

C.D. SMITH BUILDING

Location: 233 South 5th Street
Tax Parcel: 2945-143-28-948
Legal Description: Lots 17 through 24, Block 125, City of Grand Junction
Property Owner: City of Grand Junction/Museum of Western Colorado

Summary of Historic Significance (provided by Museum of Western Colorado)

C.D. Smith was born in Las Animas, Colorado in 1879. He started in the drugstore business in 1894, becoming a registered pharmacist in 1900. He opened his first store in Grand Junction that year and, by 1907, had opened seven drugstores in western Colorado. In 1910, he went into the retail business, carrying wholesale candy, case goods, beverages, drugs and lotions.

By the 1930s, the C.D. Smith Company staff had grown from 3 to 33 persons. Continued growth of the business led to the construction of a new 45,000 square foot facility on the northwest corner of 5th Street and Ute Avenue which opened in 1936. The tradition started by C.D. Smith almost 100 years ago continues today in a new location at 630 South 7th Street.

The C.D. Smith building is classic industrial/utilitarian design. This style, popular in the 1930s, features simplified and streamlined processes using concrete, brick and steel to create flowing architectural elements. Glass block windows were used in the load-bearing walls between and as translucent infill between structural framing members. These details were quite extravagant considering the building's construction was during the Depression Era. The C.D. Smith building is one of the best surviving examples of this style in the Grand Junction area.

M E M O R A N D U M

DATE: September 7, 1994
TO: Barbara Creasman
DDA
FROM: Kristen Ashbeck
Community Development Department
RE: City Register of Historic Places

Larry and I came up with the following to be required for each designation "application" (at least for now--until Board might come up with something else):

- 1) Description of the general characteristics of the structure, site, or district
- 2) Description of the particular features of the structure, site or district which should be preserved
- 3) Legal description of property or boundaries of district
- 4) Location Map (e.g. 8.5" x 11" reduction of assessors map)
- 5) Current completed Colorado Historical Society Inventory Record Form
- 6) Photographs of subject property clearly illustrating items described in items 1 and 2 above

All of the items should be provided to Council for their consideration of the designation; however, if items 1 and 2 are complete, the Inventory Record Form is not required for Council and could be completed at a later date.

The property owner/applicant is responsible for providing items 1, 2, 3 and 6 at least 2 weeks prior to the City Council meeting at which the designation will be considered (not possible this time). Based on this information provided by the property owner/applicant, staff will prepare items 4 and 5 and a summary report of the designation(s) for distribution to City Council.

Let me know if we need to talk more about this or if you or Museum would like me to help with any of the items needed for the 9/21 proposed designations. I will need to have information no later than next Wednesday morning (14th) in order to get packet ready for Council by Thursday (15th).

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Letter of Approval from property owner

September 15, 1994

TO: Grand Junction City Planning Office

FROM: Judy Prosser-Armstrong and David Bailey, Museum of Western Colorado

RE: Submission of C. D. Smith by Museum of Western Colorado to City Register of Historic Places

Description of General Characteristics of the Structure:

C.D. Smith was born in Las Animas, Colorado in 1879. He started in the drugstore business in 1894, becoming a registered pharmacist in 1900. He opened his first store in Grand Junction that year, and by 1907 had opened seven drugstores in Western Colorado. In 1910, he went into the retail business carrying wholesale candy, case goods, beverages, drugs and lotions.

By the 1930s the C. D. Smith Company staff had grown from three to 33. Continued growth led to the construction of a new 45,000 square foot facility which opened in 1936. The tradition started by C. D. Smith in 1900 continues today in a new location at 630 South 7th Street.

Description of the particular features of the structure, site or district that should be preserved.

The C. D. Smith building is classic industrial/utilitarian design. This style, popular in the 1930s, features simplified and streamlined processes using concrete, brick and steel to create flowing architectural elements. Glass block windows were used in the load bearing walls between and as translucent infill between structural framing members. The building is one of the best surviving examples of this style in the Grand Junction area.

STAFF REVIEW

DATE: September 15, 1994

REQUEST: Historic Designation of the C.D. Smith building, Avalon Theater and Old St. Mary's Hospital on the City Register of Historic Sites, Structures and Districts

PETITIONERS: Museum of Western Colorado, The Avalon, Inc. and The Resource Center

STAFF: Kristen Ashbeck

EXECUTIVE SUMMARY: The Museum of Western Colorado, The Avalon, Inc. and The Resource Center are requesting that the C.D. Smith building, the Avalon Theater and the Old St. Mary's Hospital, respectively, be designated as historic buildings the recently-created City Register of Historic Sites, Structures and Districts.

