



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

***Tuesday, February 28, 2023 5:00 PM
Centennial Room, City Hall - 433 N. 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 January 24, 2023

2) ELECTION OF OFFICERS

A) Election of Chairperson, Vice-Chairperson, and Secretary

3) PUBLIC COMMENT

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

4) PUBLIC HEARING

A) Alteration of a Designated Historic Property located at 428 E Main St.

The commission will review the application for alteration of a Designated Historic Property located at 428 E Main St for conformance with the established criteria and in accordance with § 4-15 of the Official Code of the City of Montrose, Colorado.

Action: Accept public comment. Consider approval/approval with conditions/denial of the application.

5) ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
January 24, 2023**

A regular meeting of the City of Montrose Historic Preservation Commission was held on **Tuesday, January 24, 2023**, in the Centennial Room – City Hall located at 433 S 1st Street in Montrose, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Kenneth Huff, Danielle Godt, Jon Horn, Jeremy Omvig, Darlene Mora, Amanda Lloyd, Katherine Stroh

GUESTS: Planner II William Reis, Deputy City Clerk Briceida Ortega, DART and Grant Coordinator

CALL TO ORDER

The meeting was called to order at 5:01 p.m.

APPROVAL OF MINUTES

The Historic Preservation Commission considered the minutes of the regular meeting held on November 3, 2022.

A motion was made by Jeremy Omvig, seconded by Kenneth Huff, to approve the minutes of the November 3, 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 7 S. Townsend Avenue in Montrose.

Mr. Reis provided an overview of the building's history and architectural relevance noting that the Montrose Electric Light & Power Co. is over 50 years old. In May 1899, they began construction of this building and officially opened on July 27, 1899. Mr. Reis provided images of the building and a map that showed the building as a feed warehouse in 1918. It was sold in 2012 to the Music Store. The building roof shape has been preserved and the original brick building has been covered by stucco.

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 Kenneth Huff, seconded by Jeremy Omgig, to approve the application for the Historic Designation of the Montrose Electric Light & Power Co. with the exception to include the addition of the history of its mercantile feed store and the materials of the roof being kept in a presentable manner, located at 7 S. Townsend Avenue. All voted yes. Motion passed.

REPORTS/PRESENTATIONS

Mr. Reis noted that there will be some training available in the month of February for the board.

ADJOURNMENT

A motion was made by Jon Horn, seconded by Kenneth Huff, 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

TO: Historic Preservation Commission
FROM: William Reis, Planner II
DATE: February 28, 2023
RE: Application for Alteration of a Designated Historic Property located at 428 E Main St

Background:

On March 1, 2022, the Montrose City Council approved Ordinance 2580 on second reading to designate the property located at 428 E. Main Street (known as the S.H. Nye Building) as a Historic Property, pursuant to the requirements in Section 4-15 of the City of Montrose Municipal Code ("Municipal Code"). As a Designated Historic Property, alterations to the exterior of the property must be made in accordance with the Alteration provisions in Section 4-15-5 of the Municipal Code. Any alteration to a Designated Historic Property must be approved by the Historic Preservation Commission, as outlined in the following provision of Section 4-15-5 of the Municipal Code:

Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any designated property or property within a historic district including non-contributing properties, the property owner(s) must first submit the proposed work to the Commission under this Section, as well as apply for any other permits required by this municipal code.

Proposed Alterations:

The owners of 428 E Main St seek to complete the alterations to the exterior of the building consisting of repair and paint work. The owners are seeking the additional funding through the Façade Improvement Matching Grant Program that is available to designated properties. The owner may desire to make, and would need to seek approval from the Historic Preservation Commission for other alterations not described here as part of future changes to the building.

