



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Tuesday, October 25, 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 September 27, 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 - Montrose Electric Light & Power Co.

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.

B) Historic Designation Hearing - Montrose Radium Ore Sampler

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) DISCUSSION ITEM

A) Discussion of the finalized Tortilla Flats/La Raza Park Neighborhood Historic Context

Survey.

5) ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
September 27, 2022**

A regular meeting of the City of Montrose Historic Preservation Commission was held on **Tuesday, September 27, 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, Jon Horn, Amanda Lloyd, Jeremy Omvig, John Eloë

GUESTS: Planning Manager Jace Hochwalt, Planner II William Reis, Deputy City Clerk Briceida Ortega, Clay Bales

CALL TO ORDER

The meeting was called to order at 5:02 p.m.

APPROVAL OF MINUTES

The Historic Preservation Commission considered the minutes of the regular meeting held on July 26, 2022. A motion was made by Kenneth Huff seconded by John Eloë, to approve the minutes as presented. All voted yes. Motion passed.

ADDITIONS AND DELETIONS

There were no additions or deletions.

PUBLIC COMMENT

No public comment was received.

PUBLIC HEARING

Historic Designation Hearing - Knights of Pythias Building

Planner II William Reis introduced an application for historic property designation for the Knights of Pythias Building, located at 33 S. Cascade Avenue in Montrose.

Mr. Reis provided an overview of the building's history and architectural relevance, noting that the Knights of Pythias was established in Montrose in January 1887 when representatives of Iron Mountain Lodge No. 19 of Salida came to town to formally start Cascade Lodge No. 33. The first officers were W. A. Eckerly, L. Stewart, J. W. Eiler, F. N. Van Horn, J. C. Marsh, R. Getts, T. E. Finley, and J. N. Reynolds (Salida Mail, January 28, 1887:4). They seem to have had annual banquets, but it is unclear where they met. They evidently started meeting in the upstairs of the building at 317-321 Main in 1899. The stairs to the second floor are between the two commercial storefronts and still has the Knights of Pythias signage above the door.

City staff finds that the building meets the eligibility criteria for designation and recommends approval of the application for historic designation.

A motion was made by John Eloë, seconded by Amanda Lloyd, to approve the application for the Historic Designation of the Knights of Pythias Building, located at 33 S. Cascade Avenue. All voted yes. Motion passed.

REPORTS/PRESENTATIONS

Update on La Raza Neighborhood/Tortilla Flats Historic Context Report and Survey

Planner II William Reis provided an update on the La Raza Neighborhood/Tortilla Flats Historic Context Report and Survey process, noting that he will be sending the final version for the Commission to review. Mr. Reis mentioned that he will also send the final version to the public and he will be scheduling a public meeting at the MADA building.

Mr. Reis noted that Michael Prouty's term finishes in October and has decided that he will not be reapplying to be part of the Commission.

ADJOURNMENT

A motion was made by John Eloë, seconded by Jeremy Omvig, to adjourn the meeting at 5:33 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: October 25, 2022
TO: Montrose Historic Preservation Commission
FROM: William Reis, Planner II
RE: Application for Historic Property Designation of the Montrose Electric Light & Power Co.

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for the Montrose Electric Light & Power Co.
- 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, erected as a facility of the Montrose Electric Light and Power Company, is associated with the history of utilities in Montrose.
 - 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 is representative of industrial construction of the early twentieth century in its brick composition, flat roof, cornice with molded brick, and segmental arched openings with stone lintels with keystones.
 - 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: October 25, 2022

Property Address: 44 S Grand Ave, Montrose, CO 81401

Historic Property Name: Montrose Electric Light & Power Co.

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.5271

Owner Name: Grand Square, LLC

Owner Address: 417 E Kiowa St, #1202, Colorado Springs, CO 80903

Owner Phone Number:

Owner Email Address:

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:

- One-story rectangular brick building.
- Building has bands of molded brick at cornice, walls of orange brick, and raised stone foundation.
- Very tall windows with segmental arched lintels with keystones, 6/6-light double-hung sash windows, tooled stone sills.
- Double paneled and glazed door with arched transom with decorative glass and arched stone lintel with keystone reading "1904."
- On front (east) is hipped roof bay window with shingled roof with tapered base..
- Second door toward north has arched lintel with keystone, narrow transom, and sidelights.
- Third door toward north has stone lintel and keystone, narrow transom, slab door with vertical light.
- Rear brick part has segmental arched openings, two doors, and four windows.

Alterations to the property:

- New doors.
- Bay window added to facade.
- Patio on west.
- Connected with series of additions to building on north.
- Southern part of building demolished.
- Two raised stoops toward the north end of the front have metal balustrades, concrete steps, and metal railings.

