

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.14758
2. Temporary resource number: 120.HLC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 120 Hillcrest Ave.
8. Owner name and address: Dennis M Herzog
120 Hillcrest Dr Grand Junction, CO 81501-7442

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 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 4 2 4 mE 4 3 2 9 2 5 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): 19 & 20 Block: 1
Addition: Hillcrest Manor Year of Addition: 1931
13. Boundary Description and Justification: Legal description of the site is: Lots 19 + 20
Blk 1 Hillcrest Manor
Assessors Office Parcel ID # 2945-112-16-001
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 62' x Width 42'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Shingle
18. Roof configuration: (enter no more than one): Gabled Roof
19. Primary external roof material (enter no more than one): Wood Shake
20. Special features (enter all that apply): Chimney, Porch

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21. General architectural description: This is a horizontally proportioned wood frame house with a series of additive forms. The primary section is a side gable roof whose ridge runs northeast/southwest. The principal façade faces northwest. Another gable form intersects the main gable, at a lower ridge height, on a right angle. This results in a front gable on the left of the main façade and a small gable form on the east side of the intersecting gable. The front gable has an additional smaller gable that projects forward with a 45° hipped roof bay at the end. Adjacent to the bay is a flat roofed section that runs across the main front gable and covers the entry area. The flat roof is supported by a series of four brick columns that are unequally spaced across the length. The main entry sits under the flat roof with a group of three double hungs to the left and a series of individual units of similar size along the wall to the right. A pair of double hungs is located at the far right corner and a similar unit sits around the corner on the northwest wall. A large series of windows are located at the far corner of the northwest side. The bay has a double hung window in each plane and another pair of double hungs are located on the northeast side. A rectangular brick chimney is applied to the northeast side near the rear of the wall plane. The roof has minimal overhangs throughout.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: The house sits on a large irregular lot with generous areas of paving and rock gardens. Large trees front the lot at the street and small areas of lawn are located near the house.
24. Associated buildings, features, or objects: A large flat roofed garage structure is located on the northeast side of the house at the lot's corner.

IV. Architectural History

25. Date of Construction: Estimate: 1940 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): Alterations to the porch/entry area, probable window and siding replacement; dates unknown. Detached garage was originally a large carport with several bays; enclosure date unknown.
30. Original location Moved _____ Date of move(s): _____

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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, in the directories Rex G. Howell is shown as owner at least between 1951 and 1957. Rex Howell is also associated with the house across the street (116 Hillcrest) and the radio station which is to the east of both properties (345 Hillcrest). Rex Howell was the founder of the KFXJ radio station which operated from the house across the street from 1930 to 1940. In 1940 the current radio station building was built and the radio station operates to this day. He also served as a delegate to Republican National Convention from Colorado, in 1956. 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; "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: _____
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
40. Period of significance: 1940

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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: Alterations have significantly compromised the integrity of the house.

VII. National Register Eligibility Assessment

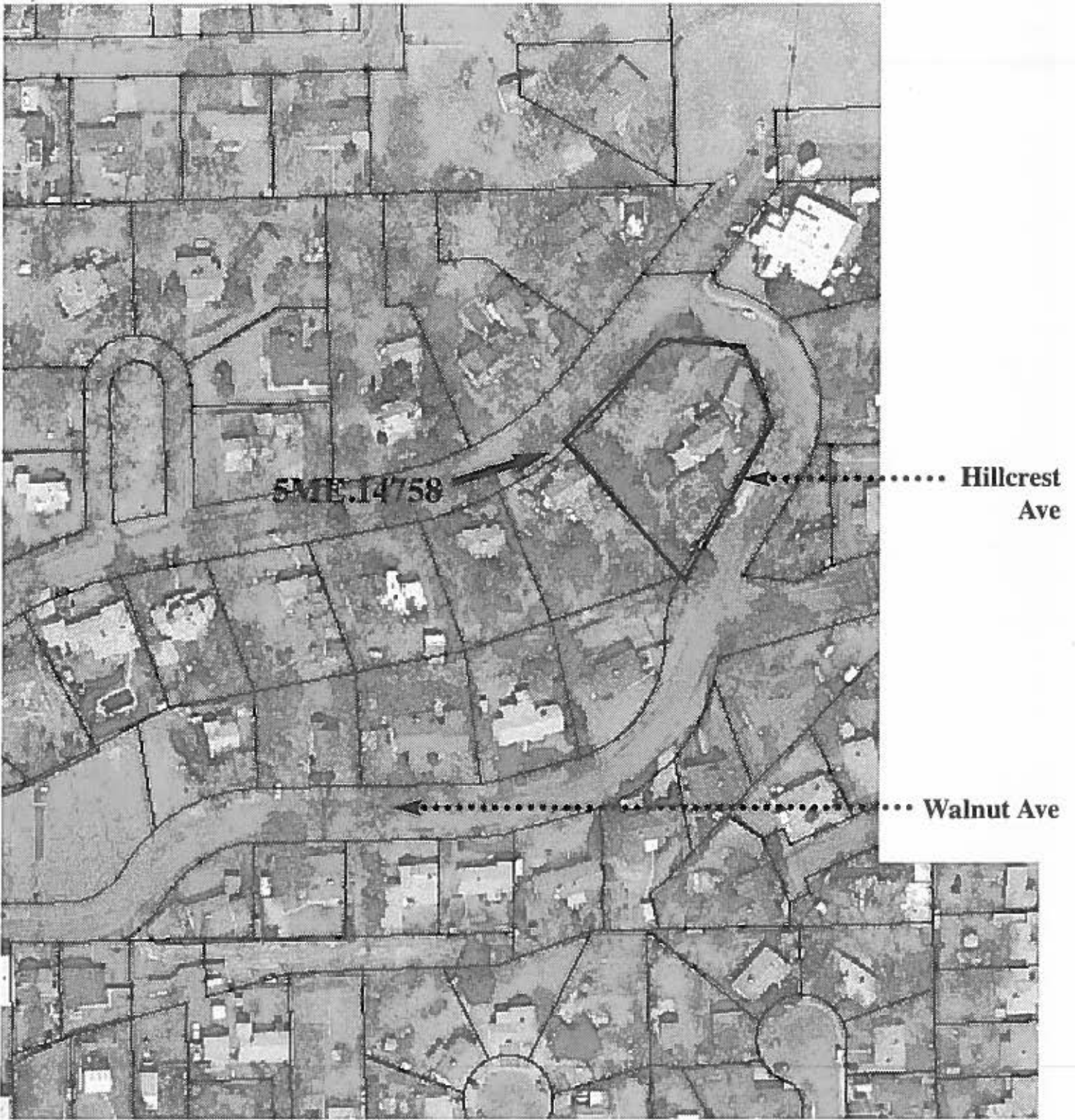
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data _____
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing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