Review Criteria:

Section 4-15-5(D) of the Municipal Code states that the Historic Preservation Commission shall use the following Review Criteria when reviewing applications for Alterations of Designated Buildings:

Compliance with any Design Guidelines adopted by the City and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Historic Preservation Commission has not adopted any Design Guidelines, thus the review criteria for this application are the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"). The Standards are outlined below as are staff comments regarding how the proposed alterations comply with the Standards. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Standard	Staff Comments Regarding Compliance
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	The proposed use as a commercial building is consistent with the original commercial use.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	The owner's proposal of painting over the eastern brick wall would cover the historic red and yellow brick, altering a historical characteristic of the building. Other proposals (alterations to stucco), do not alter identified historical characteristics. Repairs in brick joints may serve to preserve historical characteristics.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	The owner does not propose any changes that would create a false sense of the history of the building.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	These changes do not propose to remove any historically significant features from changes over time.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	The proposal may detrimentally alter the historic brick wall on the east side of the building. Other alterations would not alter distinctive characteristics.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	Existing brickwork should be repaired where possible. The historic yellow and red brick should be maintained, and the proposed paint should not be utilized on the brick wall.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	The cleaning of the brick should be undertaken gently. Chemical or physical treatments are not proposed.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	Significant archeological resources are not affected by this project.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	No new additions are proposed with this application.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	No new additions are proposed with this application.

Findings and Recommendation:

The Architectural Inventory Form for this property is attached, and describes the walls composed of yellow and orange brick, the second story divided into two bays with brick panels, windows with lintels of gauged brick and rock-faced stone sills, stone coping, and the stone cornice supported by scroll brackets.

Some of the proposed alterations preserve or have no significant impact on the significant features of the building, and comply with the intent of the Historic Preservation Ordinance in Section 4-15-1(B) of the Municipal Code:

The intention of this ordinance is to create a reasonable balance between private property rights and the public interest in preserving the City's unique historic character through the nomination of buildings, structures, sites, objects and districts for preservation.

The proposal of the wash, repairs in brick joints and stucco patches, and repairs to windows complies with the intent of the Historic Preservation Ordinance. The stucco has not been identified as a historical characteristic of the building, and modifications are appropriate.

The proposal of painting the east wall of the building is not recommended, and staff does not recommend issuing a Certificate of Appropriateness with this included in the scope of work.

Staff recommends placing a condition on the proposal suggesting the painting of the eastern wall be removed from the scope of work.

If the Historic Preservation Commission approved this application, staff will issue a Certificate of Appropriateness to the owner of the building, and the owner may proceed with the alterations as described to and approved by the Historic Preservation Commission.

Proposed Motion:

I move to approve the application for the Alteration of a Designated Historic Property located at 428 E Main St, Montrose, Colorado based on the findings in the staff report dated February 28, 2023, with the condition that the proposal to paint the eastern wall be removed from the scope of work. Exterior alterations shall be limited to those within the staff report, as described to and approved by the Historic Preservation Commission during the public hearing on February 28, 2023.

Alternative Motions:

Unconditional Approval: I move to approve the application for the Alteration of a Designated Historic Property located at 428 E Main St, Montrose, Colorado based on the findings in the staff report dated February 28, 2023. Exterior alterations shall be limited to those within the staff report, as described to and approved by the Historic Preservation Commission during the public hearing on February 28, 2023.



Denial: I move to deny the application for the Alteration of a Designated Historic Property located at 428 E Main St, Montrose, Colorado. The proposed alterations do not meet the code criteria based on the evidence and testimony presented at this hearing and in the staff report.



Sec. 4-15-5. Alterations to listed properties and districts.

(A) Requirements.

- (1) Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any designated property or property within an historic district including non-contributing properties, the property owner must first submit the proposed work to the commission under this Section, as well as apply for any other permits required by this Code.
- (2) The City shall review any building permit application received to determine whether the property is listed or located in a listed district and, if so, the applicant has completed review by the commission as required by this Section. If a Certificate of Appropriateness has been issued on the permit application and the proposed work conforms thereto, the City shall process it without further action. If no certificate has been issued or if the City determines that the permit application does not conform to the certificate, the City shall not approve the permit application and shall not issue it until a Certificate of Appropriateness has been issued and the permit application conforms thereto.
- (3) No person shall receive a building permit to construct, alter, remove or demolish any building, structure, object or other feature on a site, or element of a district nominated for designation after an application has been filed to initiate the designation of such building, structure, site, object or district. No such building permit shall be approved while proceedings are pending on such designation.

