

**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.14757
2. Temporary resource number: 116.HLC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 116 Hillcrest Ave.
8. Owner name and address: Lucille Howell Revocable Living Trust
c/o Alpine Trust & Asset Management
225 N 5th St Grand Junction, CO 81501-2611

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 1/4 of NE 1/4 of SW 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 3 8 3 mE 4 3 2 9 3 1 8 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): 16 Block: 1
Addition: Hillcrest Manor Year of Addition: 1931
13. Boundary Description and Justification: Legal description of the site is: Lot 16 Blk 1
Hillcrest Manor
Assessors Office Parcel ID # 2945-112-15-016
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 75' x Width 79'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Stucco
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Chimney, Fence

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21. General architectural description: This is a horizontally proportioned wood frame house with a primary side gable roof form. The ridge runs northeast/southwest and the principal façade faces southeast. A front gable sits on the main roof at the southwest end, but does not project from the main wall plane. A set of three round arched windows is centered on the gable. The center unit is taller and wider than the side units. Adjacent to the front gable is a rectangular opening that has an arched door and frame sitting inside it. Glass infills the area beside and above the door. At the right end of the wall is a large horizontally proportioned picture window with a four paned side light to the left. This window assembly wraps the corner to the northeast side. The wall plane extends off both sides of the side gabled wall creating garden walls, capped with stones. The wall on the left side starts up high and has a round arched opening infilled with a decorative iron gate. The wall then steps down to approximately 3' to match the wall on the right side. Another side gabled form extends off the left side of the house; it is set back almost the full depth of the primary side gable form. Two other additions extend off the rear of the house, one of which can be seen just over the ridge of the main side gable. A set of ashlar stone steps front the main entry and access a patio area that extends partway along the length of the southeast wall. The face of the patio is ashlar stone and a light metal rail encircles the raised area. A brick chimney is applied to the southwest side of the house in the corner created by the side gabled addition. Another small chimney is located behind the main ridge.
22. Architectural style/building type: Late 19th Century & 20th Century Revivals
23. Landscaping or special setting features: The house sits on a large lot with many trees and shrubs. Considerable portions of the house are covered in vines. A driveway runs up to the southeast side of the house and walled gardens are located on either side of the house. The remainder of the yard is lawn.
24. Associated buildings, features, or objects: A small gabled outbuilding sits on the east side.

IV. Architectural History

25. Date of Construction: Estimate: 1930 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: Per Newell Hoskin, the same builder built this house and the house at 123 Hillcrest at the same time.
Source of information: Newell Hoskin, "The House on the Hill" (date unknown)
28. Original owner: Rex and Lucille Howell

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- Source of information: Newell Hoskin, "The House on the Hill" (date unknown)
29. Construction history (include description and dates of major additions, alterations, or demolitions): Infill of original porch area at current entry; Multiple interior reconfigurations and addition on east some time in 40s or 50s; Additions on rear in the 70s. Pool added in the mid 50s
30. Original location Moved Date of move(s): _____

V. Historical Associations

31. Original use(s): Commerce and Trade
32. Intermediate use(s): Domestic, Single Dwelling
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Rex Howell was the original owner of this building and occupied both as his family's home and the KFXJ radio station. The radio station occupied the main level of the building and the family lived in the basement until 1940. In 1940 the radio station moved across the street into a new Art Deco building. Rex George Howell was born in Norton, Kansas to Charles and Laura Howell of Vona, Colorado. Rex had a strong interest in radio and had a small station just outside of Denver when he was 18. Rex was recruited to bring his radio station to Grand Junction by several Republican business owners who felt discriminated against by the Democratic owner of the Daily Sentinel newspaper. Rex moved with his family and his parents to Grand Junction in 1930. The same year the site for the radio station was selected and building commenced. Rex Howell went on to be the founder and owner of numerous broadcast radio stations in Colorado- KREX (Grand Junction), KREY (Montrose) and KREZ (Durango). He was president of the Grand Junction Chamber of Commerce in the 1940s. His political career expanded as well and he served as a Delegate to Republican National Convention from Colorado in 1956. He was appointed to several committees and commissions by Presidents Eisenhower, Kennedy, and Ford. He also served on the board of CBS and other broadcasting entities. This building is part of Hillcrest Manor, laid out in 1931 by the Modern Building and Loan Association. Fred Mantey and his son-in-law, A. W. Kemper, were President and Secretary respectively.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives, The Political Graveyard web site, Newell Hoskin, "The House on the Hill" (date unknown)

VI. Significance

37. Local landmark designation: Yes No Date of designation: _____

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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, Communications

40. Period of significance: 1930

41. Level of significance: National State Local

42. Statement of significance: This house is representative of the early suburban development that occurred adjacent to the original core of the city on previously agricultural lands. This property is unique in that the house also housed the nascent KFXJ (now known as KREX). The house was built as a residence and did not stand out in the neighborhood as anything but a home (with the exception of the antenna tower). The owner of the house and radio station went on to a very successful career in radio. The radio station has expanded into several stations in the region and the station is now located next door. The house is an example of the Revival Styles that were popular in the 1930s and has influences from Spanish Eclectic Style.

