

COLORADO CULTURAL RESOURCE SURVEY

# 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.7637
2. Temporary resource number: 2102.FIR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: O. H. Hoech House
6. Current building name: n/a
7. Building address: 2102 N. 1st Street
8. Owner name and address: Dale G Cole  
235 N 7th St Grand Junction, CO 81501-3401

### II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West  
SW 1/4 of NW 1/4 of SW 1/4 of NW 1/4 of section 11
10. UTM reference  
Zone 1 2 ; 7 1 0 1 2 7 mE 4 3 2 9 1 8 4 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): 1 Block: 1  
Addition: Hillcrest Manor Year of Addition: 1931
13. Boundary Description and Justification: Legal description of the site is: Lot 1 Blk 1 Hillcrest Manor Sec 11 1s 1w Exc Row On W Desc B-2440 P-785/787 Mesa Co Recds Assessors Office Parcel ID # 2945-112-15-015  
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 40' x Width 37'
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): Hip on Gable Roof
19. Primary external roof material (enter no more than one): Wood shingle Roof
20. Special features (enter all that apply): Chimney, Fence

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21. General architectural description: This is an essentially rectangular plan one story house with a series of shallow projecting volumes around the perimeter. Each projection has a steeply pitched clipped gable roof which gives the impression of a complex asymmetrical form. Each gable form returns to the main roof which is hipped on the principal corners of the house. There appears to be an area of flat roof in the center of the volume. For the most part each gable ridge meets the main ridge of the house. The main entry faces west and is a small front gable form with a deep round-arch opening. A series of wide steps front the entry. To the north of the entry, a taller front gable covers a larger projection, beyond which is a projecting bay on the northwest corner. The bay appears to be under the main hipped roof section of the building. To the south of the entry, a rectangular stucco form extends up through the eave line creating the chimney. Further south, the side of another gabled projection emerges from behind the chimney. The wall in this area has a base of wire cut brick which extends from grade to the sill level of the windows. The wall above is stucco and the base continues around the form to the rear of the house. The south side of the building has two clipped front gable projections and rear of the building has one in the center which does not project off the wall plane. There are a variety of window sizes and types, but generally the windows are vertically proportioned, and grouped into series of three. The double hungs have vertical muntins in the upper sash. Brick detailing appears as decorative elements on the stucco surfaces and a series of three holes can be seen at the peak of each gable, creating a decorative ventilation detail. An approximately 8' stucco wall extends to the east and creates a walled area at the rear of the house. It bounds the parking area and connects to the outbuilding.
22. Architectural style/building type: Late 19th and Early 20th Century Revivals; Tudor Revival
23. Landscaping or special setting features: The house sits on the high point of a fairly large corner lot that rises from the grade of the street. A tall wrought iron fence on a sandstone base surrounds the lot on the two street sides. Dense vegetation surrounds the building with a mixture of overgrown shrubs and older trees.
24. Associated buildings, features, or objects: A large clipped gable outbuilding with a steep roof pitch sits at the rear of the site. It is not original to the site.

**IV. Architectural History**

25. Date of Construction: Estimate: 1937 Actual: \_\_\_\_\_  
Source of information: Mesa County Assessors Office, 1996 Phase two survey

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26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: Oliver H. Hoech  
Source of information: 1996 Phase Two Survey Form
29. Construction history (include description and dates of major additions, alterations, or demolitions): Addition to the north side of house, 1992. Alterations to the rear (east) 1993, per previous survey form. Some windows appear to have been replaced, dates unknown. Outbuilding construction, date 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
35. Historical background: The original owner, Oliver H. Hoech, for whom the house was built in 1937, was the office manager for Western Slope Ford. In the 1946 directory, he is listed as the clerk for the Selective Service. By 1949, Mr. Hoech was a partner in Garms-Hoech, an insurance agency, and was the secretary for the Valley Federal Savings and Loan Association.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories; 1996 Phase 2 Survey Form

**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

40. Period of significance: 1937

41. Level of significance: National  State  Local

42. Statement of significance: This building represents the upper class style of home that is prevalent in this area beginning in the 1930s. The houses incorporate many elements of the popular styles of the time representing both east and west coast trends. This home is also associated with an individual who had some stature in the local community.