BACKGROUND/STAFF ANALYSIS: City Council adopted section 5-14, Historic Preservation, in the Zoning and Development Code in August 1994 which became effective September 18, 1994. The ordinance established a City Register of Historic Sites, Structures and Districts, to which eligible historic resources may be designated. The criteria by which Staff and Council shall review a proposed designation are specified in the ordinance.

The following pages describe, for each of the four proposed historic designations, the characteristics of the building which justify its designation and a description of the particular features of each that should be preserved. Given these descriptions, Staff finds that these structures meet the designation criteria for structures as follows:

C.D. SMITH BUILDING: Structure is at least 50 years old, represents superior craftsmanship or high artistic value (for a warehouse), is associated with a notable person of the community (C.D. Smith), and is an established visual feature along two major traffic corridors in the City (5th Street and Ute Avenue).

AVALON THEATER: Structure is at least 50 years old, exemplifies cultural heritage of the City, enhances the sense of identity of the City, and is an established and familiar visual feature on Main Street.

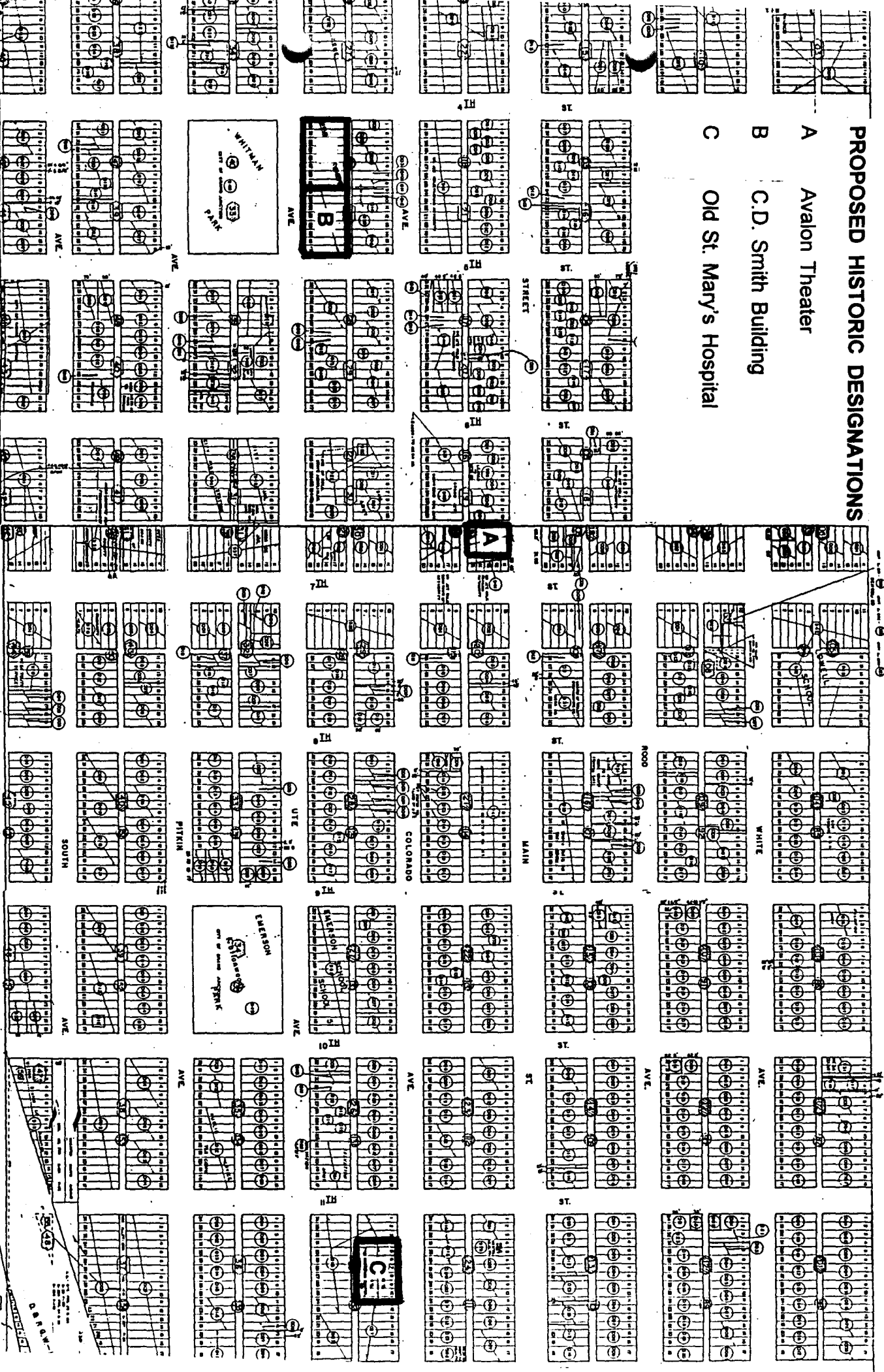
OLD ST. MARY'S HOSPITAL: Structure is at least 50 years old, exemplifies cultural/community development heritage of the City, and is an established and familiar visual feature in downtown Grand Junction.

