



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Tuesday, September 27, 2022 5:00 PM

City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Historic Preservation Commission is pleased to have residents of the community take time to attend Historic Preservation Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. Additional written comments are welcome and will be received at any time.

1) APPROVAL OF MINUTES

A) Approval of minutes dated July 26, 2022

2) PUBLIC COMMENT

A) Public invited to be heard on matters not on the agenda (Limited to 3 minutes)

3) PUBLIC HEARING

A) Historic Designation Hearing - Knights of Pythias Building

The commission will review the application for historic property designation for conformance with the established criteria for designation in accordance with § 4-15 of the Official Code of the City of Montrose, Colorado.

Action: Accept public comment/consider approval of the application.

4) ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
July 26, 2022**

A regular meeting of the City of Montrose Historic Preservation Commission was held on **Tuesday, July 26, 2022**, in the City Council Chambers located at 107 S. Cascade Avenue in Montrose, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Kenneth Huff, Michael Prouty, Amanda Lloyd, Danielle Godt, Michael Prouty, Jeremy Omvig, John Elo, Ian Atha

GUESTS: Planner II William Reis, Deputy City Clerk Briceida Ortega, Paul Rinne, Sarah Judkins

CALL TO ORDER

The meeting was called to order at 5:03 p.m.

APPROVAL OF MINUTES

The Historic Preservation Commission considered the minutes of the regular meeting held on June 28, 2022. A motion was made by Danielle Godt seconded by Jeremy Omvig, to approve the minutes of the June 28, 2022 regular meeting as corrected. All voted yes. Motion passed.

ADDITIONS AND DELETIONS

There were no additions or deletions.

PUBLIC COMMENT

No public comment was received.

PUBLIC HEARING

Alteration of a Designated Historic Property located at 345 and 347 E Main St.

Planner II William Reis introduced an application for the alteration of a Designated Historic Property located at 345 and 347 E Main St. The proposed alterations are focused on exterior paint and will maintain the historic features. Mr. Reis noted that the applicant is planning to apply for the City of Montrose's Façade Improvement Matching Grant Program and as such, must receive approval from the Historic Preservation Commission before proceeding.

City staff finds that the alternations fit the intent of the City's Historic Preservation Ordinance and do not pose a threat to the historic nature of the building.

Vice Chairperson Kenneth Huff opened the hearing.

Paul Rinne, the building owner and applicant, noted that the work will consist of pressure washing and preparation for paint. Three colors of paint will be used for the exterior of the building. The colors that will be used have not yet been determined. Mr. Reis noted that the two buildings are within the same parcel, therefore the board would be able to approve the alterations for both buildings.

Public comment was accepted. No comments were received.

Vice Chairperson Huff closed the hearing.

A motion was made by John Eloe, seconded by Danielle Godt, to approve the application for the Alteration of a Designated Historic Property located at 345 and 347 E Main St, Montrose, Colorado based on the findings in the staff report dated July 26, 2022. All voted yes. Motion passed.

REPORTS/PRESENTATIONS

Tortilla Flats Neighborhood Survey Report Update

Planner II William Reis provided an update on the status of the Tortilla Flats Neighborhood Historical Context and Survey Report, noting that the new draft report would be finalized by the end of the week.

ADJOURNMENT

A motion was made by John Eloe, seconded by Danielle Godt, to adjourn the meeting at 5:31 p.m. with no further action taken. All voted yes. Motion passed.

ATTEST:

Jon Horn, Chairperson

Amanda Lloyd, Secretary



CITY OF MONTROSE
Planning Services

MEMO

DATE: September 27, 2022
TO: Montrose Historic Preservation Commission
FROM: William Reis, Planner II
RE: Application for Historic Property Designation of the Knights of Pythias Building

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for the Knights of Pythias Building
- 2) Colorado Historical Society Historic Building Inventory Record
- 3) Montrose County Assessor Property Report Card
- 4) Sanborn Fire Insurance Maps
- 5) Additional Historic Information
- 6) Historic Photographs
- 7) Current Photographs

Staff finds the application to be complete and has recommended it to be considered by the Montrose Historic Preservation Commission according to Section 4-15 of the Montrose Municipal Code.

