



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Tuesday, November 28, 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 July 25, 2023
- 2) PUBLIC COMMENT
 - A) Public invited to be heard on matters not on the agenda (Limited to 3 minutes)
- 3) HEARINGS
 - A) Review of a National Register of Historic Places nomination of the Knights of Pythias Building located at 33 South Cascade Ave
- 4) DISCUSSION ITEMS
 - A) Pursuit of CLG Grant
- 5) ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
July 25, 2023**

A meeting of the City of Montrose Historic Preservation Commission was held on **Tuesday, July 25, 2023** in the City Council Chambers of the Elks Civic Building located at 107 S. Cascade Avenue, Montrose, Colorado. Said meeting was posted in accordance with the Sunshine law.

PRESENT: Kenneth Huff, Jon Horn, Danielle Godt, Catherine Stroh, John Eloë, Darlene Mora

ABSENT: Jeremy Omvig, Amanda Lloyd

GUESTS: Planner II William Reis, City Clerk Lisa DelPiccolo, Nancy Schroeder

CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order at 5:05 p.m.

APPROVAL OF THE MINUTES

The Historic Preservation Commission considered the minutes of the regular meeting held on June 27, 2023. The minutes were corrected to reflect that John Eloë was present. A motion was made by John Eloë, seconded by Catherine Stroh, to approve the minutes of the June 27, 2023, regular meeting as corrected. All voted yes. Motion passed.

ADDITIONS AND DELETIONS

There were no additions or deletions to the agenda.

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARINGS

Historic Designation Hearing – Coors Building

Planner II William Reis introduced applicant Nancy Schroeder, owner of the Coors Building.

Mr. Reis reviewed the eligibility for historic designation and stated that the Coors Building, built by the Adolf Coors Company in 1905, is eligible due to its age, its association with the history of saloons in Montrose, and its design and construction elements of early 20th century architecture. Mr. Reis gave an overview of the history and purpose of the building as well as its architectural features.

Mr. Reis recommended approval of the historic property designation stating that the building meets all eligibility and integrity requirements.

Discussion:

Ms. Schroeder reported that her plans for the building are not definite, but she intends to retain the historic qualities.

A motion was made by Kenneth Huff, seconded by Danielle Godt, to approve the application for Historic Designation of the Coors Building as presented. All voted yes. Motion passed.

Alteration of a Designated Historic Property located at 39 W. Main Street

Planner II William Reis reported that David Fishing, owner of the Potato Growers Building, would like to restore the painted sign on the building, and he intends to apply for grant through the city's Façade Grant Program.

Catherine Stroh recused herself from the discussion stating that her husband is a consultant on the project. Ms. Stroh left the City Council Chambers at 5:20 p.m.

Discussion:

Mr. Reis reported that the Potato Growers Building received historic designation in 2019. Masonry restoration damaged the historic signage, and Mr. Fishing is seeking to repair the damage.

Mr. Reis recommended approval of the proposed alteration based on the findings within 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.

A motion was made by Kenneth Huff, seconded by Danielle Godt, to approve the application as presented. All present voted yes. Motion passed.

Ms. Stroh rejoined the meeting at 5:31 p.m.

REPORTS / PRESENTATIONS

Review of feedback from MADA meeting:

Planner II William Reis provided an update on the meeting at MADA on June 22, 2023, and stated that a summary is included in the meeting packet.

A discussion was held on adding the MADA Building to the historic building register, adding LaRaza Park as a historic site, and the possibility of designating a historic district. Mr. Reis reviewed the process of designating a historic district and the impacts on individual property owners.

Mr. Reis recommended applying for a grant for national designation with the neighborhood boundary identified, and within that boundary identifying the properties that contribute to the district. The Morada site is not currently within the boundary. A national historic district designation would not impact property rights. A City nominated district would require Historic Preservation Commission approval for every building permit.

A consensus was reached to have an information available at the Culture Fest at the Ute Indian Museum, on September 23. Jon Horn said he would draft a fact sheet to distribute and Darlene Mora said she would speak with residents of the neighborhood to determine if the idea is supported.

ADJOURNMENT

At 6:18 p.m., a motion was made by John Eloë, seconded by Ken Huff, to adjourn the meeting with no further action taken.

Jon Horn, Chairperson

ATTEST:

Amanda Lloyd, Secretary



November 20, 2023

Mr. William Reis
Montrose Historical Commission
PO BOX 790
Montrose, CO 81402

**Re: National Register of Historic Places nomination of the Knights of Pythias Building (5MN.1810)
located at 33 South Cascade Ave in Montrose, CO (Montrose County)**

Dear Mr. Reis:

In accordance with Colorado's Certified Local Government guidelines, nominations to the National Register of Historic Places must be presented to the local historic preservation commission and the chief elected official of the applicable Certified Local Government for review and comment. The above referenced property will be considered for National Register listing at the next Colorado Historic Preservation Review Board meeting on January 19, 2024.