(B) Application.

- (1) A request for alteration shall be initiated by the property owner. Such application shall be submitted to the City for consideration on a form provided by the commission. The application shall include anything the City deems necessary, including, without limitation and as applicable, a description of the type of work proposed and its effect or impact upon the designated building, structure, site, object or district and plans and specifications showing the proposed exterior appearance, with texture, materials, samples of materials and architectural design and detail.
- (2) If the City determines the application is complete, the City shall promptly refer the application to the commission. If the City determines the application is incomplete, the applicant shall be advised of the reasons in writing within 30 days of submittal.

(C) Alteration Hearing. Within 45 days after an application is determined complete by the City, or within a time frame agreed upon by the applicant and the City, a public hearing shall be held by the commission. Such notice and hearing shall be conducted in conformance with the procedures set forth in Subsections 4-15-(B)(1)(a) through (c).

(D) Review Criteria.

- (1) Compliance with any design guidelines adopted by the City and the Secretary of the Interior's standards for the treatment of historic properties.
- (2) For non-contributing buildings within an historic district:
 - (a) Compatibility with the property's current design, materials, features, size, scale and proportion, and massing; or
 - (b) Compatibility with the district's design, materials, features, size, scale and proportion, and massing.
- (3) Infill construction within historic districts shall be differentiated from the old but be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the district and its environment.

(E) *Commission Review.*

- (1) The commission shall:
 - (a) Approve;
 - (b) Approve with conditions; or
 - (c) Disapprove of the application.

The commission shall set forth in writing its findings of fact which constitute the basis of its recommendation.

- (2) If the commission approves or approves with conditions the application, the commission shall issue and send a Certificate of Appropriateness to the applicant, the senior planner, the building official, and any other person who has requested in writing to receive the same within 30 days. If approved with conditions, such conditions shall be stated in writing in the Certificate of Appropriateness.
- (3) If the commission disapproves the application, the commission shall deny a Certificate of Appropriateness and notify, in writing, the applicant, the senior planner, the building official, and any other person who has requested in writing to receive the same within 30 days of such denial. Such denial shall state the reasons for the denial and the procedures for appeal to the City Council.
- (4) The commission may issue an order continuing the alteration application process if the commission would like additional information necessary to make a decision. If the hearing is continued, the time, date and place of the continuation shall be established and announced to those present when the current session is to be adjourned. In no case, can a hearing be continued more than 30 days without the express consent of the applicant.
- (5) The applicant may resubmit an amended application or reapply for a building permit that takes into consideration the recommendations of the commission, or appeal the denial to the City Council.
- (6) If an application for a Certificate of Appropriateness is denied, no person may submit a subsequent application for the same alteration or construction within one year from the date of the final action upon the earlier application.

(F) *Appeal of Denial of Certificate of Appropriateness.*

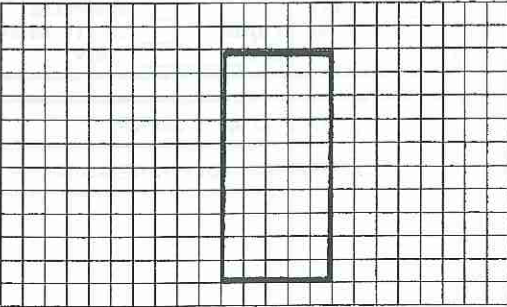
- (1) If a Certificate of Appropriateness is denied by the commission, the applicant may appeal the denial to the City Council by filing a written notice with the City Clerk within 15 days after receipt of the commission's denial.
- (2) Within 45 days after an appeal is received by the City Clerk, or within a time frame agreed upon by the applicant and the City, a public hearing shall be held by the City Council.
- (3) Notice of the City Council's consideration of the appeal and hearing shall be provided in accordance with Section 4-15-4(C)(2)(a) through (c), except the City Clerk shall perform the responsibilities of the Secretary.
- (4) The City Council shall consider the notice of appeal, the commission's reasons for denial of the application, the comments related thereto made during the commission hearing and any evidence it deems relevant to the application.
- (5) The City Council shall apply the criteria in Subsection (D) of this Section in making its decision.
- (6) The decision of the City Council shall be final.