Staff submits the following findings:

1. The structure is at least 50 years old and meets the eligibility criteria (listed below in **bold**) per Montrose Municipal Code 4-15-3 (B), which requires that one or more of these criteria be met:
 - a. **Association with events that have made a significant contribution to history**
This building is significant for its association with the history of fraternal lodges in Montrose, having been erected as the second lodge hall in the city erected by the Knights of Pythias.
 - b. **Connection with persons significant in History**
This criteria is not applicable to this building.
 - c. **Distinctive characteristics of a type, period, method of construction or artisan**
This building, although altered, represents the Classical Revival style popular during the early twentieth century through its cornice with brackets, concrete courses, two-story pilasters with stone trim, and windows with arched lintels.
 - d. **Geographic importance**





This criteria is not applicable to this building.

e. **Possibility to yield important information related to pre-history or history.**

This criteria is not applicable to this building.

2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 4-15-3 (C), which are location, design, setting, materials, workmanship, feeling, and association.

Recommendation:

Staff recommends approval of this application by the Montrose Historic Preservation Commission based on the above findings.





CITY OF MONTROSE HISTORIC PRESERVATION COMMISSION HISTORIC DESIGNATION APPLICATION AND COVER SHEET

Application Date: September 27, 2022

Property Address: 33 S Cascade Ave, Montrose, CO 81401

Historic Property Name: Knights of Pythias Building

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.1810

Owner Name: Rathbone PropCO, LLC

Owner Address: 33 S Cascade Ave, Montrose, CO 81401

Owner Phone Number:

Owner Email Address: clay.bales@kmhotels.com; jay@telluride-colorado.com

Preparer Name (if different from owner): William Reis

Preparer Phone Number: (970) 240-1475

Preparer Email Address: wreis@ci.montrose.co.us

Property is listed in:

☐ Colorado State Register of Historic Properties

☐ National Register of Historic Places

☒ Property is already recorded on a Colorado State site form.

Additional Required Information

Property and Ownership Details

- Copy of the [Montrose County Assessor's](#) Data Card for the property
- Copy of the deed or other proof of ownership

Supporting Documentation

- Copy of Colorado State Register of Historic Properties form, National Register of Historic Places form, or Colorado State Site Form if property is already listed in those registers

Descriptions

Character-defining attributes of the property that currently exist:

- Massive three-story yellow brick building with central parapet with name plaque with concrete trim inscribed KP Building on west.
- Molded concrete cornice with brackets.
- Courses of concrete under cornice above third story windows.
- Front (west) is divided into three bays by pilasters with concrete bases and capitals which extend from the bottom of the second story to the concrete course above the second story windows.
- Pilasters are also at the corners of the building.
- The south wall has seven bays designed in the same manner.
- The first story has a storefront on the west which wraps to the first bay of the south wall.
- Above the storefront is a wide signband and a projecting metal canopy with curved edges.
- The storefront has an off-center, inset entrance flanked by angled walls with plate glass windows.
- There are bands of display windows north of the entrance and a single large window south of the entrance.
- An entrance on the north is arched and has an inset door.
- The southeast corner has two entrances, one with an arched concrete lintel.

Alterations to the property:

- Stucco on first story.
- Storefront altered.
- Entrances altered.
- Four arched opening on east wall bricked in.
- Alteration to windows of 2nd and 3rd stories.
- Doors and windows on 1st story, south wall, bricked in.

Photographs

Please attach current photographs of all sides of buildings and structures being proposed for listing individually or front views of buildings, structures, or objects proposed for listing in historic districts. Detail photographs of important property characteristics are appreciated, as are photographs of property settings. Include a list of photos that describes what is shown in each photo and the direction of view. Also, please consider submitting historical photographs that document the original appearance of the nominated property and any photos that can document alterations to the property and when the alterations took place.

Signature of Owner(s)

I _____ and _____
(printed name) (printed name)
am/are the 100-percent owner(s) of the property or their designated agent.

