



History Colorado

March 16, 2026

Charlotte Graveline
Historian
National Park Service
Park History Program
Historic Preservation Services

Re: Preliminary Property Evaluation for Residence #43 at Colorado National Monument.

Dear Charlotte,

Based on the preliminary review by the Office of Archaeology and Historic Preservation, we have determined that the above named property does not appear to meet the criteria for the National Register of Historic Places or the State Register of Historic Properties.

The information provided on the nomination form will be sent on to our Information Management department for encoding into our database and storage with our site files. The form will be available to any researchers who request to see it, and so we do appreciate the time taken to document the resource. If we can be of further assistance regarding eligibility or the nomination process, please do not hesitate to contact me at 720.262.1042 or contact me by e-mail at damion.pechota@state.co.us.

We appreciate your interest in historic preservation and the National and State Register programs.

Sincerely,

Damion Pechota
Senior National and State Register Historian

Resource Number: 5ME.21288
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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.21288
2. Temporary resource number:
3. County: Mesa
4. City: Fruita
5. Historic building name: Building #43
6. Current building name: B15/Seasonal Apartments
7. Building address: Colorado National Monument, Fruita, CO 81521
8. Owner name and address: US Government, Colorado National Monument, 1750 Rim Rock Drive, Fruita, CO 81521

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 11S Range 102W
NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 13
10. UTM reference
Zone 12; 695511 E, 4330548 N
11. USGS quad name: Colorado National Monument
Year: 1975 Map scale: 7.5' Attach photo copy of appropriate map section.
12. Lot(s): N/A Block: N/A
Addition: N/A Year of Addition: N/A
13. Boundary Description and Justification: Building and Adjacent Landscape

III. Architectural Description

14. Building plan (footprint, shape): RECTANGULAR PLAN
15. Dimensions in feet: Length 96 x Width 24
16. Number of stories: ONE
17. Primary external wall material(s): SYNTHETICS
18. Roof configuration: SIDE GABLED ROOF
19. Primary external roof material: METAL ROOF

20. Special features: N/A
21. General architectural description: Building #43 is a north-facing, rectangular, one-story, wood-frame building with a side-gable, corrugated-metal roof and a concrete foundation. The walls are clad in textured horizontal composite siding. The building contains two sets of mirror-image apartment units on either side of a central boiler room (front) and laundry room (rear). The north elevation has a concrete stoop in front of a hollow wood door with a metal storm door and two fixed rectangular windows above horizontal sliding windows for each apartment, a single one-over-one window between the two apartments on each side, and a partially glazed wood door with a rectangular transom to access the boiler room. The south (rear) elevation has partially glazed doors and two small one-over-one wood windows for each apartment, a larger one-over-one window between the two apartments on each side, and a partially glazed door flanked by small one-over-one windows for the laundry room. All the windows have wood surrounds and replacement vinyl sash. The exterior cladding materials are not original.
22. Architectural style/building type: NO STYLE/RANCH TYPE
23. Landscaping or special setting features: The building is part of an NPS developed area on the west side of Rim Rock Drive in the northern part of Colorado National Monument approximately 5 miles from the Monument's west entrance and directly north of the Saddlehorn Utility Area Historic District. The surrounding desert landscape includes juniper and pinyon trees, native brush and vegetation, and natural sandstone geologic formations. Building #43 is oriented perpendicular to the west side of the Saddlehorn Maintenance/Residence Road, just north of the Saddlehorn Utility Area, and faces onto an asphalt parking area with sandstone curbing. A concrete walkway runs around the entire building, and an asphalt walkway runs from the south side of the building to the Saddlehorn Utility Area. A dry-laid sandstone retaining wall runs along the east side of the building.
24. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1962
Source of information: NPS Completion Report
26. Architect: NPS Western Office of Design and Construction
Source of information: NPS Completion Report
27. Builder/Contractor: Lyall E. Coulter
Source of information: NPS Completion Report
28. Original owner: US Government
Source of information: NPS Completion Report

Resource Number: 5ME.21288

Temporary Resource Number:

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Replacement of original wood siding and windows in 1988; replacement of wood roof shingles in 2008;
installation of new siding ca. 2020
30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): DOMESTIC/INSTITUTIONAL HOUSING
32. Intermediate use(s):
33. Current use(s): DOMESTIC/INSTITUTIONAL HOUSING
34. Site type(s): Colorado National Monument
35. Historical background: The NPS constructed Building #43 in 1962 to provide additional staff housing at Colorado National Monument as part of the 10-year NPS-wide improvement project known as Mission 66 (1956–1966), which addressed deferred maintenance and increased visitation at national parks across the country. A \$39,062 contract was awarded to Grand Junction contractor Lyall E. Coulter (1901–1975), and construction occurred from July 9 to December 21, 1962. NPS architects at the Western Office of Design and Construction prepared the construction drawings based on standard housing designs issued by the NPS. The NPS continues to use the building for seasonal staff housing.
36. Sources of information:
“4 Units Seasonal Apartments – Headquarters Area – Colorado National Monument” (NM COLO-3140-A), US Department of the Interior, National Park Service, W.O.D.C., 1962. On file, Technical Information Center, Denver Service Center, Denver, CO.
NPS Completion Report, “Employee Apts., One 4-Unit, Saddlehorn Area,” 1964. On file, Technical Information Center, Denver Service Center, Denver, CO.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No X 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.