43. Assessment of historic physical integrity related to significance: Additions and porch infill have moderately impacted the integrity 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: _____

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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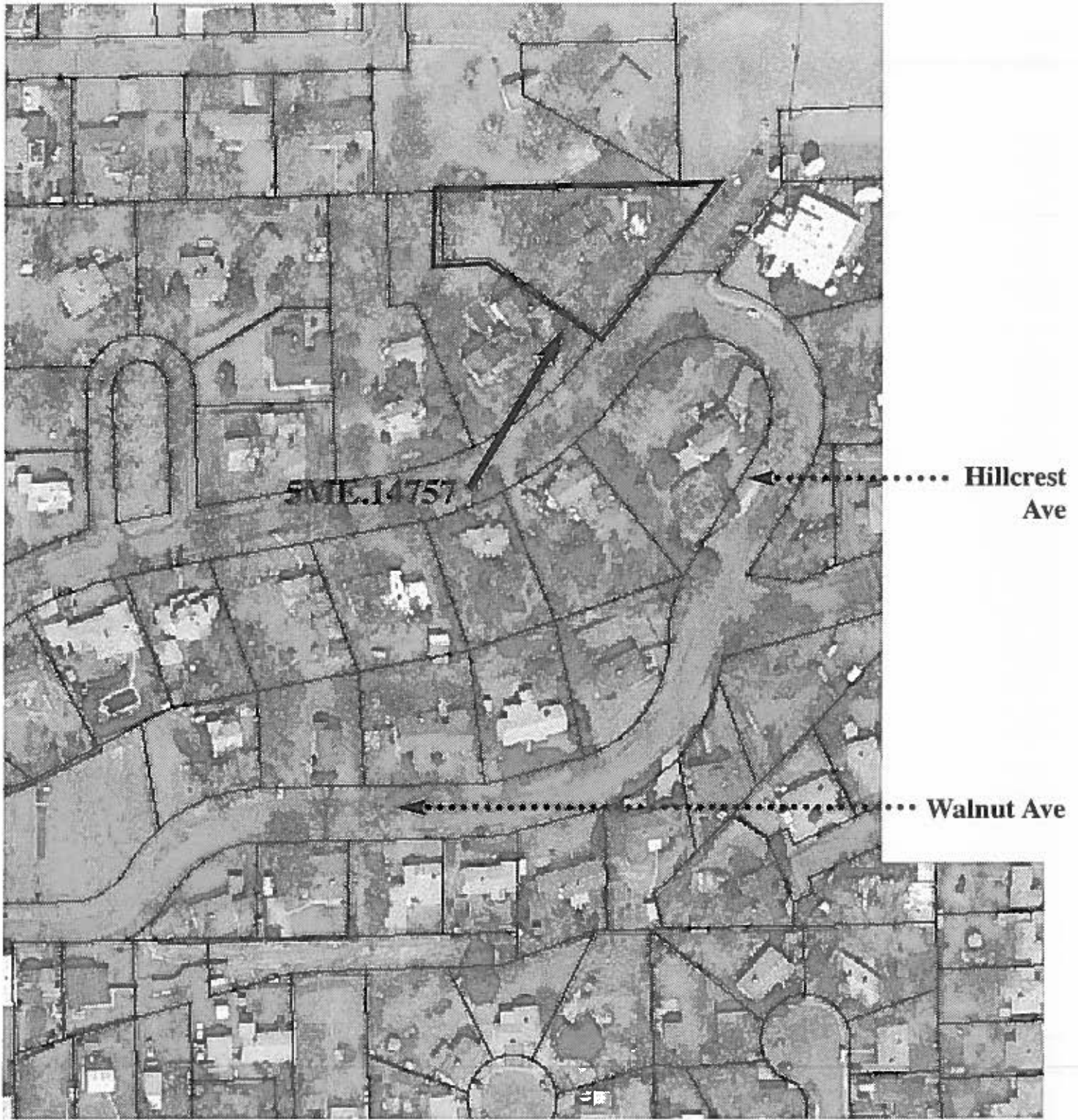
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VIII. Recording Information

