

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.14929
2. Temporary resource number: 1460.NOR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: Holiday Motel
6. Current building name: 15th & North Plaza
7. Building address: 1460 North Ave.
8. Owner name and address: Dakota West Properties Llc
Po Box 551 Fruita, CO 81521-0551

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of SE 1/4 of SW 1/4 of SW 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 2 1 0 8 mE 4 3 2 8 2 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): 11 & 12 Block: _____
Addition: Exposition Arcade Year of Addition: 1950
13. Boundary Description and Justification: Legal description of the site is: Lots 11 + 12
Exposition Arcade
Assessors Office Parcel ID # 2945-123-21-007
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 250' x Width 70'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Hipped Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): none

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21. General architectural description: This is a long low brick building that has a narrow end facing the street (south), a long leg facing east, running the length of the lot and a short ell on the north end that runs the width of the lot. The building has a hipped roof which is level and continuous along the entire length. The south end has a slightly deeper volume that projects to the east and has a single door and window group on the east face. A similar window unit faces the street. There is a substantial overhang on the east side, which shelters a series of entrances and windows along the length. The façade is comprised of a series of repeating door and window units. The basic unit is comprised of a single door with a half glass panel and a horizontally proportioned window unit with a central large area of glass flanked by a casement on each side. A transom runs across the top, divided with vertical muntins that extend the line of the casement units and divide the remainder in two. This door/window pattern is repeated and mirrored down the length of the façade and on the south side of the ell at the rear. A series of signs corresponding to each unit are located on the roof.
22. Architectural style/building type: Commercial Style
23. Landscaping or special setting features: A large parking are is contained in the ell, and parking is located right at the façade of the building.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1955 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): Addition of signage, some likely alterations to the roof at the south side; dates unknown.
30. Original location Moved _____ Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic; Hotel
32. Intermediate use(s): Domestic; Hotel
33. Current use(s): Commerce and Trade

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34. Site type(s): Commercial Strip
35. Historical background: In 1956 the Polk Directory lists this address as the Holiday Motel
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1955, 1956, 1957

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: 1955; 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 rapid expansion of residential neighborhoods. This building is significant for its position in the expansion of the commercial activities of the community. The motel use/type is unique to the early part of the 20th century when a more mobile society required inexpensive lodgings located along popular travel routes..

43. Assessment of historic physical integrity related to significance: The building retains its motel pattern even though the use has changed. Some alterations have impacted the street front character, somewhat impacting the integrity.

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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 # 9 Frame # 18 & 19

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

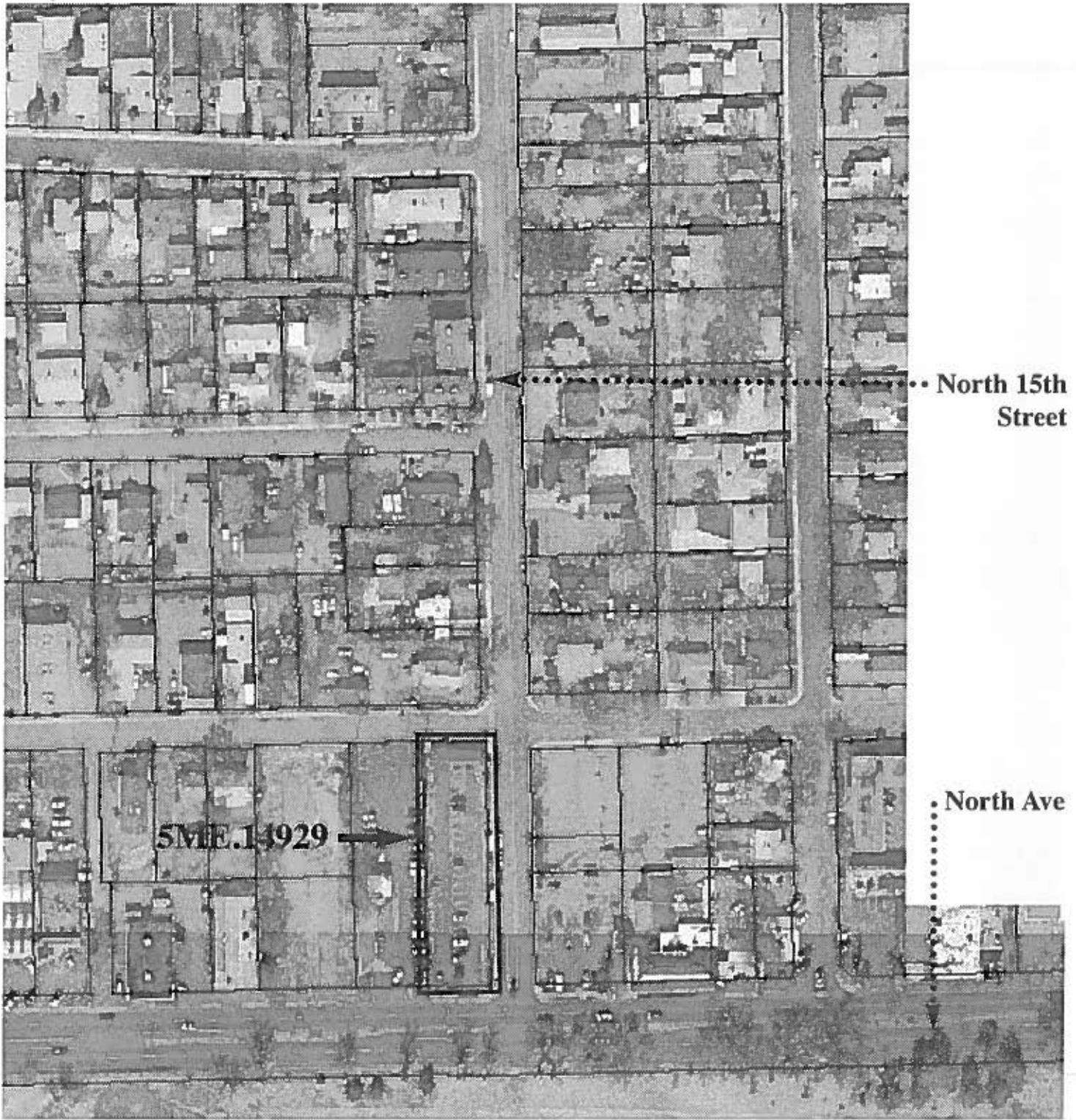
51. Organization: Reid Architects, Inc.