STAFF RECOMMENDATION: Approval

PROPOSED HISTORIC DESIGNATIONS

- A Avalon Theater
- B C.D. Smith Building
- C Old St. Mary's Hospital

SEE PROFESSIONAL PLANS
COMPLANIMENTS
FOR
STREETS
AND
LOTS





September 28, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
OCT 14 1994

Mr. Richard Sims, Director
Museum of Western Colorado
P.O. Box 20000-5020
Grand Junction, Colorado 81502-5020

Dear Richard,

Congratulations! The Grand Junction City Council, at its September 21, 1994 meeting designated the C.D. Smith Building on the City Register of Historic Sites, Structures, and Districts. As you are aware, this makes the structure eligible for historic preservation funds as are currently available through the Colorado Historical Society's State Historic Fund.

According to the City's Historic Preservation Ordinance, a condition of the approval by Council is payment of all legal advertisement and recording fees by the petitioner. Please provide me with the following at your earliest convenience: a check in the amount of \$50.00 payable to the City of Grand Junction for legal advertisement and a check in the amount of \$5.00 payable to the Mesa County Clerk and Recorder to cover the recording fee for the resolution. Thank you.

Sincerely,

Kristen Ashbeck
Planner

DR,
please
proceeds

c: Barbara Creasman, DDA



MUSEUM OF WESTERN COLORADO
 PO BOX 20000-5020
 4TH AND UTE AVE. (303) 242-0971
 GRAND JUCTION, CO 81502-5020

