



COLORADO
HISTORICAL
SOCIETY

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

December 8, 1992

Ms. Kristen Ashbeck
City of Grand Junction Community Development
250 N. Fifth Street
Grand Junction, CO 81501

Dear Kristen:

At the Review Board meeting on November 20th, the members unanimously approved the nomination for the Margery Building. In the process of getting nominations ready to forward to the National Register we discovered that the photos were labeled in ink. The Register will not accept photos with ink and they want the labels in pencil. Can you please send us one new set of photos? Since you have prepared a photo log, all you need to put on the back of the new set are the photo numbers, the name of the building, the city and state. A very soft lead artist pencil will work fine on resin coated photos. We are returning one of the ink labeled sets and we will keep the other for our files so all we need is one new set for the Register.

There was also a minor omission on the sketch map. The photo numbers should be shown inside a small circle on the map with an arrow indicating the camera direction. We did the one for the Margery Building and have enclosed a copy for your reference.

Kristen Asbeck
December 8, 1992
Page 2

We now have new nomination forms and new instructions which I think are much easier to use. The cover form can be completed on the typewriter and all of the narrative goes onto continuation sheets. The pages are numbered consecutively and there are no breaks between sections 7 and 8. I have enclosed a copy of the new form and the instructions.

Please let us know if you will be submitting a nomination for our April 30th meeting. They are due on February 1st. There will be another meeting in July and one again next November. In the meantime, if you have any questions on the photo, please let me know.

Hope you have a joyous Christmas season.

Sincerely,

Barbara Norgren

Barbara Norgren
National Register Coordinator

Enclosures



COLORADO
HISTORICAL
SOCIETY

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUN 23 1993

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

June 18, 1993

Mary Locke
and
Kristen Ashbeck
City of Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

Dear Ms. Locke and Ms. Ashbeck:

We are pleased to announce the listing on February 24, 1993 of the Margery Building, 519-527 Main Street, Grand Junction in the National Register of Historic Places for the State of Colorado. National Register listing automatically places properties in the State Register of Historic Properties.

If you have questions about the nomination or the National Register program, please contact Dale Heckendorn, National Register Coordinator, at 866-4681 for further information.

Sincerely,



James E. Hartmann
State Historic Preservation Officer

JEH/DH:jc

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name: Margery Building
other names/site number: SME4130

2. Location

street & number: 519-527 Main Street (N/A) not for publication
city, town: Grand Junction (N/A) vicinity
state: Colorado code: CO county: Mesa code: 077 zip code: 81501

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
(x) private	(x) building(s)	contributing	noncontributing
() public-local	() district	<u>1</u>	<u>0</u> buildings
() public-State	() site	_____	_____ sites
() public-Federal	() structure	_____	_____ structures
	() object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A

No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this (x) nomination () request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x) meets () does not meet the National Register criteria.
() See continuation sheet.

Signature of certifying official

Date

State Historic Preservation Officer, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property (x) meets () does not meet the National Register criteria. () See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby, certify that this property is:

() entered in the National Register.
() See continuation sheet

() determined eligible for the National Register. () See continuation sheet

() determined not eligible for the National Register.

() removed from the National Register.

() other, (explain:) _____

Signature of the Keeper

Date of Action

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
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windows alternate between simple one-over-one rectangular windows and three-sided oriel windows (Photo 8). The one-over-one windows have stone sills and decorative lintels. The oriels have flat roofs embellished with a decorative cornice.

Other details of the front facade include a name panel above the corbelled table and a ballustrated roofline (Photo 9). Although functional, cast iron attic vents above the second floor windows also add detail to the front facade.

The east facade is very plain with only two windows since much of the wall originally abutted an adjacent building. The adjoining building was demolished in the early 1980s to construct an open-air walkway beside the Margery Building (see Sketch Map). A recessed area on the second floor of this facade reflects the interior arrangement of mezzanine and second floor spaces (Photo 10).

The south or rear facade is plain and functional in appearance and divided into five similar bays. Each bay consists of a first floor entry and a pair of segmental-arched windows on the second floor. A brick chimney is located between the second and third bays (Photos 11 and 12).

The west facade abuts another large, historic commercial block -- the Fair Building.

The exterior facade, particularly the street-side, was altered during the late 1940s and early 1950s. Typical of the era, this included corrugated metal attached to the facade to "modernize" it. In 1982, local architect Robert Jenkins renovated the Margery Building both inside and out to return it to its early 20th Century appearance. Exterior work included the following:

- remove various facades and veneers
- remove mantle ballustrade, clean, repair backside, replace with secure anchorage and repaint
- clean stone and brick pilaster and point as required
- clean stone belt courses and point as required
- clean, sand and paint all wood frames and sashes
- reglaze as required, replace broken glass
- clean stone window sills and lintels
- remove all signs and install gray clerestory glass over storefronts
- clean all brick surfaces
- patch and polish terrazzo
- remove window air conditioning units
- restore "Margery Building" sign
- install new wood storefront doors

(x) See continuation sheet

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The interior spaces and details of the Margery Building remain relatively the same as when originally constructed. The 8,500-square foot first floor consists of the original five stores, although interior remodeling such as floor and wall treatments has occurred to keep up with the varied uses and activities which have occupied them over time.

Upper level spaces include a 2,099-square foot mezzanine and a 8,500-square foot second floor. The second floor historically and continues to house(d) offices and a ballroom with an adjacent bar. The ballroom still exists as originally constructed (Photo 13) with a 2,500-square foot hardwood dance floor, fifteen-foot panelled plaster ceilings, and spacious windows. Originally used for community gatherings and events such as dances, the ballroom space is currently used as an artist's studio and display area. Aluminum-frame windows have replaced the original wooden windows, however, the opening sizes and proportions were not changed.

Historic interior details of the upper floors are simple and relatively intact. Some brick has been exposed on the walls, while other surfaces have been painted or covered with panelling. Doors, chair rails, and other woodwork exist much as they historically appeared in the interior spaces of the upper floors (Photos 14 and 15).

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: nationally statewide locally
Applicable National Register Criteria A B C D
Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

(enter categories from instructions)

ARCHITECTURECOMMUNITY PLANNING AND DEVELOPMENT**Period of Significance**1905-19061920-1940**Significant Dates**190519061982**Cultural Affiliation**N/A**Significant Person**N/A**Architect/Builder**W.C. Boyer

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Margery Building is historically significant under criterion A because it typifies turn-of-the-century commercial development in general and in the 1905 growing community of Grand Junction. The building signifies the community development and economic processes that transformed Grand Junction from a small frontier community to a stable, small city. The large, masonry building stands on its original site and has been continuously utilized for similar commercial, business, and community functions since its construction. Its design, size, setting and architectural detailing have always made the Margery Building a prominent structure along one of the primary commercial blocks of downtown Grand Junction.

The Margery Building is also architecturally significant under criterion 'C' as it is a very good example of typical turn-of-the-century commercial block construction. The structure is one of only a few remaining examples of this Victorian vernacular commercial style in downtown Grand Junction and is one of the most complete and intact.

HISTORIC CONTEXT

Turn-of-the-century Grand Junction was a prosperous small city on the western slope of Colorado. Having continued a steady growth since its establishment in 1881, Grand Junction boasted a city population of 3,503 in 1900 and its enthusiastic citizens felt indeed "it was the future metropolis of western Colorado." (1) The city was clearly no longer a pioneer settlement--with the impetus of the railroad and a growing agricultural economy surrounding it, Grand Junction had been transformed into a stable small city.

