

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.14763
2. Temporary resource number: 107.HILM
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 107 Hillcrest Manor
8. Owner name and address: B W Gregory
107 Hillcrest Dr. Grand Junction, CO 81501-7443

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 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 9 7 mE 4 3 2 9 2 3 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): 7 Block: 1
Addition: Hillcrest Manor Year of Addition: 1931
13. Boundary Description and Justification: Legal description of the site is: Lot 7 Blk 1
Hillcrest Manor
Assessors Office Parcel ID # 2945-112-15-012
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 48' x Width 34'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Vinyl
18. Roof configuration: (enter no more than one): Cross Gabled Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Chimney, Attached Garage

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21. General architectural description: This is a wood frame house with several projections. The main volume is a side gabled form whose ridge runs north/south. The principal façade faces east. The principal façade has a front gable projection on the north half of the façade, which has an additional small front gable projecting off the left side of the main front gable. The small projecting gable has the main entry door centered on the gable with stone walls on either side and wrapping the north and south sides. Small vertical windows are located in the side walls and horizontal siding infills the gable end. The larger front gable has a single double hung centered on the remaining wall. A large picture window is located on the remaining east facing side gable wall. The south side of the house has a pair of double hungs on the right and a single double hung on the left. A small gable sits on the rear roof plane and is covered by another shed roof porch that runs the length of the house, connecting the front gable garage to the house. A brick chimney sits on the rear roof plane near the ridge.
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: The house sits on a corner lot with several trees and shrubs. The driveway accesses the garage from the side; otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: A small shed is located off the rear of the garage.

IV. Architectural History

25. Date of Construction: Estimate: 1944 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): Major alterations to the original entry porch; summer 2004. Alterations to siding and possible window alterations, shed roof porch on rear, connection to previously detached garage; dates unknown.
30. Original location Moved Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling

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32. Intermediate use(s): _____
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: John H. Pendergast is shown as owner in the directories of 1951 and 1956. In 1956 it is listed as vacant and in the directory of 1957 Edward L. Ross is listed as owner. The 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
39. Area(s) of significance: Architecture, Community Development and Planning
40. Period of significance: 1944; 1943 to 1957 Uranium Boom
41. Level of significance: National State Local
42. Statement of significance: The development in this area is a direct result of the nation's involvement in WWII and the drive for the development of nuclear weapons. The discovery of significant sources of Uranium in the region initiated development in Grand Junction that supported both the mining of the materials and the administration of programs related to the development of weapons. The building types, materials and neighborhood layout are all indicative of the national trends which were driven by the proliferation of the automobile and the enormous demand for single family homes. This house is representative of the early suburban development that occurred adjacent to the

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original core of the city on previously agricultural lands. The town expanded first on the historic arterial streets and then infilled the interior of the grid. This area of town reflects a wealthier level of development and the City's transition from early suburban development to larger production style development during more rapid expansion. Though the automobile was a factor in the location of new development, the small modest houses that were built did not integrate the car into the design. These early suburban examples were compact houses with simple forms and simple materials, based on traditional styles.

43. Assessment of historic physical integrity related to significance: Alterations have significantly impacted the original character of the house. Integrity is all but lost.

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 # 13

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

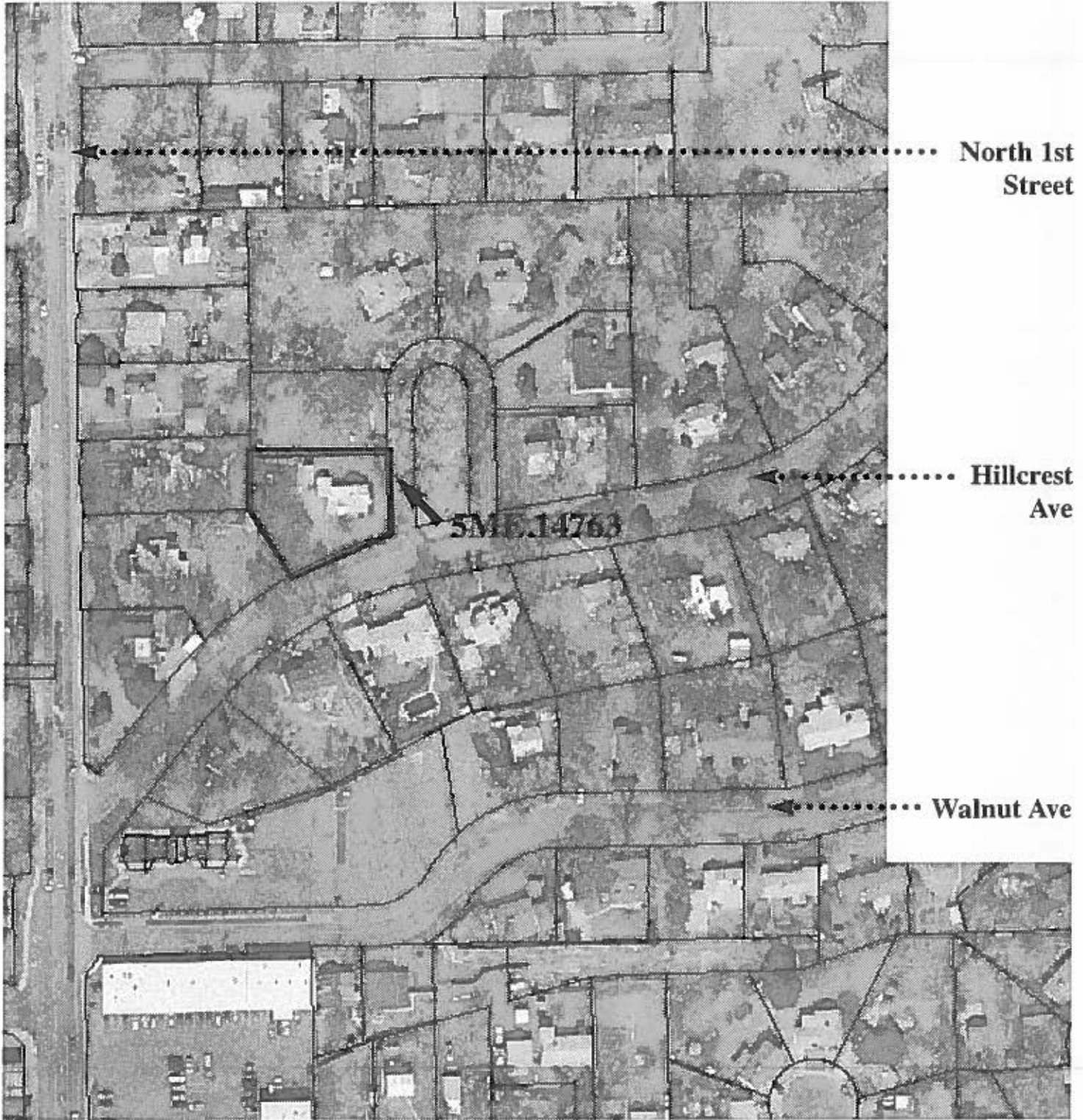
51. Organization: Reid Architects, Inc.