Signature

Date

Notification

After my property has been designated, I agree to comply with all City codes and regulations pertaining to modifying, upgrading, removing, or in any other way altering the physical characteristics of the property that effect its historical character, being particularly aware that maintaining the character-defining elements of the property as they currently exist is of utmost importance in retaining Historic Property designation status. If a special feature on a property or district has been altered beyond repair in such a way so as to negate the features necessary to retain designation, revocation of the designation of the property and the ability to qualify for the benefits that come with designation, may result.

I have read this Notification clause and understand its content.

Owner Signature

Date

For Staff and Historic Preservation Commission Use Only

Historic Property designation date: _____

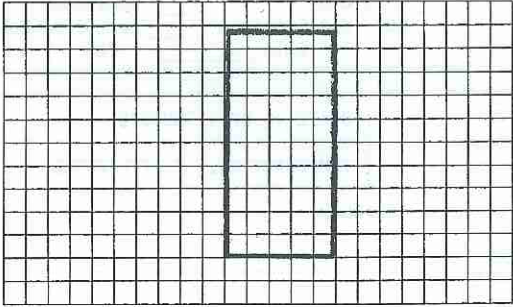
Adopted by Ordinance Number: _____

- *Completed Colorado State site form prepared as part of application process for properties that have not been previously inventoried.*

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
☐ Eligible	☐ Nominated
☐ Det. Not Eligible	☐ Certified Rehab.
Date _____	023

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1810
		TEMPORARY NO.: 376728404008		
CURRENT BUILDING NAME: Budgetline Furniture		OWNER: MORELAND ALBERT F JR & EDWARD D 33 S CASCADE AVE MONTROSE CO 81401		
ADDRESS: 33 S Cascade Ave Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4		
HISTORIC NAME: Knights of Pythias		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME: Montrose Civic Center		BLOCK: 87 LOT(S): 13-17(p) ADDITION: Original Town YR. OF ADDITION: 1882		
FILM ROLL NO.: 2 BY: T.H. Simmons	NEGATIVE NO.: 18	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1909 SOURCE: Denver Repub., 10-19-09	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Store & Apartments HISTORIC: Store & Fraternal Lodge	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Stucco on first story; storefront altered; entrances altered; four arched openings on east wall bricked in; alteration to windows of 2nd and 3rd stories; doors and windows on 1st story, south wall, bricked in. CONTINUED YES X NO	
			ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
STYLE: Classical Revival		STORIES: 3		
MATERIALS: Brick, Stucco, Concrete		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Massive three-story yellow brick building with flat roof with central parapet with name plaque with concrete trim inscribed KP Building on west. Molded concrete cornice with brackets; courses of concrete under cornice above third story windows. Front (west) is divided into three bays by pilasters with concrete bases and capitals which extend from the bottom of the second story to the concrete course above the second story windows. Each bay has two windows on each story: the second story windows are flat arch 1/1-light double-hung sash with concrete sills, while the third story windows are inset, have been shortened, and are 1/1-light, with thin concrete sills and ached concrete lintels with springers and keystone. Pilasters are also at the corners of the building. The south wall has seven bays designed in the same manner. The first story has a storefront on the			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: X YES NO	
			LOCAL LANDMARK DESIGNATION: No NAME: DATE:	
			ASSOCIATED BUILDINGS? YES X NO TYPE:	
ADDITIONAL PAGES: YES X NO			IF INVENTORIED, LIST ID NOS.:	

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5MN1810 ORIGINAL OWNER: Knights of Pythias SOURCE: Denver Republican, 10-19-1909 THEME(S): Rail Towns, 1870-1920
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CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
 Architectural Description, Cont.-- west which wraps to the first bay of the south wall. Above the storefront is a wide signband and a projecting metal canopy with curved edges. The storefront has an off-center, inset entrance flanked by angled walls with plate glass windows. There are bands of display windows north of the entrance and a single large window south of the entrance. An entrance on the north is arched and has an inset door. The southeast corner has two entrances, one with an arched concrete lintel.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
 This building was erected in 1909 as the second Knights of Pythias building in Montrose. In 1911, the Fourth Annual Convention of the Knights of Pythias of the Western Slope was held in Montrose. More than 400 people attended. The Order of Knights of Pythias is an international fraternity founded in Washington, D.C., in 1864 by Justus H. Rathbone. The object of the organization is to promote friendship among men and to relieve suffering. The distinguishing principles of the Pythians are "friendship, charity, and benevolence." The group began during the Civil War, and its founder believed that the organization could do much to heal the wounds and allay the hatred resulting from the war. President Lincoln applauded the objectives of the group. The Knights of Pythias was the first American Order ever chartered by an Act of Congress. The Knights of Pythias established local organizations throughout Colorado during the late nineteenth century. The building was completed in October 1909 at a cost of \$24,300. The Knights of Pythias organized an investment company to raise the funds needed for the building. The upper floor held a large lodge hall and four large club rooms, all with modern equipment. Two clubrooms were to be leased by the Elks. The first story storefront of this building has been occupied by a variety of grocery stores, including Safeway. Hupp Furniture and Mash Appliance Store were in the building prior to the current tenant, Budgetline Furniture. The firestairs on the building were the first in Montrose. "An iron stairway comes down from the second floor on the south side of the building."