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



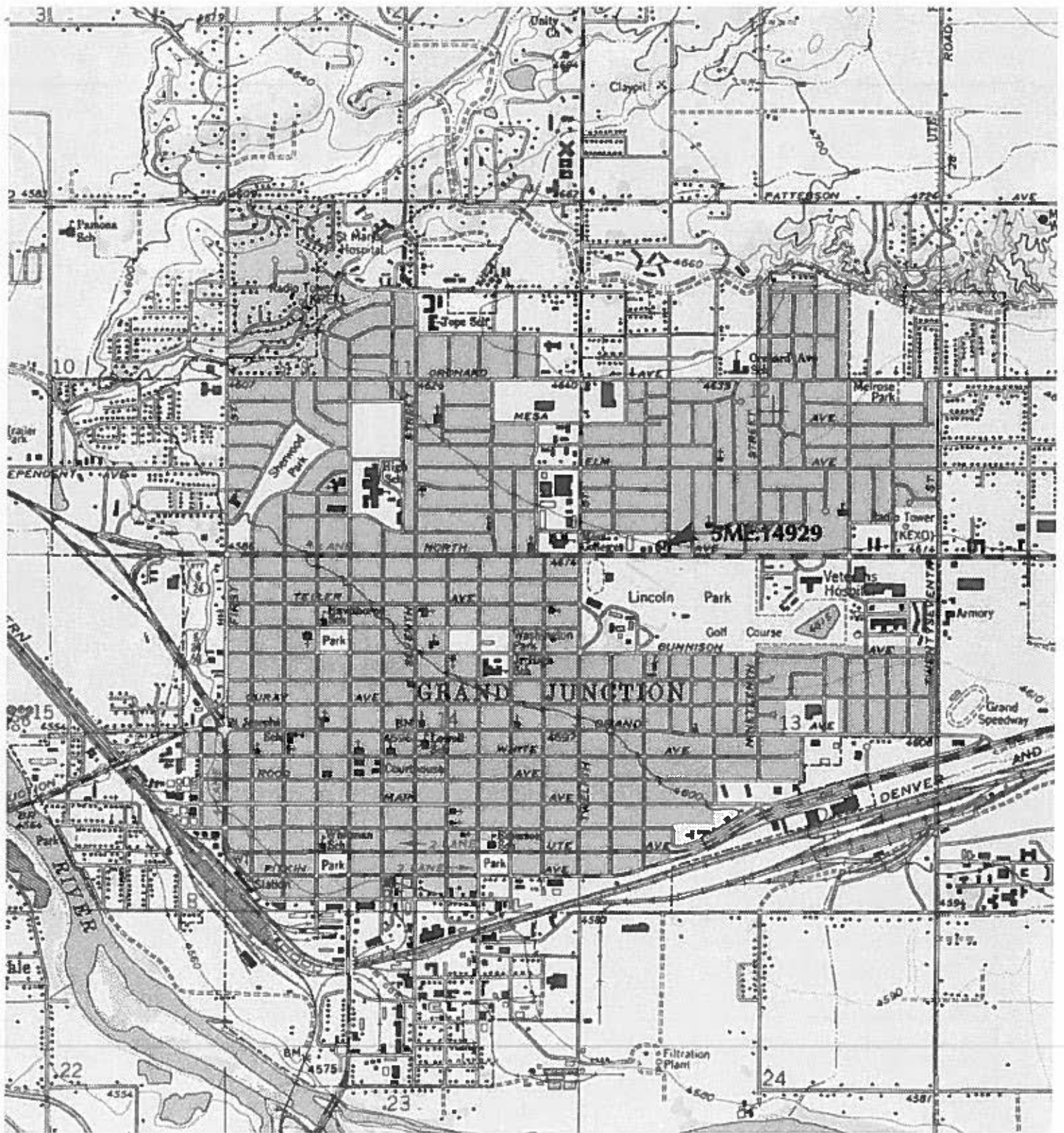
1460 North Ave.



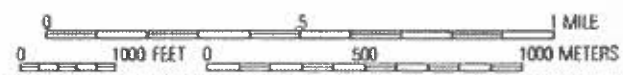
North

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.14929 1460 North Ave.

Roll # 9 Frame # 19

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5883 002928

020

sharp

57954

5ME.14929

1460 North Ave.

Roll # 9 Frame # 18

Looking west

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5883 002928

019

sharp

57953