(x) See continuation sheet

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The early years of the century saw even greater prosperity in Grand Junction. Between 1902 and 1905, a steady increase of well-built homes and fine business blocks marked the growth of the community. In 1904, more than a half million dollars was spent on erecting new buildings, and one hundred new dwelling units costing from \$1,500 to \$6,000 were built in the first half of 1905. At the lowest estimate, a total of \$600,000 was expended in 1905 for buildings, including the railroad depot and a new electric plant. This prosperity affected nearly every industry of Mesa County and the Grand Valley. The fruit growers of the region reported a banner crop in 1905, while the Chamber of Commerce doubled its membership in the same year. The estimated population of Grand Junction by 1905 was 7,000.

Investors such as Verner Z. Reed, a Colorado Springs capitalist, recognized this prosperity in Grand Junction and were eager to contribute to its growth. Speaking of his purchase of the four lots for construction of the Margery Building, Mr. Reed was quoted: "We have made the purchase of this property because we thought it was a good investment. In fact, I think, for business purposes that any property between Second and Seventh Streets is a good investment. We have no particular end of the city which we think better than any other -- our interests are sufficiently large here to be broad spirited about the matter of location, and we are endeavoring to build up all parts of the city. If we can find an investment of other points on Main Street between the limits named, we should make them just as readily as we have made the purchase which was consummated today." (2)

Verner Z. Reed was a self-educated, self-made millionaire whose business ventures in Colorado included gold, silver and copper mining. He was widely known in his day for having made the largest mining deal ever made in Colorado. This deal included the sale of the Independence mine for ten million dollars. Reed was heavily involved in real estate and land development in Colorado and Wyoming. His interests also included fiction and history writing. Reed spent considerable time among the Ute and Pueblo Indians. His middle name, Zevola, was bestowed by the Indians. Reed's experiences with the Indians supplied material for short story collections which he authored and published in the 1890s.

In 1900, Mr. Reed purchased the Grand Junction Brunswick Hotel, upon which he later built (1906) the Reed Block. He was also a partner in the Loma Town Company that developed a thousand-acre orchard west of Grand Junction in 1905. A home was built on the property given the name "Golden Hills." Reed intended this great orchard to be one of the show places of Western Colorado and had a local representative of the Loma Town Company actively pursuing his interests. In addition to their business ventures, the Reed family was well known for its philanthropic gifts on the Eastern slope of Colorado.

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Constructed by local contractor W.C. Boyer at a cost of \$30,000, the Margery Building was completed in September 1906. Mr. Reed named the building after his only daughter. The building was immediately recognized as a major addition to the growing Grand Junction community. Many local families started businesses in its storefronts during the early part of the century. Original occupants included a grocery, drug store and financial offices. The upper floor ballroom, known as Margery Hall, was the largest gathering place in the city at the time of its construction. Thus, it was one of the focal points for the growing community. From the turn-of-the-century through the 1940s, the hall was the scene of many significant local events including meetings, dances, concerts, and parties. Use of Margery Hall for high school dances, dance marathons, and dances featuring "big bands" was particularly popular during the 1920s and 1930s.

Today, the Margery Building is still one of the mainstay large business blocks in downtown Grand Junction. It occupies a significant street frontage along the Shopping Park which was developed in the 1960s and, despite the "boom and bust" periods the City has experienced, the Margery has enjoyed successful occupancy rates throughout its history. Specific uses have changed over the years, but the business, commercial, and community services housed within the Margery continue to make a positive contribution to the downtown and the community.

* * *

The Margery Building has architectural significance because of its distinctive characteristics typical of commercial block design in the turn-of-the-century West. Design emphasis was placed on creating a substantial, business-like appearance on the exterior along the commercial corridor. The simple interior design was in response to the more functional needs of the building to be flexible and house a variety of business and commercial purposes. The human scale of the building reflects its construction prior to the advent of the automobile.

Some of the specific features that the building exhibits, characterising the commercial block style are: the two-story, flat-roofed design; the cast iron framework, kickplates, clerestories, and recessed central entries of the storefronts; and the decorative roofline cornice. The fact that the interior spaces have housed a variety of uses as the character of the downtown and city changed is indicative of the practical nature of this turn-of-the-century commercial block.

- (1) Rait, Mary. "Development of Grand Junction and the Colorado River Valley to Palisade from 1881 to 1931 - Part 2". Journal of the Western Slope. Vol. 3. No. 4. (Mesa State College. Autumn 1988) p. 12.
- (2) Daily Sentinel. Grand Junction, Colorado. (May 1, 1905). p. 1.

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Ferns, Gloria Jahn. "Margery: Downtown's Grand Lady". Unpublished manuscript.

Gottfried, Herbert and Jan Jennings. American Vernacular Design 1870-1940: An Illustrated Glossary. Van Nostrand Reinhold Company. New York. 1985.

"Grand Junction Downtown Walking Tour". Unpublished manuscript. Museum of Western Colorado. Grand Junction, Colorado.

Jenkins, Robert D. AIA. Margery Building Restoration Plans. Grand Junction, Colorado. 1982.

McMullen, Howard. "Margery", oral history conducted by Dave Sundal. March 28, 1980 and April 2, 1980.

Mesa County, Colorado. Assessor's records.

Pearce, Sarah J. A Guide to Colorado Architecture. Colorado Historical Society, June, 1983.

Phillips, Steven J. Old House Dictionary: An Illustrated Guide to American Architecture 1600 to 1940. American Source Books. Lakewood, Colorado. 1989.

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Photo 1 1) Margery Building
 2) Grand Junction, Colorado
 3) Ann Barrett
 4) April 25, 1992
 5) City of Grand Junction Community Development Department
 6) Street-side facade
 7) 1

Photo 2 1) Margery Building
 2) Grand Junction, Colorado
 3) Kristen Ashbeck
 4) September 7, 1992
 5) City of Grand Junction Community Development Department
 6) Upper floor window with stone accents
 7) 2

Photo 3 1) Margery Building
 2) Grand Junction, Colorado
 3) Kristen Ashbeck
 4) September 7, 1992
 5) City of Grand Junction Community Development Department
 6) Storefront with polished terrazzo base
 7) 3

Photo 4 1) Margery Building
 2) Grand Junction, Colorado
 3) Kristen Ashbeck
 4) September 7, 1992
 5) City of Grand Junction Community Development Department
 6) Second floor brick pilaster
 7) 4

Photo 5 1) Margery Building
 2) Grand Junction, Colorado
 3) Ann Barrett
 4) April 25, 1992
 5) City of Grand Junction Community Development Department
 6) Second floor entry
 7) 5

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Photo 6 1) Margery Building
 2) Grand Junction, Colorado
 3) Kristen Ashbeck
 4) September 7, 1992
 5) City of Grand Junction Community Development Department
 6) Typical storefront bay
 7) 6

Photo 7 1) Margery Building
 2) Grand Junction, Colorado
 3) Kristen Ashbeck
 4) September 7, 1992
 5) City of Grand Junction Community Development Department
 6) Storefront bay with offset entry
 7) 7

Photo 8 1) Margery Building
 2) Grand Junction, Colorado
 3) Kristen Ashbeck
 4) September 7, 1992
 5) City of Grand Junction Community Development Department
 6) Second floor fenestration
 7) 8

