COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

project name: Grand Junction Downtown Survey

county: Mesa city: Grand Junction

state ID no. 5ME 4313 temporary no.

current building name: Navajo Jewelry/Kostrom Jewelry

address: 538/540 Main, Grand Junction, CO 81501

owner: Arcadia Investment, P.O. Box 209, Colorado Springs, CO 80901-0209

township: 1S range: 1W section: 14, NE 1/4, SW 1/4

historic name: Mesa Theater

USGS quad name: Grand Jct., CO 1962 N3900-W10830 __X__7.5' __15'

district name:

block: 104 lot(s) 23, 24 addition: City

yr. of addition

film roll by: Marty Alexandroff no.

negative nos. 5858-4
location of negatives: City of Grand Junction

date of construction: _____ estimate 1929 actual

source: 1982 Historic Structures Survey of Grand Junction

use: commercial present commercial historic

condition: ____ excellent __X__ good ____fair ____deteriorating

extent of alterations: ___minor ___moderate __X__major

describe: facade remodeled

style: Commercial/Modern

stories: 2

__X__original ___moved date(s) of move:

materials: brick

square footage: 10,156

National Register Eligibility:
Individual: ___yes _X__no
Contributing to district: ___yes _X__no

local landmark designation: _____name _____date

associated buildings? _____yes type:

if inventoried, list ID nos.

architectural description: two story movie theater with tile on second level and projecting marque in blue green; brick under marque roof and four-over-four windows; metal over street level. Large glass theater doors. Jewerly stores are on either side of entrance.

architect:
source:

original owner:
source:

builder/contractor:
source:

theme(s): Plateau Country/commercial

construction history: (description, names, dates, etc. relating to major additions or alterations to original structure)
remodeled in 1950s or 1960s

historic background (discuss important persons and events associated with this structure)
1929 movie theater

significance: (check appropriate categories and briefly justify below)

architectural significance:	historic significance:
____ represents the work of a master	____ associated with significant persons
____ possesses high artistic values	____ associated with significant events or patterns
____ represents a type, period or method of construction	____ contributes to an historic district

statement of significance:
Non-contributing; does not meet National Register criteria

references (be specific)
1982 Historic Structures survey

surveyed by: Marty Alexandroff affiliation: Winter & Company
date: July, 1994

Architect's Anaylsis

MESA THEATER

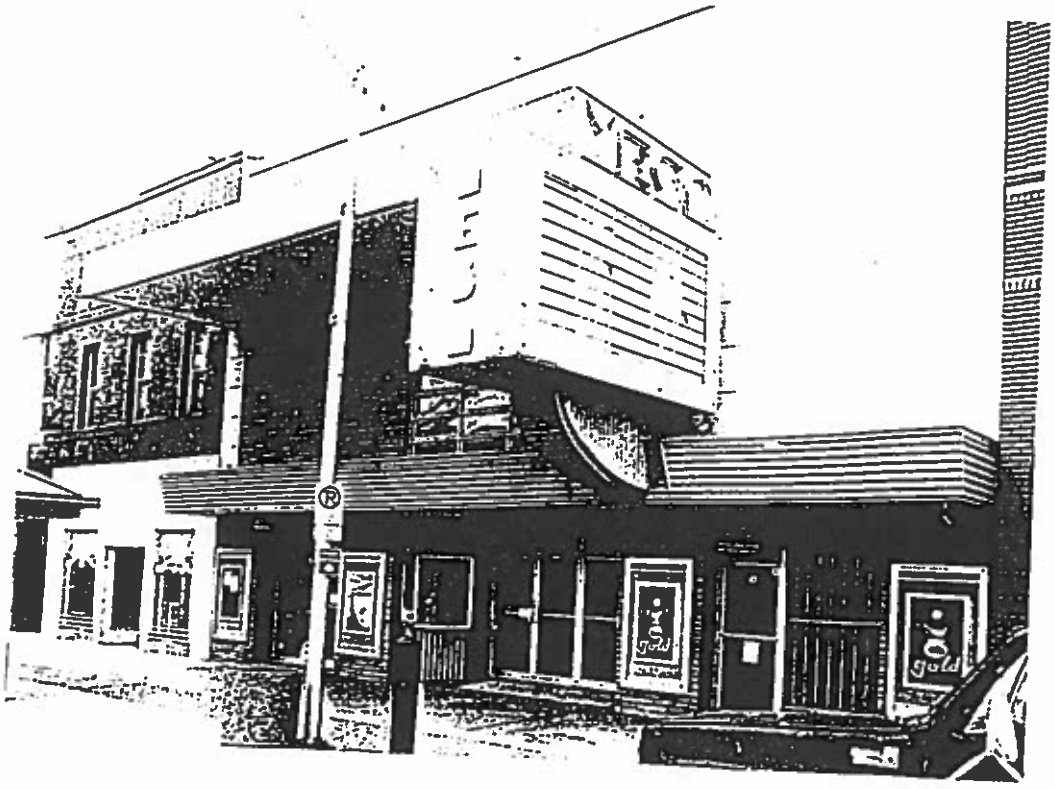
538/540 Main Street
Grand Junction, Colorado