43. Assessment of historic physical integrity related to significance: The house appears generally intact, however additions and alterations may confuse the true original form. Integrity is somewhat compromised.

**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 # 11 Frame # 16, 17 & 23

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

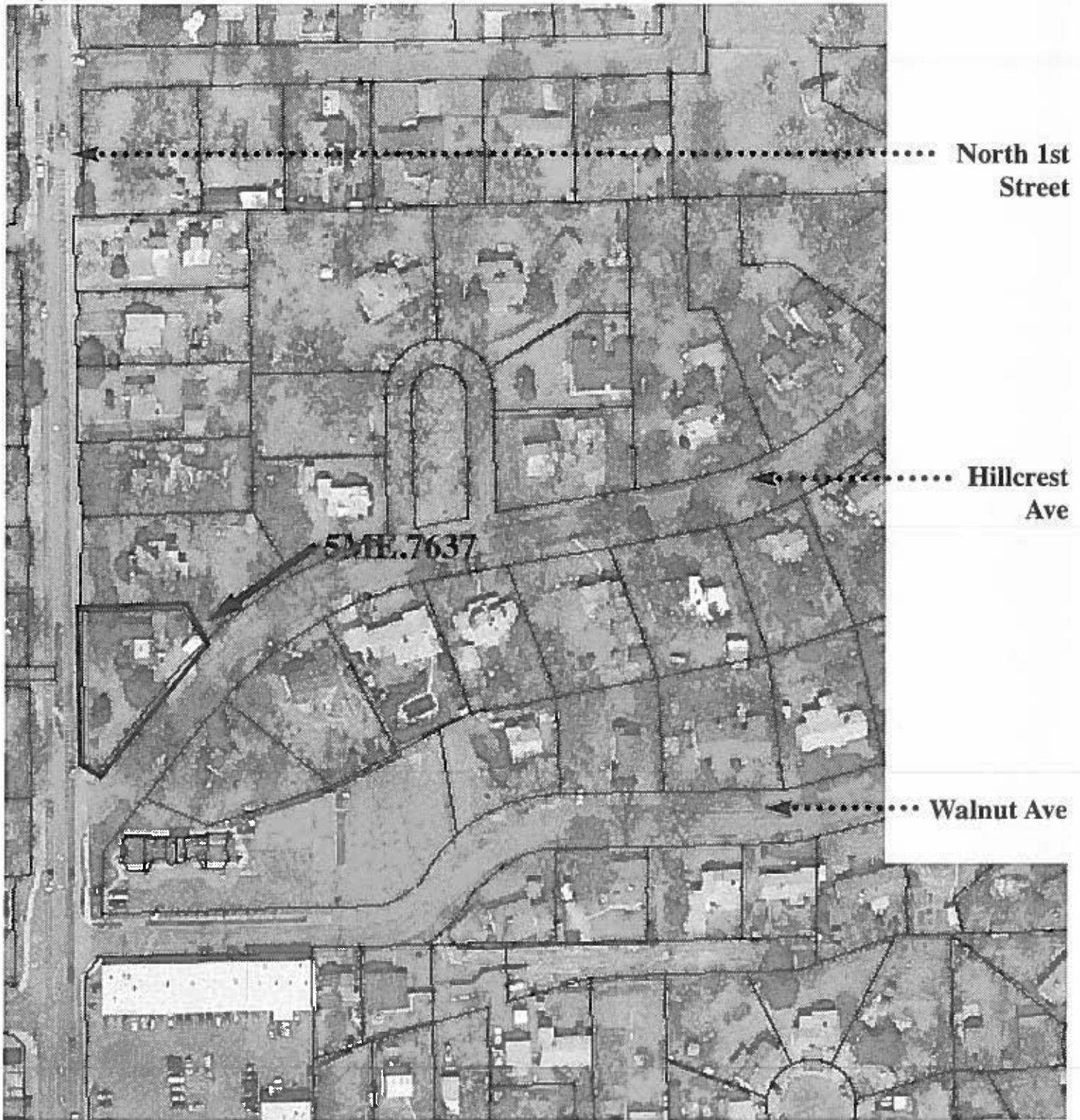
51. Organization: Reid Architects, Inc.

