



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

***Tuesday, January 24, 2023 5:00 PM
Centennial Room, City Hall – 433 S. 1st St.***

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 November 3, 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.

4) ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE SPECIAL MEETING
November 3, 2022**

A special meeting of the City of Montrose Historic Preservation Commission was held on **Thursday, November 3, 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, Amanda Lloyd, Danielle Godt, John Eloë

GUESTS: Planner II William Reis, Deputy City Clerk Briceida Ortega, Robin Grossman

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 September 27, 2022.

A motion was made by Danielle Godt seconded by Jeremy Omvig, to approve the minutes of the September 27, 2022 regular meeting 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 – Montrose Electric Light & Power Co.

Planner II William Reis introduced an application for historic property designation for the Montrose Electric Light & Power Co., located at 44 S. Grand Avenue in Montrose.

Mr. Reis provided an overview of the building's history and architectural relevance, noting that the 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 Montrose Electric Light & Power Co., located at 44 S. Grand Avenue. All voted yes. Motion passed.

Historic Designation Hearing – Montrose Radium Ore Sampler

Planner II William Reis introduced an application for historic property designation for the Montrose Radium Ore Sampler located at 112 W Main Street in Montrose.

Mr. Reis provided an overview of the building's history and architectural relevance, noting that the 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 Montrose Radium Ore Sampler, located at 112 W Main Street. 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 Eloë, seconded by Danielle Godt, to adjourn the meeting at 5:31 p.m. with no further action taken. All voted yes. Motion passed.

Jon Horn, Chairperson

ATTEST:

Amanda Lloyd, Secretary



CITY OF MONTROSE
Planning Services

MEMO

DATE: January 24, 2023
TO: Montrose Historic Preservation Commission
FROM: William Reis, Planner II
RE: Application for Historic Property Designation of Montrose Electric Light & Power Co.

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for 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) Historic Photographs
- 6) 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 power generation in Montrose, having been erected in 1899 to house the Montrose Electric Light and Power Company.
 - 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, although greatly altered, retains its original roof design and wood shingles, and the segmental arched opening on the north end of the west wall.
 - 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: January 24, 2023

Property Address: 7 S Townsend Ave, Montrose, CO 81401

Historic Property Name: Montrose Electric Light & Power Co.

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.1807

Owner Name: Resolve Home Buyers, LLC

Owner Address: 6948 Sweetwater St, Carlsbad, CA 92011

Owner Phone Number: (801) 360-9079

Owner Email Address: sterling.garns@gmail.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:

- One-story rectangular building with clipped gable roof with wood shingle roofing and overhanging eaves.
- Stucco on west wall, which has three storefronts.
- South storefront has shed overhang with wood shingle roofing, center door with large rectangular light flanked by two-part plate glass windows, wood paneling under windows, and stuccoes piers.
- Storefront in middle has off-center inset entrance with newer paneled and glazed door with decorative arch above entrance and large two-part display windows; storefront area is stuccoed.
- North of this is large segmental arched opening with glazed metal frame door with sidelights; transom covered; segmental arched window to north.
- South wall has painted mural, window with security bars, and double slab doors.
- North wall has painted brick and segmental arched windows with wood sills.

Alterations to the property:

- Stucco on walls; entrances altered and windows added.

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


Signature

1/11/23
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

1/11/23

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

SCANNED

SHF G SAB

NOT FOR FIELD USE			
☐ Eligible	☐ Nominated		
☐ Det. Not Eligible	☐ Certified Rehab.		
Date			027

