

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory
Form**

I 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.14756
2. Temporary resource number: 115.HLC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 115 Hillcrest Ave.
8. Owner name and address: Todd Eric Hegstrom
115 Hillcrest Dr Grand Junction, CO 81501-7408

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 5 1 mE 4 3 2 9 2 8 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): 15 Block: 1
Addition: Hillcrest Manor Year of Addition: 1931
13. Boundary Description and Justification: Legal description of the site is: Lot 15 Blk 1 Hillcrest Manor + A Tr Designated As Tennis Court & Inc 1/2 Vacwalkway As Desc In Commissioners Record 11-21-95
Assessors Office Parcel ID # 2945-112-15-002
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 59' x Width 85'
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): Stucco
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Wood Shake Roof
20. Special features (enter all that apply): Chimney, Attached Garage

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21. General architectural description: This is a large complex wood frame house with several additive volumes. The original form is a steeply pitched side gable roof, whose ridge runs northeast/southwest. It has a front gable projection generally centered on its length, which has the main entry door. The door is centered on the front gable with curved false half-timbering running from the base of the door to the eave line. The top of the front gable has a triangular projection which is supported by small brackets. The location of the brackets relates to a series of half-timbering pieces above the door. There is almost no overhang on the front gable end. To the right of the front gable are two sets of three double hung windows on the length of the wall; to the left are single and pair groups. This area of wall has a brick surface. A stucco chimney penetrates the roof plane to the left of the entry gable. The peak of a front gable extends above the ridge behind the chimney and runs back to the northwest. The southwest side of the original side gable has a large area of glass centered on the peak on the upper level and a couple of double hungs on the main level. The northeast side of the original side gable form has a set of three windows at the southeast corner and a single double hung centered on the peak, in the upper level. The brick wall continues around the corner below the eave line and the area above the eave line is half-timbered. The northeast gable end is embedded in the slope of the roof from the rear front gable addition, which wraps the corner and covers a small square addition with a hipped roof. A very large side gable addition extends off the large rear front gable and is set back from the original side gable form. This section has a series of windows and an entry door as well as two single car garage doors. A large asymmetrical gable dormer extends off the roof to the southeast with a variety of window shapes and sizes and a stepped wall plane. Finally, the northeast side of the large side gable has a segmental arched window on the upper level and assorted smaller windows on the main level. The brick finish continues on the main walls below the eave line, with false half-timbering in the dormer and the gable end.
22. Architectural style/building type: Tudor Revival
23. Landscaping or special setting features: The house sits on a large lot on a curving street, with several large trees and shrubs. A large driveway fronts the large gable addition. There are some areas of lawn at the front of the original section.
24. Associated buildings, features, or objects: none seen

IV. Architectural History

25. Date of Construction: Estimate: 1939 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____

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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): Additions to rear and northeast sides, alterations to the original siding materials and windows, alterations to original chimney form; dates unknown (possibly circa 1995).
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: Although no early documentation was found, Dorsey G. Son is shown as owner from 1951 through 1957. 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; Polk Directories.

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
- ___ 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

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39. Area(s) of significance: Architecture
40. Period of significance: 1939
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 area of town reflects the development of wealthier suburbs with a variety of architectural styles.
43. Assessment of historic physical integrity related to significance: Substantial additions have more than tripled the original size of the house, and original materials and details have been lost or seriously modified. The character of the additions obscure and confuse the form and pattern. Only the front gable entry retains its original character. Integrity has been completely compromised.