As a Certified Local Government, it is your responsibility to participate in this action. A copy of the draft nomination for this property is enclosed. Following your review, a letter outlining the support or objection of both your community's chief elected official and the Montrose CLG should be forwarded to this office prior to January 16, 2024. The enclosed CLG Report Form may be used in place of a formal letter. Please see the enclosed instructions for additional information.

We invite you to attend a virtual meeting of the State Review Board to be held on January 19, 2024, via Zoom. Per Federal regulations, the Review Board may consider a nomination amendment without a face-to-face meeting with the consent of the owner and the chief elected official of the applicable local government.

If you wish to attend, please register in advance [here](#). After registering, you will receive a confirmation email containing information about joining the meeting. The National Register meeting will begin at 10:00 a.m. during which public comments are welcome concerning the eligibility of nominated properties. The public may attend the virtual meeting via the link provided on the enclosed tentative agenda. A final agenda will be available the Monday before the meeting date and posted to the History Colorado [website](#).

We look forward to receiving comments from your community. If you have questions regarding the nomination or nomination process, please contact Eric Newcombe, National & State Register Historian, at 720.765.0562, or at eric.newcombe@state.co.us.

Sincerely,

Patrick Eidman
Deputy State Historic Preservation Officer



History Colorado

Enclosures:

CLG Nomination Instructions

CLG Report Form

Draft Nomination Form

Tentative Agenda

CERTIFIED LOCAL GOVERNMENT PARTICIPATION IN THE NATIONAL REGISTER OF HISTORIC PLACES NOMINATION PROCESS

The Certified Local Government program establishes a partnership between the State Historic Preservation Officer (SHPO) and Certified Local Governments (CLG) as nominating authorities for Colorado's National Register program. It does not delegate to CLGs the sole authority to nominate properties directly to the Register. The following procedures make clear the shared role of CLGs and the SHPO in the nomination process:

1. Nominations of Colorado properties to the National Register of Historic Places shall be made directly to the SHPO. Nominations may be made by any parties, including CLGs.
2. Upon receipt of an adequately documented nomination of a property within the jurisdiction of a CLG, the SHPO shall notify the owner, the chief elected official, and the local Historic Preservation Commission of the proposed nomination and shall transmit the nomination to the commission for comment.
3. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.
4. Within sixty (60) days of receipt of the nomination from the SHPO, the chief elected official shall transmit the report of the commission and his or her recommendation to the SHPO. The report should concentrate on the property's eligibility under the National Register criteria of eligibility.
 - a. In the event that the Historic Preservation Commission and the chief elected official agree that the proposed nomination meets the criteria for listing the property in the National Register, the SHPO will transmit the proposed nomination and the CLG's comments to the Colorado Historic Preservation Review Board for consideration. The Review Board is an independent advisory board appointed by the Governor and SHPO that evaluates and recommends sites for nomination to the National Register.
 - b. In the event the Historic Preservation Commission and the chief elected official disagree that the proposed nomination meets the criteria for listing in the National Register, both opinions shall be forwarded to the SHPO, who will transmit the proposed nomination and the CLG's comments to the Review Board for consideration.
 - c. In the event the Historic Preservation Commission and the chief local elected official agree that the proposed nomination does not meet the criteria for listing in the National Register, the CLG shall inform the owner of the property and the applicant of its recommendation and shall inform them that within thirty (30) days an appeal of the recommendation may be made by letter directly to the SHPO. The Historic Preservation Commission shall forward the CLG's recommendations and the nomination to the SHPO, who will take no further action unless within thirty (30) days of the receipt of such recommendations by the SHPO, an appeal is filed by any person with the SHPO. If such an appeal is filed, the SHPO shall transmit the nomination and CLG's recommendations to the Review Board for consideration.
5. If no report is received by the SHPO from the chief elected official within the allotted sixty (60) days, the state shall make the nomination pursuant to section 101(a) of the National Historic Preservation Act, as amended. Failure of the CLG to submit reports on proposed nominations within its jurisdiction will be considered by the SHPO in its review of the CLG.