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.*

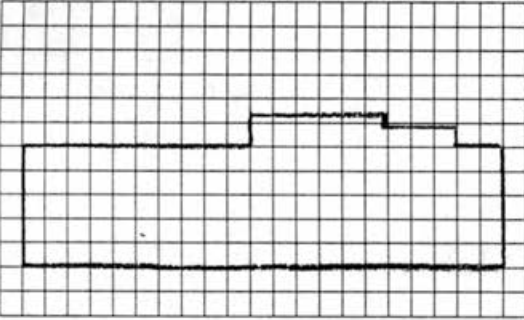
HISTORIC BUILDING INVENTORY RECORD

SHF

SAB

NOT FOR FIELD USE			
☐ Eligible	☐ Nominated		
☐ Det. Not Eligible	☐ Certified Rehab.		
Date _____	081		

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN5271
		TEMPORARY NO.: 376728440003		
CURRENT BUILDING NAME: Sampler Square		OWNER: GENUIT GREGORY C P O BOX 531 OURAY CO 81427		
ADDRESS: 44 S Grand Ave Montrose, CO 81401		TOWNSHIP 49N RANGE 9W SECTION 28 SW 1/4 SE 1/4		
HISTORIC NAME: Montrose Electric Light & Power Co.		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 12 LOT(S): 1-7 ADDITION: Willerup's Sub. YR. OF ADDITION: N/A		
FILM ROLL NO.: 7 BY: T.H. Simmons	NEGATIVE NO.: 29, 33	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1904 SOURCE: On building.	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial	
			HISTORIC: Industrial	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: New doors; bay window added to facade; patio on west; connected with series of additions to building on north; southern part of building demolished.	
STYLE: No Style (Vernacular-Masonry)			STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:
MATERIALS: Brick, Stone, Wood			SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY
ARCHITECTURAL DESCRIPTION: One-story story rectangular brick building connected with series of additions to former radium sampler building on north. Building has bands of molded brick at cornice, walls of orange brick, and raised stone foundation. Very tall windows with segmental arched lintels with keystones, 6/6-light double-hung sash windows, tooled stone sills. Double paneled and glazed door with arched transom with decorative glass and arched stone lintel with keystone reading "1904." On front (east) is hipped roof bay window with shingled roof with tapered base. Two raised stoops toward the north end of the front have metal balustrades, concrete steps, and metal railings. Second door toward north has arched lintel with keystone, narrow transom, and sidelights. Third door toward north has stone lintel and keystone, narrow transom, slab door with vertical light. Penced NO			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
ASSOCIATED BUILDINGS? X YES NO TYPE: Radium sampler			IF INVENTORIED, LIST ID NOS.: 5MN2726	
REPRESENTATION: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5MN5271 ORIGINAL OWNER: Montrose Elec. Light & Power Co. SOURCE: Montrose County: Where Apple... THEME(S): Rail Towns, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): Architectural Desc., Cont.--Rear brick part has segmental arched openings, two doors, and four windows. Portions of windows covered up. Low brick and stuccoed projection on north end of this section. Added section on north has mansard shingled overhang, large bay window, off-center entrance, raised brick stoop. Lower flat roof section to north has stucco, vertical panel siding, and plate glass windows.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): The present building resulted from additions which joined the long, one-story brick power plant on the south with an ore sampling building on the north. The Montrose Electric Light & Power Company erected the power plant in 1904. In 1905, the facility was described as "a large and imposing brick structure and a trip thru the interior would lead strangers to imagine they were in a metropolitan plant. Everything is kept as neat as wax and in perfect condition." W.W. Torrence was the manager in 1905. The plant included a 40-ton York Ice Machine Manufacturing Co. ice plant. The 1908 Sanborn map shows the Robert Halley general warehouse in the north end of the power plant building, an engine and dynamo room in the central portion, and a boiler room and smokestacks at the southern end. The 1913 creation of the Western Colorado Power Company led to the consolidation of eight smaller electric systems, including that of Montrose. By 1931, the plant was labeled "used as reserve plant only." The northern portion housed a branch plant of the Nuckolls Packing Company in 1923.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: ☐ REPRESENTS THE WORK OF A MASTER ☐ POSSESSES HIGH ARTISTIC VALUES ☒ REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ☐ ASSOCIATED WITH SIGNIFICANT PERSONS ☒ ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS ☐ CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			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, erected as a facility of the Montrose Electric Light and Power Company, is associated with the history of utilities in Montrose. The building is representative of industrial construction of the early twentieth century in its brick composition, flat roof, cornice with molded brick, and segmental arched openings with stone lintels with keystones.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Sanborn fire insurance maps, 1908-1946; Montrose City Directories, 1910-1980; Montrose County: Where Apple is King, 1905; Dona Freeman, "100 Years: Montrose, Colorado" (N.p., 1982), 29, 42, 44, 51, 64, 70, 71, 77-78, 102; Denver Post, 20 July 1919, 12.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: January 2000		