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1807
		TEMPORARY NO.: 376728406010		
CURRENT BUILDING NAME: Mortgage Edge/Starburst Awards		OWNER: CROUCH JOHN R JR 202 EASTER HILL DR GRAND JUNCTION CO 81501		
ADDRESS: 719 S Townsend Ave Montrose, CO 81401		TOWNSHIP 48N 49N RANGE 9W SECTION 28 NE 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: 94 LOT(S): 11-12(p) ADDITION: Original Town YR. OF ADDITION: 1882		
FILM ROLL NO.: 4 BY: T.H. Simmons	NEGATIVE NO.: 27	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1899 SOURCE: Montrose Daily Press	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial	
			HISTORIC: Power Company Building	
			CONDITION: EXCELLENT GOOD X FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Stucco on walls; entrances altered and windows added.	
			CONTINUED YES X NO	
STYLE: Vernacular Masonry Late 19th/20th = American Movements		STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Stucco, Wood, Brick		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: One-story rectangular building with gable-on-hip roof with wood shingle roofing and overhanging eaves. Stucco on west wall, which has three storefronts. South storefront has shed overhang with wood shingle roofing, center door with large rectangular light flanked by two-part plate glass windows, wood paneling under windows, and stuccoed piers. Storefront in middle has off-center inset entrance with newer paneled and glazed door with decorative arch above entrance and large two-part display windows; storefront area is stuccoed. North of this is large segmental arched opening with glazed metal frame door with sidelights; transom covered; segmental arched window to north. South wall has painted mural, window with security bars, and double slab doors. North wall has painted brick and segmental arched windows with wood sills.		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
ADDITIONAL PAGES: YES X NO		ASSOCIATED BUILDINGS? YES X NO TYPE: IF INVENTORIED, LIST ID NOS.:		

Account: R0652031**<-Prev 2 of 2 Results**Location**Tax Area Id** - 001005**Parcel Number** 3767-284-06-010**Situs Address** 7 S TOWNSEND AVE

9 S TOWNSEND AVE

11 S TOWNSEND AVE

City MONTROSE

MONTROSE

MONTROSE

Legal Summary Subd: MONTROSE

TOWN OF Block: 94 Lot: 10 THRU:- Lot:

12 WEST 6 INCHES, EXCEPT THE

NORTHERLY 62.5FT, EXCEPT THE

NORTHERLY 62.5FT

S: 28 T: 49 R: 9

Business Name MONTROSE MUSIC**Map Number**Owner Information**Owner Name** MONTROSE MUSIC**Owner Address** 7 S TOWNSEND AVE

MONTROSE, CO 81401-3953

Assessment History**Actual (2022)**

\$113,560

Assessed

\$32,930

Tax Area: 001005 **Mill Levy:** 68.937

Type	Actual	Assessed	Acres	SQFT	Units
Improvements	\$83,860	\$24,320	0.000	3111.000	0.000
Land	\$29,700	\$8,610	0.000	3156.000	0.000

Transfers**Reception Number**[876471](#)[837310](#)**Book Page**[B: 836 P: 304](#)[B: 758 P: 619](#)[B: 746 P: 827](#)[B: 310 P: 141](#)**Sale Date**[06/30/2016](#)[07/20/2012](#)[06/13/1992](#)[05/09/1986](#)[11/02/1984](#)[03/23/1945](#)**Sale Price**[\\$125,000](#)[\\$64,000](#)**Doc Description**[STATEMENT OF AUTHORITY](#)[WARRANTY DEED](#)[QUIT CLAIM DEED](#)[QUIT CLAIM DEED \(JT\)](#)[SHERIFF'S DEED](#)[WARRANTY DEED](#)Tax HistoryImages**Tax Year****Taxes**

