



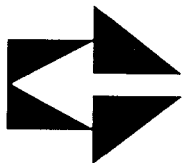
## OLD ST. MARY'S HOSPITAL

**Location:** 1129 Colorado Avenue  
**Tax Parcel:** 2945-144-25-979/016  
**Legal Description:** East 10 feet of Lot 4 and all of Lots 5 through 10 inclusive and the West 10 feet of Lot 11, Block 132, City of Grand Junction  
**Property Owner:** The Resource Center, Inc.

### **Summary of Historic Significance** (excerpted from Historic Building Inventory Record)

The Old St. Mary's Hospital facility was an important hub in the community development of Mesa County in the first half of the 20th Century. From almost its inception, it provided a training ground for nurses which served the community health needs. The influenza epidemic of 1918 saw a time of tragedy for the community and was met valiantly by the small team of overworked nurses. The hospital, which could have closed due to finances, stood by the community through the Depression. Many Citizens of Mesa County were born in this facility and often remark on that fact when they come to visit.

St. Mary's first building on the site was a small frame structure which housed ten beds and operated from 1896 to 1914. The cornerstone for the building which presently stands on the site was laid in 1910 and it included the first electric elevator in the area. The building opened for patient use in 1914. In 1916 the hospital established a school for nurses within the hospital. By 1922 the hospital had cared for 8,000 patients, including 500 babies. In 1923 an east wing was added to provide 30 more beds. The hospital had cows, chickens and a garden to feed staff and patients. During the 1940s the Cancer Clinic opened and the hospital acquired an Iron Lung for polio treatment. This building was outgrown and operations moved to the present St. Mary's location on 7th and Patterson in 1951.



September 13, 1994

Kris Ashbeck  
Community Developer  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

Dear Kris,

Thank you for your efforts to include our 1129 property, the old "St. Mary's" building, as a historic landmark.

For citizens of a certain age group, this building is quite significant. They often comment as they enter the building about a birth, surgery, or time of recovery which the hospital played an important role. We have enjoyed hearing the stories of the nuns who operated the hospital while raising livestock to feed the patients. Many of our leading citizens were born in this facility or received health care here. The hospital also provided important training for many health care professionals.

The building must have towered over a tiny Grand Junction when it was built in 1914. It boasted the only electric elevator in the area. The building served as the St. Mary's Hospital until 1951 when it relocated to its present position.

Thank you for your consideration of this facility.

Sincerely,

Janet K. Cameron  
Director, Planning and Development



NOT FOR FIELD USE  
 ELIGIBLE  
 DET. NOT ELIGIBLE  
 NOMINATED  
 CERTIFIED REHAB  
 DATE \_\_\_\_\_

Historic Building Inventory Record

project name		county Mesa	city Grand Junction	state ID no.
current building name The Resource Center		owner The Resource Center, Inc. 1129 Colorado Avenue Grand Junction, CO 81501		
address 1129 Colorado Avenue Grand Junction, CO 81501		township	range	section 1/4 1/4
historic name St. Mary's Hospital		USGS quad name _____ yr. _____ 7.5' _____ 15'		
district name		block	lot(s)	addition yr. of addition East Wing 1923
film roll no.	negative nos.	location of negatives		date of construction Cornerstone laid 1910 estimate opened 1914 actual source St. Mary's Archives
				use Private nonprofit human service agency present hospital historic
				condition _____ excellent _____ good _____ fair _____ X _____ deteriorating
				extent of alterations _____ minor _____ X moderate _____ major describe: Stucco over original brick exterior, "gingerbread" removed Stucco applied on exterior sometime prior to 1980.
				_____ X original _____ moved date(s) of move:
style	stories 3 plus basement	National Register Eligibility Individual: _____ yes _____ no Contributing to district: _____ yes _____ no		
materials Concrete foundation Brick and masonry walls	square footage 18,000 plus 3,000 basement	local landmark designation _____ name _____ date		
architectural description Stucco over brick exterior, flat roof, no ornamentation 4'x6' windows approximately every 10' on all floors Roofed brick and tile main entry way.		associated buildings? _____ yes type None if inventoried, list ID nos.		
additional pages _____ yes _____ no				

plan shape	architect	original owner
	source	St. Mary's Hospital
	builder/contractor	source
	source	St. Mary's Archives
		theme(s)