VII. National Register Eligibility Assessment

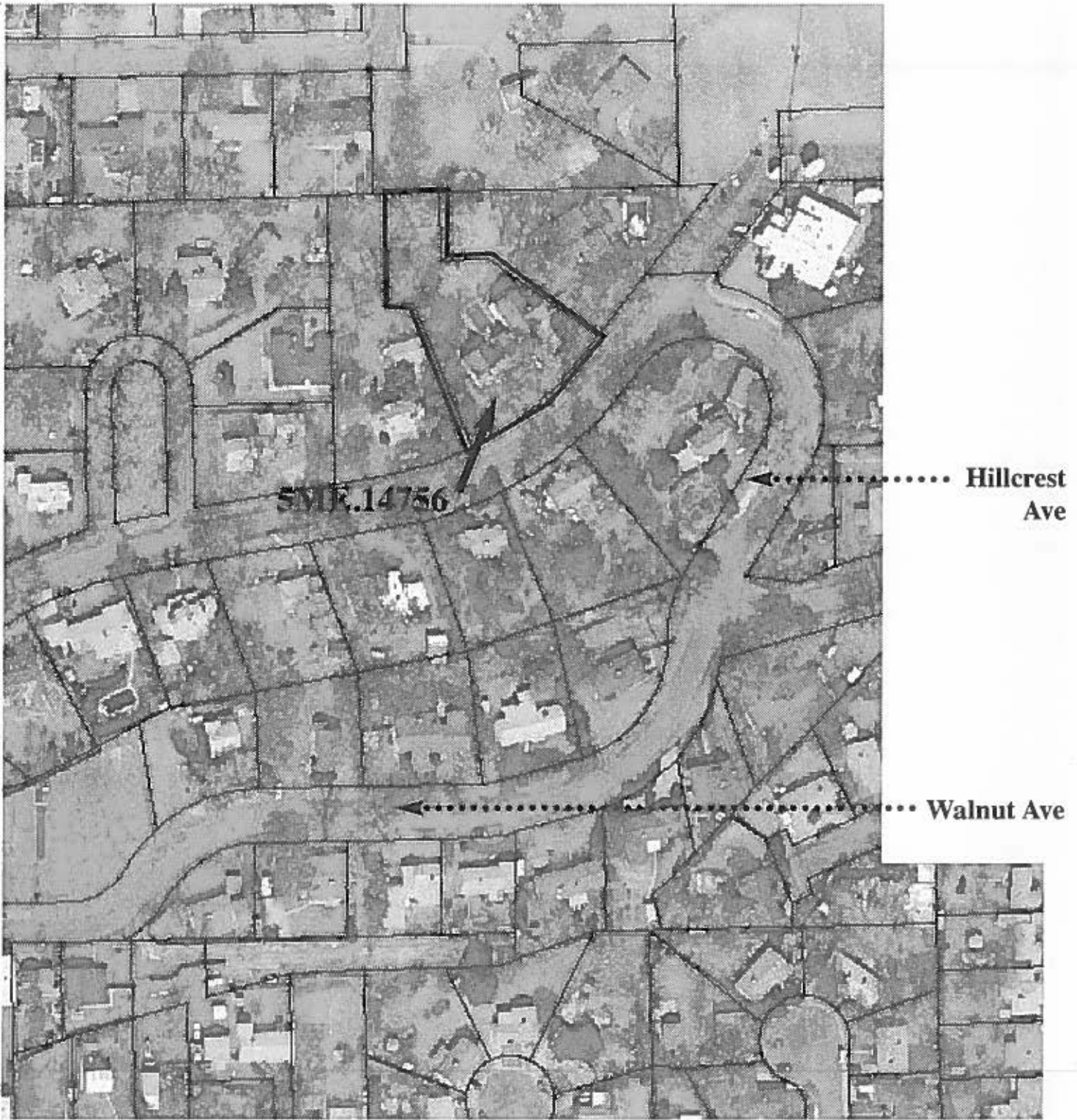
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 11 Frame # 8 & 10
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