REUSE FEASIBILITY STUDY

January 14, 1997

CHAMBERLIN ARCHITECTS

337 MAIN STREET
GRAND JUNCTION, COLORADO 81501-2511
TELEPHONE (970) 242-0540
FAX (970) 245-4099



C H A M B E R L I N
A R C H I T E C T S

MESA THEATER
GRAND JUNCTION, CO

REUSE FEASIBILITY STUDY

12/23/96

BACKGROUND

The Mesa Theatre, formerly Majestic Theatre, was constructed in 1910 on the site of the Mesa Opera Rink, a wood frame building constructed in 1885. In the early 1950's the Mesa Theatre was fully renovated inside and out and reopened in September 1953. This new work consisted of converting the existing performing theater into a movie theater with new seating on two levels, an orchestra level and stadium level. A foyer, lounge and projection booth also were added. All new construction for these levels consisted of cast-in-place concrete. A new roof over the foyer and projection booth also was included at this time. The 1953 renovation is representative of the movie industry's attempt to compete with television. The stadium style seating plus the adjustable reclining seats were designed to keep movie goers comfortable. Tom McCall served as contractor for the renovation and Dietz Lusk Jr. of Boulder as architect.

The two story theater, has had seating capacity ranging from 750 to 1000 seats with approximately 10,194 square feet of usable space. The brick building with concrete flooring currently houses two small retail jewelry stores located on either side of the theater entrance. The theater, owned by Arcadia Investment Corporation, has been vacant for seven years.

The City of Grand Junction Downtown Development Authority, and the Mesa Theatre Task Force have joined together to investigate the reuse of this building as a venue for classic, artistic and independent film for Mesa County. This feasibility study will include research into a stabilization program to stop the deterioration that the building is experiencing, as well as the cost to restore the building to become a functional and attractive landmark.

LOCATION

The building is located at 538/540 Main Street in downtown Grand Junction. It sets on two lots totaling approximately 50'x125'.

A PROFESSIONAL CORPORATION

437 MAIN STREET
GRAND JUNCTION, COLORADO 81501-2311
TELEPHONE (970) 242-6304
(970) 243-4303

BUILDING EVALUATION

The 1953 construction is mostly cast-in-place concrete with a spread footing foundation. From our observations, this portion appears to be in excellent shape. Cast-in-place concrete beams and slabs support the orchestra and stadium sections and also the foyer over the basement. Slabs on grade occur at the lounge and restrooms. The basement slab at the front of the building is fairly well deteriorated and appears to be part of the original construction. We recommend that it be replaced in the future, mainly to make the space more usable and also to add lateral support to the existing basement walls. Possibly at this time, a sump could also be added to help keep the basement dry. Main Street is known to have a fluctuating water table, mainly from water line breaks. We did not notice any cracking that would indicate any type of movement. Because of the reinforced concrete construction, the seating, stage and foyer are very solid and do not show any signs of distress.

The original theater 'shell' consists of north-south brick walls (common walls with adjacent buildings). The front and rear walls are also brick, but the front was modified in 1953 to accommodate the present look. We do not know what the original foundation is, but we suspect it is spread footings although wood piles had been used on several downtown buildings at that time. There does not appear to be any problems with the foundation other than normal exterior wall cracking in the basement at the front of the building. This is typical of most older downtown buildings because of the lack of reinforcement and the fluctuating water table. We do not see this as a problem other than the occasional water penetration into the basement.

The existing roof is constructed of wood framed "rafter" trusses. Although not technically "real trusses", this method of framing between roof rafters and ceiling joists is quite common for this age of structure. The roof appears to be in good shape with excellent drainage over the seating areas. The very front portion of the building is framed with open web steel joists and deck and was part of the 1953 work.

The roof over the stage area is higher to accommodate the 'old stage' fly loft. It also is framed with wood trusses. The roof decking has several areas that are failing, in fact, a hole was noticed through the roof at the southwest part of the stage. We did not get a good view of the rest of this roof due to accessibility, although we suspect it has problems elsewhere. This area should be looked at closer and repaired accordingly prior to any re-roofing.