**construction history** (description, names, dates, etc. relating to major additions or alterations to original structure)

Cornerstone laid 1910, opened in 1914. East wing added in 1923.  
Stucco applied on exterior sometime prior to 1980.

continued \_\_\_ yes  no

**historical background** (discuss important persons and events associated with this structure)

This is a brief summary of the first hospital organization in Mesa County. Please see attached history from St. Mary's archives for more detail. Their first building was a small frame structure which housed ten beds and operated from 1896 to 1914. The cornerstone for the building described in this document was laid in 1910 and it included the first electric elevator in the area. The building opened for patient use in 1914. In 1916 the hospital established a school for nurses within the hospital. By 1922 the hospital had cared for 8,000 patients, including 500 babies. In 1923 an east wing was added to provide 30 more beds. The hospital had cows, chickens and a garden to feed staff and patients. During the 1940's the Cancer Clinic opened, and the hospital acquired an Iron Lung for polio treatment. This building was outgrown, and operations moved to the present St. Mary's location on 7th and Patterson in March, 1951.

continued \_\_\_ yes \_\_\_ no

**significance** (check appropriate categories and briefly justify below)

<b>architectural significance:</b>	<b>historical significance:</b>
<input type="checkbox"/> represents the work of a master	<input type="checkbox"/> associated with significant persons
<input type="checkbox"/> possesses high artistic values	<input checked="" type="checkbox"/> associated with significant events or patterns
<input checked="" type="checkbox"/> represents a type, period or method of construction	<input type="checkbox"/> contributes to an historic district

**statement of significance**

This St. Mary's Hospital facility was an important hub in the community development of Mesa County in the first half of the century. From almost its inception, it provided a training ground for nurses which served the community health needs. The influenza epidemic of 1918 saw a time of tragedy for the community and was met valiantly by the small team of overworked nurses. The hospital, which could have closed due to finances, stood by the community through the depression. Many citizens of Mesa County were born in this facility and often remark on that fact when they come to visit.

continued \_\_\_ yes \_\_\_ no

**references** (be specific)

St. Mary's Archives

continued \_\_\_ yes  no

surveyed by	affiliation	date
-------------	-------------	------

small convent to the large conglomerate of hospitals is a success story that has its own history, which has been written, along with a biography of the founder, Sister Xavier Ross. These can add information into the background of the processes that led to the formation of St. Mary's hospital in Grand Junction.

*begin here* → The early town of Grand Junction had professional people that practiced law, and medicine in the late 1800's. By 1884, churches had been established, there were different stores, the railroad brought new goods to town. There were many services available and they served the growing agricultural population. There were around 4000 people in and around Grand Junction at that time. There were doctors that practiced medicine, but people in the community decided that the town needed a hospital. Father Carr of St. Joseph's Catholic Church, had been aware of the work of the Sisters of Charity in Leavenworth, Kansas, providing care for people suffering in other communities. Recognizing the need for better health services for Grand Junction residents, he apparently went to Leavenworth and asked for assistance from the Sisters there to build a hospital in Grand Junction, Colorado.

Two Sisters arrived in Grand Junction in July of 1895, Sister Mary Balbina Farrell, age 36, and Sister Louisa Madden, age 35. They traveled by train to Denver, and perhaps continued by train to Grand Junction, although

that is not recorded. They stayed in Mrs. James Cosgrove's house while working on the project. Sister Mary Balbina's responsibility was to plan and get the hospital constructed, while Sister Mary Louisa obtained funds to build the hospital. The funds obtained were private donations, mostly. To collect funds, they mostly went from door to door, beginning in Grand Junction, and traveling farther, eventually reaching the mining camps of Ouray and Telluride. Sister Mary Louisa received food and lodging along her way as she collected money for the hospital. The miners may not have seen any other women during that time and they were willing to give her donations, especially because of the cause she represented. There were people who did not contribute, however, and one of the stories that survives in the memoirs of the Sisters is that when she arrived at one house, the lady of the house opened the door, listened to Sister's story and finally replied, "Yes, I will give you a donation if you will leave town." There is no record if sister received the donation.