47. Photograph numbers: Roll # 11 Frame # 7 & 9
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



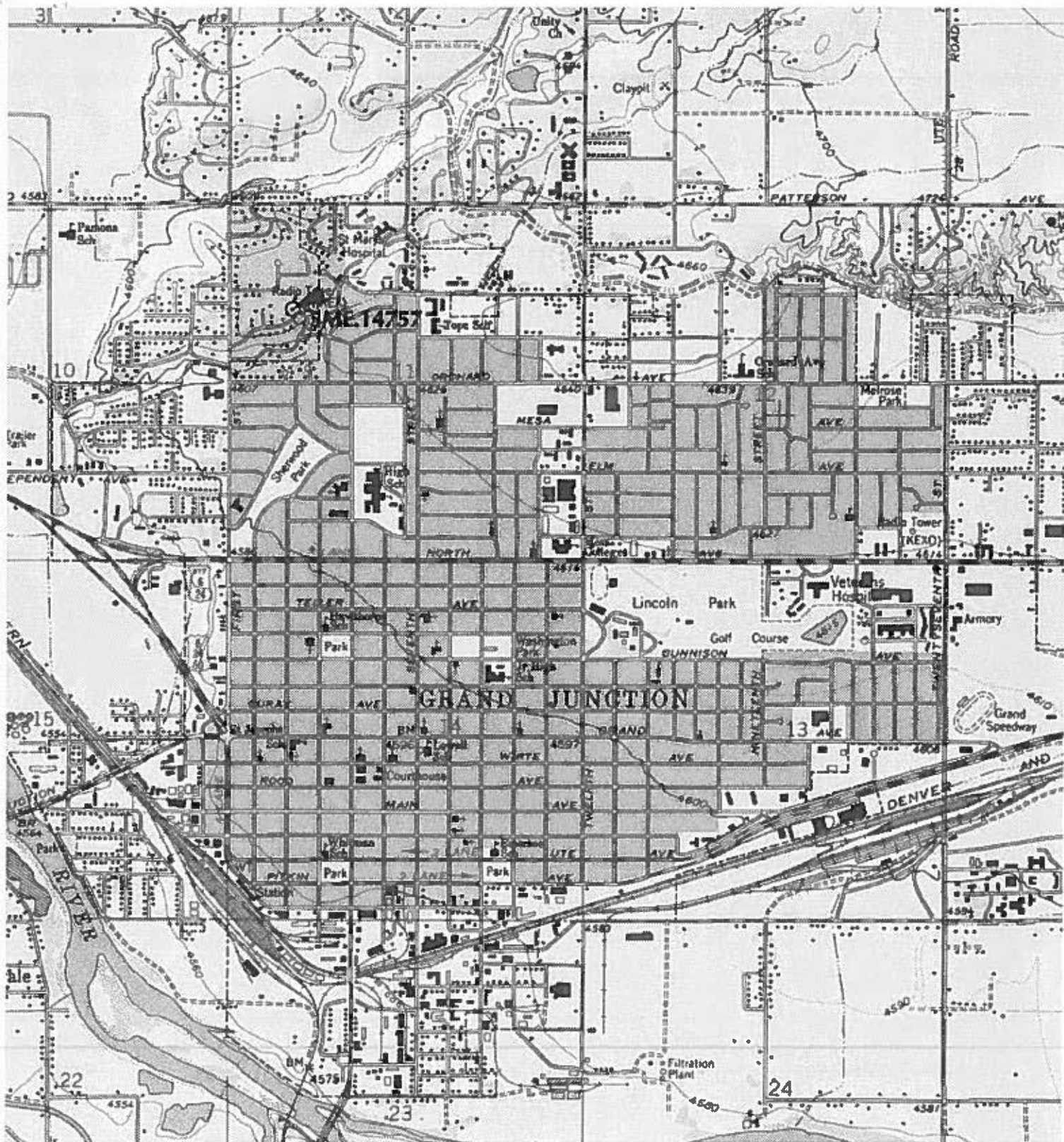
116 Hillcrest Ave.



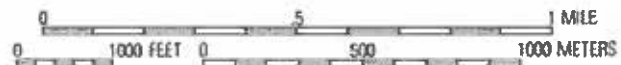
North

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.14757

116 Hillcrest Ave.

Roll # 11 Frame # 7

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5885 002930

008

share

58005

WHF BA010A1X0N NNN 0 5885 002930

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share

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