small brick chimney sits on the main roof plane above the dormer.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a lot with minimal plantings and a single street tree.
24. Associated buildings, features, or objects: Another similarly sized building is located near the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1948 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. An original detached front gable garage, once located in the rear, may have been demolished; date unknown.
30. Original location X Moved _____ Date of move(s): _____

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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: The first listing for this building shows Conrad G. A. Peters as owner in the 1955 and 1956 directories. Bartle H. Day is shown as owner in the 1957 directory. 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: 1948; 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 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

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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 is generally intact in original form. The loss of the detached garage has a minor impact on the original pattern of the building.

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

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VIII. Recording Information

47. Photograph numbers: Roll # 7 Frame # 20

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

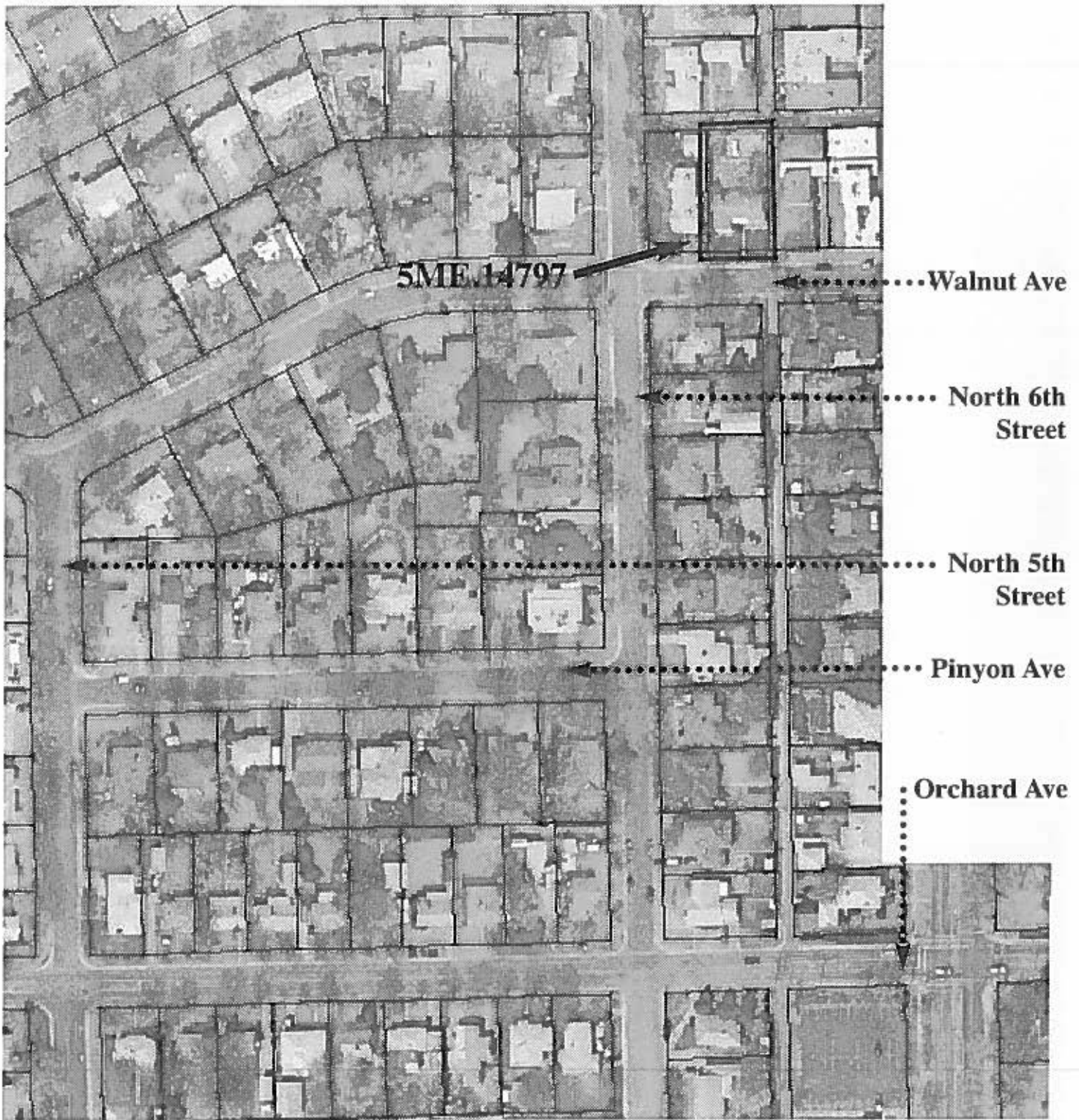
51. Organization: Reid Architects, Inc.