Photo 9 1) Margery Building
 2) Grand Junction, Colorado
 3) Ann Barrett
 4) April 25, 1992
 5) City of Grand Junction Community Development Department
 6) Name panel, corbelled table and ballustrated roofline
 7) 9

Photo 10 1) Margery Building
 2) Grand Junction, Colorado
 3) Ann Barrett
 4) April 25, 1992
 5) City of Grand Junction Community Development Department
 6) East facade
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Photo 11 1) Margery Building
 2) Grand Junction, Colorado
 3) Kristen Ashbeck
 4) September 7, 1992
 5) City of Grand Junction Community Development Department
 6) South or rear facade - east end
 7) 11

Photo 12 1) Margery Building
 2) Grand Junction, Colorado
 3) Kristen Ashbeck
 4) September 7, 1992
 5) City of Grand Junction Community Development Department
 6) South or rear facade - west end
 7) 12

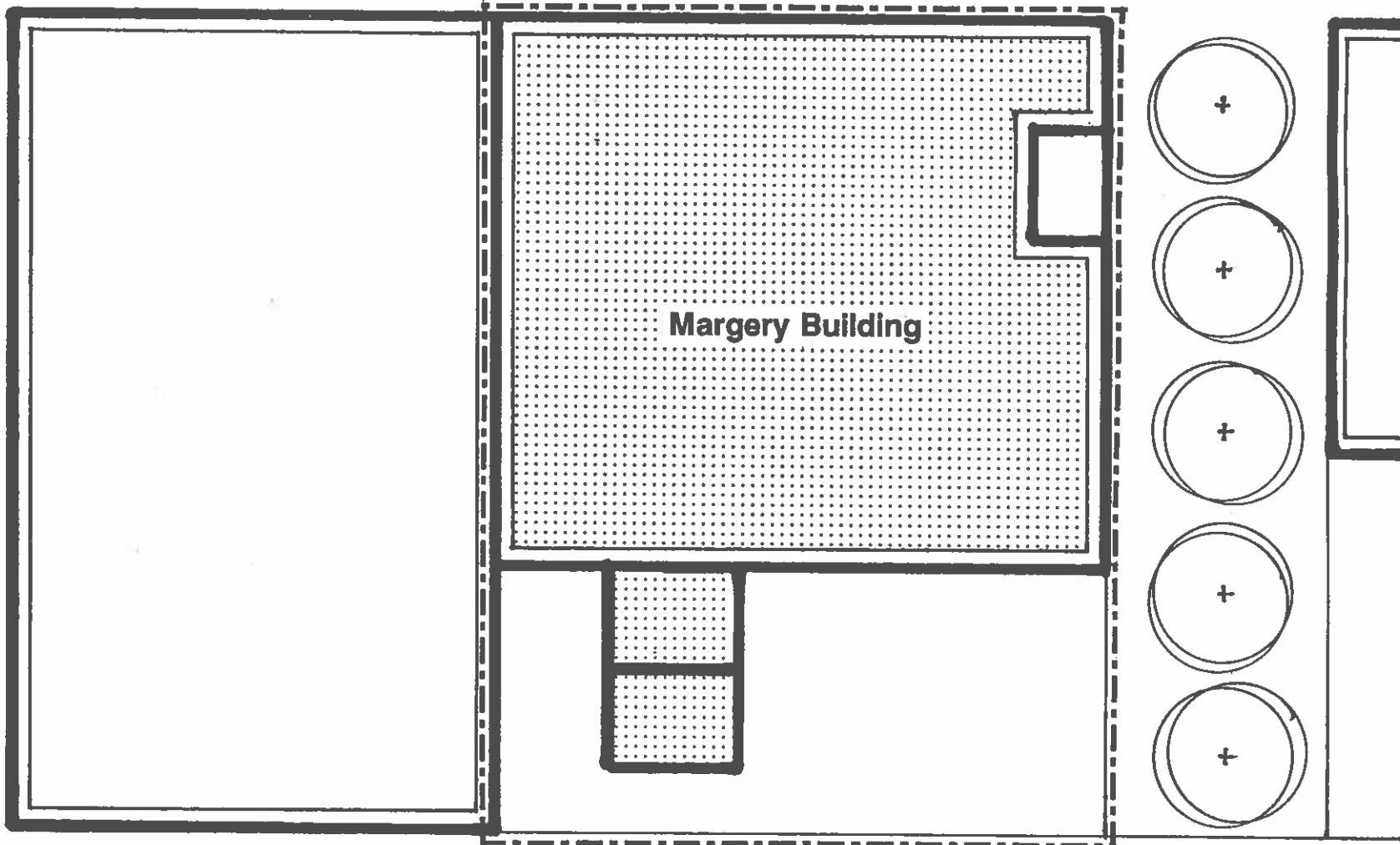
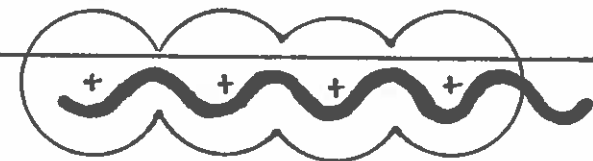
Photo 13 1) Margery Building
 2) Grand Junction, Colorado
 3) Judy Prosser-Armstrong
 4) March 31, 1992
 5) Museum of Western Colorado, Grand Junction
 6) Second floor ballroom
 7) 13

Photo 14 1) Margery Building
 2) Grand Junction, Colorado
 3) Judy Prosser-Armstrong
 4) March 31, 1992
 5) Museum of Western Colorado, Grand Junction
 6) Upper floor room entries
 7) 14

Photo 15 1) Margery Building
 2) Grand Junction, Colorado
 3) Judy Prosser-Armstrong
 4) March 31, 1992
 5) Museum of Western Colorado, Grand Junction
 6) Upper floor interior details
 7) 15

5th Street

Main Street



Alley

Boundary of Nomination

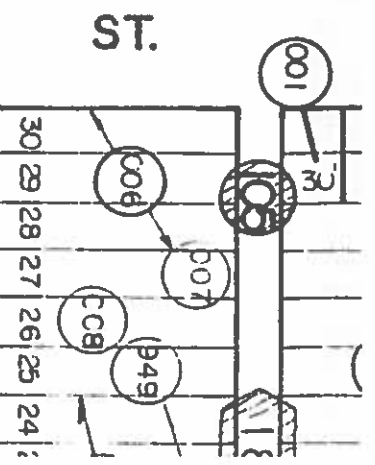
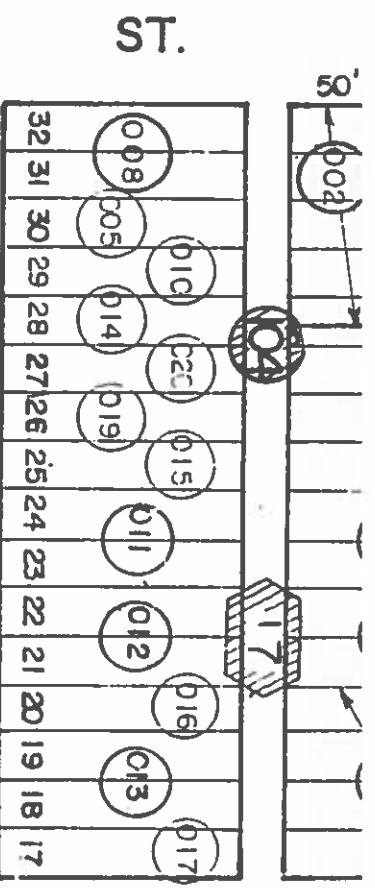
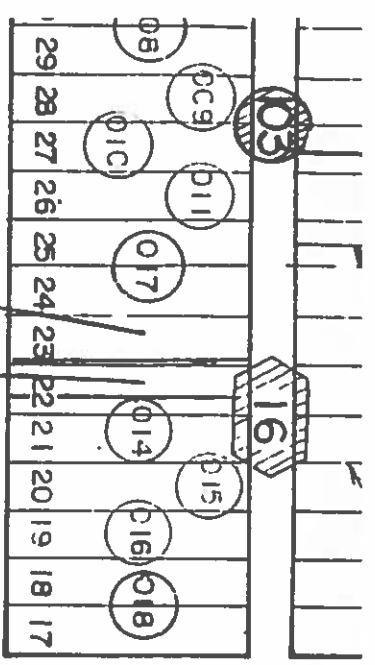