Resource Number: 5ME.21288

Temporary Resource Number:

☐ Qualifies under Criteria Considerations A through G (see Manual)

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National ☐ State ☐ Local ☐

42. Statement of significance: N/A

43. Assessment of historic physical integrity related to significance: N/A

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: Building #43 is not eligible for listing in the National Register individually or as part of a potential historic district. It is one of five houses built in the Saddlehorn Mission 66 Residential Area under the Mission 66 development program at Colorado National Monument. The area and the individual houses are representative examples of common property types developed by the NPS under the Mission 66 program and do not meet the registration guidelines outlined in the National Park Service Mission 66 Era Resources MPDF. The house was built according to standard NPS employee housing designs and does not possess any significant architectural features.

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: 5ME21288_1.jpg, 5ME21288_2.jpg

Negatives filed at: Digital images filed at Colorado National Monument

48. Report title: N/A

49. Date(s): June 4, 2024

50. Recorder(s): Laura Kline and Jill Miller

51. Organization: The Public Archaeology Laboratory, Inc.

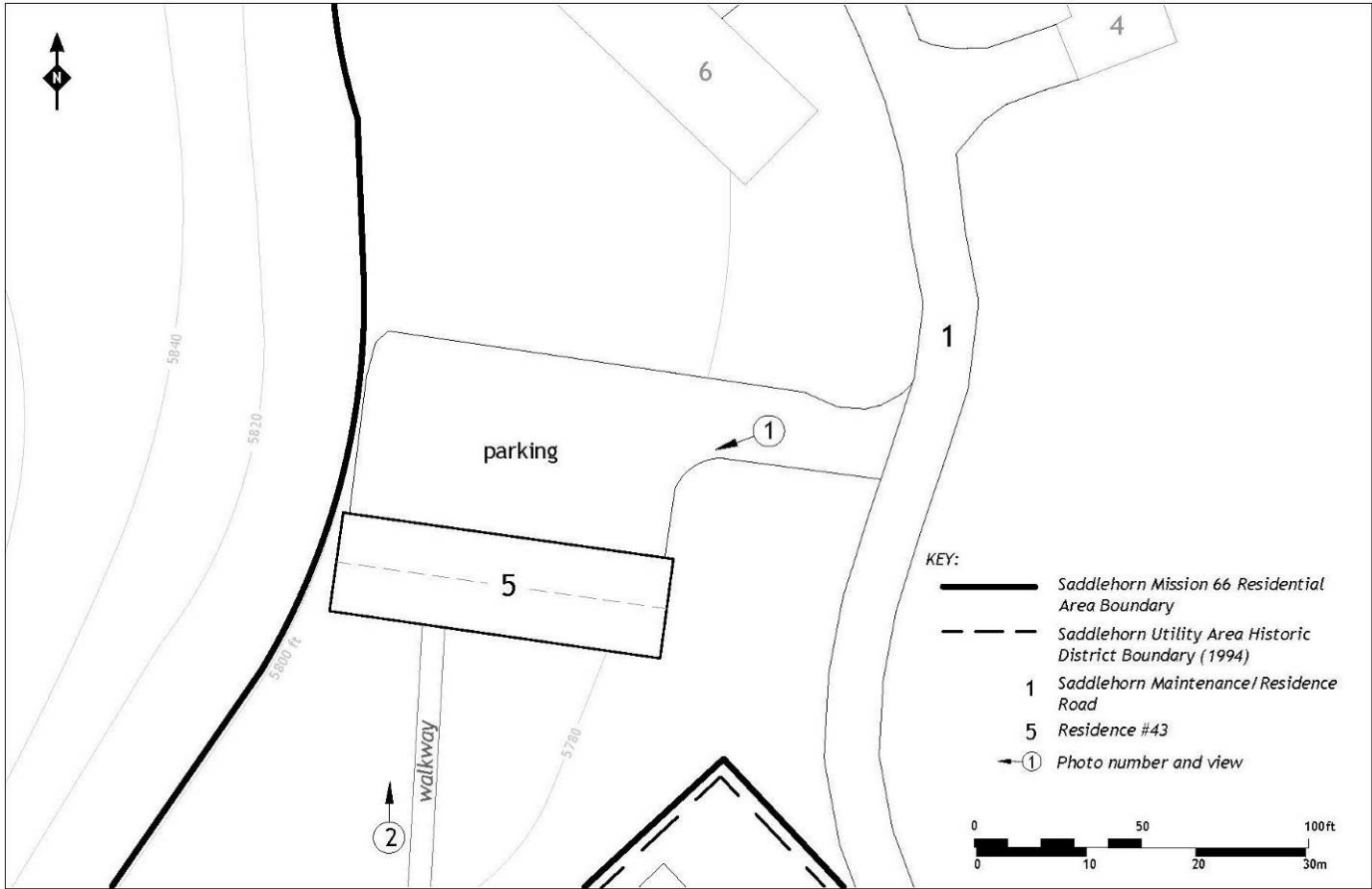
52. Address: 26 Main Street, Pawtucket, RI, 02860

