United States Department of the interior National Park Service

National Register of Historic Places Continuation Sheet

SUPPLEMENTARY LISTING RECORD				
NRIS Referenc	e Number: 9300003	3 Date Listed: 2,	/24/93	
Margery Build Property Name		Mesa County County		
Multiple Name	100 to			
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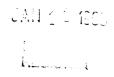
DISTRIBUTION:

National Register property file Nominating Authority (without nomination attachment)

OMB No. 1024-0018

NPS Form 10-900a (Rev. 8/86) NPS/CHS Word Processor Format (Approved 03/88)

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 Propert	Υ		
historic name: Margery	Building		
other names/site number	: 5ME4130		
			
2. Location			
street & number: 519-5	27 Main Street	(N/A) not fo	or publication
city, town: Grand	Junction	(N/A) vicini	ity
	code: CO county: Mesa		zip code: 81501
state. Colorado	gode, go godinej, naga		
3. Classification			
3. Classification	Category of Property	No. of Resources	s within Property
3. Classification Ownership of Property	Category of Property		
3. Classification Ownership of Property (x) private		No. of Resources	noncontributing
3. Classification Ownership of Property (x) private () public-local	Category of Property (x) building(s)	contributing	noncontributing0 buildings
3. Classification Ownership of Property (x) private () public-local () public-State	Category of Property (x) building(s) () district	contributing	noncontributing0 buildings sites
3. Classification Ownership of Property (x) private () public-local	Category of Property (x) building(s) () district () site () structure	contributing	noncontributing0 buildings sites structures
3. Classification Ownership of Property (x) private () public-local () public-State	Category of Property (x) building(s) () district () site	contributing	noncontributing0 buildings sites
3. Classification Ownership of Property (x) private () public-local () public-State () public-Federal	Category of Property (x) building(s) () district () site () structure () object	contributing1	noncontributing buildings sites structures objects 0 Total
3. Classification Ownership of Property (x) private () public-local () public-State	Category of Property (x) building(s) () district () site () structure () object	contributing	noncontributing buildings sites structures objects Total ting resources

4. State/Federal Agency Certificati	on	
As the designated authority under the Nat 1966, as amended, I hereby certify that the determination of eligibility meets the doproperties in the National Register of Hi and professional requirements set forth in property (x) meets () does not meet the () See continuation sheet. Signature of certifying official State Historic Preservation Officer, Column State or Federal agency and bureau	his (x) nomination () requecumentation standards for restoric Places and meets the m 36 CFR Part 60. In my openational Register criteria.	est for egistering procedural inion, the
In my opinion, the property (x) meets () criteria. () See continuation sheet. Signature of Commenting or Other Official		Register
State or Federal Agency and Bureau		
5. National Park Service Certificat	ion	
I, hereby, certify that this property is:		
(√) entered in the National Register. (∠) See continuation sheet	Deth Exland	2/24/93
() 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

Historic Functions (enter categories from instructions) COMMERCE/TRADE/specialty store COMMERCE/TRADE/professional SOCIAL/meeting hall Current Functions (enter categories from instructions) COMMERCE/TRADE/specialty store COMMERCE/TRADE/organizational COMMERCE/TRADE/professional

7. Description

Architectural Classification (enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENT/Commercial Style

Materials (enter categories from instructions)

foundations BRICK
walls BRICK

roof ASBESTOS
other POLISHED TERRAZZO
CAST IRON COLUMNS
STONE SILLS

Describe present and historic physical appearance.

The Margery Building is a classic turn of the century commercial block building (Photo 1). Constructed in 1905-1906, the building occupies 100 feet of frontage on the south side of the 500 block of Main Street in Grand Junction. The primary building material is red brick with cast iron framework on the storefronts and stone and polished terrazzo used for accent details on window sills, lintels, and storefront bases (Photos 2 and 3). Brick coursing is a simple common bond and brick pilasters demarcate the end corners of the building on the second floor (Photo 4).

The main part of the building is a two-story rectangle. At one point in the building's history, a small, two-story addition and a covered parking area were attached to the rear (refer to Sketch Map). These still exist but were not part of the original construction.

The north facade, facing Main Street, consists of five storefront bays and an off center upper floor entrance on the first level and two symmetrical repetitions of alternating single and oriel windows on the second floor. The recessed second floor entry has wood and glass panelled double doors embellished with cast iron scrollwork and a name plate above (Photo 5). The storefront bays are distinguished by a cast iron framework. Typical of the architectural style, the bays have recessed entries with wood and glass doors and transoms above. Four of the bays have central entries with large glass storefront windows on either side and a clerestory across the full bay width (Photo 6). In the fifth bay, west of the upper floor entry, the recessed doorway is off-centered with one large storefront/clerestory (Photo 7). In all cases, the storefronts originally had wood frames. These have been replaced with aluminum-framed windows but the glazing itself has retained the original proportions and details. There is non-original terrazzo below the display windows except for the Elite Expressions which has brick (photo 7).