December 5, 1895, Sister Mary Balbina purchased lots 4, 5, and 6 for 4,500 dollars, to be paid in 2 years at 8% interest, on Colorado Avenue between 11th and 12th street. The land was owned by Mayor M. L. Allison and he had urged that the hospital be built on the east side of town. He then donated three more lots for the hospital.

An architect firm, Boyer and Leserve drew plans for the

new hospital and after the plans were completed, A contract was signed with R. B. Currie in February 8, 1896 to build the building with the stipulation that the building would be finished within 90 days of the beginning of the project. The contract stated that the Sisters would pay \$2500 for the new structure. The citizens of the city carried stones from the river for the foundation and dug a basement in preparation of the frame building.

The hospital then had to be supplied with furnishings and equipment. Many Grand Junction women went to Mrs. Cosgrove's house to sew sheets, pillowcases, towels, and other linens.

On April 8, 1896 a contract was signed with Mr. B. J. Snyder, the Chairman of the county commissioners to provide treatment for the indigent population of Mesa County and the county would reimburse the hospital \$8.50 a week for their care. This may have come about because many sick and needy people began asking the Sisters for assistance soon after their arrival in Grand Junction. Another provision in that contract stated that the County Commissioners would "...give necessary assistance... in all extreme, violent, or extraordinary or unmanageable cases."

Two more Sisters arrived from the Motherhouse just before the building was completed, Sister Mary Louis Reynolds and Sister Margaret Shea. Sister Margaret would work in the kitchen. She was new to religious life and new to the country, having arrived in the United States



four years earlier from Ireland. She received some food trays from the hospital in Denver, along with the Sister's advice as to how she could manage the kitchen. When she arrived in Grand Junction, she found a tiny kitchen with a large wood-burning stove and huge ice-box taking up most of the room. She a small pantry to store the dishes and trays.

The hospital was ready to accommodate them and the Sisters moved into the new building, with Sister Balbina the first administrator.

The hospital opened May 22, 1896 with ten beds. The Daily Sentinel reported "The opening of this hospital is one of the important events of the year as it affords accommodations for the sick and afflicted, who have no kind hands to care for them in times of sickness. Here, without distinction as to race, creed, or color, the afflicted at all times may find a refuge."

The hospital took in patients with many different medical problems. The chief complaints were Typhoid Fever, (due to drinking river water), pneumonia, and consumption. Some patients had been shot, and the way that was written in the hospital registry was "leaded." Many patients were brought to the hospital for operations that the doctors would not perform in their offices. The hospital also provided a place to care for traumas resulting from accidents, or disasters. There had been a stipulation that those with smallpox would be treated in a

different place, due to the contagious nature of the disease. There are reports that a house on the Redlands would be used for that purpose.

On June 22, 1905 the second section of train #5 jumped the tracks near Pinto, Utah. Sixteen people were injured and six or eight people were taken to the hospital. At the time, the addition of that many patients must have strained the capacity of the hospital, almost filling the beds available with that single incident.

The four Sisters not only nursed the patients, they also scrubbed the floors, did the laundry, and helped in the kitchen. Eventually they hired others to help. Sister Margaret put in a vegetable garden to help curb expenses. She eventually acquired a flock of chickens and a cow. When they had three cows, a man was hired to tend to the outside work and Sister Margaret could spend more of her time with her kitchen duties.

Often, people were treated in their homes by the doctors. Most babies were delivered at home. The hospital was used as a refuge for those unfortunates that did not have nearby family members to care for them, or if their injuries or diseases were severe enough to warrant the hospitalization of that person.

Doctor Bull was one of the doctors that worked hard to have a hospital in Grand Junction. By 1909 there were many other Doctors in the area. Some of the Doctors include Doctors Ingersoll, Wheelock, Smith, Stroud, Capps,

in 1914.

When we try to understand what the hospital provided for a community during the turn of the century, we have to make some assumptions based on what we can read from newspapers, patient registry's, and other documents that discuss medical history, nursing history, and other clues. One of the observations is that many people would not enter the hospital, even though the person was close to death. Also, many births occurred at home. The nursing staff did all of the work that was necessary in the hospital, including the cooking, the cleaning, the laundry, and the other chores that arose at the hospital. They even grew much of the food for themselves and the hospital patients. The Sisters lived at the hospital on the main floor. They had dedicated their lives to helping others and their lives revolved around the hospital itself.