Account: R0650868**[<-Prev](#) 8 of 8 Results****Location**

Tax Area Id - 001005
Parcel Number 3767-284-40-003
Situs Address 8 S GRAND AVE
 16 S GRAND AVE
 18 S GRAND AVE
 24 S GRAND AVE
 28 S GRAND AVE
 48 S GRAND AVE
 64 S GRAND AVE
 66 S GRAND AVE
 72 S GRAND AVE
 116 W MAIN ST

City MONTROSE
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Legal Summary Subd: WILLERUPS
 SUBD Block: 12 Lot: 1 THRU:- Lot: 7
 AND:- Lot: 26 THRU:- Lot: 32 ALSO
 VACATED PORTION OF ALLEY IN
 BLK 12 ORD #391 11/9/1959 BK 490 PG
 202 S: 28 T: 49 R: 9

Business Name AMELIAS / CIMARRON
 COFFEE ROASTERS / WAX WHERE /
 KATY'S KORNER

Map Number O-35

Owner Information

Owner Name GRAND SQUARE LLC
Owner Address 417 E KIOWA ST
 #1202
 COLORADO SPRINGS, CO 80903-8412

Assessment History

Actual (2022)	\$488,370
Assessed	\$141,630
Tax Area: 001005 Mill Levy: 68.937	
Type	Actual Assessed Acres SQFT Units
Improvements	\$305,510 \$88,600 0.000 12117.000 0.000
Land	\$182,860 \$53,030 0.000 35284.000 0.000

Transfers

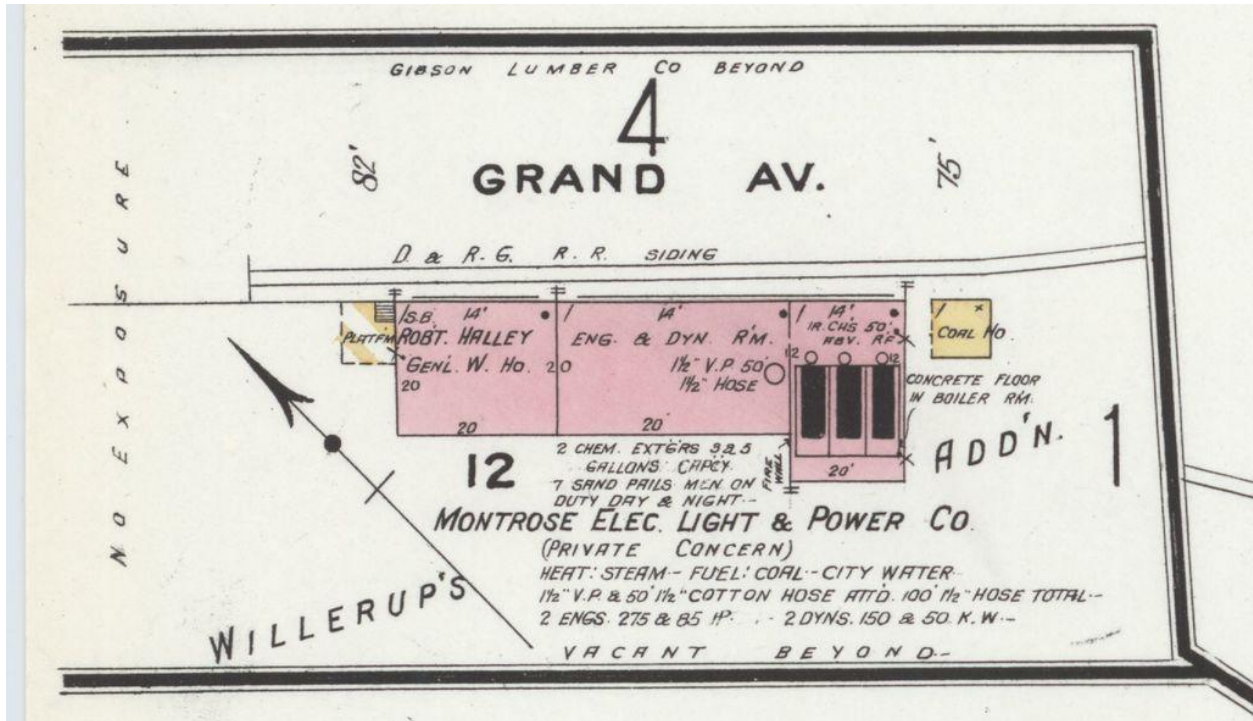
Reception Number	Book Page	Sale Date	Sale Price	Doc Description
947256		02/23/2022	\$690,000	SPECIAL WARRANTY DEED
947254		02/23/2022		STATEMENT OF AUTHORITY
947255		02/22/2022		STATEMENT OF AUTHORITY
888197		07/27/2017		STATEMENT OF AUTHORITY
814881		06/23/2010		EASEMENT
810981		02/01/2010		STATEMENT OF AUTHORITY
810982		02/01/2010	\$260,000	WARRANTY DEED
708224		08/15/2003		WARRANTY DEED
	B: 970 P: 784	06/01/1998	\$235,000	WARRANTY DEED
	B: 801 P: 369	10/31/1989	\$145,000	SPECIAL WARRANTY DEED