VIII. Recording Information

47. Photograph numbers: Roll # 11 Frame # 24 & 25
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

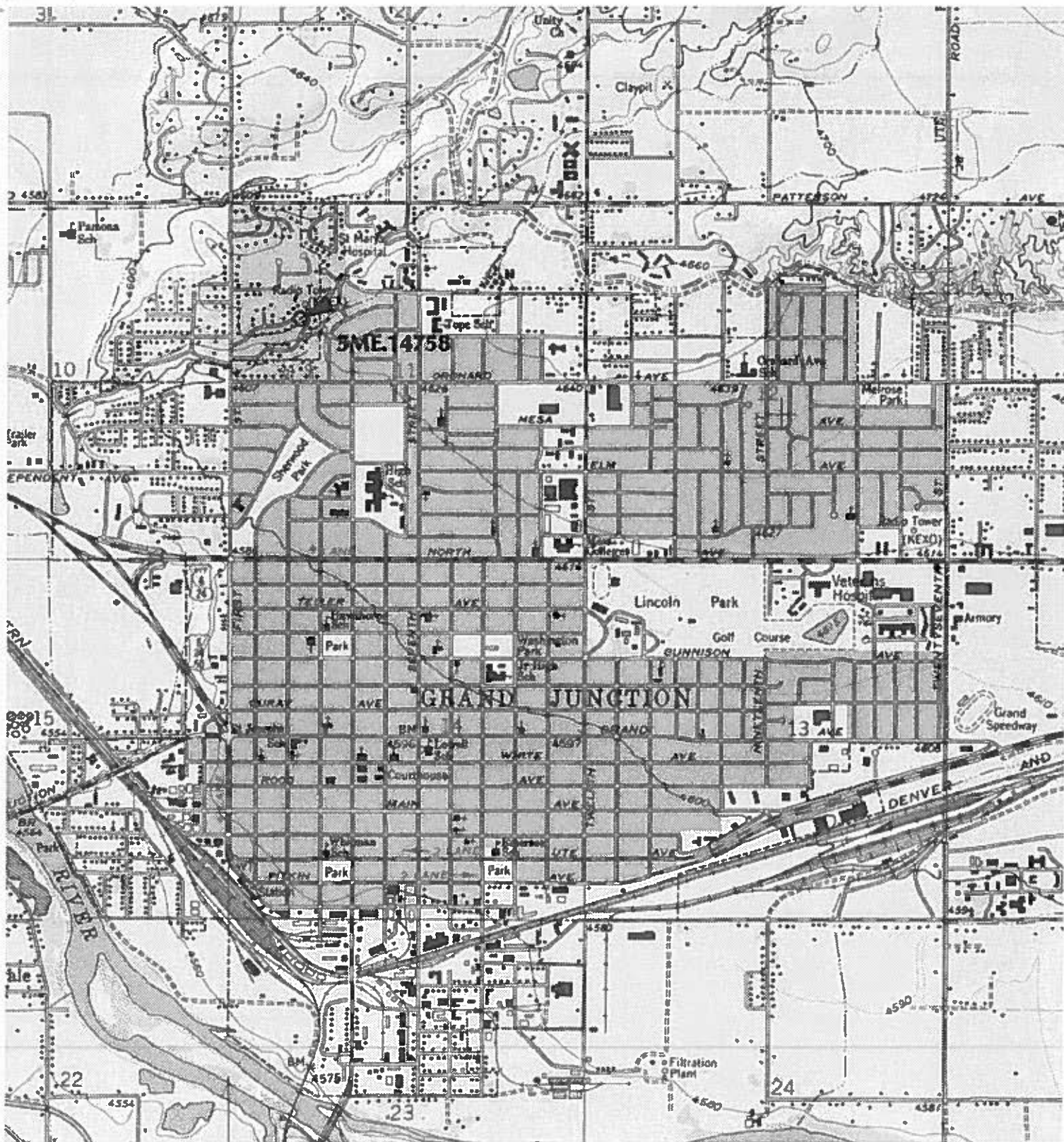


120 Hillcrest Ave.



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)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey

2004

5ME.14758

120 Hillcrest Ave.

Roll # 11 Frame # 24

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5885 002930

025

sharp

58022

WHF BA010A1X0N NNN- 2 5885 002930

026

sharp

58023