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SKETCH MAP

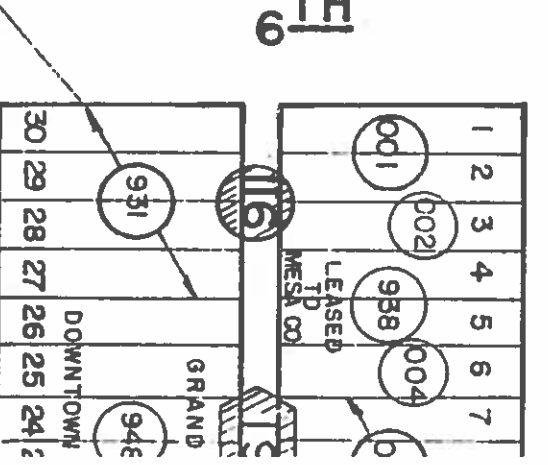
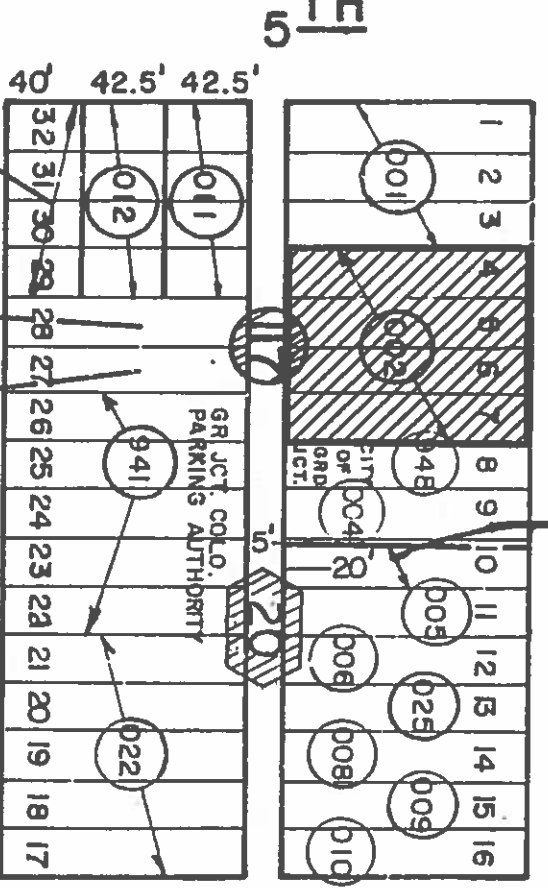
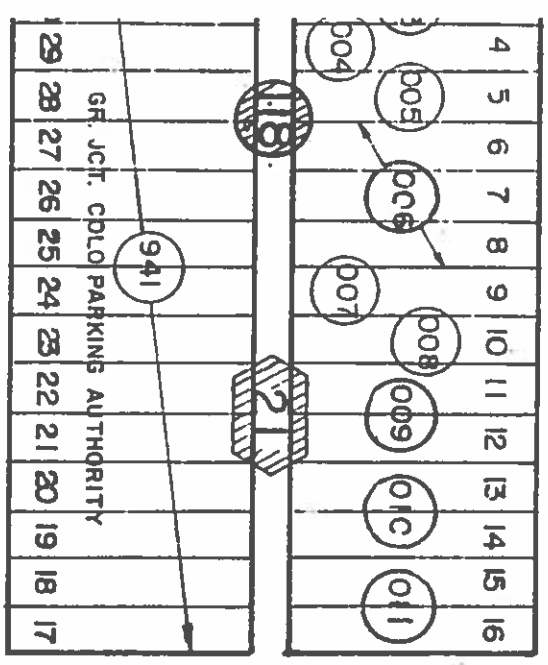




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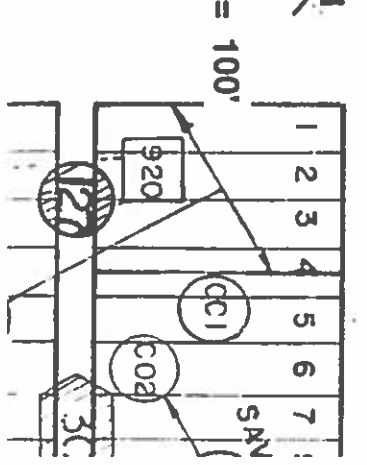
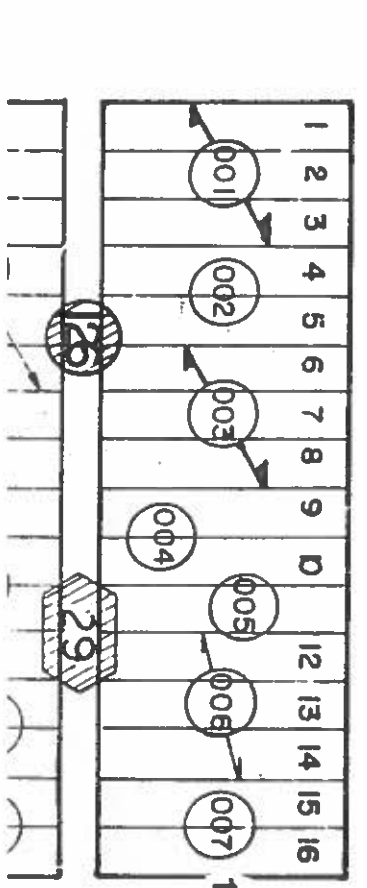
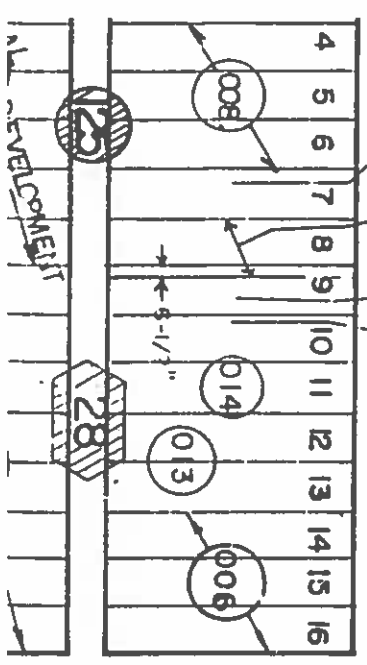
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Mesa County Assessors
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GR. JCT. COLO. PARKING AUTHORITY