By 1916, the hospital needed more nurses. The additional rooms and services strained the Sisters. The administrators had asked for more help from the Motherhouse, but the need was greater than the Motherhouse could supply. Sister Aloysius Marie, the administrator then, had returned from Mass one Sunday and found delirious typhoid patients wandering the hospital. The Mother Superior in Leavenworth had other things on her mind and she wired back that they just should train new nurses. Information was obtained from St. Vincent's

Hospital in Billings, Montana, and St. Joseph's in Denver on how they operated their nursing schools. Also she enlisted support from the nursing staff to help train the new students. In 1916 the hospital established a school for nurses in the hospital, creating a ready number of nurses to fill that need. The students received eight dollars a month to purchase uniforms, books and personal supplies. Meals and lodging were provided by the hospital. The students slept on the first floor of the old hospital.

In 1918 there were more patients admitted with influenza. The epidemic took the lives of Sister Aloysius Marie Hefferman on November 19 1918, and then took her sister, Sister Marguerite on November 23. On December 3, Sister Eusebia O'Connor, age 55, died of flue complications. They had to be taken to Denver for funeral rites and burial because the staff at the hospital were already overworked and could not take the time. The danger of contagion also made the staff limit the amount of time that the student nurses were allowed to work with influenza patients, in hopes that they would not catch the disease.

A fire in the old building caused concern for the patients in the hospital. One report states that the doctors in the hospital helped the nurses evacuate the patients. After the fire, porches were added to the southern part of the building and a fire escape ramp was

built. Some of the porches were enclosed to provide additional rooms.

In 1921 a home for single nurses was purchased across the street from the hospital. It was named Prague Hall.

St. Mary's had cared for 8000 patients by 1922. This included 500 babies. By 1923 an east wing was added to the brick hospital. It cost 50,000 dollars and was dedicated January 1, 1924. There were then 30 more beds.

During the 1930's, St. Mary's suffered during the depression. There had been some discussion to close the hospital from the Motherhouse, and from the city of Grand Junction, but a sister told them that too many people were fed that would otherwise not eat, and the hospital stayed open. The hospital had cows, chickens, and a garden, The hospital staff canned much of the food and asked for donations from the farm and orchards in the area.

During the time of prohibition, the chief of police would bring contraband whiskey to the hospital, where it was used for medicinal purposes. It was thought that whiskey was a good stimulant for patients with pneumonia.

When patients needed surgery, they had to be taken through the kitchen. An old photograph depicting a patient being brought through the kitchen seems very strange for today, although at the time it may not have seemed as strange.

The hospital also continued to operate the nursing

school, teaching those that wanted to learn the skills and arts of nursing. The hospital later became involved with St. Joseph's in Denver in teaching the nursing students. The students often lived in the house owned and operated by the hospital. The students were fed at the hospital and the students learned their skills by working with the patients.

During the 1940's, the hospital began to expand into newer therapies, as new ideas and treatments became available. In 1946 the Cancer clinic began. In 1947 the Deep therapy x-ray for cancer treatment opened. New chest x-ray equipment arrived. The hospital got an iron lung for polio treatment.

The hospital continued to grow during the 1940's, prompting another request for more rooms to be built to accommodate the next influx of patients and the growing departments that needed space. There was a cancer detection center, which occupied two rooms. At a meeting on April 22, 1945, the hospital board discussed the two different options of either expanding the hospital or building a new building. By July, the chamber of commerce drafted a letter to Sister Mary Victoria stating that they had developed a committee to begin fundraising for a new hospital. The city and an advisory board decided that the site at 11th and Colorado was too small and a new location for the hospital was found at 7th street and Patterson road. The land had been part of a race track

and in some pictures of the construction, the racetrack is still partially visible. There may also have been a dairy on part of the land. The land was owned by Mesa College, but it appeared that the land was negotiable. The hospital would be four stories tall, and have 124 beds and 24 bassinets. The cost was expected to be around 800,000 thousand dollars, with the one quarter of that to be in donations from the community, some from federal grants and the balance to come from the Sisters of Charity. By October of 1945, 200,000 dollars had been collected. The land was renamed Rose Hill. Construction originally was to begin in March of 1946. There must have been some problems with the financing, (a study had decided that the hospital had 90 beds, which meant that the hospital had enough room) because it was not until October of 1948 that the official groundbreaking ceremony was held. In a picture shot in July of 1949 the foundation was still visible. The cornerstone was placed May 18, 1950. It took another year for the building to be ready for occupancy. An open house was held February 25, 1951, and on March 15, the patients were moved from the old hospital to the new one. Ambulances from Vorhees in Palisade, Starks of Fruita, The Veterans Hospital, the City fire department, and Calihan Mortuary.