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



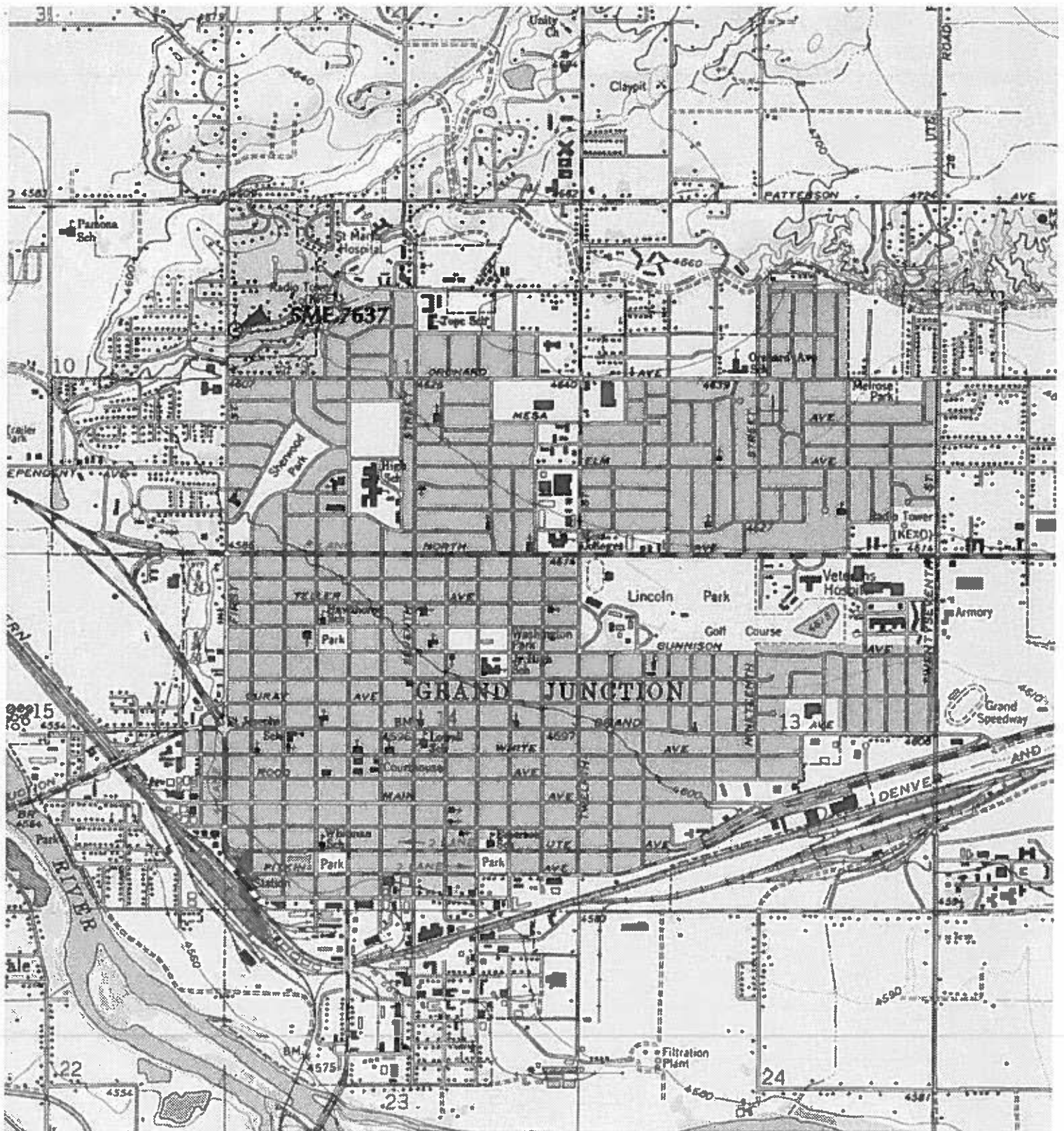
# 2102 N. 1st Street



North

Grand Junction, Colorado  
*image from 2002 aerial map*

City of Grand Junction • Phase Three Survey  
2004



TN  $\uparrow$  MN  
11 1/2°



Map created with TOPO!® ©2003 National Geographic ([www.nationalgeographic.com/topo](http://www.nationalgeographic.com/topo))

# GRAND JUNCTION, COLORADO

*Phase Three Historic Survey*

2004



5ME.7637

2102 N. 1st Street

Roll # 11 Frame # 16

Looking east

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5885 002930

017

share

58014

WHF BA010A1X0N NNN- 1 5885 002930

58021

share

024

5ME.7637

2102 N. 1st Street

Roll # 11 Frame # 17

Looking east

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5885 002930

018

share

58015



COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway Denver, CO 80203

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME7637

Eligible for National Register  yes  no  
date \_\_\_\_\_ initials \_\_\_\_\_  
Criteria  A  B  C  D  
Contributes to a potential National Register district  
 yes  no district name: \_\_\_\_\_

Eligible for State Register  yes  no  