NORWEST BANK
 NORWEST BANK OF GRAND JUNCTION - DOWNTOWN
 4TH AND MAIN - (303) 243-1611
 GRAND JUNCTION, CO 81501

CHECK NUMBER 016820

82-40
 1021

DATE 10-10-94

PAY THE SUM Sixteen Hundred Eighty Nine and 81/100 \$ *****1,689.81

TO THE MESA COUNTY
 ORDER P.O. Box 20,000-5014
 OF Grand Junction, CO 81502

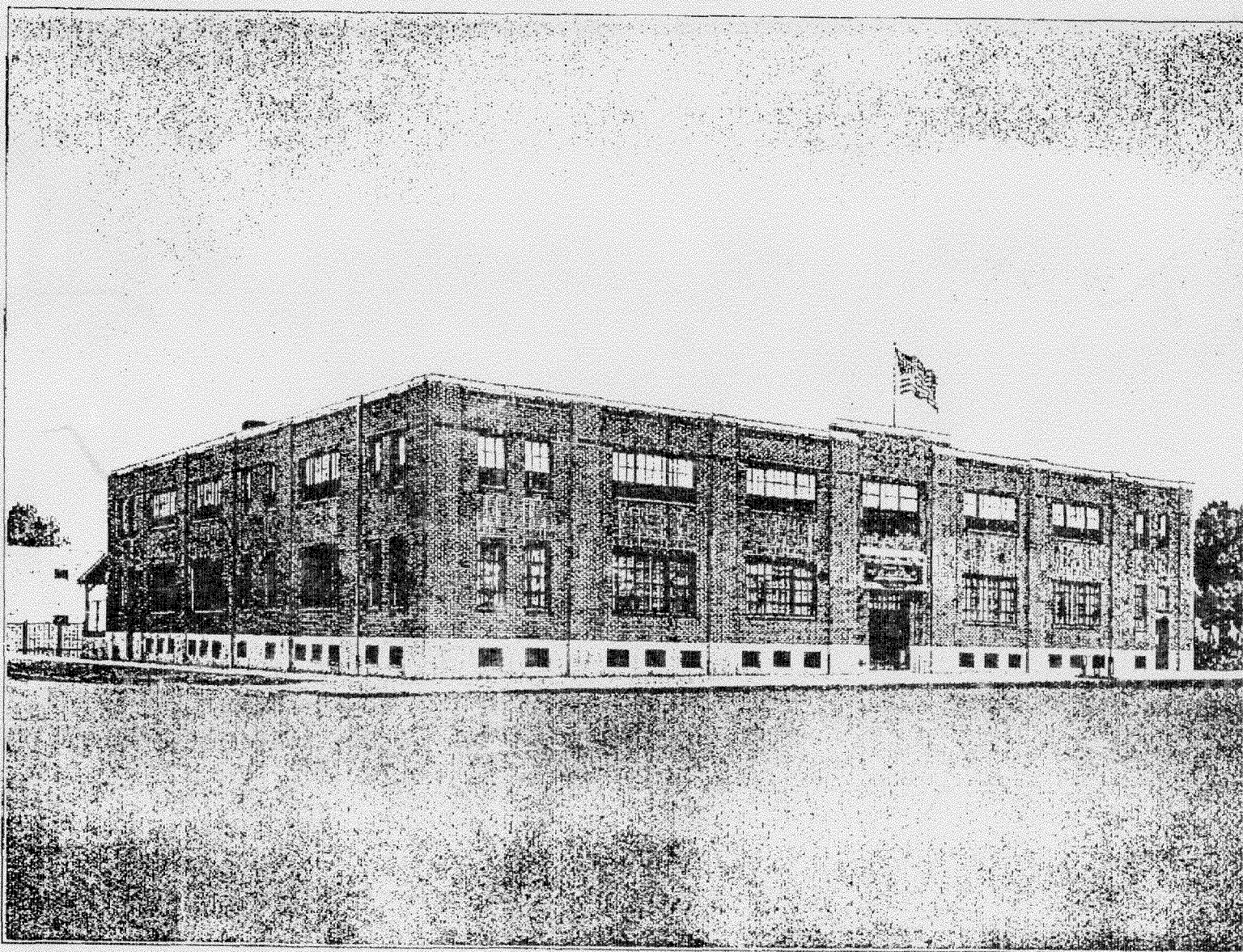
MUSEUM OF WESTERN COLORADO

Richard Sims

Nancy J. Ellison

⑈016820⑈ ⑆102100400⑆ 620 131312⑈

DATE	DOCUMENT	DESCRIPTION	ACCOUNT #	AMOUNT	DISC	NET
09-28-94	--	Invoice	4210.110			
08-31-94	7825	Invoice	4260.104	1114.92	0.00	1114.92
10-06-94	7842	Invoice	4260.104	569.89	0.00	569.89



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● THE C. D. SMITH DRUG CO. BUILDING

NOTICE

CITY OF GRAND JUNCTION / CITY COUNCIL

The City of Grand Junction City Council, at its regularly scheduled meeting Wednesday, September 21, 1994 at 7:30 p.m. in the City-County Auditorium, 520 Rood Avenue, will consider designation of the following buildings to the City Register of Historic Sites, Structures and Districts:

Avalon Theater - 645 Main Street
Owner: Aircadia Investments/City of Grand Junction

Old St. Mary's Hospital - 1129 Colorado Avenue
Owner: The Resource Center

C.D. Smith Building - 233 South 5th Street
Owner: City of Grand Junction/Museum of Western Colorado

104497

Rain or Shine Call...

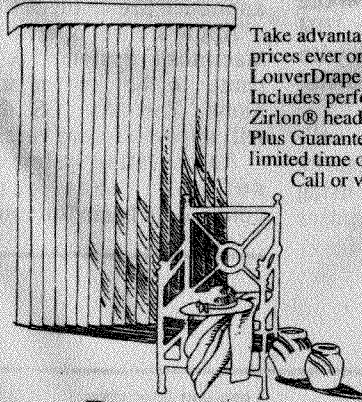


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