The new hospital was again out of town, almost a mile north of the city, and there were some questions as to the wisdom of building so far away from the main center of

COMMERCIAL PROPERTY APPRAISAL RECORD

A) CITY OR TOWN \_\_\_\_\_ (ABA) SCHEDULE NO \_\_\_\_\_ (DAI) MAP NO \_\_\_\_\_ (DAF) TAX AREA 102345 (AAA) PARCEL NO 009 6J

PARCEL: 2945-144-25-016 TAC: 10100 ACRES: 0.00

THE RESOURCE CENTER INC

1129 COLORADO AVE  
GRAND JUNCTION CO 81501

E 10FT LOT 4 ALL LOTS 5 THRU 10 INC & W 10FT LOT 11  
BLOCK 132 CITY OF GRAND JUNCTION SEC 14 1S 1W

1 OF 1

TWP RANGE		(AAA) TWP. NO.
(EAA) DESIRABILITY		
(HAE) & (HAF) BOOK OR PAGE	(HAI) TYPE DEED	(HAB) DOC. FEE
(HAI) CLERK'S NO.		

(HBB) VERIFIED SALES PRICE	(HBF) VER CODE
-------------------------------	-------------------

(JFA) ON LAND:

2945-144-25979 Exempt Portion

IND ATTRIBUTES	DATE OF IMPS:	Combination	Hotel	(IAA) OCCUPANCY OWNER/TENANT	(IAC) FURNISHED UNFURNISHED
IA PAVED ST	Percent Built Up %	Apartment	Auto Agency		
IB GRAV ST	TREND	Offices	Medical Clinic		
IC UNIMPROVED	Improving	Store	Nursing Home		
ID SIDEWALK	Static	Rstrnl-Tavern	Warehouse		
IE CURB & GUT	Declining	Motor			
IF ST LIGHTS	Blighted	Motor Motel			
IG ALLEY					

*Petroleum Building*

EARNING OR PRODUCTIVE CAPACITY-INCOME APPROACH

DATE	SALES/RENTAL REFERENCE FILE	(IAD) SUBJECT ECONOMIC RENT	(IGROSS RENT) MULTIPLIER	INDICATED VALUE

*RESOURCE CENTER*

LAND VALUE CALCULATIONS

DATE	(GBE) SIZE	COMPARABLE SALES REFERENCE	BASE UNIT VALUE	SIZE	SALES ADJUSTMENT FACTORS	ADJ. BASE UNIT VALUE	TOTAL LAND VALUE
87	170x125	21250	350	74	14%	37188	5206
89	21250	@ 1.75 = 37188			@ 14% = 5206		
1991	21250	@ 1.90 = 40375			x 14% = 5650		

APPLICATION OF FACTORS POSITIVELY OR NEGATIVELY AND CORRELATION

LOCATION & DESIRABILITY	
FUNCTIONAL USE	
RCNLD	\$
COMPARISON	

COST APPROACH

LEVEL	DATE	REPLACEMENT COST NEW	AREA FACTOR	(HAM) ADJ. RCN	PHYSICAL DEPRECIATION	ECONOMIC DEPRECIATION	FUNCTIONAL DEPRECIATION	(HAN) RCNLD	LAND VALUE	TOTAL VALUE
HIGH	87									
STEEP										
LOW	1989	294,300	x 14%						41,202	

MARKET APPROACH	\$
INCOME APPROACH	\$
APPR. VALUE FOR LOAN	\$
FINAL ESTIMATE	\$
OF VALUE	

MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)