Tax History**Images**

Tax Year	Taxes	
*2022	\$9,763.56	• Photo
2021	\$9,763.56	• Sketch
		•

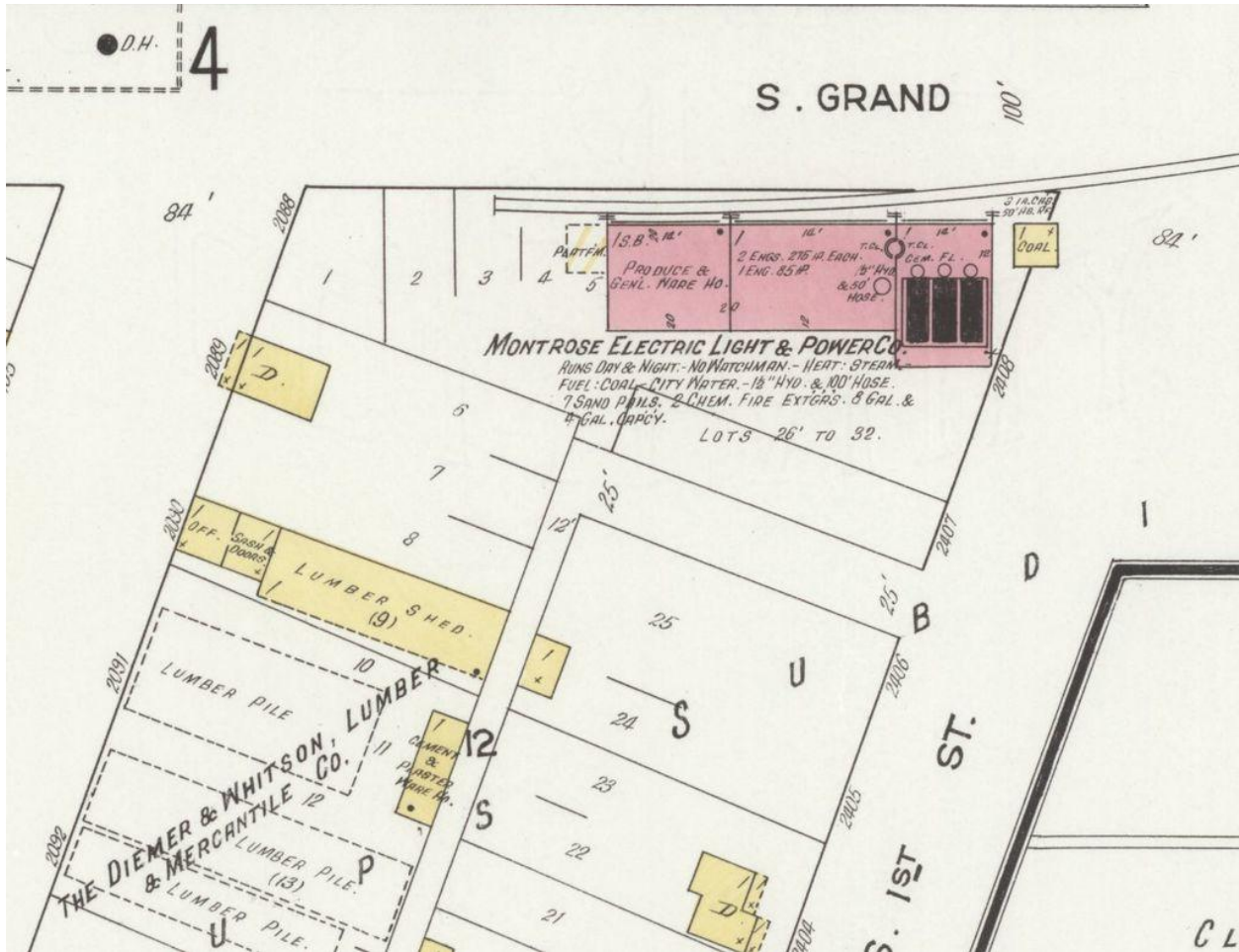
* Estimated





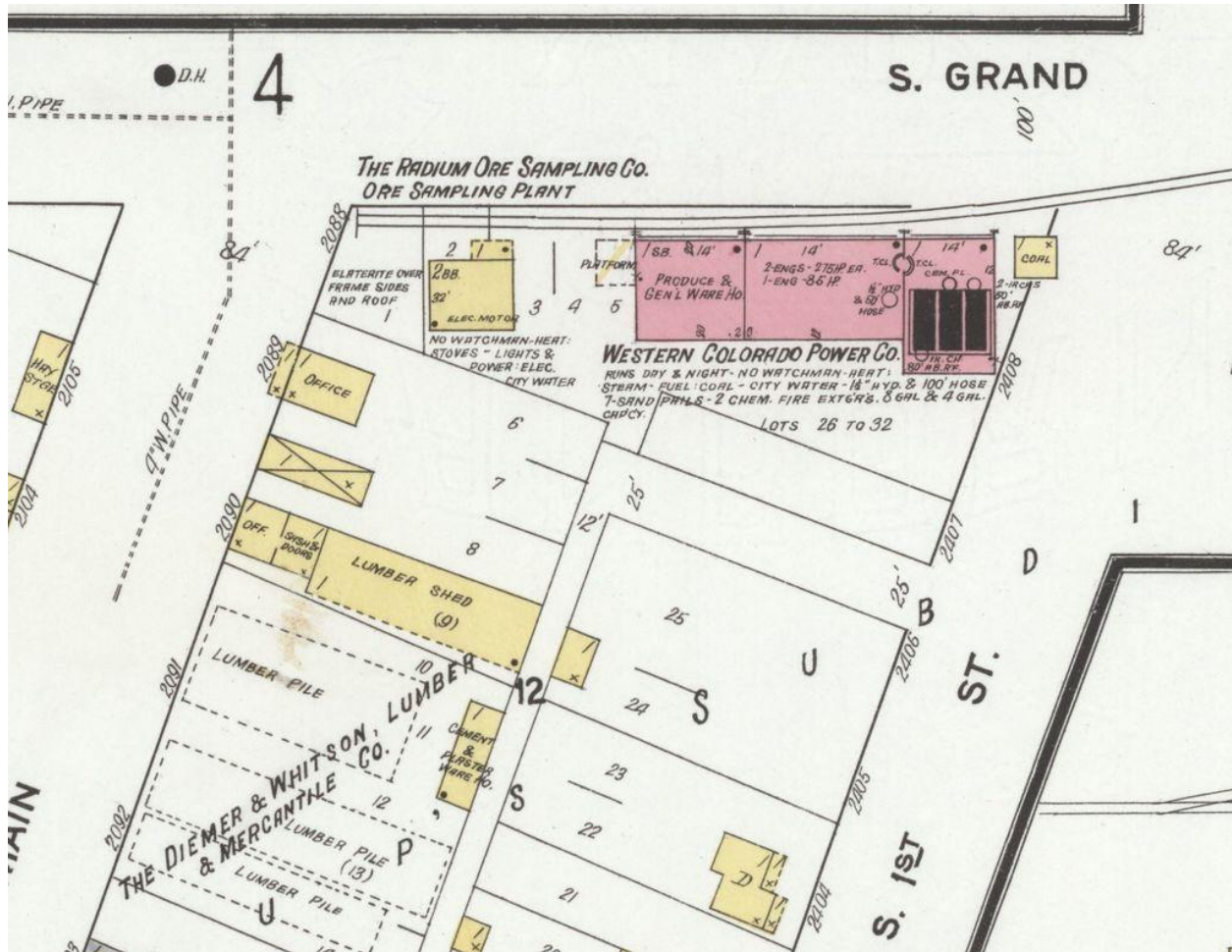
1908 Sanborn Fire Insurance Map

Map shows three horizontal boilers in the southern room, which is no longer standing. Train tracks ran in front of the building, with a wooden platform on the north.



1912 Sanborn Fire Insurance Map

The middle portion of the building is used as the engine and dynamo room, and the northern portion is used as produce and general storage. Also note the smokestacks on the southern portion of the building.



1919 Sanborn Fire Insurance Map

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 land for the new Montrose Electric Light & Power Co. was sold by Robert Hadley, who had originally used the land for produce storage, for the sum of \$5,000 in August of 1904 (*The Montrose Press*, August 12, 1904:6). The Montrose Electric Light & Power Co. added to the existing building. With the additions built by the Electric Light & Power Co., the building was now 60 feet by 142 feet (*The Montrose Press*, December 30, 1904:1). Robert Kasler, president of the company, began work on building an ice plant (*The Montrose Press*, December 9, 1904:1). The boiler room was a 32 foot by 48 foot room with horizontal, 150 horsepower boilers (*The Montrose Press*, December 30, 1904:1). The artificial ice and