

STAFF REVIEW - CITY COUNCIL

DATE: May 9, 1996

REQUEST: Historic Designation of the Fair Building in the City Register of Historic Sites, Structures and Districts

LOCATION: 501 Main Street

PETITIONER: Dr. Roland A. Raso

STAFF: Kristen Ashbeck

EXECUTIVE SUMMARY: Dr. Roland A. Raso, owner of the Fair Building (A.G. Edwards - 501 Main Street), is requesting that the building be designated as a historic building in the 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 1994 which established a City Register of Historic Sites, Structures and Districts, to which eligible historic resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance.

The following pages describe the characteristics of the Fair Building which justify its designation and detail the particular features of the building that should be preserved. Given this description, the Historic Preservation Board finds that the Fair Building meets the following designation criteria outlined in section 5-14-6 of the Zoning and Development Code:

- Structure is at least 50 years old;
- Exemplifies specific elements of an architectural style or period;
- Exemplifies cultural, political, economic or ethnic heritage of the City;
- Enhances the sense of identity of the City; and
- Is an established and familiar visual feature of the City.

HISTORIC PRESERVATION BOARD RECOMMENDATION (5/6/96): Approval (5-0)

"The Fair" Building

Construction History (cont.)

a remodeling project designed by architect Robert Jenkins attempted to restore the building to its original Main Street front.

Historical Background (cont.)

state began to fund highway projects. His most notable local contribution was that of a public swimming pool, given to the residents of the city of Grand Junction in June 1922, stipulating that the children should have two days a week to swim free of charge.



NOT FOR FIELD USE
<input type="checkbox"/> ELIGIBLE
<input type="checkbox"/> DET. NOT ELIGIBLE
<input type="checkbox"/> NOMINATED
<input type="checkbox"/> CERTIFIED REHAB
DATE _____

Historic Building Inventory Record

project name		county	city	state ID no.
		Mesa	Grand Junction	
current building name		owner		
A.G. Edwards / Back Porch Music		Roland A. Raso		
address		3350 Star Court		
501 Main Street		Grand Junction, Colorado 81506		
		township 1S	range 1W	section 14 SW ¼, ¼
historic name		USGS quad name		
The Fair Building/Montgomery Ward		Grand Junction 1966 yr. <input checked="" type="checkbox"/> 7.5' ___ 15'		
district name		block	lot(s)	addition yr. of addition
		117	1-3	
film roll	negative nos.	location of negatives		date of construction
by A. Barrett no.	8,11	City of Grand Jct.		<u>1905-10</u> estimate <u>unknown</u> actual
<p>paste photograph here.</p>				source
				Daily Sentinel, 1905
				use
				<u>retail and office</u> present
				<u>dept. store & office</u> historic
condition				
<input type="checkbox"/> excellent <input checked="" type="checkbox"/> good				
<input type="checkbox"/> fair <input type="checkbox"/> deteriorating				
extent of alterations				
<input type="checkbox"/> minor <input checked="" type="checkbox"/> moderate <input type="checkbox"/> major				
describe: original front was covered with metal siding in the 50's then restored in 1983 to original front. Interior downstairs modernized.				
style	stories	date(s) of move:		
19th Century Vernacular Commercial	2½ + basement	<input checked="" type="checkbox"/> original <input type="checkbox"/> moved		
materials	square footage	National Register Eligibility		
brick, stone, iron	31,500	Individual: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		
architectural description				Contributing to district:
<p>"The Fair" Building is a two story brick structure; a simple unadorned example of the turn-of-the-century Vernacular Commercial style. Evenly spaced windows with stone lintels, an indented pediment pattern in the brick-work, and display windows on the Main Street side with etched glass panes above them form the architectural features of the building.</p>				<input type="checkbox"/> yes <input type="checkbox"/> no
				local landmark designation
				_____ name _____ date
associated buildings? <input type="checkbox"/> yes				
type				
if inventoried, list ID nos.				
additional pages				
<input type="checkbox"/> yes <input type="checkbox"/> no				