6. Appeals of the SHPO's decisions may be made directly to the Keeper of the National Register in accordance with federal regulations (36CFR60).
7. For proposed nominations of historic districts to the National Register of Historic Places, the CLG shall assist the SHPO in:
 - a. Assisting the preparer of the form in verifying the names and addresses of the owners of properties within the proposed districts, if necessary.
 - b. Providing for public information meetings at times and places agreeable to the SHPO and CLG.
8. The SHPO will notify the CLG, the owner, and the applicant when a property within the CLG's jurisdiction is listed in the National Register.
9. The Historic Preservation Commission shall be responsible for providing oversight and monitoring of historic properties and historic districts listed in the National Register of Historic Places. The commission is responsible to recommend in writing to the SHPO removal from the National Register of any property or district which has lost its integrity because of the demolition or alteration of structures.

NOTE: This section addresses only properly completed National Register nomination forms which have been prepared in accordance with the Secretary of the Interior's Standards for Registration and Guidelines for Registration (Federal Register, v.48, no. 190, September 29, 1983, pp. 44726-44728) and the National Park Service's National Register Bulletin *How to Complete National Register Registration Forms*.

**COLORADO CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION
REVIEW REPORT FORM**

Property Name: _____

Address: _____

Certified Local Government: _____

Date of public meeting at which nomination was reviewed: _____

Eligibility Criteria: (Check applicable boxes)

- | | |
|--------------------------------------|--------------------------------------|
| ☐ Criterion A | ☐ Criterion C |
| ☐ Criterion B | ☐ Criterion D |

Please check the boxes below appropriate to the nomination review:

Commission/Board

- ☐ The commission/board recommends that the nomination meets the criteria checked above.
- ☐ The commission/board recommends that the nomination fails to meet any of the above criteria.
- ☐ The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Chief Elected Official

- ☐ The chief elected official recommends that the nomination meets the criteria checked above.
- ☐ The chief elected official recommends that the nomination fails to meet any of the above criteria.
- ☐ The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

Certify this report with both signatures below

CLG Commission/Board Chair or Representative

Print name: _____

Signature: _____ (Date) _____

Chief Elected Official or Designee

Print name: _____

Signature: _____ (Date) _____

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

historic name Knights of Pythias (KP) Building
other names/site number 5MN.1810

2. Location

street & number 33 South Cascade Avenue ☐ not for publication
city or town Montrose ☐ vicinity
state CO county Montrose zip code 81401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title State Historic Preservation Officer Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper Date of Action

Knights of Pythias (KP) Building
Name of Property

Montrose, CO
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

☒	private
☐	public - Local
☐	public - State
☐	public - Federal

Category of Property
(Check only **one** box.)

☒	building(s)
☐	district
☐	site
☐	structure
☐	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing
<u>1</u>	buildings
	sites
	structures
	objects
<u>1</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

SOCIAL/meeting hall

COMMERCE/department store

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS /

Renaissance Revival

Materials
(Enter categories from instructions.)

foundation: STONE

walls: BRICK

roof: ASPHALT

other: CONCRETE (cast concrete features)

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Knights of Pythias (KP) Building is located in Montrose, Colorado, approximately 175 miles directly southwest of Denver and 60 miles southeast of Grand Junction. Montrose was founded in 1882, with the arrival of the Denver & Rio Grande Railroad (D&RGRR). The town was laid out in relationship to the Uncompahgre River and D&RGRR rail line, creating a northeast-southwest grid. The historic downtown area of Montrose runs southwest to northeast along Main Street. Townsend Avenue/US Highway 50/550 intersects Main Street running northwest and southeast. East of this intersection is still the retail and commercial center of the downtown area with many of the historic façades intact. The KP Building is in the center of historic downtown, east of the Montrose Post Office (NR Listed 86000183), north of the Elks Lodge (NR Listed 04000260), across the alley west of the City Hall (NR Listed 82002309) and Montrose Fire Department No.1-City Hall Annex (5MN.1812/SR Listed), as well as northeast of the Montrose County Courthouse (NR Listed 94000040). The KP Building continues to represent the civic aspirations of its early citizens, alongside these other important buildings.

The property is oriented on an east/west axis, with the KP Building facing west on to Cascade Avenue. The property is bounded on the west by South Cascade Ave, on the north by the Fox Theater, on the east by the alley, and on the south by South 1st Street. The surrounding buildings are mostly historic, with a mix of some newer retail, as well as a number of civic buildings and historic fraternal organizations. The lot is completely covered by the footprint of the building, and is level.