cold storage was expected to be operational by April 1, 1905, and the company had ordered a machine capable of producing 15 tons of ice in 24 hours, and would be held in a two story addition that would also house 5 cold storage rooms. The Montrose Electric Light & Power Co. is estimated to have spent approximately \$45,000 on these improvements and additions (*The Montrose Press*, December 30, 1904:1). The generators at the new plant were initiated in February of 1905 by Superintendent W.W. Torrence, with a capacity for 3,000 lights (*The Montrose Press*, February 3, 1905:1). Superintendent Torrence retired in October (*The Montrose Press*, October 20, 1905:2). Kassler sold his interest in the Montrose Electric Light & Power Co. to the United States Light & Traction Company, based in Denver, in January, 1906 (*The Montrose Press*, January 19, 1906:1). They immediately set about adding a new 150 horsepower, 27,200 pound boiler to the plant (*The Montrose Press*, February 2, 1906:8). The company was then merged into the Federal Light & Traction Company, based in New York (*Montrose Daily Press*, June 10, 1910:1). The Western Colorado Power Company, a consolidation of smaller electrical systems, took over operation of the plant in 1914 (*Montrose Daily Press*, February 2, 1914:1). In later years, the plant would be used as a reserve plant, as well as a branch of the Nuckolls Packing Company, a meat packing company.