plan shape 	architect	original owner William J. Moyers
	source	source Daily Sentinel Obituary May 24, 1943
	builder/contractor	theme(s)
	source	

construction history (description, names, dates, etc. relating to major additions or alterations to original structure)
 "The Fair" Building was built around 1910 (Mesa County Assessors Records) to house a thriving mercantile store owned by William J. Moyers. It continued in this use until the Great Depression when the store failed. A Montgomery Wards outlet occupied the space in 1936 and at some point attached a corrugated metal facade, changed the display windows and blocked in the windows on the west side, after the style of the 40's and 50's to "modernize" the look of the store. This facade was removed in 1983 when continued yes no

historical background (discuss important persons and events associated with this structure)
 This building housed one of the largest department stores on the western slope of Colorado. William J. Moyers opened his first "Fair" store in 1890 in a small frame building on the south side of Main Street in Grand Junction. His store became known for its fine merchandise and good service. The store prospered and outgrew its location twice before Moyers had the building at 501 Main built in 1910. For the next twenty-five years "The Fair" was in its heyday, handling high quality merchandise that included everything from clothing to household goods. Moyers himself was the driving force behind the success of the store. He was reputed to insist on good quality and attempted to provide a good working atmosphere for his employees. He was a business leader and philanthropist in the local community with a reputation for great generosity. He contributed to many public projects, including the construction of many roads in western Colorado before the continued yes no

significance (check appropriate categories and briefly justify below)

architectural significance:	historical significance:
<input type="checkbox"/> represents the work of a master	<input checked="" 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
 "The Fair" Building is important because it not only represents a good example of a historic commercial enterprise and has been restored to its original style and use but also is a kind of memorial to the man, William J. Moyers, who contributed so much to the community of Grand Junction.
 continued yes no

references (be specific)
 Daily Sentinel Obituary, May 24, 1943
 Daily Sentinel, 1947
 Mesa County Assessors Records
 continued yes no

surveyed by Angeline Barrett	affiliation City of Grand Junction	date March 12, 1992
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REVIEW COMMENTS

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FILE #HBD-96-11.3

TITLE HEADING: Fair Buiding

LOCATION: 501 Main Street

PETITIONER: Dr. Roland Raso

PETITIONER'S ADDRESS/TELEPHONE: 3350 Star Court
Grand Junction, CO
242-3636

PETITIONER'S REPRESENTATIVE: Carol Newton (243-0784)

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY FIRE DEPARTMENT 4/9/96
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY COMMUNITY DEVELOPMENT 4/11/96
Larry Timm 244-1448

Recommend approval.

DOWNTOWN DEVELOPMENT AUTHORITY 4/8/96
Barbara Creasman 244-1457

The Downtown Development Authority supports this designation.

CITY POLICE DEPARTMENT 4/17/96
Dave Stassen 244-3587

No comments.

PARKS AND RECREATION DEPT. 4/17/96
Don Hobbs 244-1542

No Comments.

MONTGOMERY WARD BUILDING
501 MAIN STREET
GRAND JUNCTION, COLORADO 81501

April 4, 1996

City of Grand Junction

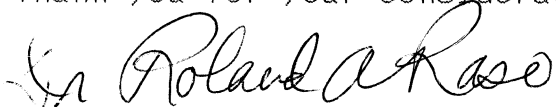
Community Development
250 North 5th Street
Grand Junction, CO 81501