*2022

\$2,270.08

2021

\$2,270.08

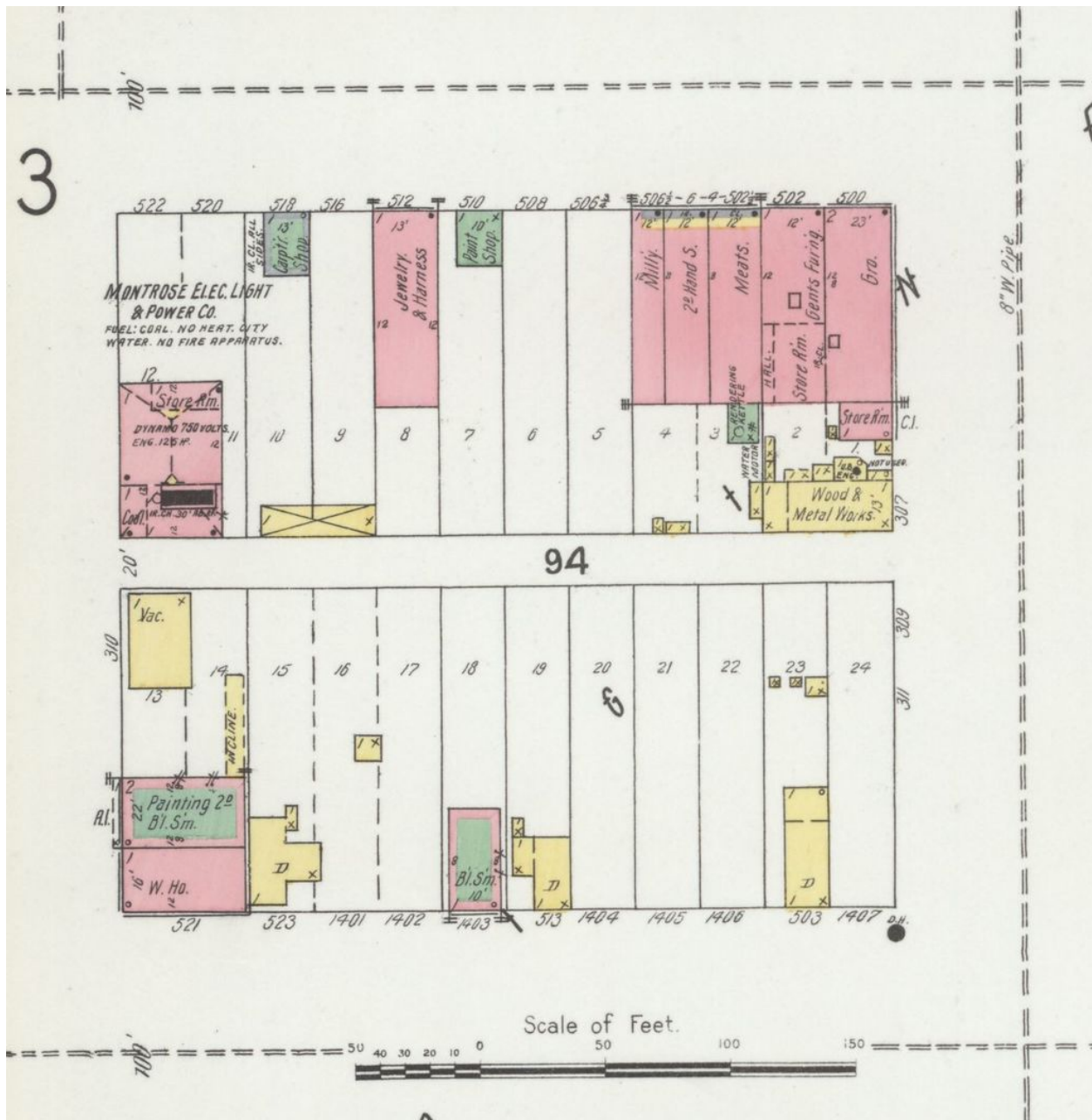
- [Photo](#)
- [Sketch](#)
-

* Estimated



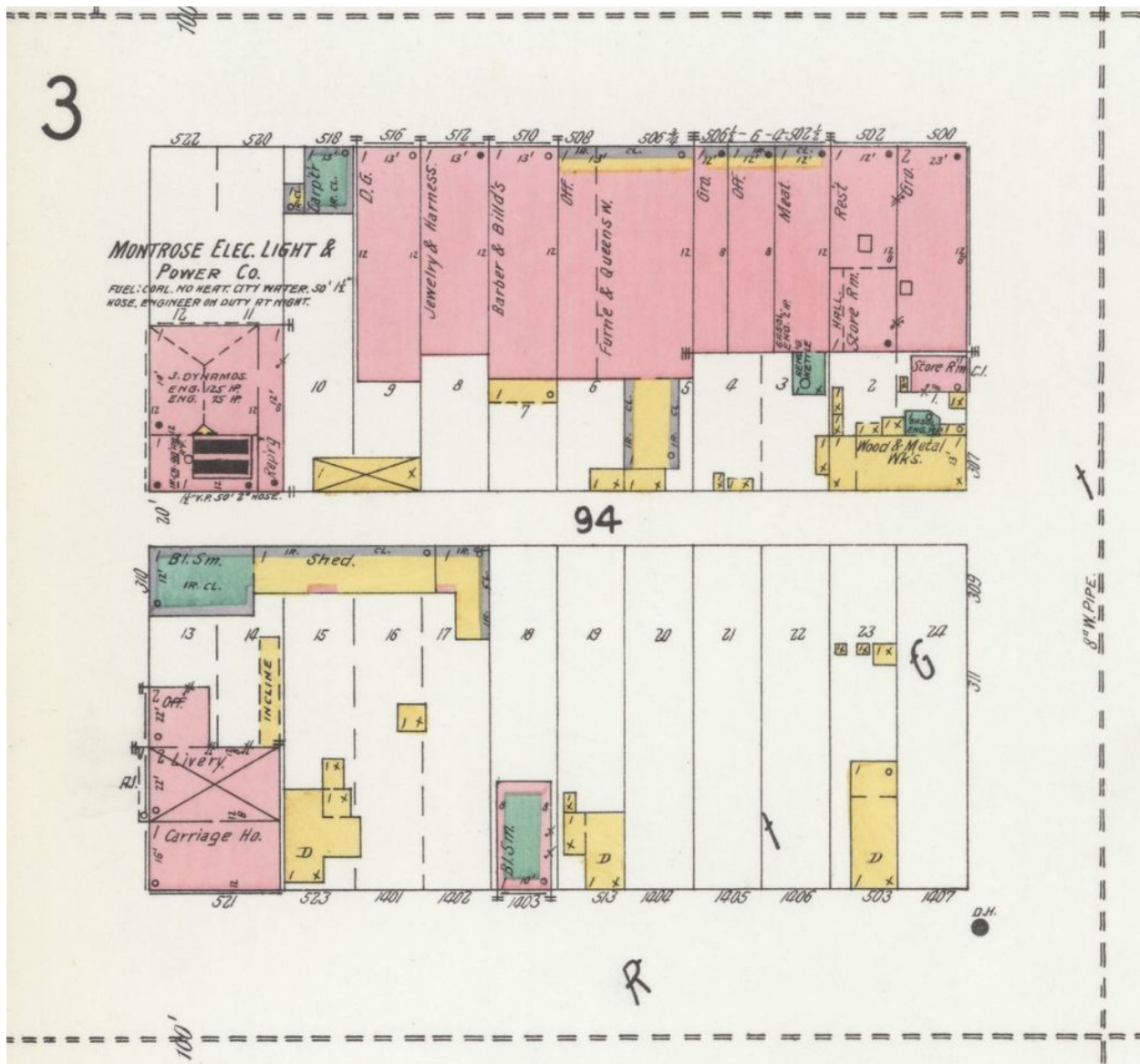
The following summary history has been sourced from historical newspapers and County Assessor's information. The clippings from these papers are not included in this packet, but are on file and available upon request.

The Montrose Electric Light and Power Company first began construction on their power house in May of 1899. The plans were for a one story, 40'x60' building, diagonal from their office building, on what was then Front and Third Streets. The original plans had space for two boilers (*The Montrose Enterprise*, May 6, 1899). The new building was officially opened on July 27th, 1899 at 7pm, when they had a formal button pressing ceremony, attended by Superintendent W.W. Torrence (*The Montrose Press*, August 3, 1899). The new building included a 38 by 40 foot dynamo room, an 18 foot by 400 foot boiler room, and two smaller rooms used as parlors and sleeping quarters for Superintendent Torrence. There were approximately 850 lights installed in Montrose at the time, with capacity for more (*The Montrose Enterprise*, December 30, 1899). The company added a new dynamo and engine in September of 1902, able to generate current for 1,200 lights (*The Montrose Enterprise*, September 4, 1902). With the need to increase the capacity of the power plant, The Montrose Electric Light and Power Company purchased property in Willerup's addition for the construction of a new warehouse (*The Montrose Press*, April 14, 1904). The existing building was sold to F.H. Posey, who converted the property into store rooms and a feed warehouse (*The Montrose Enterprise*, March 7, 1905). F.H. Posey owned the property until 1945, when it was acquired by John A. Hughes. The property was sold in 1986 to John R. Crouch Jr. and Margaret A Crouch. It was sold to Montrose Music store in 2012, and to Resolve Home Buyers, LLC in 2022.