GR. JCT. COLO. PARKING AUTHORITY

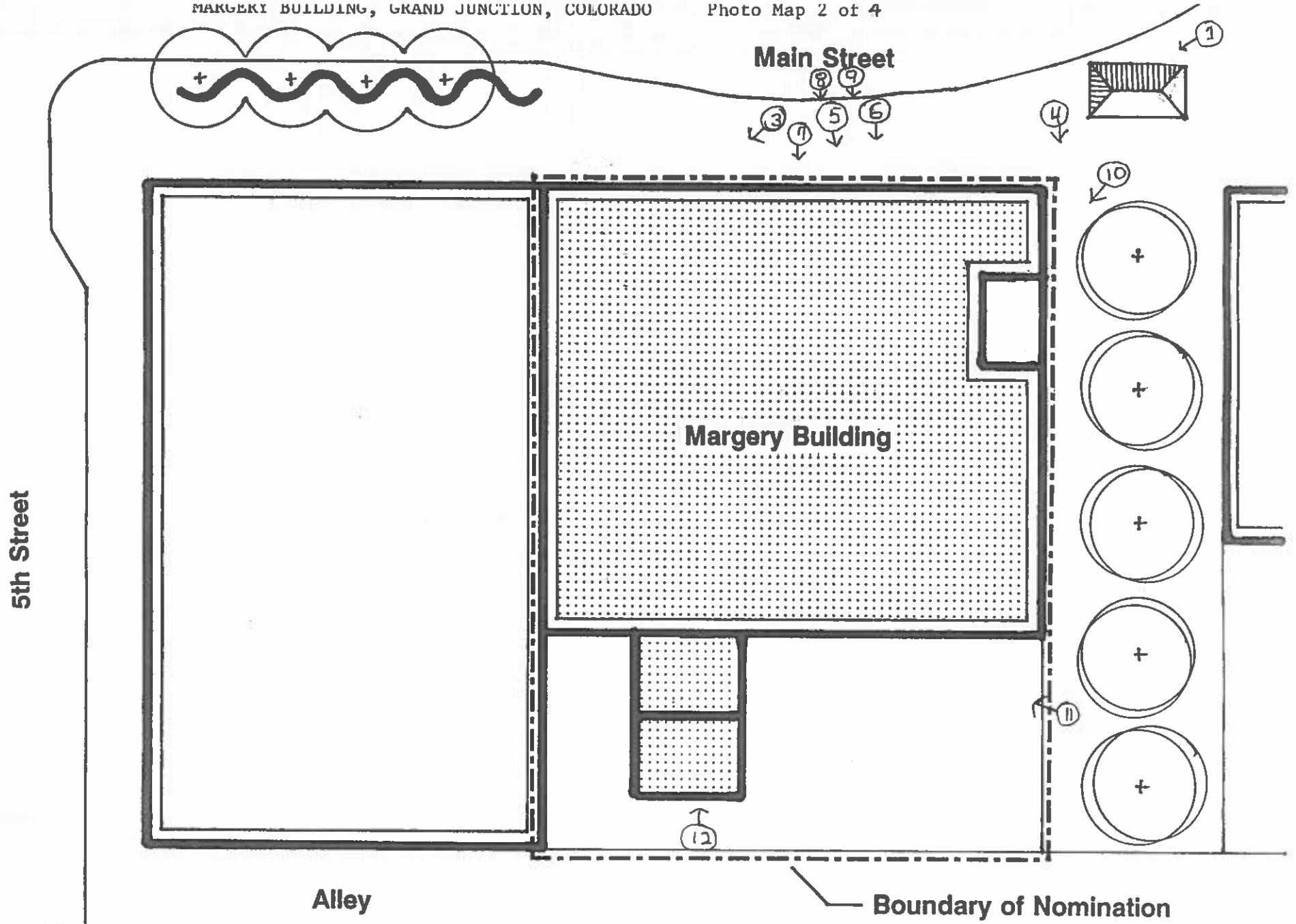
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GRAND DOWNTOWN

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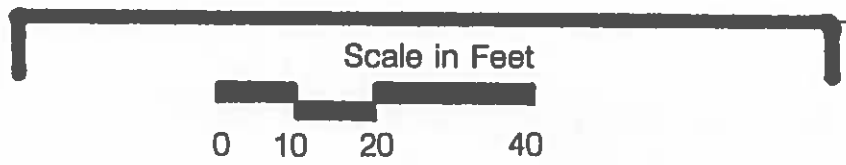
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Alley

Boundary of Nomination



SKETCH MAP



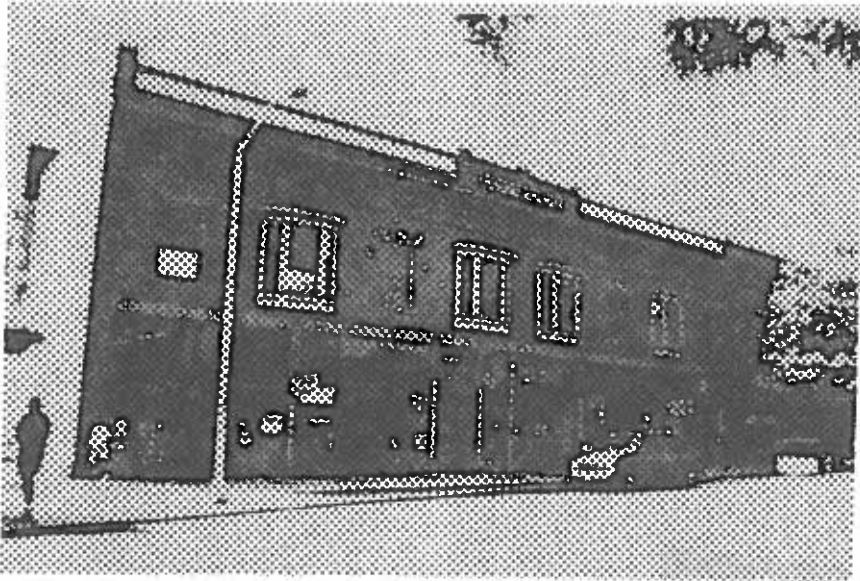


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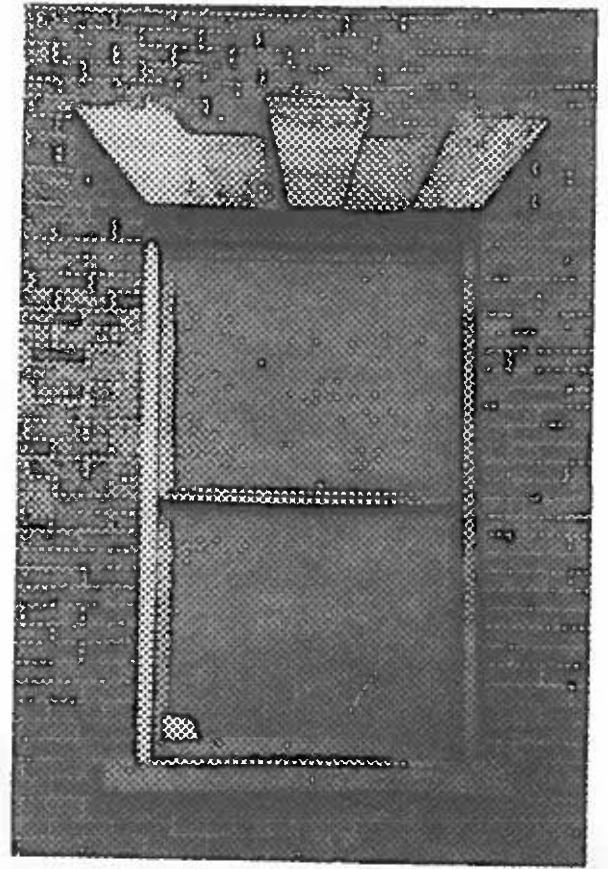