The KP Building is a rectangular (50ft by 121ft), three story, yellow brick building with a central parapet, and low hipped roof. The front façade contains three pairs of large two story window openings, bounded by classical pilasters, above a storefront. The south façade continues the window opening pattern on the second floor, with the storefront turning the corner for one bay. The east façade is arcaded on the first floor and continues the window opening pattern on the second floor in a much simpler form. The building retains most of its exterior historic features.¹

Narrative Description

Exterior

This section will describe the building as it is currently, mid construction, but the work which will occur as part of the Tax Credit project is described in the Construction/Alterations section

The west front façade is three stories with yellow brick and a low hipped roof, behind a parapet (Photo 1). The parapet is stepped with an elevated central bay, which has a concrete name plaque with trim, inscribed "KP Building", and capped pilaster columns. The lower parapet bays have a capped pilaster column at each end, and a concrete course which aligns with the corner caps but only runs to the central pilaster columns. Below the parapet is a decorative, cast grey concrete cornice with brackets and two bands of concrete under the cornice and above the upper story window openings (Photo 2). The front is divided into three bays by classical brick pilasters with concrete bases and capitals which descend from the concrete course above the upper story window openings to the concrete belt course at the base of the second story. The brick below the concrete belt course is a band with a dentil feature. Each bay has two openings which will receive reconstructed windows (one-over-one single lite sash with a semi round fixed transom above), concrete sills and arched concrete lintels with springers and a keystone. The central bay's sill is lower than the other two, aligning with the belt course. The Tuscan pilasters also create the corners of the upper floors, and follow down to the first floor as simpler pilasters only on the southwest corner.

¹ This building is part of an ongoing Federal and State tax credit rehabilitation project. The work described in Construction/Alterations has been approved by the National Park Service. Once the building exterior is complete, a Supplemental Listing Record will be provided to the SHPO and NPS updating the current photos.

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

The first floor has a storefront opening which wraps around to the first bay of the south wall (Photo 3). Currently it is covered with plywood and there is no historic material extant, but the storefront rehabilitation is part of the project. An entrance to the second floor on the north end of the front facade is arched, a larger version of the window header, and has an inset storefront glass door. (Photo 4).

The south façade has seven bays, with the upper floor designed and laid out in the same manner as the west façade (Photo 5). Each bay is bound by pilasters and contains a pair of tall arched window openings that are in the same layout and style as those on the west façade, and will receive the same reconstructed windows. The first floor has the wrap around storefront opening in the first bay and the second through sixth bays each have two rectangular window openings with flat, rowlock headers and concrete sills located in the upper portion of the floor. The seventh bay at the first floor level has a large arched opening with a concrete lintel, again a larger version of the window header, with springers and a keystone (Photo 6).

The east façade upper floor has six tall window openings, evenly spaced with no exterior decoration, concrete arches, or brick pilasters. The first floor has four sprung arches, which have each been infilled with brick and a pair of double hung one-over-one windows, except for the south arch which is framed and has a pair of double hung six-over-one windows (Photo 7).

The north façade upper floor, which faces the roof of the neighboring Fox Theater, has four windows, all utilitarian with no decoration. There is one small, single pane fixed window in the seventh bay. There is a one-over-one, double hung window in the sixth bay. There are two small, single pane fixed windows, one each in the fourth and fifth bays.

Interior

Most interior finishes, walls and ceilings have been removed. On the first floor, a tongue and groove wood floor remains, although it is unlikely that it is original. The walls are plastered and painted white, with simple, wood window trim intact along the south wall. The ceiling was removed after the 2012 fire and was left open to the floor joists above (Photos 8-9).

The second floor currently has a plywood floor with two openings, one for each of the northwest and northeast temporary stairs. The north wall is plaster and painted white, with interior trim remaining. The ceiling was removed, although the rafter pockets remain in the masonry on the east and west ends of the room. The rafters are open to the hipped roof decking, with one skylight and one roof hatch on the north slope (Photos 10-11).

Construction/Alterations

The NPS approved rehabilitation plans are attached as Figure 6.

Alterations over time:

- Alteration to all windows and openings of the upper floor, after the 1950s. When a mezzanine was added to the Lodge hall, the window openings were divided into two with approximately 18"-24" of masonry added at the new floor joists. The tall windows were replaced with a shorter one-over-one window at the second floor and another one above the floor joists in the new third floor. This alteration significantly diminished the exterior appearance of the building. These window openings have been returned to their original appearance in 2023 and the sash will be rehabilitated to their original design in 2024.
- Stucco on the exterior of the first floor masonry, after the 1950s - removed 2023.
- Storefront altered, between 1913 and the 1940s – as seen in Fig. 5, the store front was changed from the original layout to having an off center entry in line with the storefront. The historic storefront had a central, recessed entrance flanked by angled walls with plate glass windows, and will be rehabilitated to match. There will be display windows north and south of the entrance and a single large window on the south façade as well as the addition of an exit door, all with a rectangular glass transom above.
- South entrances added; date unknown – removed/masonry rehabilitated 2023.
- Four arched openings on the first floor of the east elevation were bricked in and windows added, date unknown. The north arch will be fully bricked in due to the necessity for electrical code requirements. The next south arch will have one one-over-one window replaced in kind and the other window will be cut to allow for an emergency exit door. The southern two arches will be rehabilitated with new replacement one-over-one windows.
- There was a fire in 2012 which caused the building to be uninhabitable and vacant, and also caused the interior to be gutted in 2014 due to structural issues, including the mezzanine floor. The interior will be rehabilitated into a hotel and great care has been taken to arrange the rooms and services so that they do not interfere with the historic character of the building, especially the soon to be rehabilitated windows and storefront – the public face of the building.