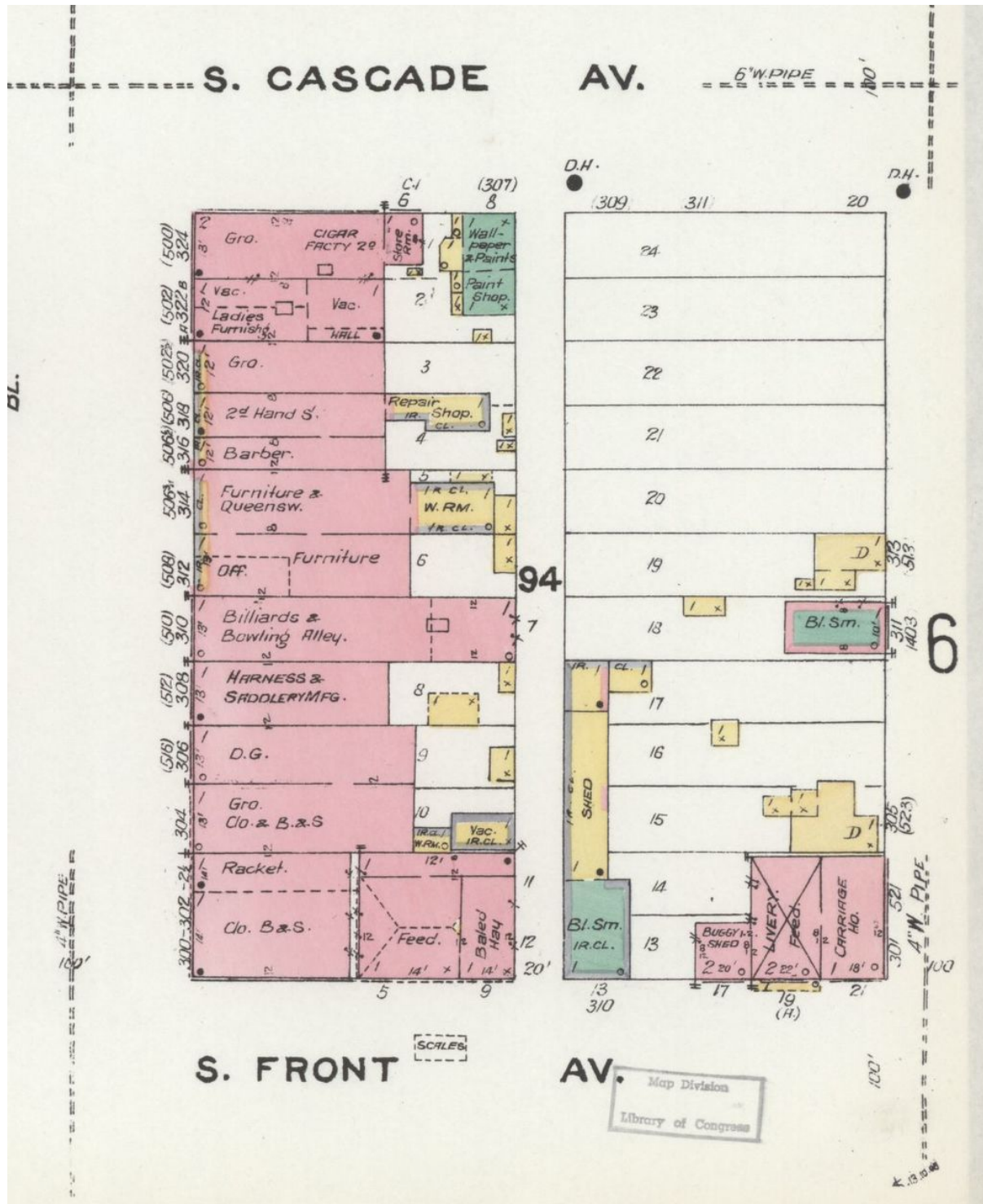
1899 Sanborn Fire Insurance Map

Note the map's indication of the 125 Horsepower Corliss Engine. The small circle indicates the presence of the chimney.