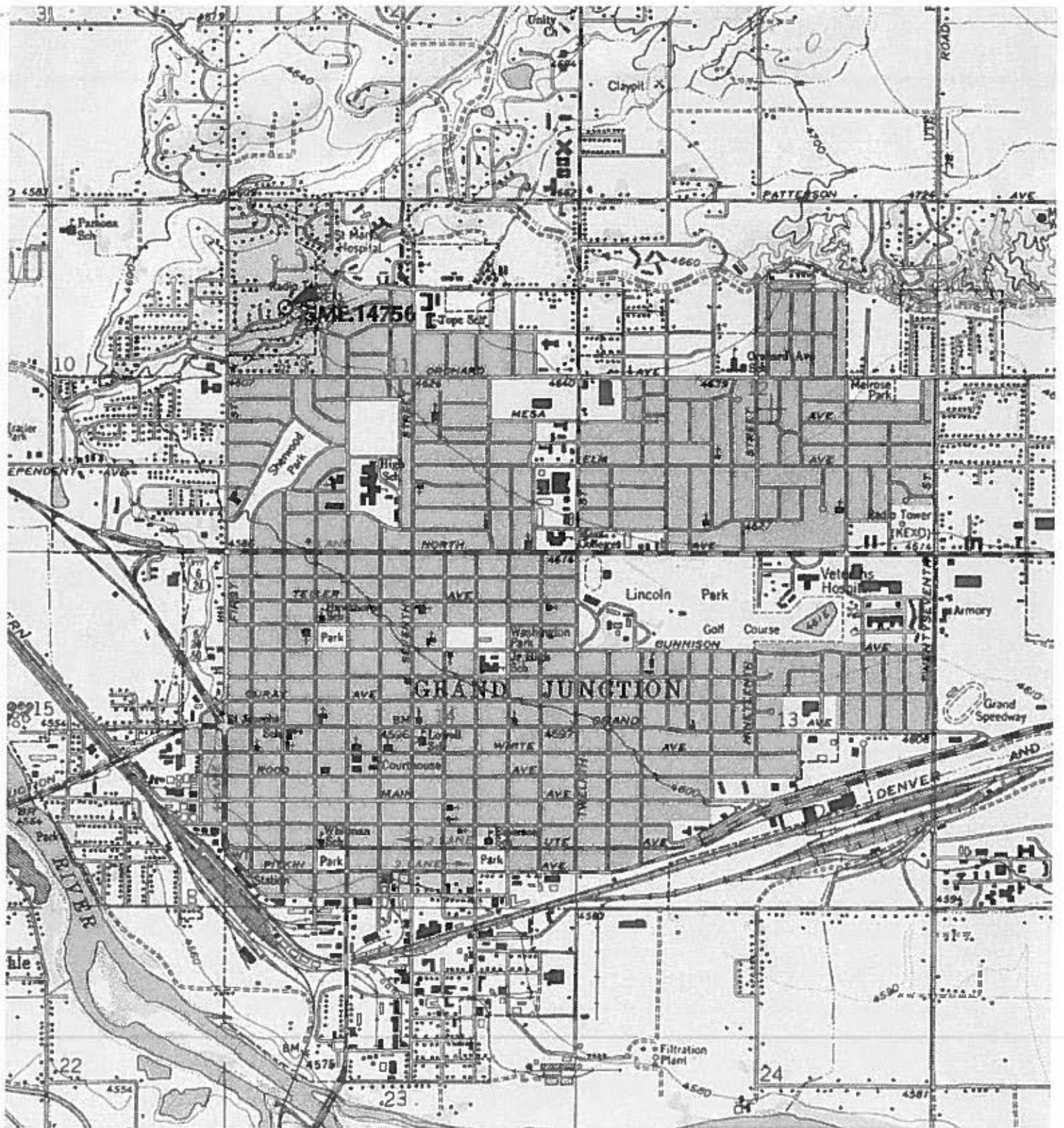
115 Hillcrest Ave.



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

SME.14756

115 Hillcrest Ave.

Roll # 11 Frame # 10

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5885 002930

011

sharp

58008

SME.14756

115 Hillcrest Ave.

Roll # 11 Frame # 8

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5885 002930

009

sharp

58006

