



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Tuesday, July 25, 2023 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 June 27, 2023

2) PUBLIC COMMENT

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

3) PUBLIC HEARINGS

A) Historic Designation Hearing - Coors Building

The commission will review the application for historic property designation for conformance with the established criteria for designation in accordance with § 11-3 of the Official Code of the City of Montrose, Colorado.

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

B) Alteration of a Designated Historic Property located at 39 W Main St.

The commission will review the application for alteration of a Designated Historic Property located at 39 W Main St for conformance with the established criteria and in accordance with § 11-3 of the Official Code of the City of Montrose, Colorado.

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

4) REPORTS/DISCUSSIONS

A) Review of feedback from MADA meeting.

5) ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
June 27, 2023**

A regular meeting of the City of Montrose Historic Preservation Commission was held on **Tuesday, June 27, 2023**, in the City Council Chambers, Elks Civic Building located at 107 S Cascade Avenue in Montrose, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Kenneth Huff, Jon Horn, Jeremy Omvig, Amanda Lloyd, Catherine Stroh

ABSENT: Darlene Mora, Danielle Godt

GUESTS: Planner II William Reis, Deputy City Clerk Briceida Ortega, Paul Zaenger

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 March 28, 2023.

A motion was made by John Eloë, seconded by Jeremy Omvig, to approve the minutes of the March 28, 2023 regular meeting as presented. All voted yes. Motion passed.

The Historic Preservation Commission considered the minutes of the regular meeting held on April 25, 2023.

A motion was made by Kenneth Huff, seconded by Jeremy Omvig, to approve the minutes of the April 25, 2023 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 – Methodist Episcopal Church of Montrose

Planner II William Reis introduced an application for historic property designation for the Methodist Episcopal Church of Montrose, located at 19 S Park Avenue in Montrose.

Mr. Reis provided an overview of the building's history and architectural relevance noting that the Methodist Episcopal Church has remained a church since 1920. The building was designed by architect

Thomas Pellatt Barber. The building is significant for its Romanesque Revival style architecture exterior. Mr. Reis provided images of the building from the early stages to the current condition. There is an addition to the northeast of the original building, which was built in 1991, and it not considered a historic feature. There are stained-glass windows. The lower portion of the building is constructed of stone, while the upper portions constructed of brick.

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

A motion made by Kenneth Huff, seconded by John Eloë, to approve the application for the Historic Designation of the Methodist Episcopal Church of Montrose, with the stipulation that the applicant uses the same boundaries of the National Register of Historic Places, located at 19 S Park Avenue. All voted yes. Motion passed.

REPORTS/PRESENTATIONS

Jon Horn shared that the Tortilla Flats neighborhood meeting at MADA went very well. William Reis shared that a lot of people that attended the meeting shared recommendations and questions on designation and future phases of the survey. William Reis will compile notes and present at the next Historic Preservation Commission meeting. Mr. Reis shared that they have been working with the Dragoo's, which are the property owners of where the Morada is located, to figure out a plan for the site. There are multiple visions for the Morada site, like a City park, trail or interpretive site. This is still an ongoing project.

ADJOURNMENT

A motion was made by Catherine Stroh, seconded by Jeremy Omvig, to adjourn the meeting at 5:41 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: July 25, 2023
TO: Montrose Historic Preservation Commission
FROM: William Reis, Planner II
RE: Application for Historic Property Designation of the Coors Building

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for the Coors Building
- 2) Colorado Historical Society Historic Building Inventory Record
- 3) Montrose County Assessor Property Report Card
- 4) Sanborn Fire Insurance Maps
- 5)
- 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 11-3 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 11-3-3 (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 saloons in Montrose, having been erected as a saloon and rooming house by the Adolph Coors Co. in 1905.
 - 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 altered, reflects design and construction elements of early twentieth century architecture, including the flat roof with parapet, brick walls, round arched windows with stone sill courses, and projecting cornice.
 - 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 11-3-3 (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: July 25, 2023

Property Address: 134 North 1st St, Montrose, CO 81401

Historic Property Name: Coors Building

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.1669

Owner Name: D & N Realty, LLC

Owner Address: 3003 Vaughn View Dr, Pueblo, CO 81005

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:

- Two-story rectangular brick building with flat roof with central parapet on facade which has metal panel inscribed "COORS."
- Slightly projecting brick coping along roof.
- Cornice with dentils; corbelled brick under cornice.
- Fully-height chimney on east wall toward rear.
- Walls composed of red brick.
- Concrete with beveled top on lower part of walls on front and west side.
- Two sets of paired round arched windows on facade; continuous rock-faced stone sill course.
- Segmental arched windows on east with stone sills.
- West side has cornice and corbelled brick above second story windows, continuous rock-faced sill course.
- Slightly projecting piers define five bays on west wall.
- First story has two paneled and glazed doors with transoms and two double-hung sash windows with stone sills.