Attn: Kristen Ashbeck

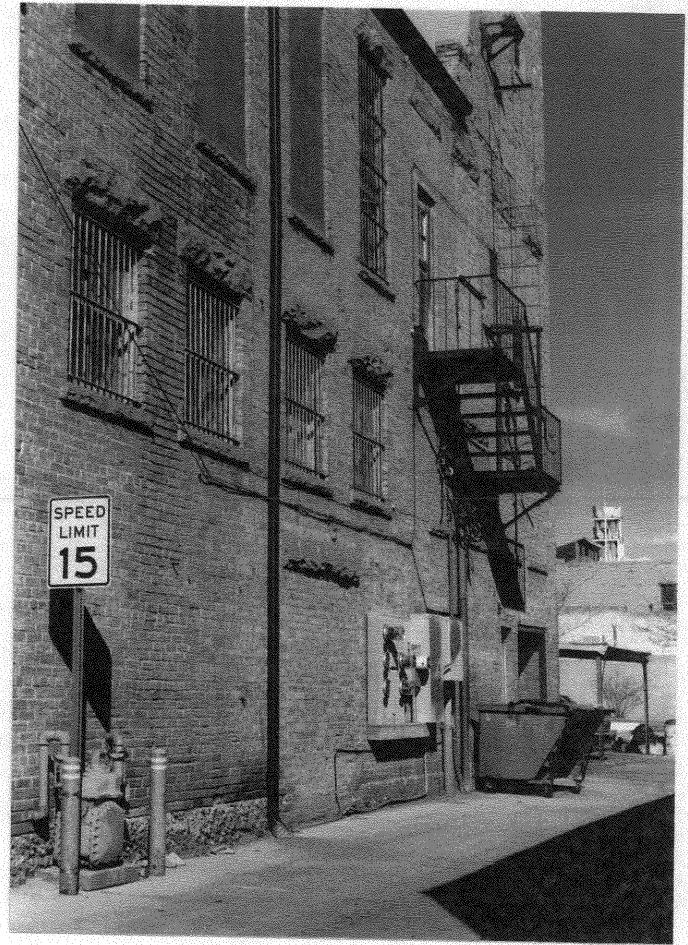
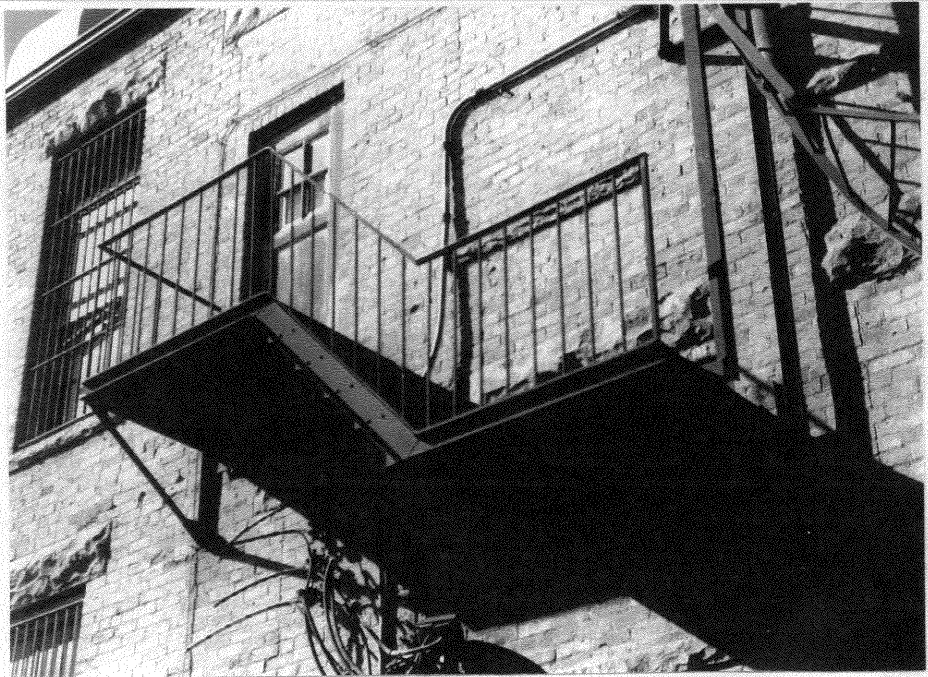
Dear Kristen:

Dr. Roland A. Raso, sole owner of MONTGOMERY WARD BUILDING, located at 501 Main Street, would very much appreciate your favorable consideration for the approval of MONTGOMERY WARDS BUILDING as a local historical site. It is my intention to have this building placed on the list of local, state, and national historic structures.