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



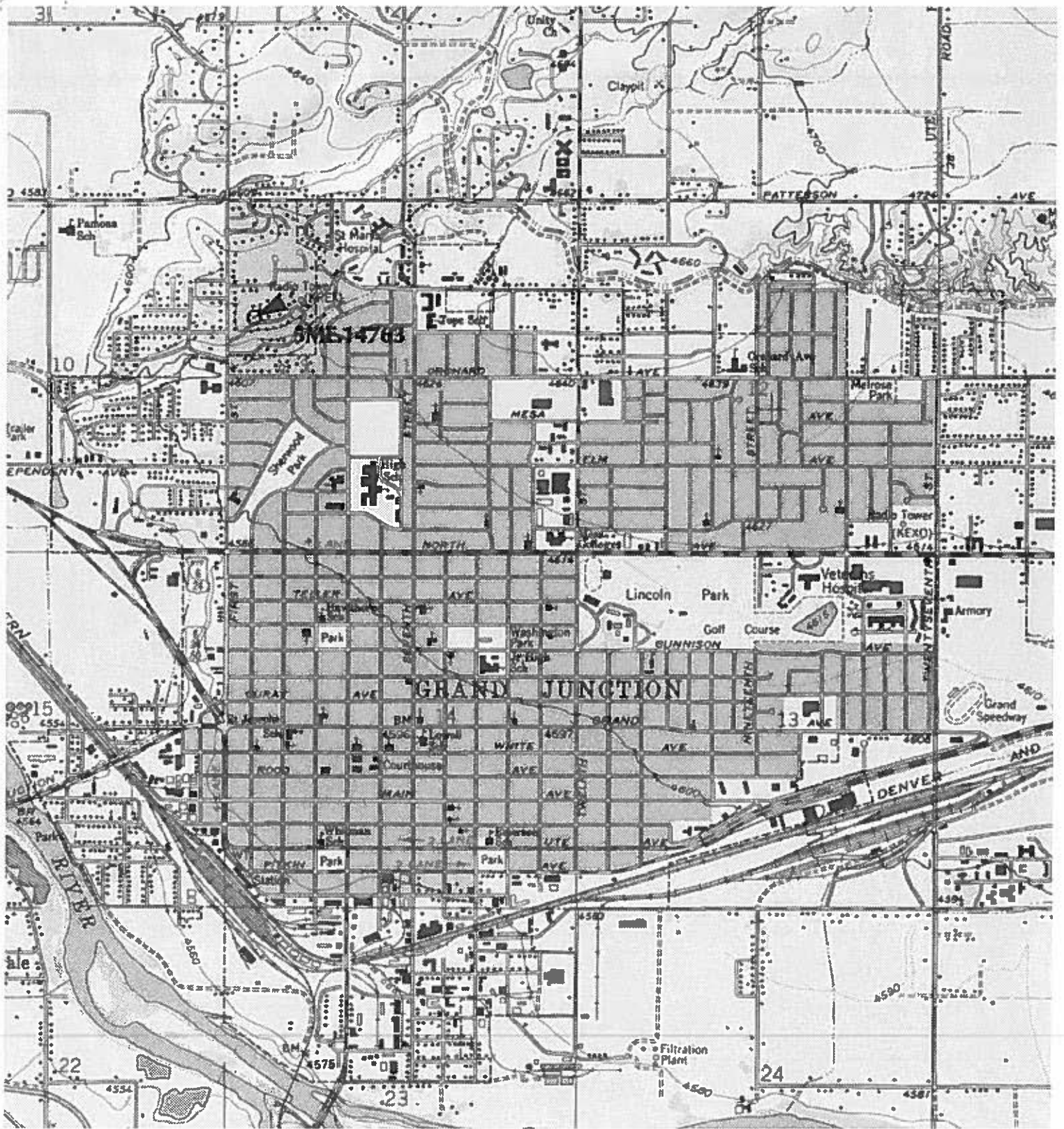
107 Hillcrest Manor



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.14763

107 Hillcrest Manor

Roll # 11 Frame # 13

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN+ 1 5885 002930

014

sharp

58011