Structurally, the building is in fairly good shape, especially the 1953 Mesa Theatre work. The high roof over the stage is in need of repair, but should not be a problem in terms of access. All in all, it appears to be one of the better "structurally performing" older buildings on Main Street.

Our review has been one in terms of visual observations. We have not addressed any structural code provisions, such as load capacities, etc. at this point, although we do not foresee any problems here because of its' past usage.

The South facade is one of the most significant features of the building and is a good example of 50's era theater design. Restoration of the facade should address the following:

1. The sandstone veneer is dirty and in need of pointing.
2. The sign has rusted and is in need of repair.
3. The marquee roof leaks and the soffit is damaged.
4. The terrazzo tile is in good condition but needs to be re-grouted.
5. The exterior sheet metal and upper window frames need to be repaired and painted.

There are several code and ADA compliance issued which need to be addressed prior to occupancy of the building including:

1. Inaccessible restrooms, drinking fountains, signage, doors and ramps.
2. Panic devices required.
3. Balcony rails.
4. Safety glass at hazardous locations.
5. Attic draft stops.
6. The existing finishes are mostly old and worn and need replacement. There are no theater seats and no salvageable theater equipment.

MECHANICAL

The existing gas service is located in the alley on the north side of the building. The gas pipe from the meter enters the basement through the wall above the grade near the meter. The piping is installed exposed along the north wall and ceiling of the basement area to the gas fired steam boiler.

The gas piping and meter appear to be adequately sized for the installation. If additional load is installed during a remodel of the building, the gas pipe sizing should be reviewed for the total gas requirements at that time.

A 1- ½ " meter provides the domestic water for the building. The meter is located in the south basement at the water service entrance. The water enters the southeast corner of the basement from Main Street. Water services is a 1- ½ " copper line that appears to have been installed recently. The water piping is exposed along the ceiling of the basement and connects to existing galvanized piping along the south wall of the basement immediately after the water meter. All piping observed within the building beyond the meter in the basement is galvanized pipe. Most plumbing fixtures are located in the bathrooms towards the south part of the building. The fixtures consist of six flush valve water closets, one urinal, and four lavatories.

The building water service appears adequate for the installation as it exists. The building has not been in use in approximately eight years and it is unknown how good the water pressure is to each of the plumbing fixtures. The existing water services is disconnected. If any remodeling is considered for the building, the plumbing system should be included in that remodel to change out all plumbing piping from the existing galvanized to copper. A

backflow preventor (double check valve) should be installed on the incoming service to bring the building in compliance with current code.

Sewer service to the building is provided by the City of Grand Junction and is located in the alley between Main Street and Rood Avenue. A 4" cast iron sewer line exits the building in the north basement area on the west side of the mechanical room. All piping observed in the building is cast iron. The building sewer service piping materials appear to meet code and should be adequate for any future remodel in the building.

Heat is currently provided to the building from a gas fired steam boiler manufactured by Crane with 1,200,000 BTU input and located in the north basement. The boiler is a coal fired type that has been converted to gas fired by the addition of a gas burner. Heating is provided to the building from both cast iron radiators and air handlers with steam coils. The steam piping observed is black steel routed exposed at the basement ceiling level and vertically up the walls to the cast iron radiators and air handlers. The larger steam piping in the north basement is insulated but in other locations is either not insulated or insulated poorly. The piping system is a 2-pipe steam system with the condensate returning to a condensate receiver in the south basement and them pumped back to the boiler system. The piping at the boiler is corroded badly which indicates possible leaks. Most other steam piping appears in good condition.

The heating system is antiquated and, in most cases, inadequate for proper temperature control. The absence of automatic controls on the cast iron radiators and the presence of un-insulated steam piping will probably create wide temperature fluctuations. The system appears operational and adequate for proper heating of the facility if the proper controls were installed on the cast iron radiators. If any extensive remodel is performed on the building, a change out of the heating system to a more efficient system could be accomplished and would provide a good pay-back for the owner.

The building is currently cooled by large evaporative coolers on the roof and a built-up evaporative cooler at the northeast corner of the stage. The evaporative cooling ductwork is routed above the ceiling and provides cooled air to the building with ceiling diffusers in each room.

The built-up system appears in need of major service work and cleaning before being put into operation. The roof mounted evaporative coolers appear to only require normal service before start-up. The unit size appears to be adequate for cooling of the facility. If a major remodel of the building is considered, alternative heating and cooling systems should be explored to optimize comfort.