Alterations to the property:

- Porch added to front.
- Metal addition on rear.
- Awning on east.
- First story of facade altered.

Photographs

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

Signature of Owner(s)

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

Signature

Date

Notification

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

I have read this Notification clause and understand its content.

Owner Signature

Date

For Staff and Historic Preservation Commission Use Only

Historic Property designation date: _____

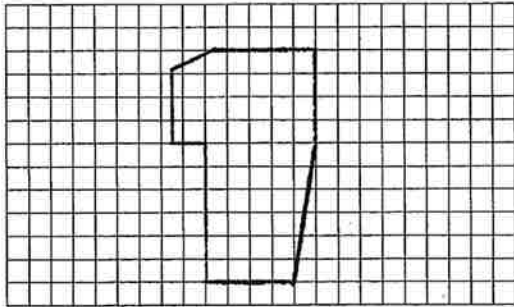
Adopted by Ordinance Number: _____

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

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
☐ Eligible	☐ Nominated
☐ Det. Not Eligible	☐ Certified Rehab.
Date _____	001

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1660
		TEMPORARY NO.: 376728421002		
CURRENT BUILDING NAME:		OWNER: STOTT DON S & J JOLENE 222 S 5TH ST MONTROSE CO 81401		
ADDRESS: 134 North 1st St Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4		
HISTORIC NAME: Coors Building		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 81 LOT(S): 3-5 ADDITION: Selig's Addition YR. OF ADDITION: 1882		
FILM ROLL NO.: 6, 1 BY: T.H. Simmons	NEGATIVE NO.: 10, 3	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1908 SOURCE: Montrose Walking Tour	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial	
			HISTORIC: Saloon and Rooming House	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Porch added to front; metal addition on rear; awning on east; first story of facade altered.	
			CONTINUED YES X NO	
STYLE: Twentieth Century Commercial		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Stone, Concrete		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Two-story rectangular brick building with flat roof with central parapet on facade which has metal panel inscribed "COORS." Slightly projecting brick coping along roof. Cornice with dentils; corbelled brick under cornice. Full-height chimney on east wall toward rear. Walls composed of red brick. Standing seam metal addition on rear projects toward east. Concrete with beveled top on lower part of walls on front and west side. Two sets of paired round arched windows on facade; continuous rock-faced stone sill course. Segmental arched windows on east with stone sills. Full-width, shed roof porch with wood shingle roofing, square supports, and brackets on front. Facade altered: two areas filled with drop siding; plate glass windows with paneling below; two-light window over paneled east door. West wall has similar windows to front on second			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No NAME: DATE:	
			ASSOCIATED BUILDINGS? YES X NO TYPE: IF INVENTORIED, LIST ID NOS.:	
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5MN1660 ORIGINAL OWNER: Adolph Coors Corp. SOURCE: THEME(S): Rail Towns, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): Architectural Description, Cont.--West side has cornice and corbelled brick above second story windows, continuous rock-faced sill course. Slightly projecting piers define five bays on west wall. First story has two paneled and glazed doors with transoms and two double-hung sash windows with stone sills.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This building was erected in 1908 by the Adolph Coors Company to house a saloon with rooming house on the upper story. Coors erected buildings which offered their beer in a number of towns throughout Colorado during the early twentieth century. A separate building at the rear housed the Scott-Galloway Mercantile Co. bottling works, according to the 1908 Sanborn map. The 1910 city directory indicates the address as the Vandenburg Hotel, while the 1912 directory lists the Gladstone Hotel, with C.A. Wagner, proprietor, "First Class Place to Stop." The building and five lots were purchased by James Bonade in 1917 for the taxes of \$2,000 on a property valuation of \$12,000. The 1919 Sanborn map indicates that this building was used as a junk and hide warehouse, while the rear building housed the Montrose Bottling Works. In 1911, a newspaper article reported that "the Montrose Bottleing Works, whose headquarters are near the depot, is known throughout this section of the state for the purity and the superior quality of the soda products which it manufactures. A total of over twenty brands of soda water are made." In 1931, the front was a produce warehouse and scales were located in front of the building. In 1941, the building became the Casias Pool Hall, and housed a pool hall run by Mr. Casias which was a gathering place for Hispanic men who were barred from other establishments. Activities included card games, snooker, and pool. Liquor was not served, and tokens were used instead of cash. The 1963 city directory listed apartments at this address. The separate building is not longer standing.				
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 significant for its association with the history of saloons in Montrose, having been erected as a saloon and rooming house by the Adolph Coors Co. in 1908. The building, although altered, reflects design and construction elements of early twentieth century architecture, including the flat roof with parapet, brick walls, round arched windows with stone sill courses, and projecting cornice.				
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.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: May 1999		