The property was owned by the Montrose State Bank until 1989, when it was sold to Gregory C. Genuit. In 1998, it was sold to Lawrence A. Miskol. In 2010, it was sold to Summit West, LLC, and finally sold to Grand Square, LLC in 2022.



Undated Photograph (Center of Southwest Studies, Fort Lewis College).
Note the southern portion of the building, along with the smokestacks, have been demolished.
Note the bands of molded brick at cornice and the tall windows with segmental arched lintels with keystones.



East facade. The southern portion of the building has been demolished. The building retains the historic window openings, with the arched lintels with keystones. The molded brick cornice is retained. The brick composition, flat roof, and cornice with molded brick is indicative of industrial construction of the time.



South side. This side would have been where the three horizontal boilers once stood. This has been demolished, but remnants of the brick structure still remain on the sides.



West side. Note the arched brick above the windows. The middle window has been modified and partially covered with brick.



CITY OF MONTROSE
Planning Services

MEMO

DATE: October 25, 2022
TO: Montrose Historic Preservation Commission
FROM: William Reis, Planner II
RE: Application for Historic Property Designation of the Montrose Radium Ore Sampler

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for the Montrose Radium Ore Sampler
- 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 associated with the industrial history of Montrose, having been erected as a radium ore sampler about 1918, and at one time having been reportedly the only commercial radium sampler in the world. The building reflects Montrose's history as a radium ore market.
 - 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**
The building's size, height, and gabled roof design reflect its use as an industrial facility.





- 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: October 25, 2022

Property Address: 112 W Main St, Montrose, CO 81401

Historic Property Name: Montrose Radium Ore Sampler

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.2726

Owner Name: Grand Square, LLC

Owner Address: 417 E Kiowa St, #1202, Colorado Springs, CO 80903

Owner Phone Number:

Owner Email Address:

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:

- Gable roof building which varies from two to three stories in height.
- Vertical panel siding and stucco wall cladding.
- Small gabled dormer on north.
- Brick at first story level on north and west.
- Brick chimneys on north roof slope.
- Widely spaced 1/1-light double-hung sash windows set in panels of contrasting siding.
- Shed roof one-story projection on east has paired and single windows.

Alterations to the property:

- New siding.
- New windows.
- Attached to building on south.

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: _____

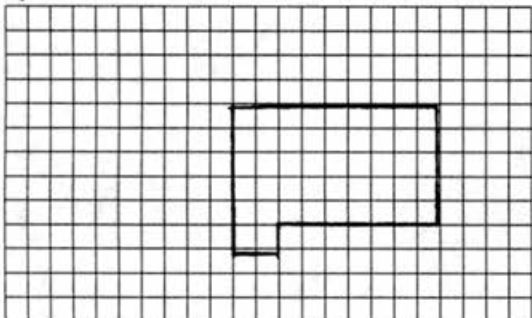
- *Completed Colorado State site form prepared as part of application process for properties that have not been previously inventoried.*

HISTORIC BUILDING INVENTORY RECORD

SHF SAB

NOT FOR FIELD USE			
☐ Eligible	☐ Nominated		
☐ Det. Not Eligible	☐ Certified Rehab.		
Date _____	088		

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN2726 TEMPORARY NO.: 376728440003
CURRENT BUILDING NAME: Sampler Square		OWNER: GENUIT GREGORY C P O BOX 531 OURAY CO 81427 <i>NM</i> TOWNSHIP 49N RANGE 9W SECTION 28 SW 1/4 SE 1/4		
ADDRESS: 112 W Main St. Montrose, CO 81401				
HISTORIC NAME: Montrose Radium Ore Sampler		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 12 LOT(S): 1-7 ADDITION: Willerup's Sub. YR. OF ADDITION: N/A		
FILM ROLL NO.: 7 BY: T.H. Simmons	NEGATIVE NO.: 31, 35	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: 1919 ACTUAL: SOURCE: Sanborn Maps, Directories	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial	
			HISTORIC: Radium Ore Sampler	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: New siding, new windows, attached to building on south.	
			CONTINUED YES NO	
STYLE: No Style/Industrial		STORIES: 2- 3	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Wood, Concrete, Stucco, Brick		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Gable roof building which varies from two to three stories in height. Vertical panel siding and stucco wall cladding. Small gabled dormer on north. Brick at first story level on north and west. Brick chimneys on north roof slope. Widely spaced 1/1-light double-hung sash windows set in panels of contrasting siding. Shed roof one-story projection on east has paired and single windows. Shed roof projecting entrance bay toward south end of facade has brick base and vertical panel siding. Attached to former powerplant building on south. CONTINUED? YES X NO			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION:	
			NAME: DATE:	
			ASSOCIATED BUILDINGS? X YES NO TYPE: Powerplant IF INVENTORIED, LIST ID NOS.: 5MN5271	
ADDITIONAL PAGES: YES NO				