Based on the understanding that the facility was fully operational when it closed, it should be fairly easy to make the systems operational. The owner should budget approximately $5,000 for service, start-up, and unknown contingencies. The heat system appears to have capacity for 5 cubic feet per minute (CFM) of outside air per person but does not appear to be adequately sized to provide the current requirement of 15 Cfm of outside air per person. In my preliminary discussion with Bob Lee of the Mesa County Building Department, he indicated that if the facility is opened as the same use when closed it must meet the 5 CFM

ventilation requirement. The building is approximately 80 to 90 years old and has experienced multiple remodels and additions during its existence. The water system appears to be at least 40 years old and in poor to fair condition. The sewer system appears to be adequate for any remodel in the building. The cooling systems are approximately 15 to 30 years old and are in poor to fair condition. The heating system appears to be approximately 50 years old and is in fair condition for its age, but it is very outdated in its operation efficiency. The air handlers for the heating system appear to be less than 20 years old and in good condition. All systems within the building appear to have been maintained in a fair manner, but have outlived their useful life spans. Any comprehensive remodel of the building should include replacement of most of the mechanical systems within the building.

ELECTRICAL

The building is currently served from a pad mounted transformer in the alley north of the building. The services is 120/208V three phase, 4 wire, and has a capacity of 200 amps. The service us run from the alley to the building underground in conduit. The main service disconnect is in the egress hall on the west side of the stage. This disconnect feeds circuit breaker panels on the west side of the stage, in the ticket booth, at the concession stand, in a closet on the second floor, and in the projection booth. These circuit breaker panels all were manufactured by the Federal Pacific Company. All feeders, and nearly all branch circuits were installed as individual conductors in a rigid conduit system. One romex branch circuit was observed feeding lights in the lounge from the concessions panel. All of the wiring observed was copper, and no insulation appeared brittle due to age. Two circuits in one of the circuit breaker panels in the ticket booth were observed with blackened and bubbled insulation near the connection to the breaker. This is indicative of an overload, or a poor termination at the breaker. Since these were #12 wires (rated at 20 amps) connected to 30 amp breakers, my assumption is overload. One of the circuit breakers feeding the marquee neon lights would not hold.

The 200 amp service can deliver up to 13 watts per square foot. This will be adequate for the building assuming it will continue to be used as a movie house, and will continue to be heated by gas and cooled evaporatively. If the owner is considering upgrading the cooling to refrigerated air, then the power service will probably have to be upgraded.

The wiring system is in reasonable condition, and should be retained. Overloaded circuits should be corrected, double circuit breakers should be separated, and nonmetallic sheathed cables should be removed. These items are minor.

The building is lit using primarily incandescent sources. Flourescent lamps are used for indirect applications, and neon is used on the marquee. Lighting controls include individual switches, breaker switching, and a non-functional Light-Touch low voltage control system. The incandescent down lights do not contain thermal protectors. The neon on the marquee is for the most part damaged and inoperative. At least one circuit breaker will not hold indicating a short in the wiring. All of the seating has been removed, leaving aisle lighting branch circuits protruding from the floor. None of the existing exit lights have battery back-up. There are no emergency egress lighting fixtures.

The normal lighting system currently in place, if repaired, is adequate for use as a movie house. The emergency egress, and exit lighting systems are inadequate, or non-existent, and must be provided to meet current code.

We recommend that the owner obtain a ruling from the building department as to whether they will require replacement of all existing incandescent fixtures which do not contain thermal protectors. Other work should address the following:

1. Replace all of the neon, lights in the marquee.
2. Replace all of the incandescent lighting fixtures in areas where ceilings are to be removed for general remodel. Recondition the low voltage lighting control system.
3. Provide aisle lighting either as Roberts Theater Light strips, or end-of-row seat lights.
4. Remove all of the exit signs and replace with signs containing a battery back-up as required by current code.
5. Install battery backed emergency egress lighting fixtures as required by current code.

A 25 pair telephone service cable is brought in to the closet on the second floor on the east side of the building, and distributed to phones from that location. The service cable is run in conduit, and branch cables are run open. There is a buzzer system designed to call ushers to the ticket booth, or the office. This system is operational. There is no fire alarm system.

The phone and buzzer systems are adequate for the building, and it should take a minimal effort to make them functional again. A manual fire alarm system with voice annunciation is a code requirement for this type of building.

We recommend that the owner rework the phone and buzzer system. Install a fire alarm system. Discuss the possible waiver of the voice portion of the fire alarm system with the fire department.