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES ☒ REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ☒ ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS ☒ CONTRIBUTES TO AN HISTORIC DISTRICT
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STATEMENT OF SIGNIFICANCE:
 This building, although altered, represents the Classical Revival style popular during the early twentieth century through its cornice with brackets, concrete courses, two-story pilasters with stone trim, and windows with arched lintels. The building is associated with the history of fraternal lodges in Montrose, having been erected as the second lodge hall in the city erected by the Knights of Pythias.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
 Montrose County Assessor records; Montrose City Directories, 1910, 1912, 1963, 1970; Sanborn Insurance Maps, 1886, 1890, 1893, 1899, 1904, 1908, 1912, 1919, 1931, 1946; Marily Cox, Unpublished Walking Tour of Montrose; Colorado Historical Society, Colorado Cultural Resource Survey Inventory Record; Dona Freeman, 100 Years Montrose, Colorado (1982), 58; Knights of Pythias Web Site, "The Pythian Story: History of the Order;" Dona Freeman, "Montrose Fire Department: First 100 Years," 32; Denver Republican, 19 October 1909.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: May 1999
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Account: R0650763Location

Tax Area Id - 001005
Parcel Number 3767-284-04-008
Situs Address 33 S CASCADE AVE
City MONTROSE

Legal Summary Subd: MONTROSE
 TOWN OF Block: 87 Lot: 13 THRU:-
 Lot: 17 S 50FT S: 28 T: 49 R: 9

Business Name

Map Number

Owner Information

Owner Name RATHBONE PROPCO
 LLC
Owner Address 33 S CASCADE AVE
 MONTROSE, CO 81401-3971

Assessment History

Actual (2022) \$224,370
Assessed \$65,070
Tax Area: 001005 **Mill Levy:** 68.937

Type	Actual	Assessed	Acres	SQFT	Units
Improvements	\$183,180	\$53,120	0.000	12500.000	0.000
Land	\$41,190	\$11,950	0.000	6250.000	0.000