date \_\_\_\_\_ initials \_\_\_\_\_  
Criteria  a  b  c  d  e  
Areas of significance: \_\_\_\_\_

COUNTY: Mesa

CITY: Grand Junction

Period of significance \_\_\_\_\_  
Needs data  date \_\_\_\_\_ initials \_\_\_\_\_

HISTORIC BUILDING NAME: Hoech, O.H., House

LOCAL LANDMARK DESIGNATION:  yes  no

Date of designation: N/A

CURRENT BUILDING NAME:

Designating authority: N/A

ADDRESS: 2102 N. 1st St., Grand Junction, CO 81501

P.M.: UTE township: 1S range: 1W  
NW 1/4 of SW 1/4 of SW 1/4 of NW 1/4 of section 11

OWNER NAME & ADDRESS: Dale G. Cole, 235 N. 7th St., Grand Junction, CO 81501-3401

UTM REFERENCE-12  
Easting: 710185  
Northing: 4328980

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973  7.5'  15'

STYLE: Tudor

Block: 1  
Lot(s): 1

Addition: Hillcrest Manor  
Year of addition: 1936

BUILDING TYPE:

original location  moved  
Date of move(s): \_\_\_\_\_

MATERIALS: Concrete Foundation; Stucco Frame; Cedar Shingle Roof

HISTORIC USE: Domestic

PRESENT USE: Domestic

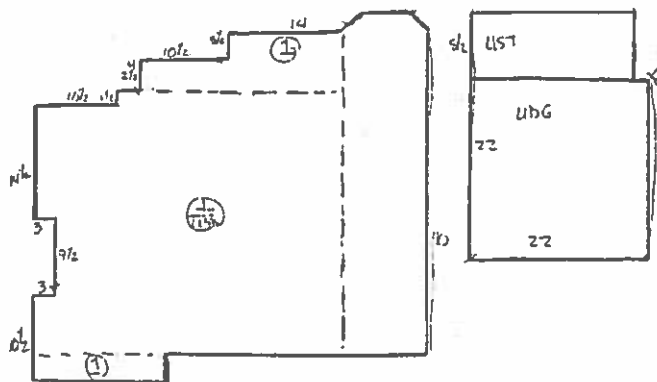
STORIES: 1

SQUARE FOOTAGE: 1367

DATE OF CONSTRUCTION- estimate: 1937 actual:  
Source of information: Tax Assessor's Records