BUILDING RESTORATION PLAN

The plan is divided into three phases as follows:

Phase I -	Repairs for occupancy including repairs to roof, mechanical and electrical systems, and code and ADA compliance.
Phase II -	Exterior improvements primarily to the street facade but also to the rest of the building shell.
Phase III-	Interior improvements including restoration of the lobby and snack bar, balcony, loge and stage. Replace basement floor and install underfloor drain system. Also included are project equipment, sound system, PA system, seats and screen.

PHASE I - REPAIRS FOR OCCUPANCY

Roof & deck repairs at north section		$5,000	
Reroofing of remainder of roof (incl. marquee)		19,000	
New unisex accessible restroom		3,500	
Carpet/upholstery cleaning		1,000	
MECHANICAL			
HVAC service & start-up		5,000	
Activate plumbing service		1,000	
ELECTRICAL			
Correct power distribution deficiencies		750	
Replace down lights 20 @ 150 each		3,000	
Replace exit signs 8 @ 225 each		2,000	
Provide egress lights 8 @ 300 each		2,400	
Repair low voltage system		500	
Aisle lighting		1,000	
Fire alarm system		4,200	
SUBTOTAL			48,350
General conditions	10%		
Contractor OH&P	15%		
Contingency	10%		
A/E fees/expenses	12%		1.56
Cumulative	56%		$75,426

PHASE II - EXTERIOR IMPROVEMENTS

Clean and re-point sandstone veneer		2,000	
Repair sign		2,000	
Repair marquee soffit		1,700	
Re-grout terrazzo tile		850	
Repair, prep & paint exterior sheet metal		3,600	
New doors		4,000	
Restore ticket booth		4,000	
Strip paint from windows		2,000	
Miscellaneous repairs		5,000	
ELECTRICAL			
Replace neon on marquee		2,500	
SUBTOTAL			2,500
General conditions	10%		
Contractor OH&P	15%		
Contingency	10%		
A/E fees/expenses	12%		1.56
Cumulative	**56%**		**3,900**

PHASE III - INTERIOR IMPROVEMENTS

Remodel snack bar	$15,000
Replace basement floor w/ sump system	10,000
Demolition	8,000
Snack bar flooring	2,000
New carpet/ceramic tile	23,000
Painting	15,000
CT at bathroom walls	3,250
ADA mods	3,500
Toilet acc., signage, partitions, FE & FEC	3,500
Computer stations	2,300

Misc. repairs & patching		16,000	
Remodel upstairs office & cryroom		5,000	
Remodel projection booth 200 @ 15		3,000	
Aisle rails, lighting & nosings		5,500	
Divide into 2 theaters		33.000	
Seats (750 @ $40) (used)		30.000	
Projection equipment, screen, sound system		60,000	
Restore mural @ lobby		2,000	
Restore murals @ theater		10,000	
Stage curtain		32,000	
Window @ video shop		900	
Upholstery - couches		4,000	
MECHANICAL			
New HVAC system		220,000	
New Plumbing system/new fixtures		55,000	
Fire sprinklers		17,800	
ELECTRICAL			
Upgrade for new HVAC system		21,600	
SUBTOTAL			**601,350**
General conditions	10%		
Contractor OH&P	15%		
Contingency	10%		
A/E fees/expenses	12%		
Cumulative	56%		x 1.56
			$938,106

COLORADO CULTURAL RESOURCE SURVEY -Preservation Office, 1300 Broadway, Denver, CO 80203

INVENTORY RECORD

IMPORTANT: COMPLETE THIS SHEET FOR EACH RESOURCE PLUS EITHER AN ARCHAEOLOGICAL OR HISTORICAL/ARCHITECTURAL COMPONENT FORM.

NOT FOR FIELD USE
___ DET. ELIG.
___ DET. NOT ELIG.
___ NOMINATED
LISTED, DATE ___

I. IDENTIFICATION: 1)Resource No. 5ME4313 2)Temp. No. 91

3)Resource Name Mesa Theater 4)Project Name Survey of City

5)Category: Arch. Site _, Hist./Archit. Structure x, Hist./Archit. District _.

6)(For Arch. site)In a District:yes__no__;Name n/a/

II. LOCATION: 7)Township 1S ;Range 1W ; NW ¼ of SE ¼ of NE ¼ of SW ¼ of Section 14 ; P.M. Ute . 8)County Mesa

9)USGS QUAD Grand Junction, Co. ;7.5 15 ;Date 1962 (73) Attach photocopy portion of Quad. Clearly show site. 10)Other maps Assessor map 2945-143

11)~~Dimensions~~//////////~~mX~~//////////~~m 12)Area~~//////////~~sq/m(÷4047=)~~ under 1 acres

13)UTM Reference: (One UTM centered on resource may be given for resource under 10 acres.)