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

Integrity

The Knights of Pythias Building retains good integrity from its period of significance. While changes have been made over time to the architectural appearance of the building, the overall structure and detailing remain original to the historic materials and design. The building retains much of its appearance as it relates to the Knights of Pythias' use of the building, as both a lodge hall and a retail space.

Location:

The building remains in its original location and, therefore, retains this aspect of historic integrity.

Setting:

The building remains surrounded by the same civic and fraternal buildings as were there in its period of significance, and maintains its integrity of setting. It is a strong element of Montrose's civic center.

Design:

Character defining features of the building's original design including the central parapet, banding and coursing, two story window openings in paired patterns, classical features such as pilasters, projecting cornice and dentils are all extant. The storefront retains its original openings, however its design details and materials have been changed over the years as different retailers put their "stamp" on the building. The separate entry to the second floor Lodge remains, unchanged in location. As such the KP Building retains good integrity of design.

Materials:

The building retains good integrity of materials as the masonry walls, stone arches and foundation, cornice and parapet are almost completely intact from the date of construction.

Workmanship:

The aspect of workmanship involved in the erection of the KP Building is still clearly apparent. The masonry detailing, along with the stone and cast concrete elements, are still impressive.

Association:

The retention of the exterior historic materials, design, and workmanship clearly communicates the association it has with the Renaissance Revival Style and as the work of a master architect and master builders.

Feeling:

A high level of feeling remains, reflecting the buildings place as a community gathering space, as well as a place of business. Its corner location gives it pride of place within Montrose's central downtown core and as part of its civic center.

Knights of Pythias (KP) Building
Name of Property

Montrose, CO
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Social History

Architecture

Period of Significance

1909-1921

Significant Dates

1909 - Construction

1921 - Sale to O. L. Jessey

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

John Antrobus - Architect

White & Okey - Builders

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

The Knights of Pythias Building in Montrose is eligible for the National Register of Historic Places under Criterion A at the local level in the area of Social History. The KP Building is associated with the history of fraternal lodges in Montrose, having been erected as the second lodge hall for the Knights of Pythias in the city, and having served as the home of the Knights of Pythias Lodge from 1909 to 1921. The Lodge was the site of numerous gatherings, both internal and public, as well as a space available for rent to a fellow fraternal organization, the Benevolent and Protective Order of Elks, prior to their own Lodge being built (by the same architect and contractor) across the street. It is also associated with the pattern of partnering lodges with retail on the first floor - which has included stores important to the community over the years.

The KP Building is also eligible under Criterion C at the local level in the area of architecture as an excellent example of the simplified Renaissance Revival style popular during the early twentieth century. Features from the style are represented on the architect-designed building: projecting cornice with brackets, concrete belt and string courses, two-story pilasters with concrete trim, and windows and doors with arched lintels. It is also significant as the work of a local master architect, John H. Antrobus, as well as local master contractors, White & Okey. Both as a team and separately, these professionals were responsible for many of the major early twentieth century buildings in Montrose and the region.

The period of significance is 1909-1921 for Criterion A, which is when the Knights of Pythias remained as occupants and owners of the building and 1909 for Criterion C as the year of construction. Though the building has undergone some changes, especially internally, the building overall retains integrity of setting, design, workmanship, materials, location, feeling and association.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Social History – Fraternal

The Knights of Pythias Building is significant at the local level under Criterion A in the area of Social History for its association with the fraternal organization of the Knights of Pythias who were an influential group in the early history of Montrose. The Knights of Pythias Building was the location where the Knights of Pythias met and helped to define the society of Montrose through its function as a commercial space and location for social gatherings. The Knights of Pythias, founded in 1864 by Justus Henry Rathbone in Washington, DC, has had a chapter in Montrose since the late nineteenth century. The object of the Pythian organization is to promote friendship among men and to relieve suffering. The distinguishing principles of the Pythians are "friendship, charity, and benevolence." The group began during the Civil War, and its founder believed that the organization could do much to heal the wounds and allay the hatred resulting from the war. President Lincoln applauded the objectives of the group. The Knights of Pythias was the first American Order ever chartered by an Act of Congress. The Knights of Pythias established local organizations throughout Colorado during the late nineteenth century.ⁱⁱ