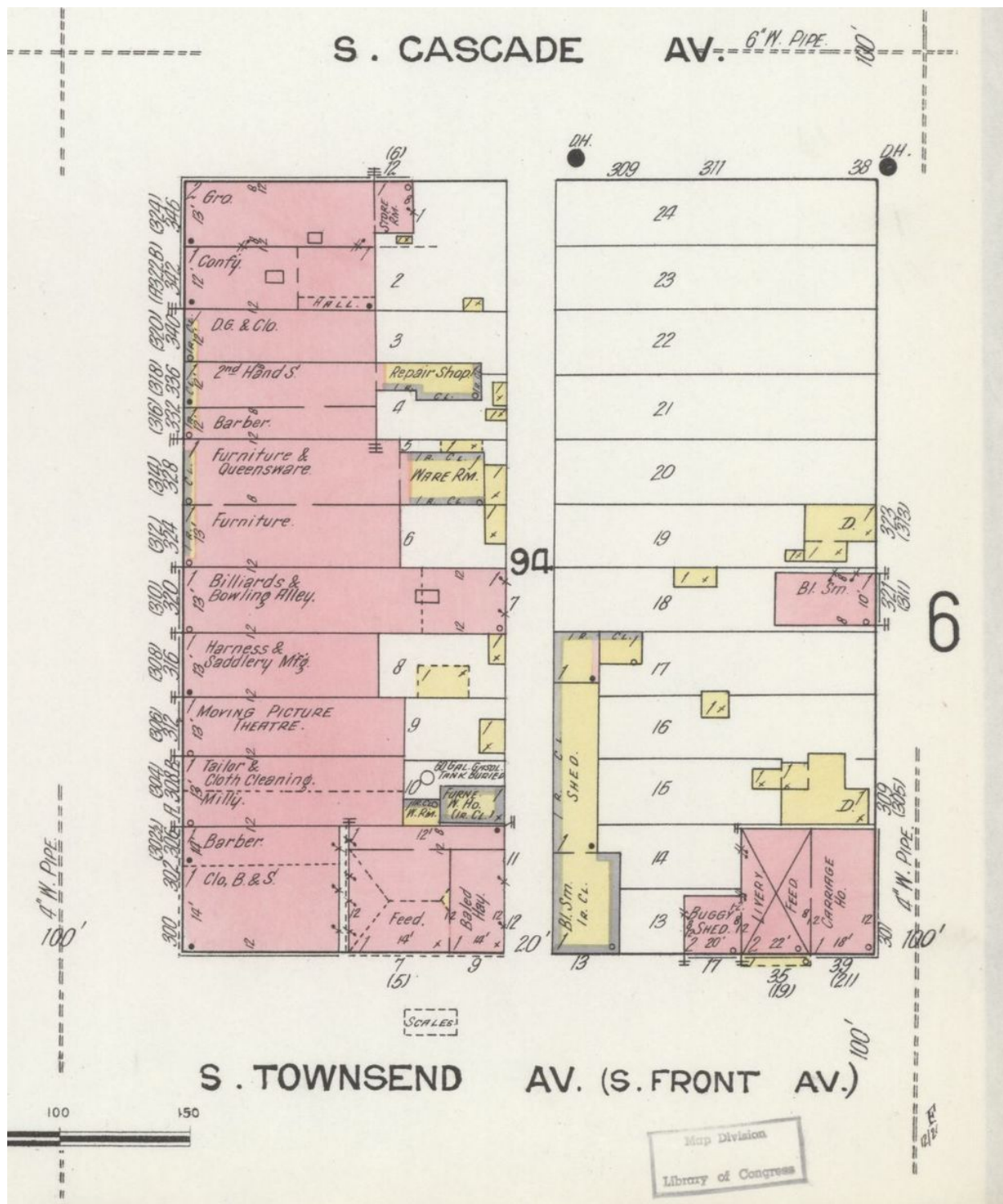
1904 Sanborn Fire Insurance Map

Note that the building has expanded to the east, as compared to the 1899 map. The map also indicates that at this time, there was a second, 75 Horsepower engine that had been added. Dashed lines on the outside of the building indicate a brick exterior.