Transfers

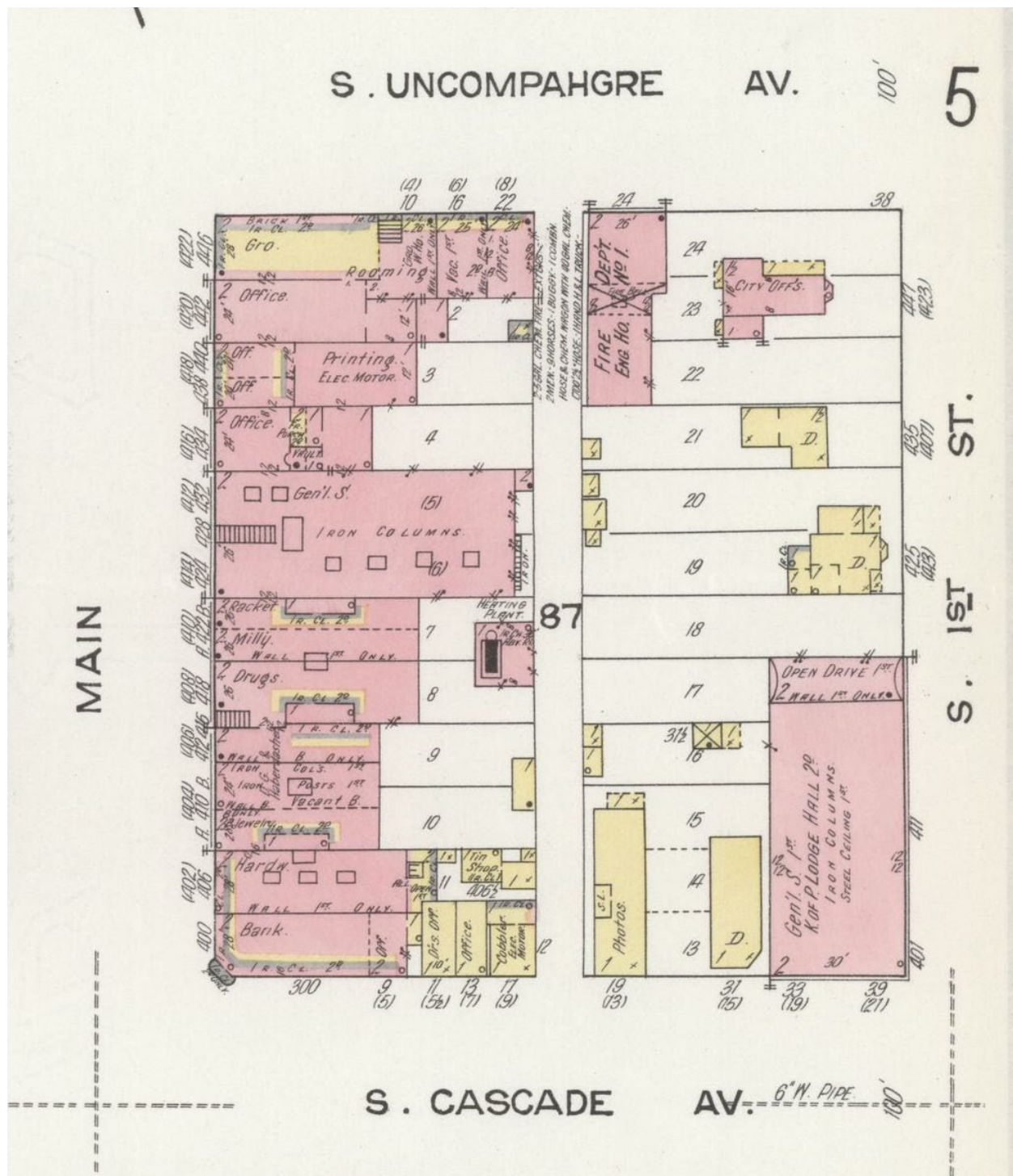
Reception Number	Book Page	Sale Date	Sale Price	Doc Description
953801		08/01/2022		STATEMENT OF AUTHORITY
953800		08/01/2022	\$765,000	GENERAL WARRANTY DEED
937758		06/01/2021		GENERAL WARRANTY DEED
935128		04/14/2021		STATEMENT OF AUTHORITY
851732		11/15/2013	\$350,000	GENERAL WARRANTY DEED
	B: 879 P: 913	06/09/1994		PERSONAL REP DEED
	B: 878 P: 560	05/24/1994	\$240,000	WARRANTY DEED
	B: 878 P: 558	05/23/1994		QUIT CLAIM DEED (JT)
	B: 878 P: 559	05/20/1994		QUIT CLAIM DEED (JT)
	B: 878 P: 557	05/20/1994		QUIT CLAIM DEED (JT)
	B: 769 P: 972	01/01/1987		QUIT CLAIM DEED (JT)
	B: 633 P: 643	08/16/1976	\$40,000	WARRANTY DEED
	B: 550 P: 14	04/15/1965		QUIT CLAIM DEED

Tax HistoryImages

Tax Year	Taxes	
*2022	\$4,485.72	• Photo
2021	\$4,485.72	• Sketch
		•

* Estimated





1912 Sanborn Fire Insurance Map

Map shows a 2 story, 30 foot tall brick building with iron columns and a steel ceiling on the first floor. Note that the roof was originally flat.

5



This map shows that the first floor contained a garage with a capacity of 30 cars.