The Montrose Cascade Lodge 33 was established with twenty six men in 1887, the only lodge on the Western slope at the time.ⁱⁱⁱ By the mid 1890s they were meeting at Castle Hall, and by 1899 their number had grown to over 120 and there were plans for a new Hall over the Getz Drug Store and Western Slope Bank Building to be built on Main St.^{iv} The dedication ceremony was held February 19th, 1900 with the Colorado Grand Chancellor MacKeon presiding.^v The papers of the area were full of notes about the new hall, parties, concerts, theatrical presentations, drills for parades, memorial services and installation of officers. The Knights of Pythias are also noted as being the largest "secret society" in Montrose. By 1904 the Lodge had grown to the point that purchase of land for a building of their own was being discussed.^{vi}

The Montrose Knights of Pythias organized an investment (stock) company, known as the Cascade Investment Company, on August 1, 1904, to raise the funds needed for the building in Montrose. They invested money donated by members, but the donations were insufficient to raise the total capital needed. Al A. Neale was the president and Fred Price was the

ⁱⁱ <https://www.pythias.org/supreme/history>

ⁱⁱⁱ The Montrose Daily Press, March 4, 1913:2

^{iv} The Montrose Enterprise, June 3, 1899:4

^v The Montrose Enterprise, February 3, 1900:6

^{vi} The Montrose Enterprise, July 29, 1904:6

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secretary of the Cascade Investment Company. They met on March 8, 1909 and elected a new Board of Directors that decided to borrow money to build because their fundraising did not generate the full funds needed quickly enough. The Cascade Lodge had already purchased property at the corner of South 1st Street and Cascade Avenue from Mr. Dreher for \$2,700, for construction of a new building.^{vii} The Cascade Investment Company took out a \$15,000 10-year mortgage on the property on June 15, 1909 from Colorado College.^{viii} During that same meeting, it was decided that a 50x115 foot building would be erected, with the first floor reserved for store purposes, and possibly two or three stories, with the top floor being a space for the lodge, and a possible middle floor for an opera house.^{ix} Plans by architect John Antrobus (a Knights of Pythias member) showed a first floor opera house that would seat 1,200 people, and a basement with a kitchen and gymnasium.^x Eventually, the design returned to plans for a 50x115 foot first floor storefront, which was leased to S.B. Wonder of the Wonder Mercantile Company, and a second floor lodge and meeting rooms.^{xi} The contract was awarded to White & Okey (also Knights of Pythias members) for \$22,915.^{xii}

The second floor lodge was planned to have a 50x70 foot room with maple flooring, and additional parlor and club room space.^{xiii} Excavation began in May, 1909, with some of the dirt from this work being used to repair holes in Uncompahgre Ave.^{xiv} Concrete for the foundation was completed by the end of June,^{xv} and brick laying had begun by July.^{xvi} The first floor had been completed in September, and Wonder Mercantile moved into the building that month.^{xvii} The entirety of the work was completed by October.^{xviii}

In 1911, the Fourth Annual Convention of the Knights of Pythias of the Western Slope was held in Montrose, with more than 400 people attending, an event much noted in the papers.^{xix} The Knights of Pythias Lodge and their Hall were regularly noted in the local newspapers for charity events, dances, dinners honoring local members and business men, and speakers. In January of 1910 the Knights held a basket social, which raffled off "goodies" for charity. In July of 1911, the Knights held a 4th of July dance at the hall. In June of 1912, a benefit dance was held at the Knights Hall for Company E of the National Guard, the public was asked to attend. In 1913 they held a Halloween masquerade with over eighty couples in attendance. Members were often individually noted in the social pages, with births, weddings, travels and deaths. In April of 1910 the Knights marched as an honor guard for the funeral coach of a young wife of one of their members. In February of 1911 J. Guy Baily traveled to Grand Junction for the Knights of Pythias convention and also visit his parents. In January of 1914, Mr. Postlewaite, having resided in Montrose for seven years and become a successful business investor, is noted as a member of the KoP lodge. The Lodge included leading community members such as W.O. Redding, a prominent real estate agent; James Taylor, a local baker and long time sheriff for Montrose County; A.A. Neale, a rancher with award winning cattle; Joseph Calloway, a local grocer and prominent "old time" family; G.W. Rippey, the local undertaker; J.J. Ross, a delegate to the state assembly; and John Antrobus, the architect of the KP Building as well as many significant buildings in the area. The hundreds of notices, articles, and advertisements which note either the Knights and/or their Hall/Lodge or members attest to the importance and community engagement of the Knights of Pythias in Montrose and the region.