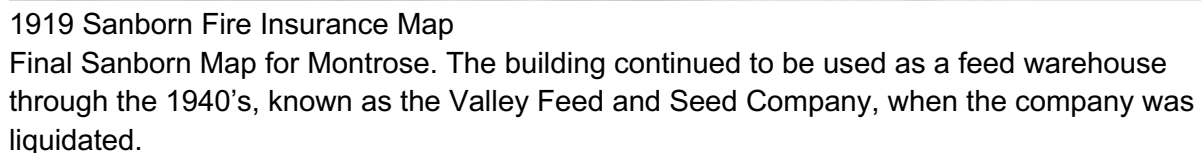
1908 Sanborn Fire Insurance Map

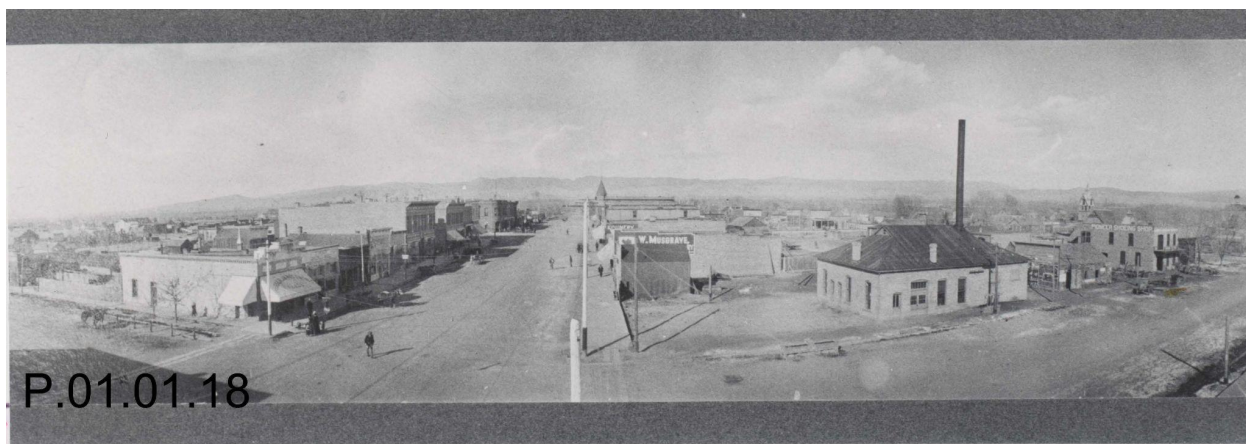
At this time, the building has been turned into a feed warehouse, with storage for baled hay. Note that the marking for the chimney is no longer present, indicating that this may have been removed sometime between 1904 and 1908.



1912 Sanborn Fire Insurance Map

Markings on the southwest wall indicate the presence of a window at this time that later became a doorway. This entrance has since been covered.





Exact date unknown, but based on surrounding buildings, this photograph was taken sometime between 1899 and 1904. Note the historic roof shape and brick construction. The facade has been heavily altered, but the arched opening on the north wall retain their shape, as well as the northernmost opening on the west wall.



Southwest facade. The building retains its original roof shape, though chimneys have been removed. The openings on the left side of this facade retain their original shapes, though other storefronts have been altered.



Southeast side. Note the gable-on-hip roof. The small addition on the northeast side was added sometime between 1899 and 1904. A window and possible entrance on the left of this picture has been covered.



Northwest side. The brick exterior can still be seen on this side. Window openings have retained their shape.