Account: R0650839

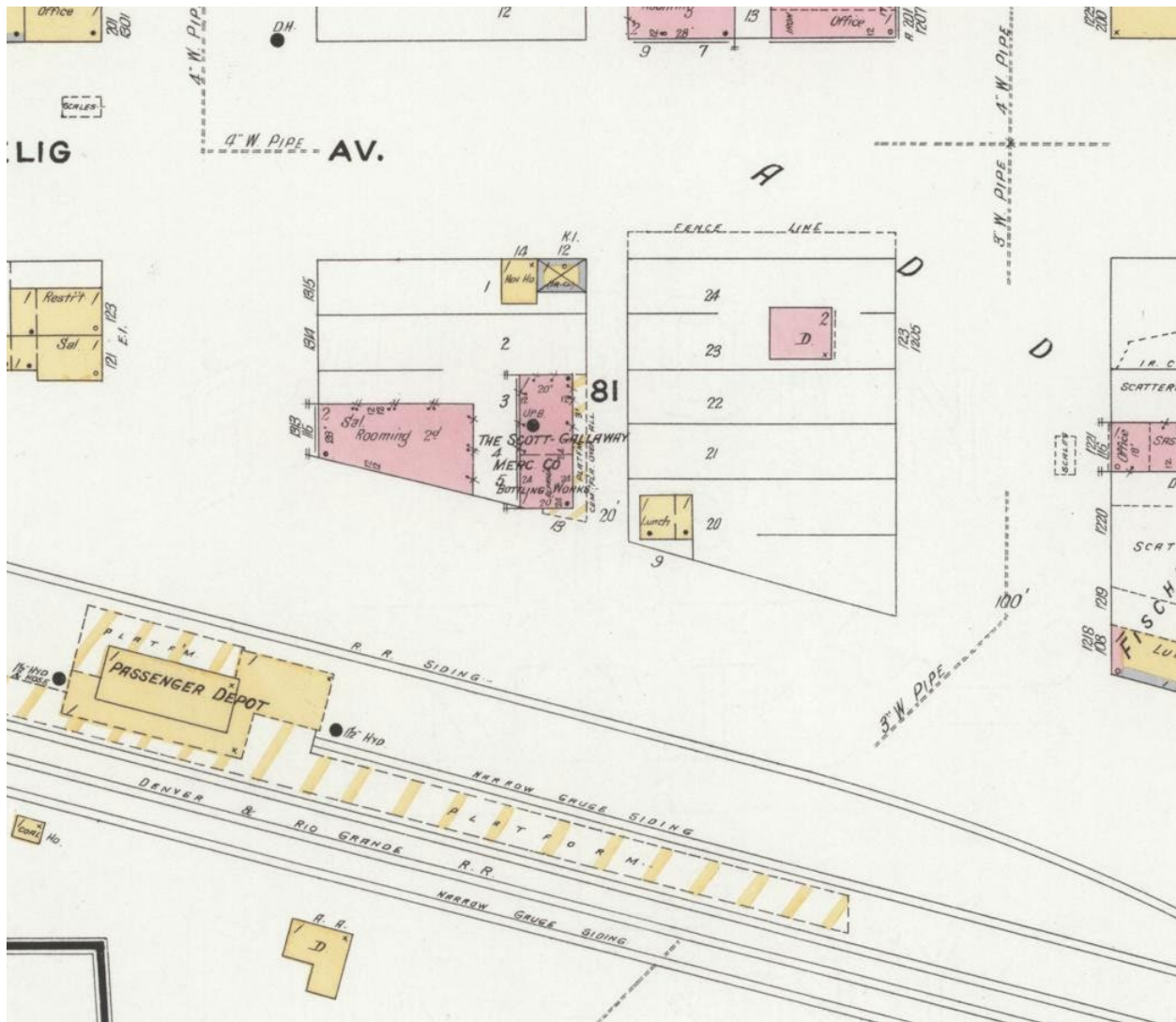
[<-Prev](#) 4 of 4 Results

Location	Owner Information	Assessment History
Tax Area Id - 001005	Owner Name D & N REALTY LLC	Actual (2023) \$680,550
Parcel Number 3767-284-21-002	Owner Address 3003 VAUGHN VIEW DR	Assessed \$131,810
Situs Address 34 N RIO GRANDE AVE	PUEBLO, CO 81005-9750	Tax Area: 001005 Mill Levy: 68.812
28 N SELIG AVE		Type Actual Assessed Acres SQFT Units
30 N SELIG AVE		Improvements \$611,340 \$118,450 0.000 10812.000 0.000
32 N SELIG AVE		Land \$69,210 \$13,360 0.000 8750.000 0.000
34 N SELIG AVE #A		
34 N SELIG AVE #B		
132 N 1ST ST #1		
132 N 1ST ST #2		
132 N 1ST ST #3		
City MONTROSE		
MONTROSE		
MONTROSE		
MONTROSE		
MONTROSE		
MONTROSE		
MONTROSE		
MONTROSE		
Legal Summary Subd: SELIGS ADDN		
Block: 81 Lot: 3 FRAC LTS 4 & 5 S: 28 T:		
49 R: 9		
Business Name BUS DEPOT/HEALTH		
STORE/ALICIAS		
Map Number		