(Ord. No. 2451 , exh. A, § 4-15-5, 7-3-2018)

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
☐ Eligible	☐ Nominated
☐ Det. Not Eligible	☐ Certified Rehab.
Date _____	059

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1695
CURRENT BUILDING NAME: Conrad's		OWNER: DUTCHER THOMAS L P O BOX 730 MONTROSE CO 81402		
ADDRESS: 428 Main St Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4		
HISTORIC NAME: S.H. Nye Building		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 87 LOT(S): 5-6 ADDITION: Original Town YR. OF ADDITION: 1882		
FILM ROLL NO.: 3 BY: T.H. Simmons	NEGATIVE NO.: 24A	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1908 SOURCE: Montrose County Assessor	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial-Store HISTORIC: Commercial-Store	
			CONDITION: EXCELLENT GOOD X FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Lower story has altered storefronts.	
			CONTINUED YES X NO	
STYLE: Twentieth Century Commercial		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Wood, Glass		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Large two-story brick commercial building with flat roof, stepped down toward rear. Stone coping, paneled parapet with two stone plaques which read "S H NYE BUILDING." Beneath this is stone cornice supported by scroll brackets. Walls composed of yellow and orange brick. Second story is divided into two bays by brick panels. Within each panel are four double-hung sash windows with transoms. The windows have lintels of gauged brick with stone keystones and rock-faced stone sills which create a continuous course, beneath which is a dentil course. The lower story has lap siding above the storefronts, which have large plate glass display windows, inset entrances, and glazed doors with transoms. CONTINUED? YES X NO			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.:	

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Boyer & Hawkins SOURCE: Historic Photograph	STATE ID NO.: 5MN1695 ORIGINAL OWNER: S.H. Nye SOURCE: Montrose Walking Tour THEME(S): Rail Towns, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): Upper story windows replaced at the time of this survey.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This building was erected in 1908 by S.H. Nye. Samuel H. Nye was one of the first Montrose County commissioners appointed in 1883. He had one of the first farms and orchards in the Olathe area, and ordered the first trees through the Uncompahgre post office. Nye was born in Pittsford, N.Y., in 1848. In 1878 he moved to Colorado Springs, but returned to New York shortly afterward. He returned to Colorado Springs, and, in 1881, left for the Ute reservation which was being opened to settlement. The 1910 city directory lists the Nye Building and Central Business College at this location. In 1912, Bell, Stivers & Jordan, attorneys; J.W. Howe, justice of the peace; and the Union Stores Company, general merchandise, were listed here. The 1912 Sanborn map indicates the building held a general store, and that the first story had iron columns. In 1919, the first story was vacant. In 1931 and 1946, the first story held two storefronts. Nye donated the building to the Congregational Church, and profits from its sale were used to endow the Belle Hannah Nye gymnasium of the church. In 1963, Conrad's and Conrad's Shoe Store were listed at this address. Conrad's continues to occupy the 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 ☒ 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 is significant for its association with S.H. Nye, prominent Montrose rancher, businessman, and civic leader, and for its association with the development of downtown Montrose in the early twentieth century, housing stores and offices. The building, although altered, is representative of the Twentieth Century Commercial style in its brick construction, restrained ornament, double-hung sash windows with transoms on the upper story, and large storefronts on the lower story.				
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; Marilyn Cox, Unpublished Walking Tour of Montrose; Colorado Historical Society, Colorado Cultural Resource Survey Inventory Record form; Montrose County: Where Apple is King (Montrose: Press Book and Job Printing, 1905), 60; Montrose County Historical Museum photographs; City of Montrose Walking Tour.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: May 1999		