A. 1 2; 7 1 0 9 3 0 mE; 4 3 2 6 9 0 0 mN. B. __;______ mE;_______ mN.

C. __;______ mE;_______ mN. D. __;______ mE;_______ mN.

14)Address 538 Main Street Lot 23 24 Block 104 Addition City

III. MANAGEMENT DATA: 15)Field Assessment: Eligible__ Not Eligible x Need Data__

16)Owner/Address

17)Gov't Involvement: County__State__Federal__Private__: Agency n/a

18)Disturbance:none__light__moderate__heavy__total__;Explain none

19)Threats to Resource:Water Erosion__Wind Erosion__Animal Activity__Neglect__Vandalism__ Recreation__Construction__;Comments none

20)Management Recommendations none

V. REFERENCE: 21)State/Fed. Permit Nos. n/a

22)Photo Nos. Roll 4; 28 29 ,on file at ODA

23)Report Title Historic Structures of Grand Junction

24)Recorder Robin Krawitz 25)Recording Date July 23,1982

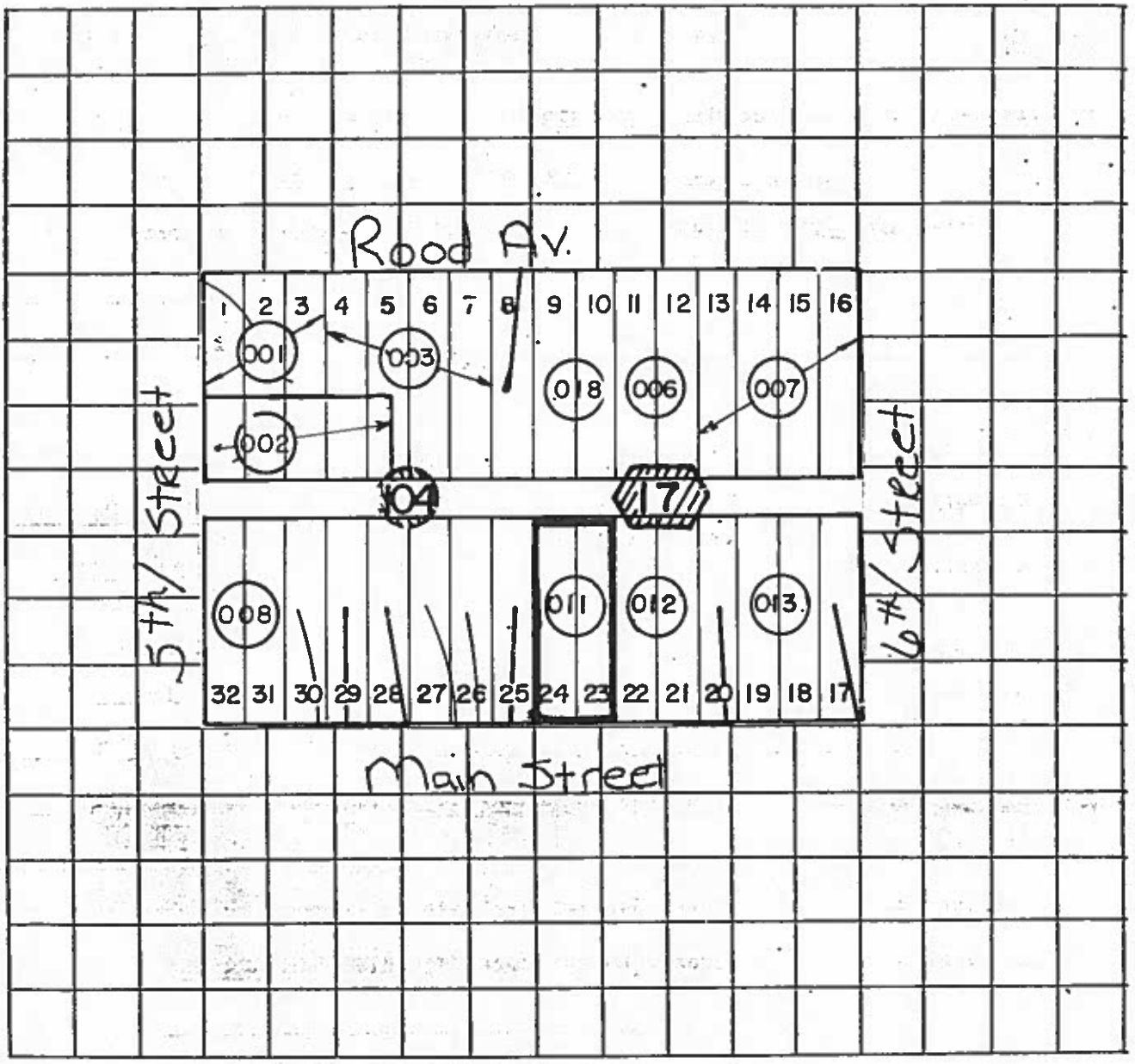
26)Recorder Affiliation Downtown Develorment Authority 27)Phone No. 245-2926