Reception Number	Book Page	Sale Date	Sale Price	Doc Description
941127		09/13/2021	\$380,000	GENERAL WARRANTY DEED
941126		09/13/2021		STATEMENT OF AUTHORITY
941125		09/09/2021		STATEMENT OF AUTHORITY
821725		01/25/2011		BARGAIN AND SALE DEED
668168		10/31/2000	\$365,000	WARRANTY DEED
642220		07/31/1998	\$365,000	WARRANTY DEED
	B: 898 P: 949	05/26/1995	\$347,330	WARRANTY DEED (JT)
	B: 816 P: 726	02/15/1991	\$70,000	WARRANTY DEED (JT)
	B: 781 P: 823	02/09/1988	\$63,166	SPECIAL WARRANTY DEED (JT)
	B: 680 P: 439	10/12/1979	\$90,000	WARRANTY DEED

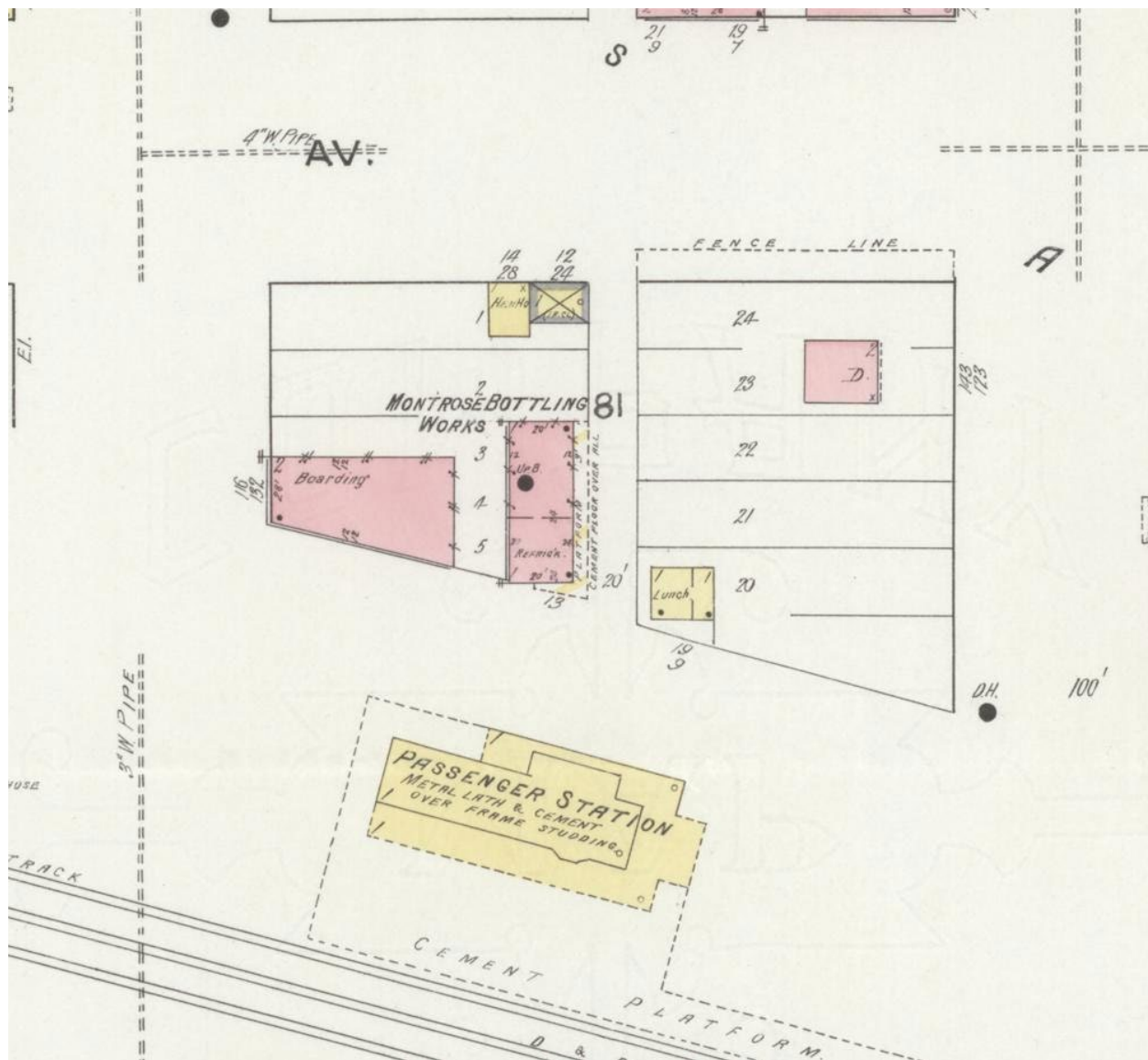
Tax History	Images
Tax Year Taxes	
*2023 \$9,070.12	Photo
2022 \$6,511.00	Sketch
* Estimated	