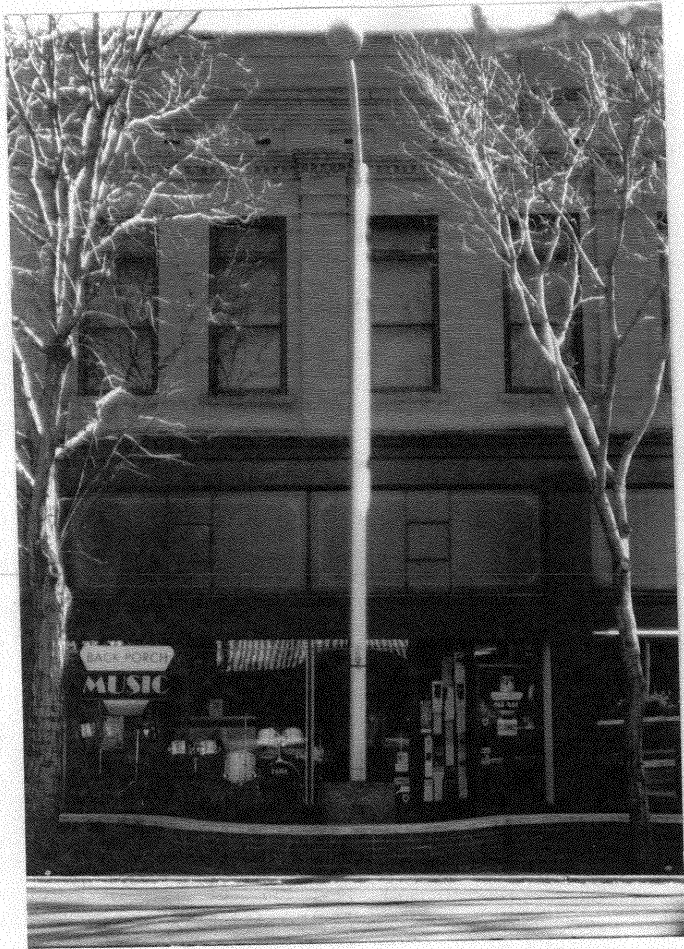
Thank you for your consideration,



Dr. Roland A. Raso
C/O of Carol A Newton
3525 Senna Way
Grand Junction, CO 81506
970-243-0784