53. Phone number(s): (401) 728-8780

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

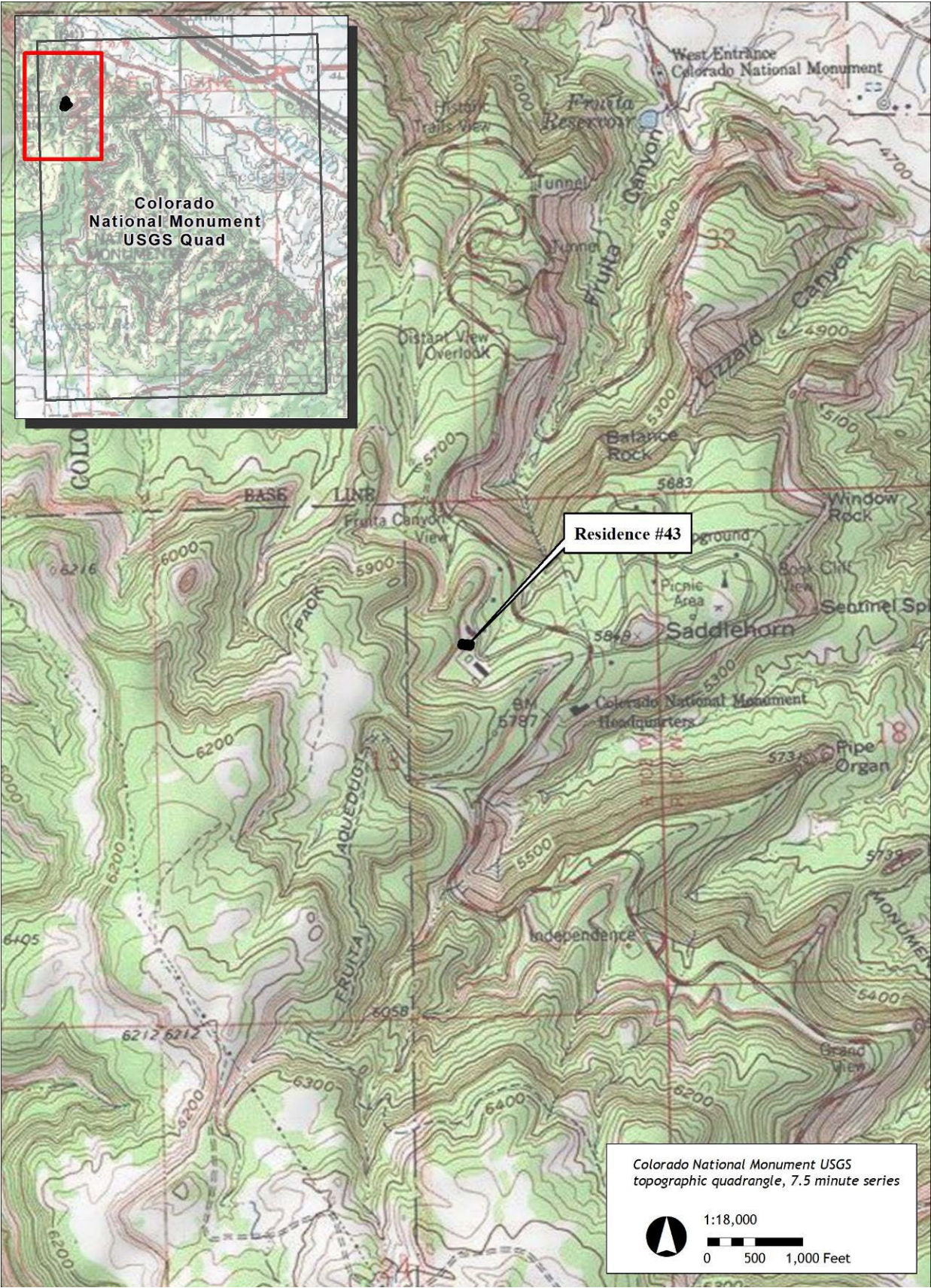
History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

SKETCH MAP



Resource Number: 5ME.21288
Temporary Resource Number:

USGS MAP



Resource Number: 5ME.21288
Temporary Resource Number:

PHOTOGRAPHS



5ME21288_1. North elevation, view southwest.



5ME21288_2. South elevation, view north.