

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.14933
2. Temporary resource number: 2222.NOR
3. County: Mesa
4. City: Grand Junction
5. Historic building name: San Juan Motel
6. Current building name: Ipswich Inn
7. Building address: 2222 North Ave.
8. Owner name and address: Lester Czerwonka
2222 North Ave Grand Junction, CO 81501-6431

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 SE 1/4 of section 12
10. UTM reference
Zone 1 2 ; 7 1 2 8 6 5 mE 4 3 2 8 2 8 2 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): 2 Block: _____
Addition: ASL Subdivision Year of Addition: 1999
13. Boundary Description and Justification: Legal description of the site is: Lot 2 ASL
Subdivision Sec 12 1s 1w - 0.84ac
Assessors Office Parcel ID # 2945-124-28-002
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): U-Shaped Plan
15. Dimensions in feet: Length 180' x Width 200'
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): Front Gable Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porte Cochere

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21. General architectural description: This is a U-shaped building made up of two L-shaped legs that connect in the center. The legs are long narrow rectangular forms with a low pitched roof. At the main façade, facing south, is a larger low pitched front gable volume sitting close to the street and creating the entrance to the complex. The front gable is asymmetrical and extends close to the ground on the eastern side. The actual enclosed space under the roof is fairly narrow and has an asymmetrical façade, with a corner window on the east end, wrapping to the east elevation. A low planter also runs along the base of the wall and wraps the corner. The brick in this area is a textured unit laid in a stack bond pattern. The long overhang is supported by a series of thin steel columns of which the end ones slope to the north and south respectively. These columns separate the drive through into two sections. The roof plane continues to the east and ends at a brick slab wall on the far end. Exposed purlins run north/south under the roof plane, at infrequent intervals. The remainder of the complex has a repeating series of door/window groups under an extended overhang. The single solid door has a single sliding window just adjacent. This pattern is mirrored one each subsequent unit, around the whole perimeter. The east end at the street ends in a hipped roof form and has a series of windows with higher sills. The windows wrap the corners on both sides and are infilled with radiused glass block.
22. Architectural style/building type: Modern Movements
23. Landscaping or special setting features: The building is arranged around a courtyard that is landscaped with some small trees and shrubs.
24. Associated buildings, features, or objects: A large sign is supported on two steel legs which run down to the brick wall that is supporting the end of the entry canopy.

IV. Architectural History

25. Date of Construction: Estimate: 1954 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): Several possible alterations to windows and roof details; dates unknown.
30. Original location Moved Date of move(s): _____

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V. Historical Associations

31. Original use(s): Domestic, Hotel
32. Intermediate use(s): _____
33. Current use(s): Domestic, Hotel
34. Site type(s): Commercial Strip
35. Historical background: The Polk Directory lists the San Juan Motel, managed by Mary E. Eubank in 1956. This site is part of the ASL Subdivision.
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: 1954; 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. The motel use/type is unique to the early part of the 20th century when a more mobile society

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required inexpensive lodgings located along popular travel routes. The design of the buildings is reflective of the national trends toward more streamlined forms and mass produced materials. This building has been in the same use since its construction in 1954.

43. Assessment of historic physical integrity related to significance: Possible alterations have somewhat compromised the integrity of the building.

VII. National Register Eligibility Assessment

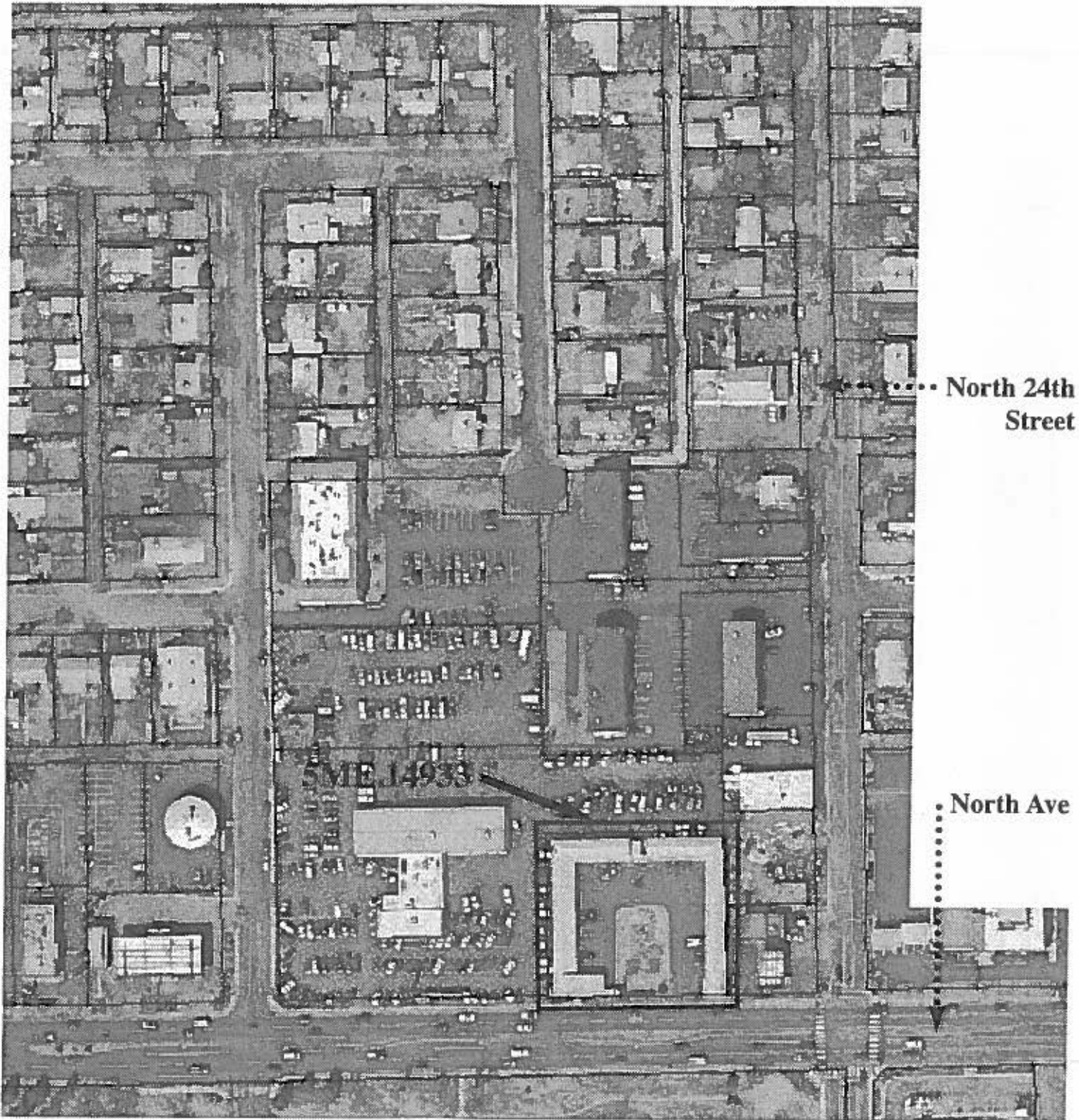
44. National Register eligibility field assessment:
Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing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