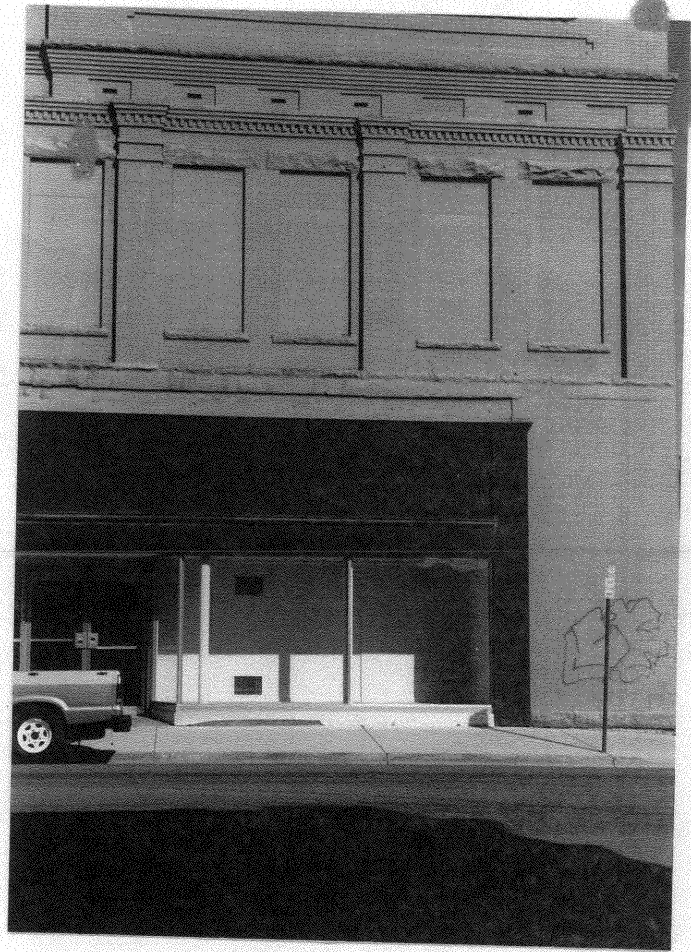
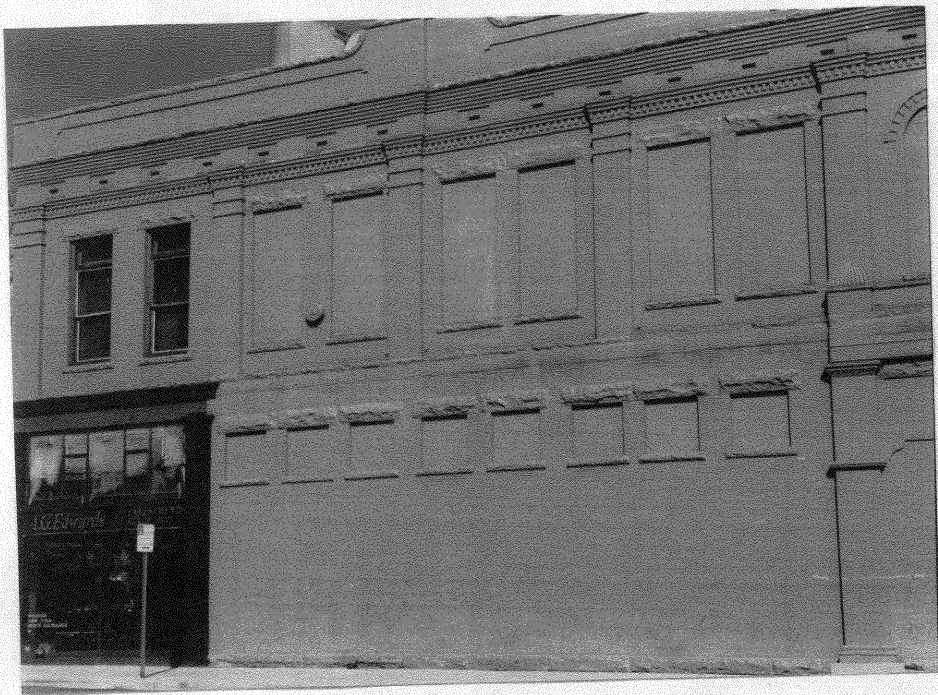
BACK
(ALLEY)



FRONT
(MAIN STREET)



FRONT & SIDE
(5TH + MAIN STREETS)



SIDE
(5TH STREET)



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 17, 1996

Carol Newton
3525 Senna Way
Grand Junction, Colorado 81506

Dear Carol,

Congratulations! The Grand Junction City Council, at its May 15, 1996 meeting designated the Fair Building in 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.

The enclosed resolution was recorded in the records of the Mesa County Clerk and Recorder and will be forwarded to the Colorado Historical Society for their records as well. Please pass this information on to your father, Dr. Roland Raso, and do not hesitate to contact me if either of you have further questions about this historic designation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen".

Kristen Ashbeck
Planner

encl