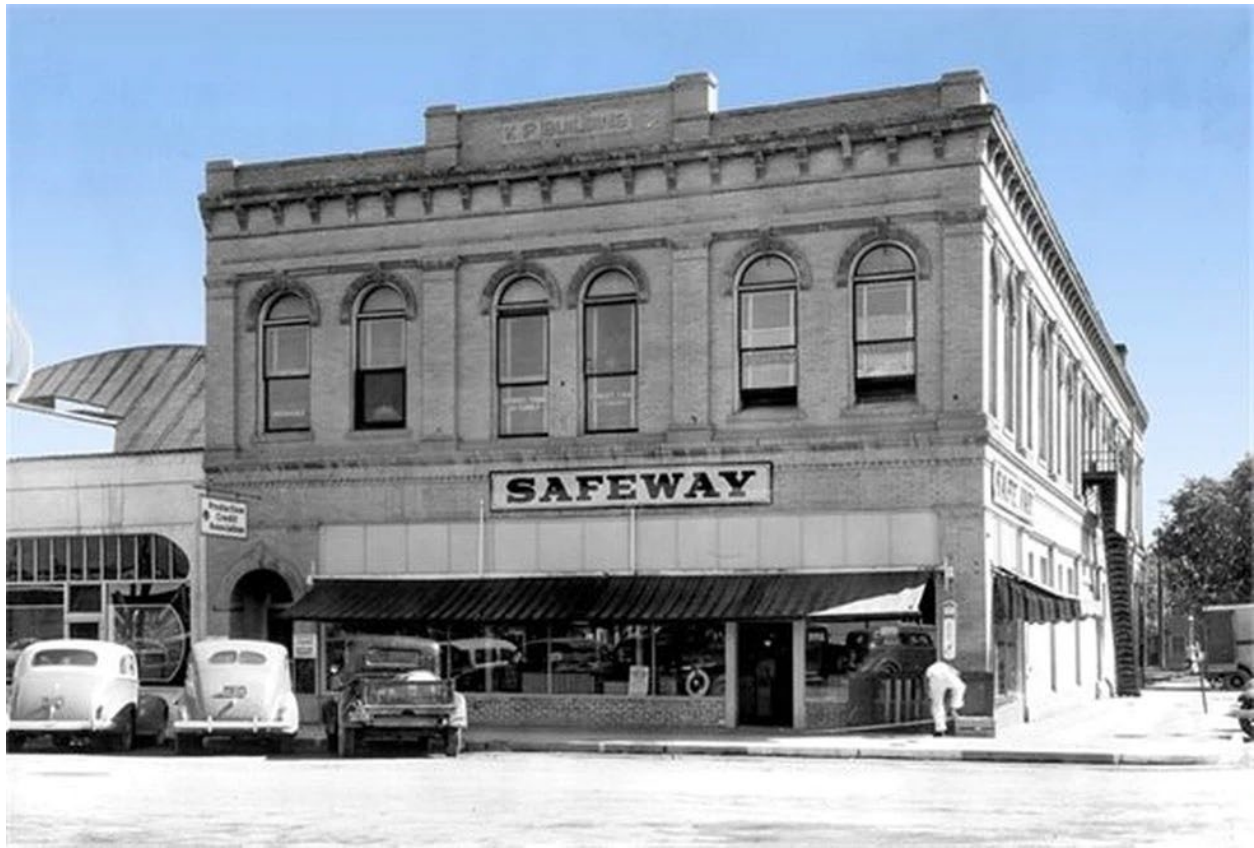
The following summary history has been sourced from historical newspapers and County Assessor's information. The clippings from these papers are not included in this packet, but are on file and available upon request.