VIII. Recording Information

47. Photograph numbers: Roll # 9 Frame # 11 & 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



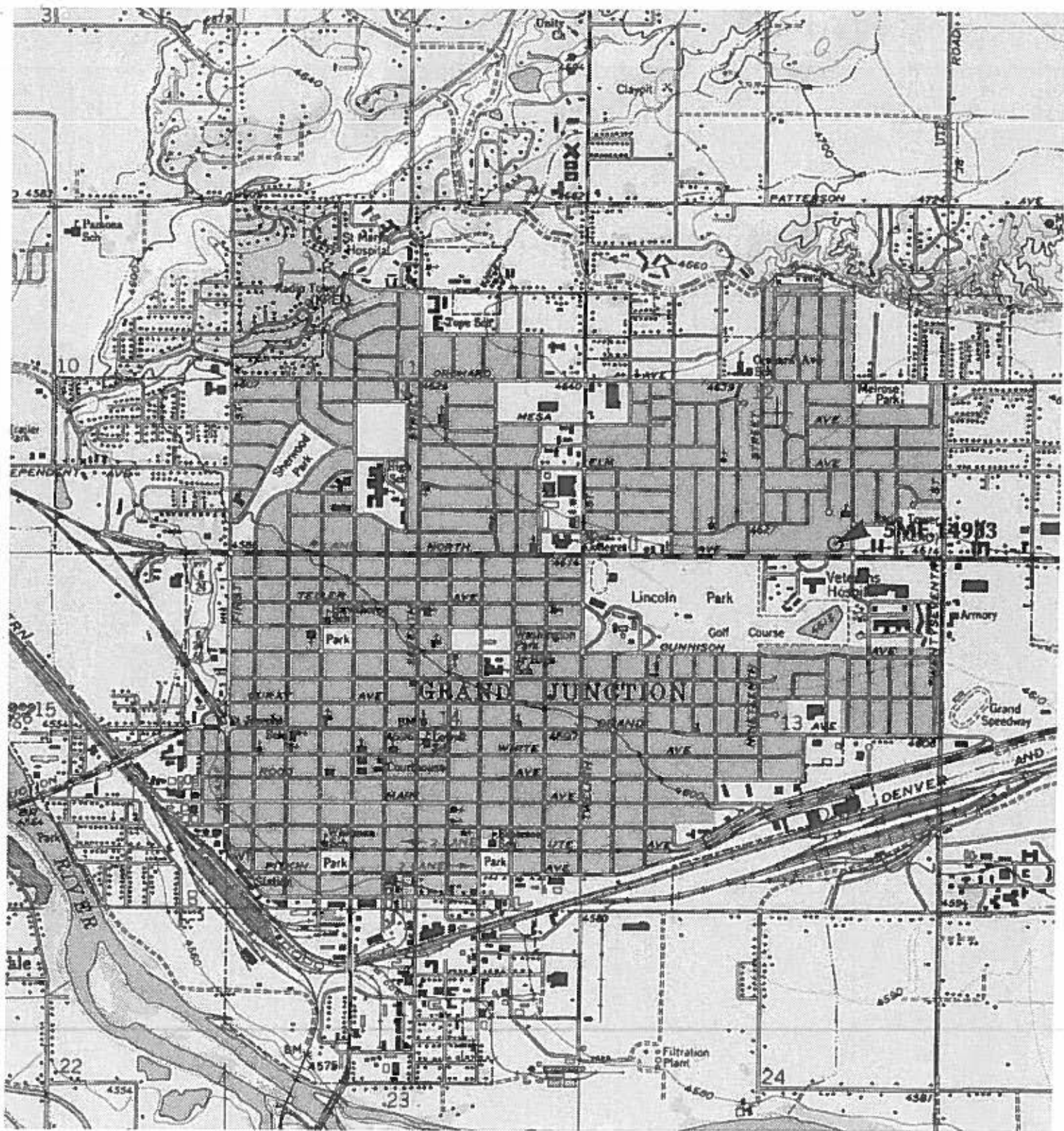
2222 North Ave.



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.14933

2222 North Ave.

Roll # 9 Frame # 12

Looking north

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5883 002928

013

sharp

57947

5ME.14933

2222 North Ave.

Roll # 9 Frame # 11

Looking northwest

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5883 002928

012

sharp

57946