Form No. 619

V. SKETCH MAP: Map all features and show the boundaries of the resources. Show all major topographic features, permanent modern features, and vegetation zones as appropriate. Give names of features, streets and addresses if known. Provide scale, key and direction.

scale:
=100'

key:
blue

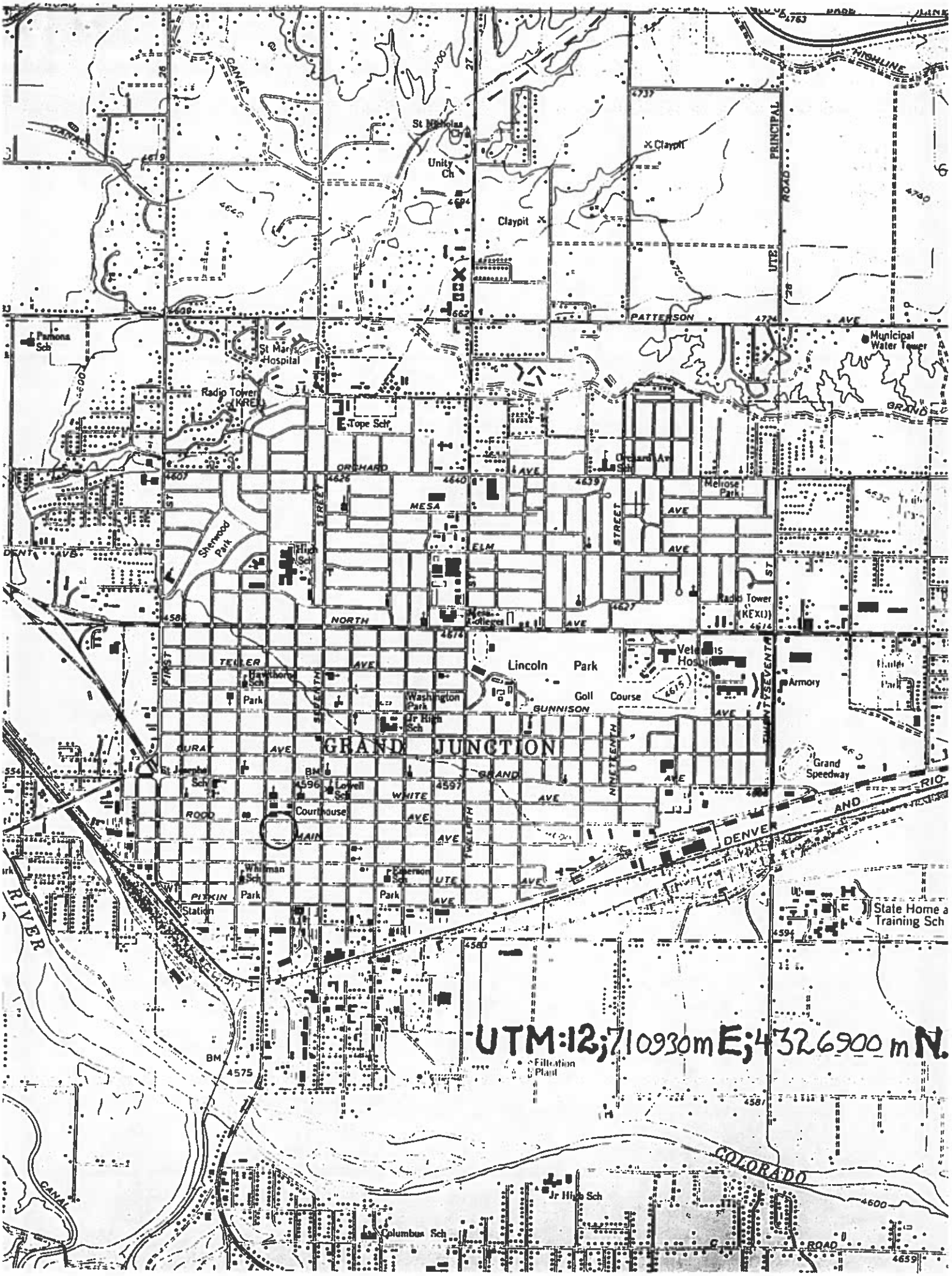


True X
Mag.