The Knights of Pythias, a fraternal organization founded in 1864 by Justus Henry Rathbone in Washington, DC, has had a chapter in Montrose since the 19th century. By 1908, Cascade Lodge No. 33 had purchased property at the corner of South 1st Street and Cascade Avenue for construction of a new building (*The Montrose Press*, October 16, 1908:8). During a meeting on March 8, 1909, it was decided that a 50x115 foot building would be erected, with the first floor reserved for store purposes, and possible two or three stories, with the top floor being a space for the lodge, and a possible middle floor for an opera (*Montrose Daily Press*, March 9, 1909:4). Later plans by architect John Antrobus showed a first floor opera house that would seat 1,200 people, and a basement with a kitchen and gymnasium (*Montrose Daily Press*, March 16, 1909:1). Eventually, the design returned to plans for a 50x115 foot first floor storefront, which was leased to S.B. Wonder of the Wonder Mercantile Company, and a second floor lodge (*Montrose Daily Press*, April 28, 1909:3). The contract was awarded to White & Okey for \$22,915.10. The second floor lodge was planned to have a 50x70 foot room with maple flooring, and additional parlor and club room space (*Montrose Daily Press*, May 17, 1909:2). Excavation was begun in May, with some of the dirt from this work being used to repair holes in Uncompahgre Ave (*Montrose Daily Press*, May 29, 1909:4). Concrete for the foundation was completed by the end of June (*Montrose Daily Press*, June 11, 1909:4), and brick laying had begun by July (*Montrose Daily Press*, July 1, 1909:4). The first floor had been completed in September, and Wonder Mercantile moved into the building that month (*The Montrose Enterprise*, September 16, 1909:4). The entirety of the work was completed by October (*Montrose Daily Press*, October 18, 1909:1). Montrose's Elks Club also rented two rooms in the new building (*Montrose Daily Press*, October 29, 1909:1). The second floor was used for multiple purposes, including dances, musical and dramatic performances, and stockholder meetings for the Montrose Fruit and Produce Association (*The Montrose Enterprise*, February 26, 1914:5). By 1917, the Baker-Reinhardt Motor Company moved into the first floor (*Montrose Daily Press*, October 22, 1917:6). In 1919, Montrose County and the City of Montrose considered purchasing the building to create a combined County-City building, but these plans never materialized (*Montrose Daily Press*, March 8, 1919:1). The building was owned at that time by Colorado College (*The Montrose Press*, March 14, 1919:3). The first floor was later leased as a garage to C.E. Bennett, J.A. Finch, and Earl Schaller in 1921 (*Montrose Daily Press*, September 29, 1921:5).

The Grand Lodge Knights of Pythias Domain of Colorado sold the building to Montrose Marketing, Inc. in 1965. In 1976, the building was jointly purchased by Charles K. Cobb, Marvin F. Reeves, Perry A. Flanigan, and John E. DeJulio. It was then sold in 1994 to Edward D. Moreland and Albert F. Moreland, Jr., who owned the building until 2013, when it was sold to Albert J. Stowell. The building was sold to Uncompahgre Lodge, Inc. in 2021, and finally to Rathbone PropCo, LLC in 2022. The main floor has since housed a variety of businesses, including Hupp Furniture, Safeway, and Mash Appliances. In 2012 a fire broke out in the building when it was used as the Budget Line Furniture store.



1913. Cattlemen of western slope presenting Tony Monell, post-master of Montrose, with an automobile. The group is gathered in front of the Cascade Ave side of the Knights of Pythias building in Montrose, Colorado. (Denver Public Library)



Undated photograph. The first floor was used as a Safeway for several years.



Southwest facade. Of particular note are the central parapet with name plaque with concrete trim inscribed KP BUILDING. Below this is a molded concrete cornice with brackets, and courses of concrete under said cornice. This side is divided into three bays by pilasters with concrete bases and capitals which extend from the bottom of the second story to the concrete course above the windows. Each bay has two windows, which have been modified on account of adding a third story, but maintain their historic concrete arched lintels. The north of this facade has an entrance with an arched door. The storefront windows and entrance have been modified, though first floor storefronts are original to the building. Stucco has been added on the first story.



Southeast side. Many of the features from the front facade are also present on this side, including the concrete cornice and concrete courses. This side is similarly divided into 7 bays, in an identical pattern to the front facade (with the exception of the bay third from the left, in which the left window has been altered to accommodate a former fire escape). First story windows and entrances had until recently been bricked over. The southeast corner features a historic entrance with an arched concrete lintel.



Southeast side. As with the other sides, the second/third story windows have been altered. Note the arched patterns of brick on the first story, marking four former openings that have been bricked in, and the parapet visible on the roof. The roof was originally flat, but has been replaced with a hipped roof.