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5MN2726 ORIGINAL OWNER: Montrose Ore Sampler Co. SOURCE: Denver Post, 20 July 1919 THEME(S): Rail Towns, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): The Montrose Ore Sampler Company was erected about 1919 and operated for several years by O. Barlow Wilmarth (who may have previously operated a flour mill in the building). Military uses of radium during World War I stimulated production in Western Colorado in the Paradox Valley, at McIntyre, and at Gateway. A July 1919 "Denver Post" article reported that the sampler had been in operation a "few months," and that "Montrose is rapidly becoming the radium ore market of the world. Hundreds of persons and companies send their shipments, both large and small, to this plant to be assayed and then to be shipped to the Eastern market. The local plant pulverizes all of this ore, using twenty mesh screens." The plant was then described as "the only commercial radium sampler in the world." During the war, radium was used in illuminating paint and on airplane parts. The end of the war brought a drop in radium prices. By 1941, H.G. and Carl A. Burtis were operating a wholesale meat distribution plant in the sampler building, which continued at that location into the 1960s. In 1974, the building was joined to the one to the south to create Sampler Square, a collection of specialty stores, offices, and restaurants. At that date, the Hill Petroleum Company had offices in the former sampler building.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
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STATEMENT OF SIGNIFICANCE: This building is associated with the industrial history of Montrose, having been erected as a radium ore sampler about 1919, and at one time having been reportedly the only commercial radium sampler in the world. The building reflects Montrose's history as a radium ore market. The building's size, height, and gabled roof design reflect its use as an industrial facility.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Sanborn fire insurance maps, 1908-1946; Montrose City Directories, 1910-1980; Montrose County: Where Apple is King, 1905; 100 Years; Denver Post, 20 July 1919, 12; 112 W. Main St., 5MN2726, historic resources survey form, in the files of the Colorado Historical Society, Denver, Colorado.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: January 2000		

Account: R0650868**[<-Prev](#) 8 of 8 Results****Location**

Tax Area Id - 001005
Parcel Number 3767-284-40-003
Situs Address 8 S GRAND AVE
 16 S GRAND AVE
 18 S GRAND AVE
 24 S GRAND AVE
 28 S GRAND AVE
 48 S GRAND AVE
 64 S GRAND AVE
 66 S GRAND AVE
 72 S GRAND AVE
 116 W MAIN ST

City MONTROSE
 MONTROSE
 MONTROSE
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 MONTROSE

Legal Summary Subd: WILLERUPS
 SUBD Block: 12 Lot: 1 THRU:- Lot: 7
 AND:- Lot: 26 THRU:- Lot: 32 ALSO
 VACATED PORTION OF ALLEY IN
 BLK 12 ORD #391 11/9/1959 BK 490 PG
 202 S: 28 T: 49 R: 9

Business Name AMELIAS / CIMARRON
 COFFEE ROASTERS / WAX WHERE /
 KATY'S KORNER

Map Number O-35

Owner Information

Owner Name GRAND SQUARE LLC
Owner Address 417 E IOWA ST
 #1202
 COLORADO SPRINGS, CO 80903-8412

Assessment History

Actual (2022) \$488,370
Assessed \$141,630
Tax Area: 001005 **Mill Levy:** 68.937

Type	Actual	Assessed	Acres	SQFT	Units
Improvements	\$305,510	\$88,600	0.000	12117.000	0.000
Land	\$182,860	\$53,030	0.000	35284.000	0.000

Transfers

Reception Number	Book Page	Sale Date	Sale Price	Doc Description
947256		02/23/2022	\$690,000	SPECIAL WARRANTY DEED
947254		02/23/2022		STATEMENT OF AUTHORITY
947255		02/22/2022		STATEMENT OF AUTHORITY
888197		07/27/2017		STATEMENT OF AUTHORITY
814881		06/23/2010		EASEMENT
810981		02/01/2010		STATEMENT OF AUTHORITY
810982		02/01/2010	\$260,000	WARRANTY DEED
708224		08/15/2003		WARRANTY DEED
	B: 970 P: 784	06/01/1998	\$235,000	WARRANTY DEED
	B: 801 P: 369	10/31/1989	\$145,000	SPECIAL WARRANTY DEED