8) Location/Access: n/a

9) Boundary Description: Lots 23 and 24 Block 104

10) Boundary Justification: n/a



UTM:12;710930mE;4326900mN.

COLORADO CULTURAL RESOURCE SURVEY

Colorado Preservation Office
1300 Broadway, Denver, CO 802
(303) 866-3392

ARCHITECTURAL/HISTORICAL COMPONENT FORM

IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

1) Resource No. 5ME4313 2) Temp No. 91 3) Name Mesa Theater

4) Address 538 Main Street 5) District Name none

I. INTEGRITY: 6) Condition: Good X Fair ___ Deteriorated ___

7) Original Use Movie theater 8) Present Use Movie theater

9) Original Site X Moved ___ Date(s) of Move: ___

10) Unaltered ___ Altered X Explain: Facade remoddelled completely 1950's early 1960's

II. DESCRIPTION: 11) Building Materials Brick

12) Construction Date 1929 13) Architect/Builder Unknown

14) Architectural Style(s) Late 1950's moderne style

15) Special Features/Surroundings: Sign, small windows second level, fine example of late 1950's style architecture Surroundings: Cente of block

16) Archaeological Potential: Yes ___ No ___ Unknown X Explain: ___

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc to the cultural activity theme and sub-theme category associated with it.

17) THEME	Entertainment		
18) SUB-THEME	Theater		
19) TYPES	Movie		

RESOURCE NO. 5ME4313

(Attach Photographs)

Frame Number ___
Roll Number ___
Facade Orientation ___

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

__ Represents work of a master
__ Possesses high artistic values
X Represents a type, period, or method of construction

21) Historical Significance:

__ Associated with significant persons
__ Associated with significant events or patterns
__ Contributes to the significance of an historic district

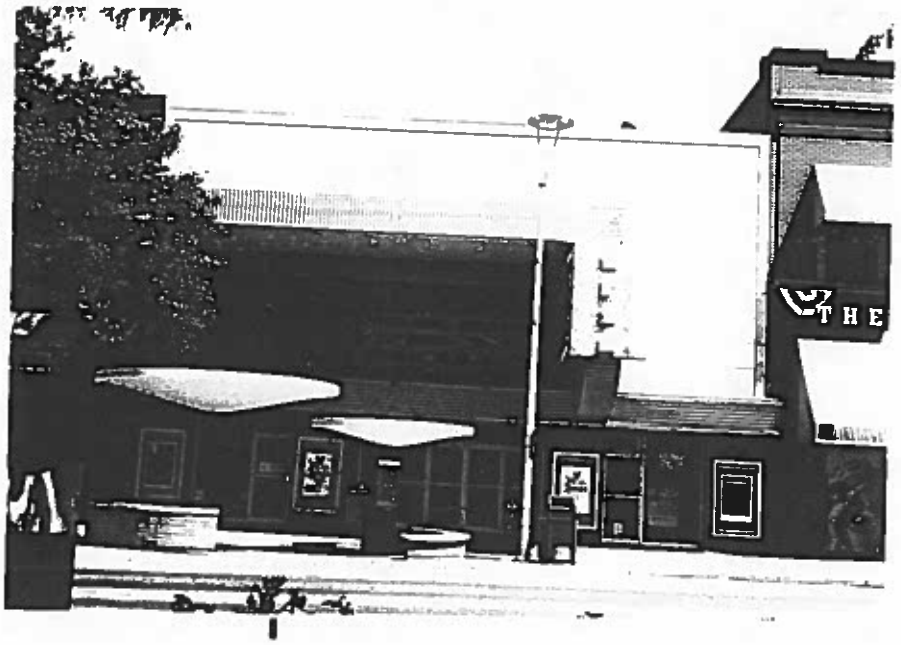
The theater was completely remodelled into the late 1950's almo: moderne in style structure with casement windows and flashing blue green marquis. This is the best example of the period in the survey.

22) List Any Associated Cultural Group: none

V. REFERENCES:

City directories
Sanborn maps
Assessors office

RECORDER Robin Krawitz DATE july23,1982


THE