SALES REFERENCE NAME/NO.	IND VALUE PER SQ. FT.	ADJUSTMENTS	ADJ. VALUE PER SQ. FT.	SUBJECT SQ. FT. AREA	SUBJECT INDIC. VALUE	YEAR	(GBD) LAND	(FBC) IMPS	TOTAL	LAND	IMPS	TOTAL
Cost = 671,503					15% taxable for	1985	16694	58633	65327	1940	17000	18940
Income = 584,207					15% taxable thru June + 14% taxable	1986	3347	3124	27362	1880	16440	18320
					14% taxable	1987	10413	71376	81789	3020	20700	23720
					1989 - 14%	1989	5206	41028	46409	1510	11950	13460
						1991	5650	54280	59930	1040	8140	9780

APPR. BY(AV) \_\_\_\_\_ DATE(AW) \_\_\_\_\_ REV'D BY(AV) \_\_\_\_\_ DATE(AV) \_\_\_\_\_

9-16-97 - P... - 11-45



18,060#

1	FOUNDATION	Grade	Quantity	Unit Cost	Cost	6	FLOORS	Grade	Quantity	Unit Cost	Cost	9	HEATING & COOLING	Grade	Quantity	Unit Cost	Cost	11	PLUMBING	Grade	Quantity	Unit Cost	Cost
A	Concrete		<u>366 LF</u>	-		A	Concrete BsmT		<u>3440#</u>	-		4	F.A., A.C., Vnt. Cen.					A	3 Fix. Bath				
B	Block						On Grade					5	Hot Water Rad.					B	3 Fix. Same Stock				
C	BsmT. Exc. 7 1/2'		<u>3440#</u>	-			Reinf.					6	Hot Water Bsb. <u>18060#</u>		<u>18060#</u>	-		C	2 Fix. Bath		<u>1</u>	-	
2	EXTERIOR WALLS					B	Wood Framing <u>18060#</u>		<u>18060#</u>	-		7	H. Wat. Bsb. w/A.C.					D	2 Fix. Same Stock		<u>5</u>	-	
A	Frame						Elevated Slab					8	Evaporative Coolers <u>18060#</u>		<u>18060#</u>	-		E	Lavatory				
B	8" Block					C	Steel Joists					9	Wall Mntd. A. C.					F	Toilet		<u>3</u>	-	
C	12" Block					D	Covering					10	Central A. C.					G	Urinal		<u>3</u>	-	
D	Face Brick 8"		<u>366 LF</u>	-			Carpet <u>18060#</u>		<u>18060#</u>	-		10	DOORS					H	Shower				
												A	Stock					I	Sink JAN		<u>3</u>	-	
												HL/GL						J	ELEC. FTH		<u>3</u>	-	
												B	Special		<u>3</u>	-		M	Water Heater		<u>1</u>	-	
3	WINDOWS																						
A	Double Hung					No. of Units	No. of Rooms																
B	Casement		<u>2092#</u>	-		7	INTERIOR FINISH																
C	Sliding					A	Apartment Bldgs.																
D	Fixed Sash		<u>15#</u>	-		B	Office Bldgs.		<u>18060#</u>	-													
E	Store Front					C	Banks - S & L																
F	Additional Louvers		<u>42#</u>	-		D	Stores																
	GLASS BLOCK		<u>30#</u>	-		1	Super Market																
4	STRUCTURAL					2	Retail Store																
A	Steel	Fire	<u>21,500#</u>	-		E	Restnt - Tavern																
B	Reinf. Concrete					F	Mtl., Hll., Motor Hll.																
						G	Auto Agency																
C	Wood Timber					1	Showroom & Office																
5	ROOF					2	Service Area																
A	Flat B.L.		<u>6020#</u>	-		H	Medical Clinics																
B	Steel Deck					I	Nursing Homes																
C	Lam. Beam					J	Theaters																
D	Reinf. Concrete					K	Garages & Whse.																
2	Trussed					B	ELECTRICAL																
A	Bowstring																						
B	Triangle or Howe																						
C	Truss																						
3	Pitched L - M - H																						
A	Laminated																						
B	Wood																						
C	Galv. Iron																						

