

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.14760
2. Temporary resource number: 123.HLC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 123 Hillcrest Ave.
8. Owner name and address: Amanda D Bailey
123 Hillcrest Dr Grand Junction, CO 81501-7442

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SW 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 1 8 mE 4 3 2 9 1 9 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): 23 Block: 1
Addition: Hillcrest Manor Year of Addition: 1931
13. Boundary Description and Justification: Legal description of the site is: Lot 23 Blk 1
Hillcrest Manor
Assessors Office Parcel ID # 2945-112-16-004
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 60' x Width 40'
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): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic
20. Special features (enter all that apply): Chimney

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21. General architectural description: This is a wood frame house. The principal façade faces north and is comprised of three sections. The central section is also divided into three parts and is symmetrical around the center. The center part is a vertically proportioned wall with a single round arched opening in the center. The entry door is recessed in the arched opening. To either side, are equal segments of wall which are stepped back and shorter than the center. A wide double hung window is centered on the wall on each side. The windows have five vertical muntins in the upper sash. The left side of this central grouping is a plain stucco wall with a section of tiled shed roof centered on the length. Two small rectangular windows are located below the section of tile roof; they align with the outside edges of the roof section. The right section is a tall garden wall which extends off the west corner and continues west a considerable distance. A segmental arched door is located about halfway along the length and a couple of small square openings are located to either side. A rectangular volume projects off the west side at the rear of the house behind the garden wall. This section has a stucco chimney on its western side. Another brick chimney is located on the roof behind the entrance section.
22. Architectural style/building type: Late 19th and 20th Century Revival
23. Landscaping or special setting features: The house is set back from the street, separated by a large area of lawn. Dense shrubs front the house and several other trees and shrubs are located in the yard. A pathway runs to the garden wall door.
24. Associated buildings, features, or objects: A carport is located at the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1932 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: reportedly built by the same person who built 116 Hillcrest
Source of information: Newell Hoskin, "The House on the Hill" (date unknown)
28. Original owner: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): No alterations are apparent.
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: Although no early documentation was found, the directories of 1951 through 1957 show Roland H. Penberthy as owner. This house was reportedly built by the same person who built the house at 116 Hillcrest. The style of building is certainly similar and unique to these two buildings. There is no evidence that the original owners of 116 Hillcrest, were ever associated with this building. 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 X 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: 1932

41. Level of significance: National ___ State ___ Local X

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: The house is apparently intact in its original form.

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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 # 12

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

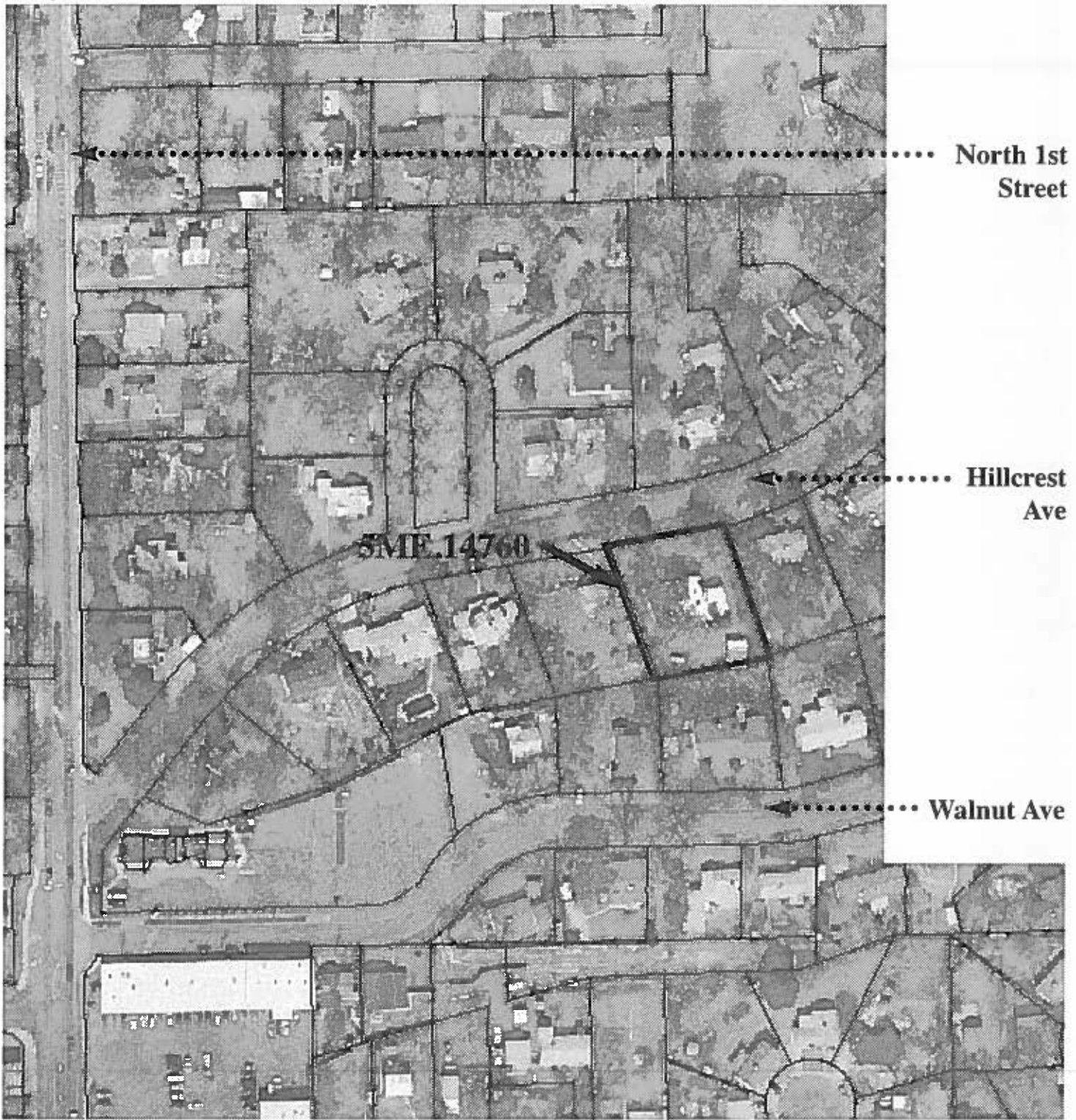
51. Organization: Reid Architects, Inc.

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



123 Hillcrest Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN * MN
11 1/4°



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

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004

5ME.14760

123 Hillcrest Ave.

Roll # 11 Frame # 12

Looking south

Grand Junction, Mesa County, CO

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share

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