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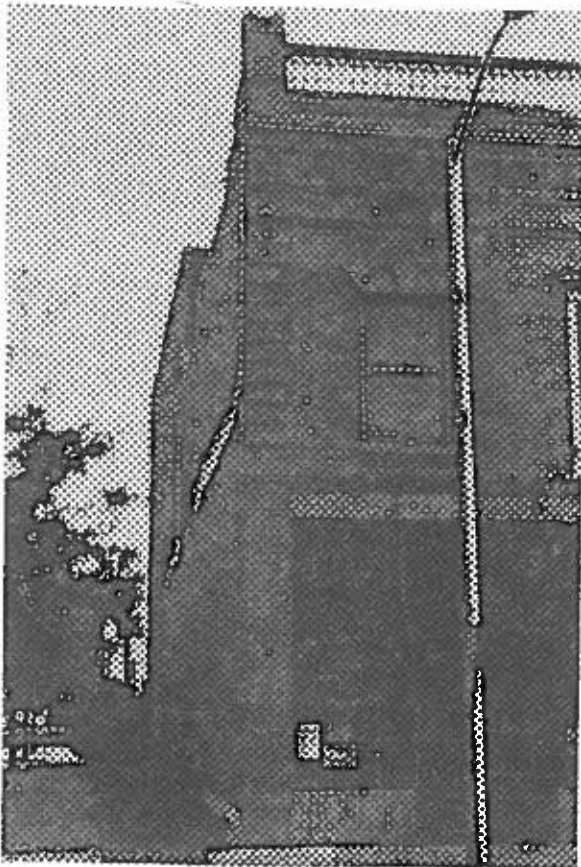


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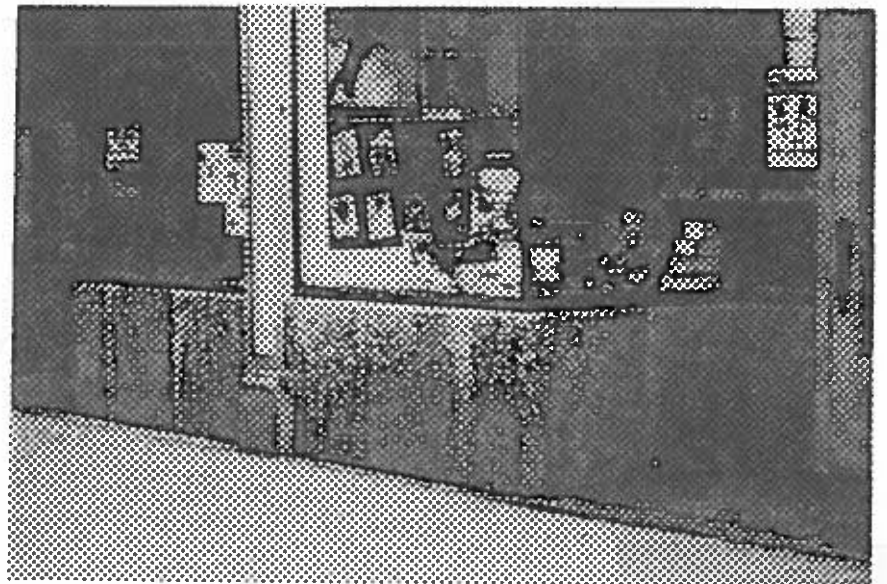


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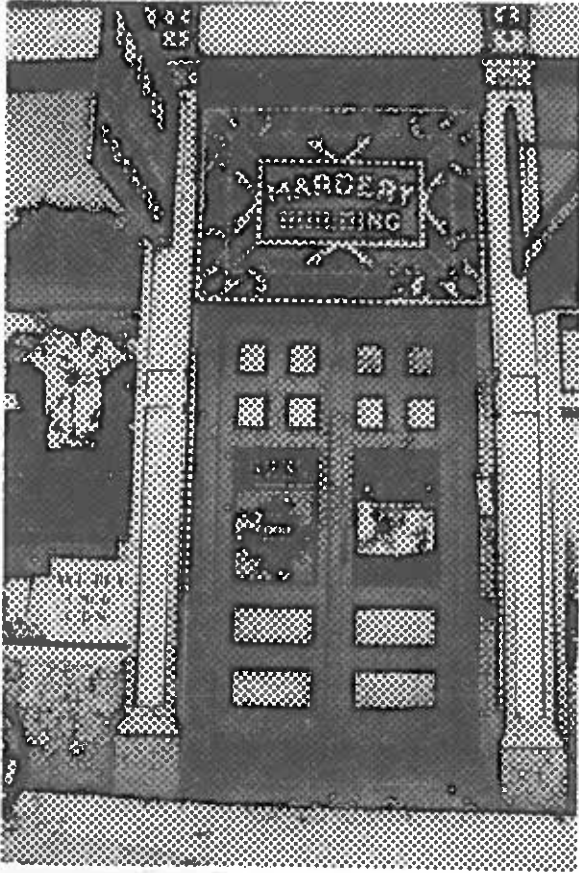


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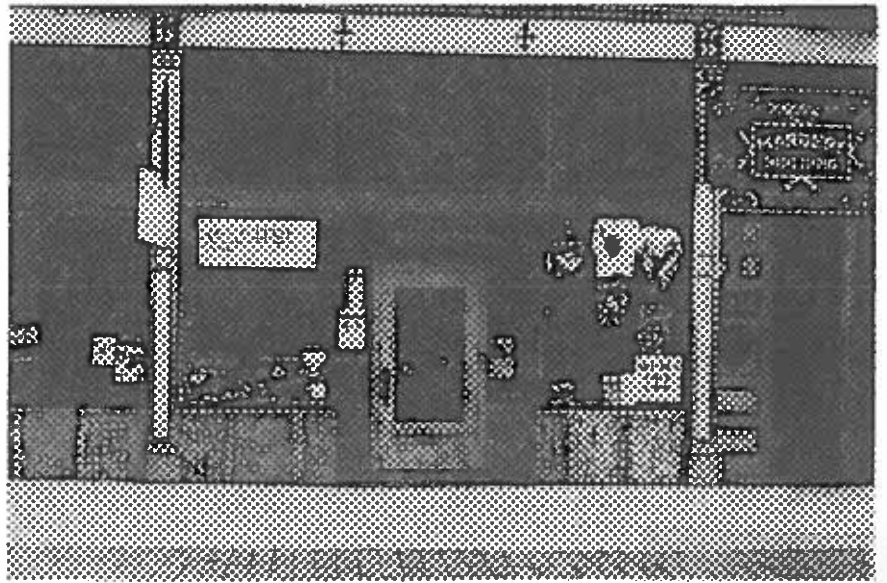