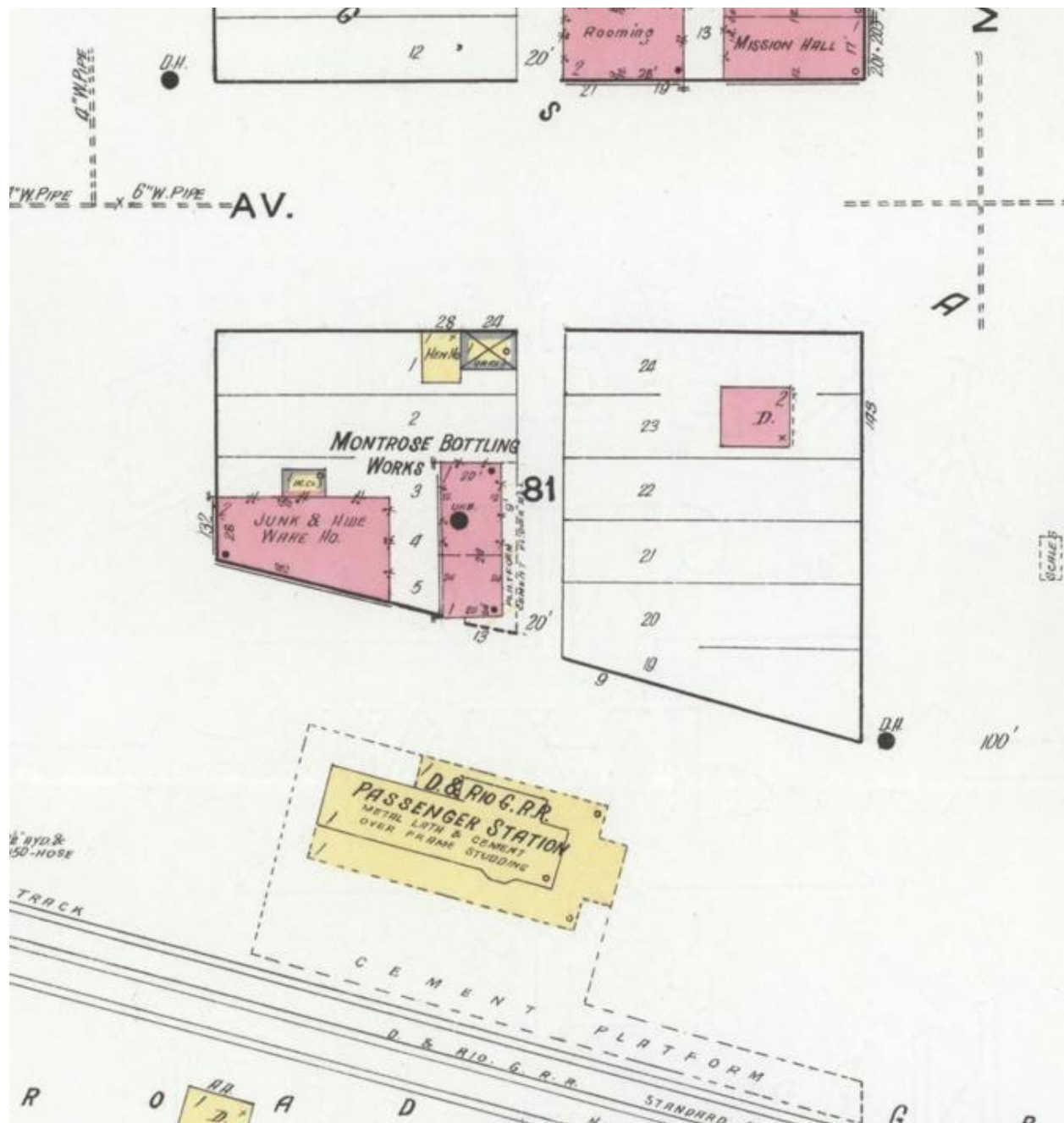
1908 Sanborn Fire Insurance Map

First map depicting the Coors Building, showing the saloon on the 1st floor and a rooming house on the 2nd. The building in the rear is no longer standing, and has been replaced with an attached metal structure.



1912 Sanborn Fire Insurance Map

By this time, the building was listed as the Gladstone Hotel in the city directory.



1919 Sanborn Fire Insurance Map

By this time, the building has been assigned the address of 132 North 1st St. (the historical address being used on this application. The building is currently assigned an address of 34 N Rio Grande Ave.). An iron clad addition has been added to the east, and the building's use has been changed to a junk and hide warehouse.