PLAN SHAPE:

north arrow



ARCHITECT: Unknown

Source of information: \_\_\_\_\_

BUILDER/CONTRACTOR: Unknown

Source of information: \_\_\_\_\_

ORIGINAL OWNER: O.H. Hoech

Source of information: Lot and Block Book

ASSOCIATED BUILDINGS-  yes  no

Type: Garage

**ARCHITECTURAL DESCRIPTION:** One story with cross hip on gable. Concrete front steps with small wrought iron railing lead to gabled entry wing. Arched paneled front door with one light is recessed, with small casement windows flanking door. Windows are double hung wood sash, six-over-six, usually paired. Siding is buff stucco. On south elevation and on half of east elevation, the siding is wire cut brick up to sill level. Sill is topped by a continuous course of rowlock brick. Above the wire cut brick the siding is buff stucco. Door and window surrounds, cornices, arched front screen door are brown. Red painted cedar shingled roof. Fireplace chimney on the facade is buff stucco with a band of wire cut soldier brick half way up the chimney and another course of soldier brick around chimney top. Sloped brick weathering. Two ceramic chimney pots. At the apex of the multiple gables around the house groups of two or three round hollow tiles pierce the wall to ventilate the attic. Behind the backyard fence there is an addition to the north side of house. Walls, roof and windows all match original house.

Landscaped with lawn and curving sidewalks of red flagstones with steps as it descends sloping lawn. Lawn is edged by stone retaining wall, with red flagstone coping. Some evergreens along foundations. Large maple on west lawn and many large pines and some junipers on lawns. Hedge along Hillcrest Avenue frontage. At corner of lawn is a large stone gate pillar covered with woodbine. Wood fence around back yard.

Original hip on gable garage at rear.

**PHOTOGRAPHS** (include photographs showing each side of building and any associated buildings)

Film roll no.: 10  
Negative no.: 20

Photographer: Carolyn Howard  
Location of negatives: City Of Grand Junction

**CONSTRUCTION HISTORY** (include description and dates of major additions, alterations, or demolitions): In 1992, an addition to the north elevation which blends well with the original Tudor architecture. Wood deck added to the east elevation, behind stucco wall, in 1993.

**HISTORICAL BACKGROUND** (discuss important persons and events associated with this building): Significant because of its association with Oliver H. Hoech. Mr. Hoech, was office manager of Western Slope Ford when the house was completed in 1937. In the 1946 directory, he is listed as clerk for the Selective Service. By 1949, Mr. Hoech was a partner in Garms-Hoech, an insurance agency and was secretary for the Valley Federal Savings and Loan Association.

**INFORMATION SOURCES** (be specific): Plat Map, Appraisal Card, Ownership Card, Grand Junction City Directories.

**SIGNIFICANCE** (check appropriate categories)

**Architectural significance:**

represents the work of a master  
 possess high artistic value  
 represents a type, period, or method of construction

**Historical significance:**

associated with significant person(s)  
 associated with significant event  
 associated with a pattern of events  
 contributes to an historic district

**National Register eligibility:**

Individual  yes  no  
Criteria:  A  B  C  D  
Area(s) of significance: Architecture

**Contributes to a potential district:**

yes  no  
District name:

Period of significance: 1937

**THEME(S):**

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): A 1930s version of Tudor style, this is a well built and well maintained house. The gabled entry, and adjacent fireplace chimney, are highly stylized details. Although not eligible for the National Register, this house may contribute to a local register.

**INVENTORY COMPLETED BY:** Museum Group Staff

**DATE:** 2/14/96

**AFFILIATION:** Museum of Western Colorado

**PHONE:** (970) 241-9117

**ADDRESS:** PO Box 20000-5020, Grand Junction, Colorado 81502-5020

**PROJECT NAME:** Grand Junction Historic Resources Survey, Phase 2



2102 N. 1st St.  
Grand Junction, Mesa Co, CO  
2945-112-15-015  
SME7637