CITY OF MONTROSE

OFFICE OF THE CITY MANAGER



William E. Bell, City Manager
 Direct Dial: 970.901.8580
 E-mail: wbell@ci.montrose.co.us

Summary Sheet

Applicant: Tuan Hoang

Property: 428 East Main St., Montrose, CO 81401 (Tenants – Ed's Fly Shop and Reign – A Beauty Collective)

Façade Improvement Cost*

Description	Rate	Qty	Total
Exterior Paint 2 Sides Walls of One Building			
Exterior Paint and Repair Walls	\$8,150.00	1	\$8,150.00

If approved, this project qualifies for the .25-to-1 match as the building is designated on the local historical registry.

If approved as requested, the applicant will be responsible for a minimum of \$2,037.50 with the city matching up to \$6,112.50. These amounts are equal to the total estimated project cost of \$8,150.

Previous awards to this project include:

\$7,275 on 4/5/22 – Project Complete – Total Amount Used

\$10,136.59 on 5/3/22 – Project Complete – \$106.98 of Unused Funds

Total Remaining Balance: \$7,605.39 (Based on the Maximum Grant of \$25,000)

Total Currently Being Requested: \$6,112.50

Subject: Online Form Submittal: Façade Improvement Matching Grant Program

Date: Friday, February 3, 2023 at 7:56:56 PM Mountain Standard Time

From: noreply@civicplus.com

To: arusso@ci.montrose.co.us, wreis@cityofmontrose.org, mwingfield@cityofmontrose.org

Façade Improvement Matching Grant Program

GET YOUR APPLICATION STARTED!

Thank you for your interest in the Façade Improvement Matching Grant Program.

*Please complete and submit this simple form to begin the qualification process.
We will be in touch with you shortly about your application.*

GENERAL INFORMATION

The following information must be submitted with your application: site plans; samples or depictions of finishes to be used; photos of the existing condition of the property; historic photos of the property, if available; detailed budget of the project including at least two attempted cost estimates by contractors.

Applicant: Tuan (Thomas) Hoang

Property Owner: Tuan Hoang

Mailing Address: 12600 Scarsdale Blvd., C, Houston, TX 77089

Project Address: 428 E Main St., Montrose, CO

Parcel Number (available on Montrose County Assessor's website or tax bill): 3767-284-04-004

Phone Number: 832-209-9034

Email Address: Hmtdc71@hotmail.com

How did you hear about the Opportunity Funds? From City website

Is your property historic? Yes

If yes, has it been locally designated? Yes

PROJECT INFORMATION

Work proposed as part of façade improvements (check Restoration of brickwork, wood, masonry, stucco, or siding

all that apply):

If other, please describe:	<i>Field not completed.</i>
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Façades to be renovated (circle all that apply):	Side(s)
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Total Estimated Cost of Improvements:	8150
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Grant Program Amount Requested:	6112.50
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FAÇADE GRANT AGREEMENTS AND CONDITIONS

By submitting and signing the application, the Applicant certifies and agrees to all terms and conditions of the program, including:

- The Applicant is in good standing by payment of taxes and assessments.
- The Applicant agrees to be bound by the terms as stated herein. Furthermore, the applicant agrees to adhere to the guidelines of the City of Montrose Comprehensive Plan when making decisions regarding the aesthetic quality of the façade design.
- The Applicant agrees that all improvements to be undertaken will be consistent with all applicable zoning and building codes and Historic Preservation regulations. Any review and approval required by the City of Montrose must occur prior to work on the façade improvement (i.e. Buildings designated on the City of Montrose Historic Register). All permits and other requirements are the Applicant's sole responsibility.
- The project must be started within three months of approval and completed within 12 months of approval to be eligible for reimbursement unless extended upon DART Board and/or city manager. Any work done on the project prior to the approval of the application is ineligible for reimbursement.
- Only the work that is described in the application and approved by the DART Board shall be eligible for reimbursement. Disbursement of funds will be made only after the entire project is complete and passes required inspections.
- The Applicant must submit copies of invoices to the City of Montrose along with approval to pay the contractor in addition to documentation that the grant match has been met.
- The Applicant understands that he/she is responsible for all construction management.
- The project grant award will at all times be within the program guidelines.