The Knights of Pythias followed a familiar pattern of fraternal buildings, which housed lodge halls on their upper floors and also provided retail (income producing) space on their first floor. Montrose's population doubled in the years 1900 to 1910, following the pattern of many other places across the state. With the construction of the Gunnison Tunnel, a new optimism fueled economic growth. Montrose's greatest growth was seen in the first decade of the 20th century through construction of many of the commercial buildings in the downtown area. The J.C. Frees Block at 447 Main Street was built in 1905. The S.H. Nye Building at 428 Main Street was built in 1908. The Sherman and Ross Block at 232-236 Main St. was built in 1910. All of these, including the KP Building, are two-part, two-story first floor commercial buildings, and are representative of that time of commercial growth in Montrose's history.

^{vii} The Montrose Press, October 16, 1908:8

^{viii} Montrose County Courthouse, County Clerk's Office, Deed Book 108, Page 192

^{ix} Montrose Daily Press, March 9, 1909:4

^x Montrose Daily Press, March 16, 1909:1

^{xi} Montrose Daily Press, April 28, 1909:3

^{xii} Montrose Daily Press, May 17, 1909:2

^{xiii} Montrose Daily Press, May 29, 1909:4

^{xiv} Montrose Daily Press, June 11, 1909:4

^{xv} Montrose Daily Press, July 1, 1909:4

^{xvi} The Montrose Enterprise, September 16, 1909:4

^{xvii} Montrose Daily Press, October 18, 1909:1

^{xviii} Montrose Downtown Historical Building Survey, 1999

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The building was completed sufficiently in September 1909 such that the Wonder Mercantile Company could occupy the first floor of the building. Wonder Mercantile paid \$150 per month rental. They occupied the building from September 1909-August 1914.^{xix} The store opened the same week that the Gunnison Tunnel was opened in person by President Taft. This was another way in which the Knights of Pythias contributed to the community and that the building itself was a point of community interaction and growth.

Montrose's Elks Club also rented two rooms in the new building, for \$70 per month and \$10-\$15 per event. Their Lodge was completed across the street in 1926, also designed by Antrobus and built by White & Okey.^{xx} The second floor was used for multiple purposes, including dances, musical and dramatic performances, and stockholder meetings for the Montrose Fruit and Produce Association.^{xxi} The fire stairs (since removed) on the building were the first in Montrose - "An iron stairway comes down from the second floor on the south side of the building." By 1917, the Baker-Reinhardt Motor Company moved into the first floor.^{xxii} In 1919, Montrose County and the City of Montrose considered purchasing the building to create a combined County-City building, but these plans never materialized.^{xxiii} The building was owned at that time by Colorado College due to the failure of the Cascade Investment Company to repay the mortgage.^{xxiv} It was purchased from Colorado College by O. L. Jessey in 1921. The first floor was later leased as a garage to C.E. Bennett, J.A. Finch, and Earl Schaller in 1921.^{xxv} White and Okey were hired by Jessey to do some renovations that amounted to about \$1,500.^{xxvi} Jessey then began circulating a petition to move the Montrose Post Office into the KP Building.^{xxvii} He then proposed that the city lease the building for six years.^{xxviii} The City agreed to lease the building for one year with an option to renew.^{xxix} Although the Knights of Pythias continued to meet and hold activities in the building at least through 1928, historical documentation regarding the actions of the Knights of Pythias is non-existent after 1928, the change of ownership in 1921 constitutes a marked end to the period of significance. Because the Knights of Pythias no longer controlled the building through ownership, direction of the function of the building was out of their hands and their influence in the society of Montrose, as understood through the function of this building, was greatly diminished in 1921. This is further illustrated through the renovations that were completed by O.L. Jessey in 1921 and the efforts by the new owners to move the Montrose Post Office into the KP Building.

The Grand Lodge Knights of Pythias Domain of Colorado recorded a Quit Claim deed in 1965 which indicated the building was now the property of Montrose Marketing, Inc.. In 1976, the building was jointly purchased by Charles K. Cobb, Marvin F. Reeves, Perry A. Flanigan, and John E. DeJulio. It was then sold in 1994 to Edward D. Moreland and Albert F. Moreland, Jr., who owned the building until 2013, when it was sold to Albert J. Stowell. The building was sold to Uncompahgre Lodge, Inc. in 2021, and finally to Rathbone PropCo, LLC in 2022.