The following information has been pulled from historical newspaper records, and County Assessor's records. Additional historical information can be found on the Historic Building Inventory Record.

Adolph Coors purchased Lots 1 through 4 of Block 81 of the Selig's Addition for \$2,000 in December of 1904 from W. R. Day (*The Montrose Press*, December 16, 1904:6). John Hecker, a representative of Adolph Coors, announced that within three weeks, construction would begin on a 30x75 foot two-story brick building, with the lower floor used for a beer depot, and the upper floor reserved for boarding rooms. A separate 30x60 foot building in the rear would be used for cold storage, and the two buildings combined would cost approximately \$10,000 (*The Montrose Press*, December 16, 1904:6). In April of 1905, W.L. White had been awarded the contract for \$14,000, with basement excavation work having already begun (*The Montrose Press*, April 21, 1905:1). In 1907, unverified rumors were published alleging that Carrie Linell's "house of illrepute" would be moving into the second floor of the building (*The Montrose Press*, February 1, 1907:2).

In 1907, the Colorado General Assembly passed the first bone-dry laws in the state, allowing Counties and Cities to outlaw the sale of alcohol, and anti-saloon political activity increased throughout the state. On April 6, 1909, the City held an election featuring many anti-saloon candidates (*The Montrose Enterprise*, April 6, 1909:1). Anti-saloon mayoral candidate Dr. John Q. Allen won by 63 votes, and 8 out of 9 anti-saloon alderman candidates won seats (*The Montrose Enterprise*, April 9, 1909:1). The City Council outlawed alcohol sales, which Coors attempted to circumvent through the sale of a "hop ale," a beverage brewed by Coors specifically for dry territories. The City determined that this was just a substitute for beer, and could not be sold in Montrose (*The Montrose Enterprise*, May 18, 1909:1). With anti-saloon laws in place, the building quickly became the Vandeburg Hotel, as indicated by the Colorado Historical Society site form.

In 1979, the building was sold by Romain and Mable Kempen to Jack Huthison, who sold it back to the Kempens in 1988. They sold the building to Lisa and Gary Coram in 1991. It was then sold to Don and Jolene Stott in 1995, to P & L Properties, LLC in 1998, and to David Hibberd in 2000. It was sold to Fruita Cool, LLC in 2011, and finally to D & N Realty, LLC in 2021.



September 23, 1909. Vandeburg Hotel is visible in background of photograph. The train is preparing for the arrival of President Taft.



September 23, 1909



Front facade/North 1st St. Note the central parapet with the metal panel inscribed "COORS." Brick coping along roof slightly projects. The facade has two sets of paired round arched windows and a continuous rock-faced stone sill course. The first story has been altered, including the porch addition.



N Rio Grande Ave side. Concrete with beveled top on lower wall. Rock-faced stone sill course continues from the front facade. Cornice and corbelled brick above second story windows. Slightly projecting piers define five bays on wall.



East side. Segmental arched windows with stone sills. Full-height chimney. Shed roof is a later alteration.



Rear/alley-facing side. This addition has heavily altered the rear of the building, and no notable historical characteristics can be seen.



CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Planner II
DATE: July 25, 2023
RE: Application for Alteration of a Designated Historic Property located at 39 W Main St

Background:

On October 1, 2019, the Montrose City Council approved Ordinance 2487 on second reading to designate the property located at 39 W Main Street (known as the Montrose Potato Growers Association) as a Historic Property, pursuant to the requirements in Section 11-3 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 11-3-5 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 11-3-5 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 39 W 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 11-3-5(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 Requires minimal change to defining characteristics.
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 retains and repairs historic character on the building.
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 repairs and preserves historical signage, and is necessary due to work from the State Grant project.
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.	This proposal would repair the signage that was damaged during the masonry rehabilitation of the project funded by grants from History Colorado.

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 sign which reads "The Montrose Potato Growers Ass'n."

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 11-3-1(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.

Staff recommends approving the scope of work as presented.

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 39 W Main St, Montrose, Colorado based on the findings in the staff report dated July 25, 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 July 25, 2023.

Alternative Motions:

Denial: I move to deny the application for the Alteration of a Designated Historic Property located at 39 W 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. 11-3-5. 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.*

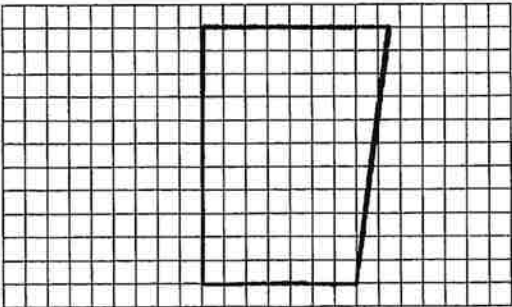
- (1) If a Certificate of Appropriateness is denied by the commission, the applicant may appeal the denial to the City Council by filing a written notice with the City Clerk within 15 days after receipt of the commission's denial.
- (2) Within 45 days after an appeal is received by the City Clerk, or 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 _____	080