The amount designated by the DART Board will not be increased due to cost overruns, changes in scope, or other changes made or necessitated by the applicant, its agents, and/or financiers.

- It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all applicable regulations, codes, and ordinances.
- The Applicant shall indemnify, protect, defend, and hold harmless DART and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating in any way to the DART Façade Improvement Grant Program.
- The Applicant agrees and understands that DART may promote the Façade Improvement Matching Grant Program and grant-funded projects.

Applicant's Signature:	Tuan M. Hoang
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Date	2/3/2023
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Property Owner's Signature:	Tuan M. Hoang
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Date	2/3/2023
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Email not displaying correctly? [View it in your browser.](#)

Subject: 428 East Main Facade Grand Application
Date: Tuesday, February 14, 2023 at 2:55:54 PM Mountain Standard Time
From: Dan Scinto
To: William Bell
CC: Anthony Russo
Attachments: image001.jpg

Greetings,

Tuan Hoang has submitted a Façade grant application for paint upgrade to the two sides of his building. The total project cost is \$8,150.00. The building is designated historic as such the project would qualify for a city match of \$6,112.50. The property owner has provided an application and 2022-year end Profit and Loss Statement that shows the property is cash flow positive. The property owner leases the space on Main St as retail. DART has approved a previous grant (meeting dated May 3,2022) that was used to repair brick work on the front of the building. Based on the application and supporting documentation the total amount of grant funds to this property owner is slightly less that the \$25,000 maximum allowable per program guidelines for two independent grants. This request does meet program guidelines.

Sincerely,

DAN SCINTO

Director, Business Loan Fund
970 765 3126 direct line



145 S Cascade Avenue
Montrose, CO 81401
970.249.2436
www.region10.net

JB PAINTING SERVICES LLC.
970 596 6056
931 NORTH UTE AVE.
MONTROSE, Colorado
81401
United States

Prepared For	Estimate Date	Estimate Number
Thomas Hoang	02/03/2023	0000042
None		
428 E. MAIN ST.		
Montrose, Colorado		
81401		
United States		

Description	Rate	Qty	Line Total
EXTERIOR PAINT 2 SIDES WALLS OF ONE BUILDING	\$8,150.00	1	\$8,150.00
EXTERIOR PAINT AND REPAIR WALLS			
Subtotal			8,150.00
Tax			0.00
Estimate Total (USD)			\$8,150.00

Notes

Exterior paint 2 sides building (stucco and brick walls)

Terms

. 3,300 sq. Ft. Area paintable on bosh sides of the building
. Process : . Will do power wash first day , and make some repairs in the the brick joints with mortar and small stucco patch on afew areas required
. Scrape windows trims , caulk and apply primer in all windows (2 sides and back of the building)
. Apply primer coat at the brick walls area , (one side and top of the roof inside of the wall)
. Will check all details cracks on booths walls (stucco and brick) and repair with caulk small cracks and stucco all the dipper areas , mortar
In case of the brick
Colors : . Windows color is 6258 TRICORN BLACK (satin shin) duration brand exterior paint
. Stucco walls will use same brand and the color match will take reference of the back wall of the building .
(One coat of primer for brick and windows trims)
(two coats of paint for sides walls with back roll at the end to make more consistency finish .

50% of the money required for start and the rest when the job is done .

3300 sq.ft. Area paintable at 2.30 dollars per sq. Ft. = 7, 590 +

Top of the roof areas =. 410

Stucco repairs of he windows = 150

TOTAL. = 8,150