Tax History**Images**

Tax Year	Taxes	
*2022	\$9,763.56	• Photo
2021	\$9,763.56	• Sketch

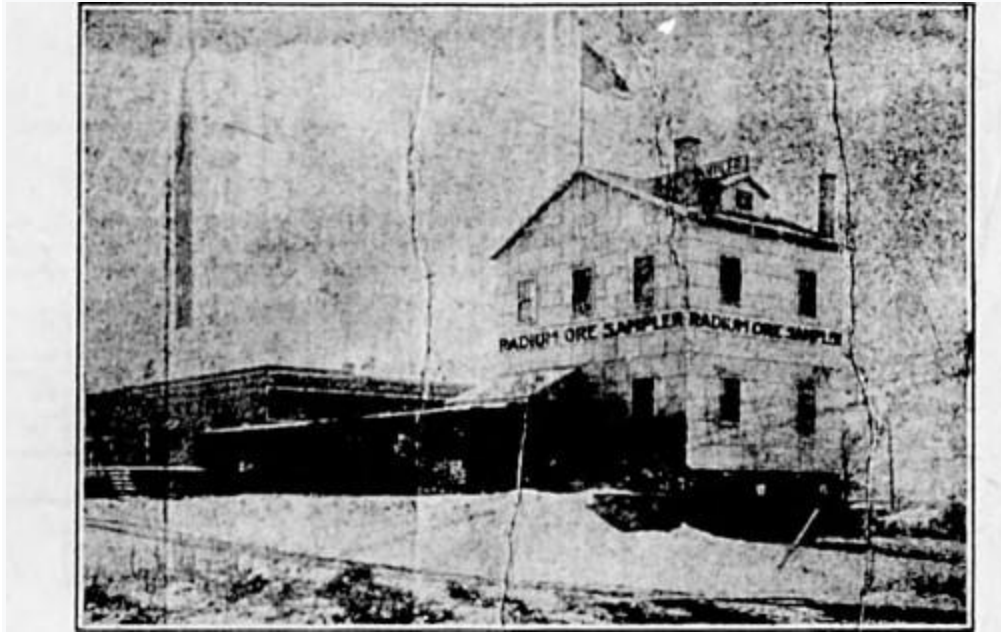
* Estimated



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 Montrose Radium Ore Sampler was built by O. Barlow Wilmarth, and was completed in approximately August of 1918 (*Montrose Daily Press*, August 16, 1918:1). The sampler received its first car of carnotite ore from Gateway en route to Europe (*Montrose Daily Press*, November 13, 1918:6). Newspapers at the time reported it as the only commercial radium ore sampler in the world. Ore was shipped in from Paradox Valley, and later shipped to mills in Pennsylvania ((*Montrose Daily Press*, June 10, 1919:1). The end of World War I did drop demand for ore, but the Montrose region remained the world's leading region for radium (*Montrose Daily Press*, July 22, 1919:1). The building also processed vanadium ore, one load of which was valued at \$15,000 (*Montrose Daily Press*, August 28, 1919:1). Expansion plans were announced in March of 1920 (*Montrose Daily Press*, March 16, 1920:1). A month delay in ore shipments was caused by poor road conditions in April (*Montrose Daily Press*, April 30, 1920:7). The sampler was also receiving shipments of uranium ore (*Montrose Daily Press*, May 21, 1920:2). By December of 1920, the sampler had processed over 1,000 tons of ore (*Montrose Daily Press*, December 17, 1920:2). The owners of the sampler attempted to convince Marie Curie, the discoverer of radium, to visit Montrose, and radium from the sampler may have reach Madame Curie (*Montrose Daily Press*, February 23, 1921:1). However, health concerns prevented her from visiting Colorado (*Montrose Daily Press*, May 16, 1921:1). The platform in front of the railroad tracks was enclosed in order to accommodate more ore storage (*Montrose Daily Press*, August 6, 1921:3).

The property was owned by the Montrose State Bank until 1989, when it was sold to Gregory C. Genuit. In 1998, it was sold to Lawrence A. Miskol. In 2010, it was sold to Summit West, LLC, and finally sold to Grand Square, LLC in 2022.



June 10, 1919, *Montrose Daily Press*

Photograph from a newspaper article two weeks after the opening of the sampler. The building retains the dormer and two chimneys on the second floor. The shed roof projection has been expended.



East facade. The shed roof projection has been extended to the entire facade.



South side. Note the dormer window on the second floor. The connection to the Montrose Electric Light & Power Co. is a recent addition from 1974.



East side. Note the brick basement, as well as the brick chimneys and gable roof.



North side. The brick basement can be seen on this side, as well as the brick chimney, and the dormer window with is mirrored from the south side.