OTHER BLDG. ITEMS  
 15-18 CLASS 'C' "AVERAGE" TYPE OFFICE BLDG.  
 11-84 BASE COST: \$42.56/ft<sup>2</sup>; LESS \$3.95/ft<sup>2</sup> (F.A.)  
 PLUS \$4.75/ft<sup>2</sup> FOR HOT HD HEAT, PLUS \$1.31/ft<sup>2</sup>  
 FOR EVAP. COOL. = \$45.57/ft<sup>2</sup> X 1.023  
 (WH FACTOR) X 1.003 (PER. FACTOR) = \$46.76/ft<sup>2</sup>  
 \$46.76/ft<sup>2</sup> X 18,060 = 844,486

FIXTURES  
 15-18 STORAGE, BASEMENT:  
 \$13.49/ft<sup>2</sup> X .886 (WH FACTOR) X 1.034  
 (PER. FACTOR) = \$12.36/ft<sup>2</sup> X 3440 = 42,518

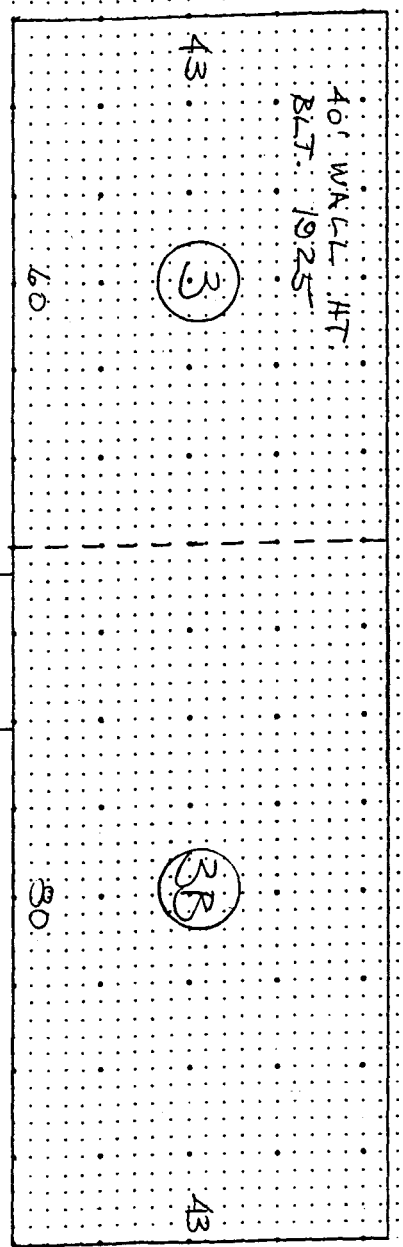
SITE IMPS  
 66-2 CONCRETE: LESS 20%  
 396# 1.85 3374  
 66-2 BRICK WALK  
 396# 3.50 1386

REMARKS (FAE) ON IMPS.		QUALITY M-A-G		SUBTOTAL	
DA	Year Constructed <u>1925</u>	120	ARCH. FEE		
DB	Adjusted Age (Effective) <u>1955</u>		TOTAL R.C.N.		
	Economic Life <u>570</u>		AREA FACTOR	<u>1.03</u>	
	Normal Percent Good <u>66</u>		(HAM) ADJ. R.C.N.	<u>918.517</u>	
DE	Condition Percent		ADJUSTED % GOOD	<u>61</u>	
DF	Functional Percent		R.C.N. I. D.	<u>606.521</u>	
DG	Economic Percent		Cost Sq. Ft.	<u>985</u>	
	Adjusted Percent Good <u>66</u>		R.C.N. I. D.		

AREA

PERIMETER = 366 LF

FIRST FLOOR = 6020 \$  
 SECOND FLOOR = 6020 \$  
 THIRD FLOOR = 6020 \$  
 BASEMENT = 3440 \$  
TOTAL = 21,500 \$



BIDD: HAS ONE 2,000 \$  
 HYDRAULIC ELEVATOR  
 (INCLUDED IN BASE COST)

— COLORADO AVENUE —



# Old St. Mary's doctors visit former haunts

12/14/94  
Building's now home to Resource Center, but medical memories stay in same location

C. Patrick Cleary  
Daily Sentinel

The three dozen doctors in town were ready to move in by the time the new St. Mary's Hospital building opened on Rose Hill on March 13, 1951.