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			Margery Building

Stone belt courses define the second floor line. There is symmetrical fenestration on the second floor of the front facade with the windows alternating 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 cornice and a ballustraded 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 with fixed, single panes. A brick chimney is located between the second and third bays 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

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The building still retains its integrity of design, location, materials, workmanship, feeling and association.

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 remodelling 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, 15 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 (x) locally Applicable National Register Criteria (x) A () B (x) C () D Criteria Considerations (Exceptions) () A () B () C () D () E () F ()					
Areas of Significance					
(enter categories from instructions) ARCHITECTURE	Period of Significance 1905-1906	Significant Dates 1905			
COMMUNITY PLANNING AND DEVELOPMENT	1920-1940	1906			
COMMERCIAL		1982			
	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." 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 consumated 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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	Margery Building

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, drugstore 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. Among these are classical influences seen in the balustrade, the window lintels and the signage parapet. Design emphasis was placed on creating a substantial, businesslike 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, characterizing the commercial block style are: the two-story, flat roofed design; the cast iron framework, kickplates and clerestories; recessed central entries of the storefronts; and the decorative roofline. 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.

FOOTNOTES

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

9. Major Bibliographical References
Colorado Historical Society. Architectural/Historical Component Form. Resource No. 5ME4130. No Date.
<u>Daily Sentinel</u> . Grand Junction, Colorado.
(x) See continuation sheet
Previous documentation on file (NPS): () preliminary determination of individual listing (36 CFR 67) has been requested () Other State agency () previously listed in the National Register (x) Local government () previously determined eligible by the National Register () Other () designated a National Historic Landmark () recorded by Historic American Buildings Survey #
10. Geographical Data Acreage of property: 0.34 acres UTM References
A 1 2 7 1 0 8 1 0 4 3 2 6 8 5 0 B
C D D Northing
() See continuation sheet
Verbal Roundary Description
Verbal Boundary Description The nominated property is shown in a cross-hatched pattern on the enclosed portion of Mesa County Assessors Map 2945143. The building is located on Lots 4, 5, 6 and 7, Block 117 of the original Grand Junction townsite. The parcel is approximately 100' by 150'.
() See continuation sheet
Boundary Justification The nominated property encompasses the original site purchased by Verner Z. Reed in 1905 upon which the Margery Building was constructed.
() See continuation sheet
11. Form Prepared By
Name/Title: Mary Locke/Historian Kristen Ashbeck, AICP/Planner
Organization: City of Grand Junction Community Development Date: September 1992
Street & Number: 250 N. Fifth Street Telephone: (303)244-1430
City or Town: Grand Junction State: CO Zip Code: 81501

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- Elfenbein, Sharon Marks. "Verner Z. Reed: Colorado's Millionaire Romantic". <u>Colorado Heritage</u>. Colorado Historical Society. Issue 2, 1990.
- Ferns, Gloria Jahn. "Margery: Downtown's Grand Lady". Unpublished manuscript.
- Gottfried, Herbert and Jan Jennings. <u>American Vernacular Design 1870-1940:</u>
 <u>An Illustrated Glossary</u>. 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. <u>A Guide to Colorado Architecture</u>. Colorado Historical Society, June, 1983.
- Phillips, Steven J. <u>Old House Dictionary: An Illustrated Guide to American</u>
 <u>Architecture 1600 to 1940</u>. American Source Books. Lakewood, Colorado. 1989.
- Polk's City Directory. City of Grand Junction, Colorado. 1907.
- Sanborn Insurance Map. Mesa County, Grand Junction, Colorado. 1907.
- Summer and Horn. The Booster Book: Grand Junction, Colorado. August, 1905.

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Section	number	PHOTOS Page1 Margery Building
Photo 1	2) 3) 4) 5)	Margery Building Grand Junction, Colorado Ann Barrett April 25, 1992 City of Grand Junction Community Development Department Street-side facade, view SW
Photo 2	2) 3) 4) 5)	Margery Building Grand Junction, Colorado Kristen Ashbeck September 7, 1992 City of Grand Junction Community Development Department Detail upper floor window with stone accents 2
Photo 3	2) 3) 4) 5)	Margery Building Grand Junction, Colorado Kristen Ashbeck September 7, 1992 City of Grand Junction Community Development Department Detail storefront with polished terrazzo base, view SW 3
Photo 4	2) 3) 4) 5)	Margery Building Grand Junction, Colorado Kristen Ashbeck September 7, 1992 City of Grand Junction Community Development Department Second floor brick pilaster view S 4
Photo 5	2) 3) 4) 5)	Margery Building Grand Junction, Colorado Ann Barrett April 25, 1992 City of Grand Junction Community Development Department Second floor entry view S 5

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Section number PHOTOS Page 2 Margery Building 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 view S 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 view S 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 view S 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 ballustraded roofline view S 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 view SW 7) 10

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Section number PHOTOS Page ___3 Margery Building 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 view NW 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 view N 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