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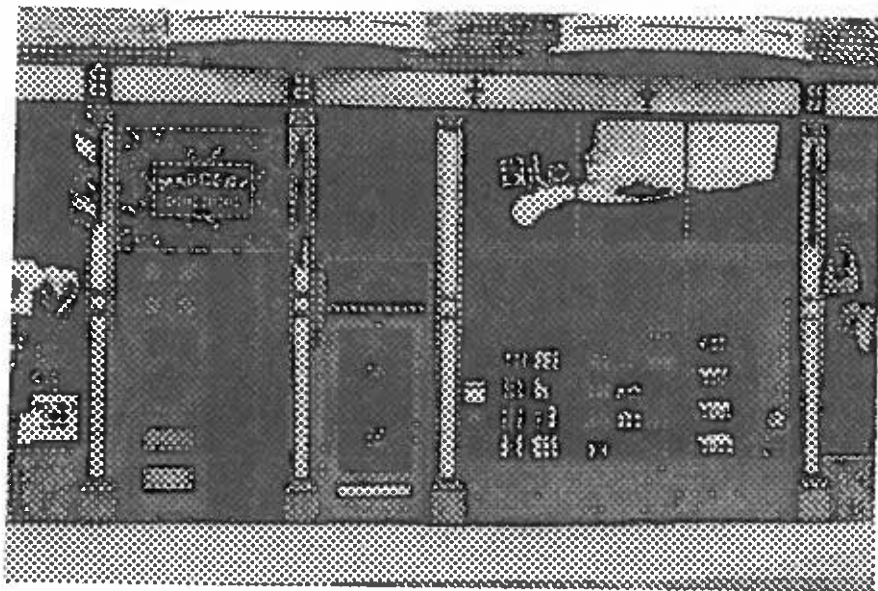


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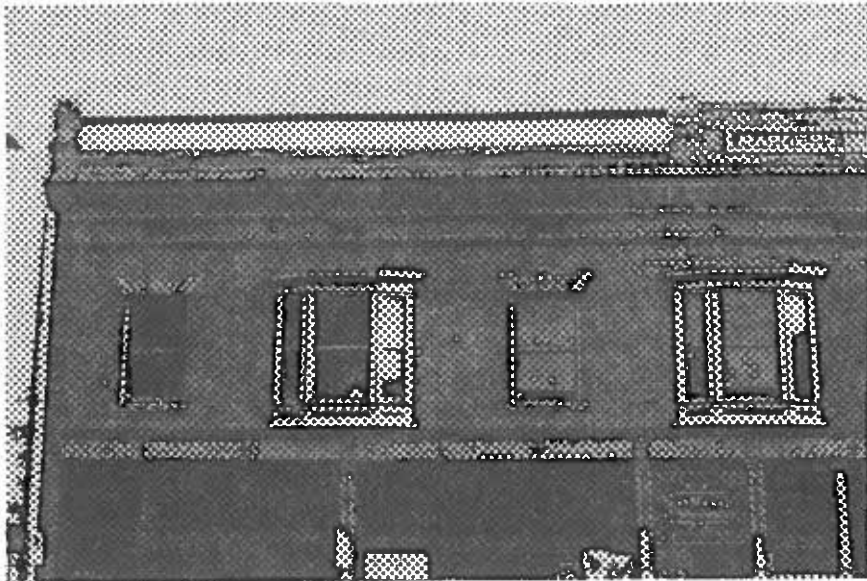


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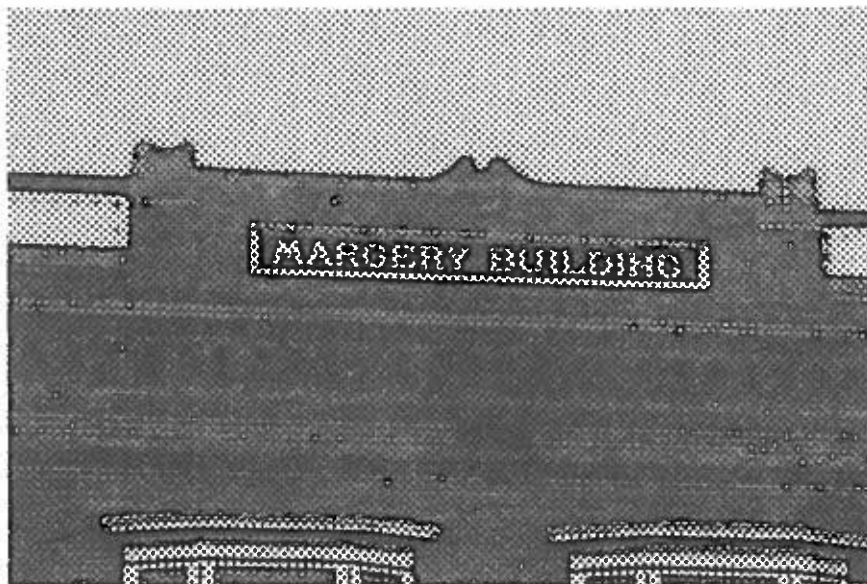


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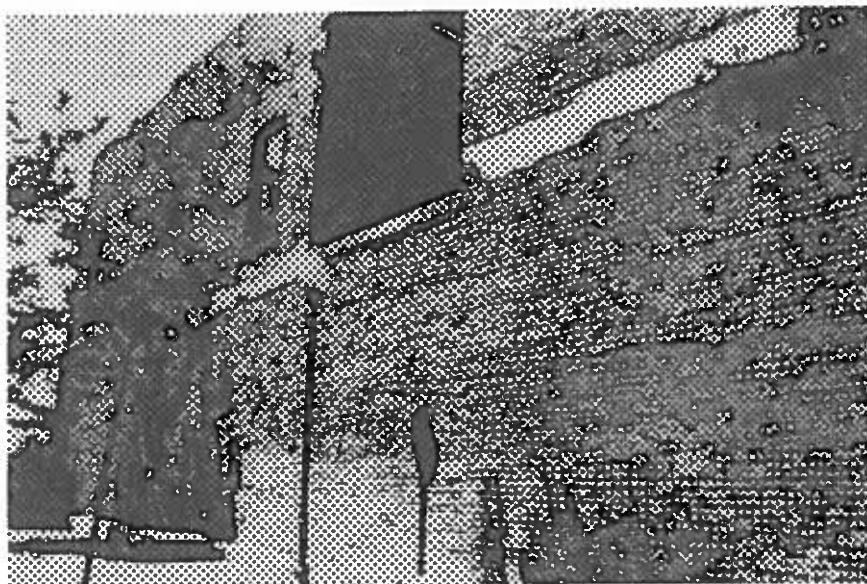