"This was pretty primitive," Dr. Paul Smith said Tuesday in a second-floor conference room of that building, now home to The Resource Center, 1129 Colorado Ave.

"This was crowded with a lot of small beds in the hallways," Dr. Joe Merrill said. The two gray-haired, dignified gentlemen were joined by doctors Paul Stidham and Heman Bull at The Resource Center for an afternoon of recollection of the days when they performed surgery and delivered babies in the hospital.

Resource Center officials invited the physicians to tell them a historical view of the building, which the center is in the process of refurbishing.

These doctors of a generation ago remembered the bones, illness procedures and fellow doctors with ease.

For instance, about 1,000 women a year move through the domestic-violence room that once held 12 beds as the men's ward of the hospital.

Drs. Grave, Gould, Riggs, Tupper, Sickenger, Hansen and Monro; the flu epidemic of 1918; and the chicken coop east of the hospital; are all part of the history of a



Dean Humphrey/Daily Sentinel

Dr. Heman Bull, second from right, tells a story about getting shocked by an X-ray machine in the building that used to be St. Mary's Hospital, but now houses The Resource Center. Doctors who used to work in the building toured it Tuesday. From left: Dr. Joe Merrill, Janet Cameron and Art Moss of The Resource Center, Dr. Paul Stidham and Dr. Paul Smith.

building into which many a Grand Junction resident was born.

Hansen came to Grand Junction before 1910 from Denver, suffering from tuberculosis, Bull recalled.

"He spent a year in a tent outside," Bull

said. "That was the treatment. You were hung outside the window of a hotel or went outside for the great healing treatment."

Many doctors, as well as patients, came to Grand Junction during that time period suffering from tuberculosis.

"He bluffed his way pretty well until it got going," Bull said about Hansen and his sickness.

Surgery was performed in a cubbyhole on the third floor of the building. Doctors provided their own instruments and gloves.

"The surgeons all pitched in to buy a light," Stidham recalled.

Nurse Mary Moore anesthetized "six tonsillitis (surgeries) I did in one hour," Bull said.

The hospital back then was paid \$100 a month to take care of the county's welfare patients. The money was used to buy books and journals for the medical library, then housed in what is now City Hall at 520 Rood Ave.

A stay in the hospital in the early days cost \$3. Bull said his father fretted when he raised the fee to \$6 a day.

Plans for the hospital in Grand Junction began in 1895 when two nuns from the Sisters of Charity in Leavenworth, Kan., came to Grand Junction. They paid \$4,500 for the three lots on Colorado Avenue.

The hospital opened in May 1896 with 10 beds.

The chief maladies then were pneumonia, consumption and typhoid fever from drinking river water. Some patients had been shot. Procedures surgeons were unable to perform in their offices were done in the hospital.

Merrill was the first doctor graduated in his field to practice in Grand Junction when he came in the late 1940s.

By then, negotiations were already under way to purchase the old race track on Rose Hill on North Seventh Street for the new hospital.

Back then, doctors made house calls, too.

"I see some are doing it again" for older and dying patients, Smith said.

## Ed Bozarth mechanics offer to help single moms

Sentinel staff

Mechanics at Ed Bozarth Chevrolet-Geo-Buick are known as Mr. Goodwrench all year long. This time of year, they're also Santa's elves.

The service department at the dealership, 2595 U.S. Highway 6&50, will turn the wrenches, tug the chains and otherwise deal with bikes, swings, toy cars, carriages and other toys for single mothers who can't understand, have no time or lack interest in learning whether they have hidden mechanical aptitudes.

Most toys can be assembled in less than an hour and all toys will be ready to be picked up within a day, said Alan McNulty of Bozarth.

McNulty suggested that moms drop off toys before work, then pick them up on their way home.

Mothers have to move quickly, because Santa's workshop will be open only until 6:30 p.m. Dec. 22.

For more information, call McNulty at 243-3131.



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

Ms. Janet Cameron  
The Resource Center  
1129 Colorado Avenue  
Grand Junction, Colorado 81501

Dear Janet,

Congratulations! The Grand Junction City Council, at its September 21, 1994 meeting designated the Old St. Mary's Hospital (The Resource Center) 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,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck  
Planner

c: Barbara Creasman, DDA





**OLD ST. MARY'S HOSPITAL**