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



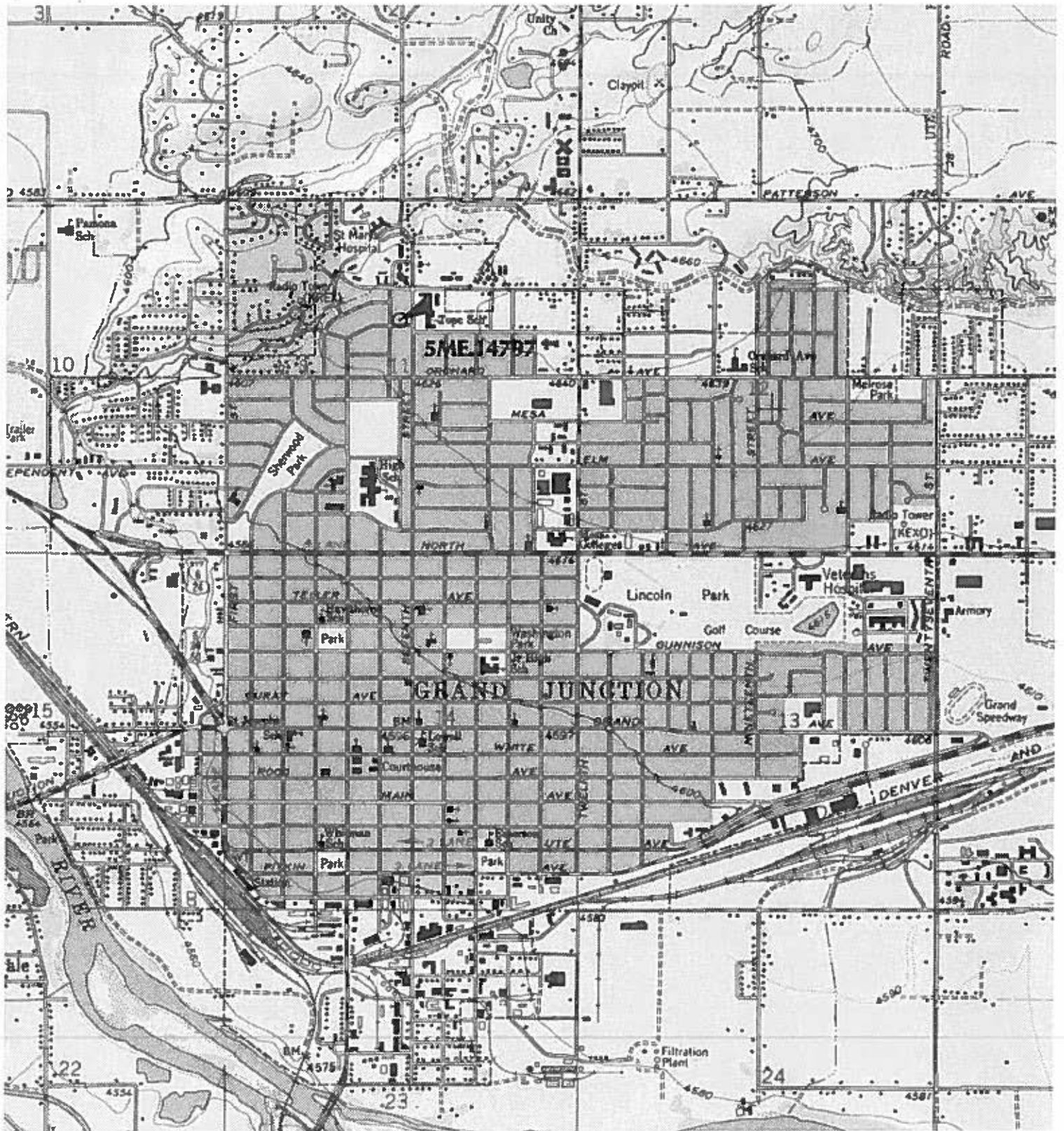
616 Walnut Ave.



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.14797

616 Walnut Ave.

Roll # 7 Frame # 20

Looking northeast

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5870 002923

020

sharp

57760