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN5270
CURRENT BUILDING NAME: Montrose Potato Growers Association		OWNER: MONTROSE POTATO GROWERS ASSOCIATION P O BOX 65 MONTROSE CO 81402		
ADDRESS: 39 W Main St Montrose, CO 81401		TOWNSHIP 49N RANGE 9W SECTION 28 SW 1/4 SE 1/4		
HISTORIC NAME: Montrose Potato Growers Association		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 92 LOT(S): 13-19 ADDITION: Selig's Addition YR. OF ADDITION: 1882		
FILM ROLL NO.: 7 BY: T.H. Simmons	NEGATIVE NO.: 2, 4	LOCATION OF NEGATIVES: City of Montrose		DATE OF CONSTRUCTION: ESTIMATE: 1908-09 ACTUAL: SOURCE: Sanborn ins. map, 1908
ATTACH PHOTOGRAPH HERE		USE: PRESENT: Warehouse		
		HISTORIC: Warehouse		
		CONDITION: EXCELLENT GOOD X FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: Dock facing entrance is gone.		
STYLE: Factory/Warehouse		STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Stone, Wood		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: One-story rectangular brick building with flat roof which is stepped down toward rear. Corbelled brick at cornice line and painted sign which reads "The Montrose Potato Growers Ass'n." Short brick chimney. Walls composed of light orange/tan brick; raised, rock-faced stone foundation. Facade has central segmental arched opening with double wood doors. Flanking entrance are large segmental arched openings with triple 4/4-light double-hung sash windows with stone sills. Two segmental arched basement windows on front wall. Wood loading dock on east with large segmental arched openings facing dock which are boarded up. Small vents on upper east wall. On west is shed roofed loading area with "lattice" of boards creating walls; enclosed with corrugated metal on north. Rear wall clad with corrugated metal has four-tight windows.		INDIVIDUAL: X YES 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: Unknown SOURCE:	STATE ID NO.: 5MN5270 ORIGINAL OWNER: Montrose Fruit Growers Assn. SOURCE: Sanborn Map, 1908 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 1908 Sanborn fire insurance map shows this building as the Montrose Fruit Growers Association fruit warehouse with the notation "from plans." The 1910 city directory listed Rollo Butterfield as president and A.N. Blessing as secretary/treasurer of the MFGA. The 1912 and 1919 Sanborns labeled the building as the Montrose Fruit & Produce Assn. warehouse. A railroad siding served the east side of the building and scales are shown in the street south of the building on the 1931 through 1946 Sanborn maps. By 1951, the building was listed in city directories as the Montrose Potato Growers Assn. warehouse (sometimes referred to as the annex). Robert W. Wissell was manager of the association in 1970; Steven D. Mosher was manager in the late 1990s. A second building was erected on the south side of Main Street (#38) between 1919 and 1931 that served as a potato warehouse and cellar. The latter building now houses the offices of the Montrose Potato Growers Association.				
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 significant for its association with the agricultural history of Montrose, having been erected about 1908 as a warehouse for the Montrose Fruit Growers Association, and later serving as a warehouse for the Montrose Potato Growers Association, the function it continues to fulfill today. Montrose was, and continues to be, the center of a productive agricultural area. This building is significant as a very intact representative of an agricultural warehouse, as reflected in the brick walls, stone foundation, flat roof, loading docks, and minimal exterior ornamentation.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Sanborn fire insurance maps, 1908-1946; City Directories, 1910-1970; Montrose Centennial Commemorative Booklet Committee, "Montrose, Colorado Centennial, 1882-1982" (Grand Junction, Colo.: Greater Montrose Centennial, Inc., 1982), 74.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: January 2000		



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: High Oasis, LLC

Property: 39 W Main St, Montrose, CO 81401

High Oasis, LLC is the property owner. They currently have no employees. They have \$84K in rental income and \$1.2mil in assets. The Fisherings use this holding company that we are using as the grantee for all historic rehab of the PG building.

They are in the process of a historic rehab of the building and will be converting it into retail and restaurant space.

The work will start once approved. They need to get going immediately as the contractors are in place.

Façade Improvement Cost

Clean and remove any loose or peeling paint

Prime exposed brick with "LOXON", masonry primer

Signage repainting and repair

\$ 6,000

If approved, this project qualifies for the .25-to-.75 match as the building is not designated on the local historical registry.

If approved as requested, the applicant will be responsible for a minimum of \$1,500 with the city matching up to \$4,500. This is equal to a total estimated project cost of \$6,000.