PHOTO 10 X

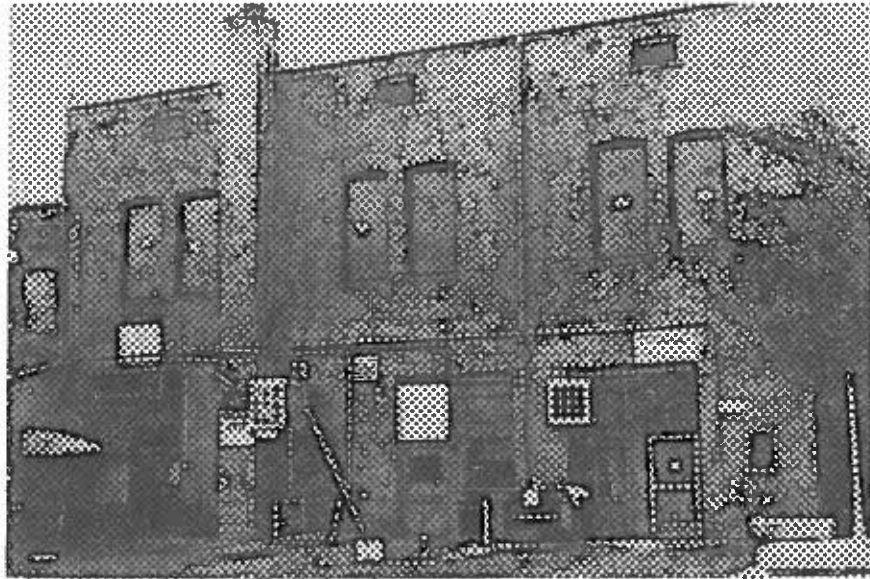


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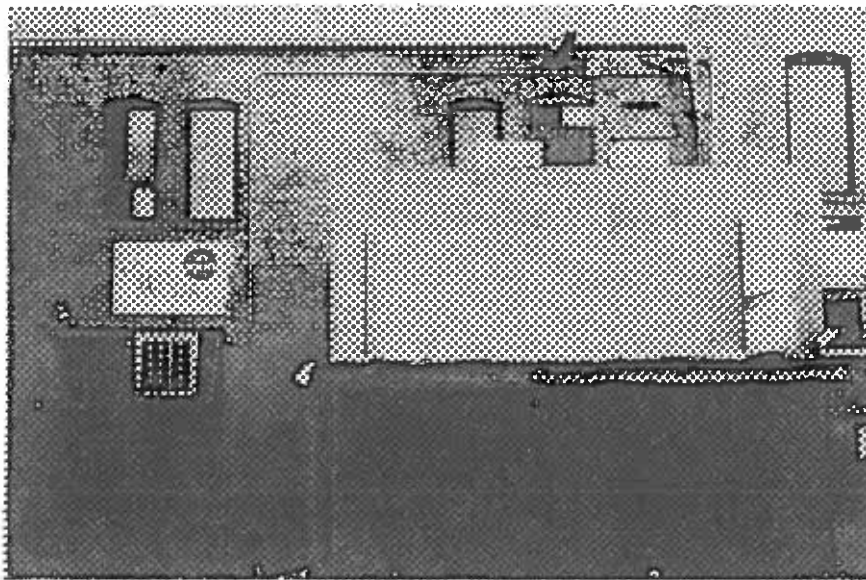


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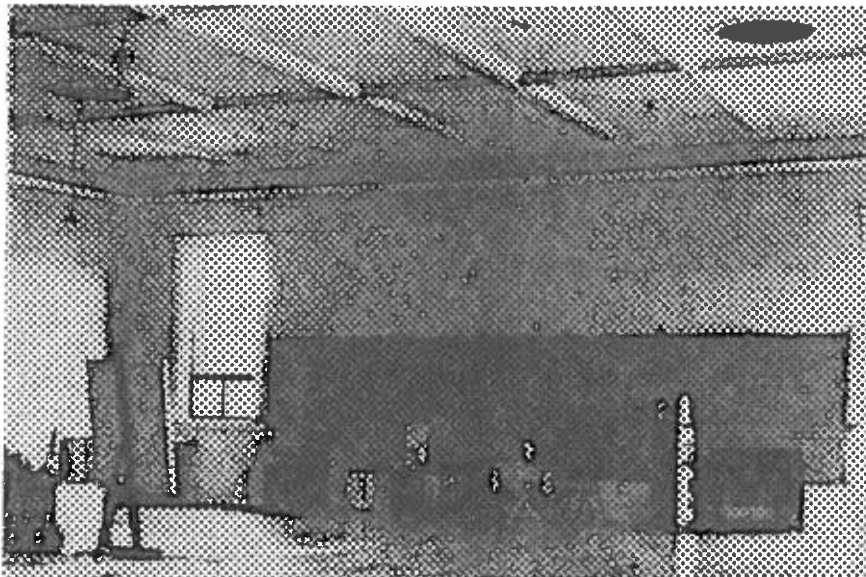


PHOTO 13

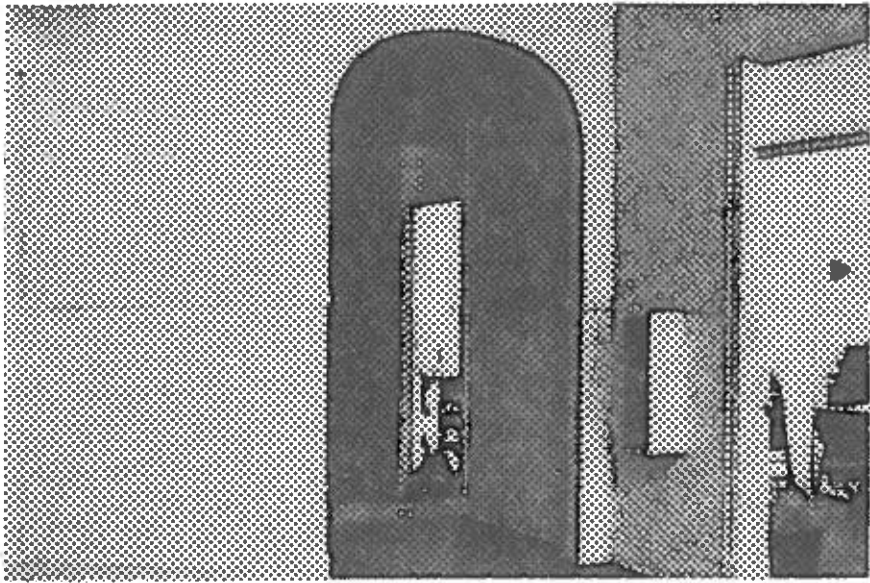


PHOTO 14

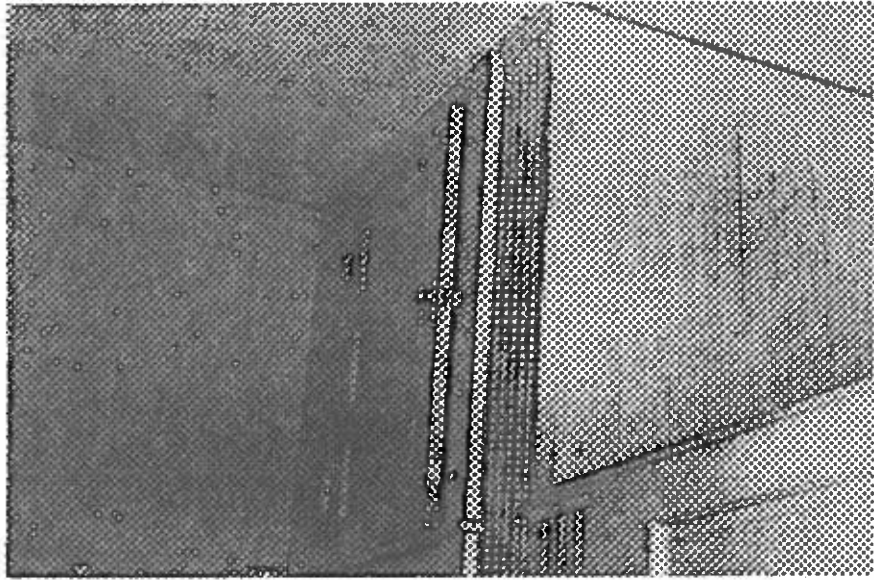


PHOTO 15