Subject: Online Form Submittal: Façade Improvement Matching Grant Program

Date: Saturday, July 1, 2023 at 9:58:51 AM Mountain Daylight 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:	David Fishing
Property Owner:	High Oasis, LLC
Mailing Address:	41 W Main St
Project Address:	39 W Main St
Parcel Number (available on Montrose County Assessor's website or tax bill):	3767-284-30-003
Phone Number:	9702098663
Email Address:	david@stormkingdistilling.com
How did you hear about the Opportunity Funds?	City staff
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, Other
---	---

all that apply):

If other, please describe:	This request is for the first phase of the remaining facade improvements and will be focus on repainting the signage that was damaged during the masonry rehab of our State Grant project. We have two bids and this request is for the lower of them.
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Façades to be renovated (circle all that apply):	Front, Side(s)
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Total Estimated Cost of Improvements:	6000
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Grant Program Amount Requested:	4500
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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:	David Fishing
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Date	7/1/2023
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Property Owner's Signature:	David Fishing
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Date	7/1/2023
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Imagery ©2023 Airbus, Maxar Technologies, Map data ©2023 Google 50 ft

Karner Painting

2052 5400 Road

Delta CO 81416

970-234-8354

Project Estimate :

Montrose Potato Growers

Mural Touch Up

For restoring existing mural/sign

Work to include the following:

Carefully clean as necessary by hand, remove any loose or peeling paint.

Prime exposed brick with " LOXON", Sherwin Williams masonry primer.

Options for finish product...

Sherwin Williams "All Surface Enamel", low luster or full gloss, oil base product.

Sherwin Williams " Latitude" acrylic, a clear coat is sometimes applied over this for additional UV protection, especially on murals with colors that fade easily, this is available in several sheens from flat to gloss. The clear coat may not be essential, but might be a good step for added durability.

Colors as original black and a slightly off white to appeared aged, per approval by owner.

Labor and materials either option \$5600.00

Thank you,

Jeff Karner

Montrose Potato Growers Mural Proposal

4/28/23

The Montrose Potato Growers Building is designated by a large hand painted sign(mural) which extends around the south and east facing walls of the building. The proposed estimate reflects a hand painted re-coating of the existing mural. The restoration of the mural will preserve historical character of the the mural through the skillful application of new paint layers that will not alter existing hand painted lines, and accurately color match the existing colors. The restoration process will require two coats of paint to the entire mural to ensure a sound paint layer. Decisions about the types of paint/primer to be used will be made during the color matching process. Surface preparation will occur during the initial coat of the mural and will involve only necessary cleaning, scraping and wire brushing of the existing paint layer where it is compromised, with every effort made to preserve the existing paint layers. The successful restoration will preserve and enhance the historical character of the building as a landmark of the Montrose community.

Total Area South and East Walls (2 Coats, 540 sq.ft. each) Approx. 1,085 sq.ft.

Materials primer/paint/brushes etc: \$600

Labor: \$8900

Total: \$9500

- This estimate includes minimal (Spot) surface preparation (brushing/scraping) to the existing paint layers where needed.
- Additional or extensive surface preparation of the entire existing mural (Brushing/Scraping) additional cost will NOT exceed, \$800 and will be assessed and discussed and approved if encountered.
- This estimate does NOT include unforeseen structural issues with the wall itself.
- Material costs were calculated using pricing at the highest quality exterior paint price point. If specialized paints are required for historical restoration the materials costs may change. Material cost estimate includes brush and drop cloth expenses.
- Adequate size paint samples will be removed in advance from the wall for accurate color sampling/matching.
- Client will approve spot application of paint colors for color matching, prior to restoration of mural.
- One rolling scaffolding section will be provided by Stryker Contractors.
- Labor will be scheduled to avoid extreme sun exposure (late afternoon, evening, night) and may be delayed due to weather.

Prepared by:

Stephen "Lyle" Motley

970-417-0136

lylemotley@gmail.com

MADA

June 22, 2023

- 1. **What do you think about adding the MADA building to the local register?**
 - Great Idea! It has had ups and downs but a remaining central community building
 - Definitely
 - YES MADA
 - MADA absolutely
 - What are the Pros and Cons?
 - Designate MADA
 - Great idea! MADA has played a very important role here
(Click link for Picture)
 - [https://acrobat.<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:2f4d73b2-73c7-3fea-9b01-344ffe812c2>](https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:2f4d73b2-73c7-3fea-9b01-344ffe812c2)
- 2. **What NON- BUILDING history would you like to share or learn about?**
 - Gainable through local building histories!
 - Stories, Photos, People, Art- ALL OF IT
 - MADA Building
 - Spanish Assembly Church Building
 - Collection of Stories of residents past and present
 - Get it - ONE HOUSE AT A TIME
- 3. **What do you think of a National Historic District Designation?**
 - ??? Need More Info.
 - More info. But good idea
 - Ultimate goal
 - Best done in stages...Building first and neighborhood second
- 4. **What are the MOST IMPORTANT building / sites?**
 - MADA- X3
 - LA RAZA PARK- X2
 - MORADA SITE- X2
 - Railroad
 - Neighborhood boundaries