The Knights of Pythias Building stands as a reminder of the values and pride that was expressed by the early leaders of the fraternal order, as well as their service to their community. The Lodge held dances, dinners, charity events and community gatherings, as well as welcoming members from across the state and the country (Fig. 4). The KP Building is significant for its association with its fraternal order and their contributions to the growth of Montrose.

Criterion C: Architecture

Renaissance Revival

The Knights of Pythias Building is significant at the local level for Criterion C in the area of Architecture as an excellent example of the Renaissance Revival style, as well as being the work of a local master architect John H. Antrobus and master builders, White & Okey.

^{xix} *Montrose Enterprise*, September 20, 1909:1; August 20, 1914:6

^{xx} *Montrose Daily Press*, October 29, 1909:1

^{xxi} *The Montrose Enterprise*, February 26, 1914:5

^{xxii} *Montrose Daily Press*, October 22, 1917:6

^{xxiii} *Montrose Daily Press*, March 8, 1919:1 The Montrose City Council passed a resolution authorizing the mayor and city clerk to sign an option for purchase of the KP Building for use as a new City Hall. A special election was required to be held within 90 days to decide the matter. The purchase of the building was potentially considered to be an important move by the city to create a civic center for Montrose formed by the new County Courthouse and a planned federal center (where the Montrose Post Office was subsequently built) that would have been comprised of three of the four corners of S. 1st and Cascade.

^{xxiv} *The Montrose Press*, March 14, 1919:3

^{xxv} *Montrose Daily Press*, September 29, 1921:5

^{xxvi} *Montrose Daily Press*, July 16, 1923:1, 6

^{xxvii} *Montrose Daily Press*, October 25, 1923:2

^{xxviii} *Montrose Daily Press*, October 31, 1923:3

^{xxix} *Montrose Daily Press*, November 8, 1923:1

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Renaissance Revival Style, is best identified by the horizontal divisions, usually defined by belt or string courses, and the different treatment in each division. Arcades and arched openings, quoins, projecting cornices with modillions and dentils, and engaged columns and piers also characterize this style. Simpler examples, such as the Knights of Pythias Building, are less ornate and smaller in scale. They do, however, employ some of the same details, particularly arcades, classical pilasters, and enriched cornices. This style was most common in Colorado between 1900 and 1930.^{xxx}

The KP Building retains many of these characteristic features, including paired, arched windows in the upper floor with rectangular windows on the first floor, the two floors horizontally divided by a belt course and topped with a decorative, projecting cornice with brackets and string courses with dentils, pilasters throughout, and an arcade along the first floor of the east facade.

John H. Antrobus, Architect

The KP Building was designed by a master local architect, John H. Antrobus (listed in the Colorado State Business Directory for Montrose in 1906-17, 1928-33 and 1935), who designed many of the monumental buildings in the historic downtown (Fig. 1), as well as becoming the architect of choice for schools in the region.

John Hudson Antrobus, was born in June 1854 in Indiana. He moved with his family to Iowa by 1860 and married Cassie M. Bastian in Ottumwa on June 20, 1882. He was listed as a carpenter in the 1885 Iowa census and the 1900 federal census for Ottumwa, Iowa. Antrobus came to Montrose from Canon City by 1904.^{xxxi} In 1904 his advertisements in the local paper list him as "J.H. Antrobus – Contractor and Builder".^{xxxii} His first noted project is in June 1904, when he designed a dance pavilion at Haskill Park on the Uncompahgre River just west of Montrose.^{xxxiii} Later that year, he designed a parsonage for the Methodist Church.^{xxxiv} By May of 1905 he advertised himself as "Architect and Builder".^{xxxv} In 1905, he designed the Musgrave home on the corner of 5th and Mesa, a new manual training school house, the Shinn-Gilbert Block on Main Street, and a building between the Keller Building and the First National Bank on Main Street.^{xxxvi} He designed a large home and two cottages for Georgia A. Buckley and another for H. Von Hagen in 1906.^{xxxvii} In 1907, he built a seven-room residence for T. J. Black, the Edward C. Widman residence on Spring Creek Mesa, a residence for a Mr. Peltan and an addition to the Bell, Catlin & Blake offices on Main St..^{xxxviii} As a result of the success of his architectural business, Antrobus opened an office in the Keller Building in 1908.

The Montrose Fruit and Produce Association building on West Main Street was destroyed by fire and the association hired Antrobus to design a one-story brick building with a stone basement in 1908 (NRHP #100005380, listed July 27, 2020) (Fig. 6). Construction was done that summer by the Montrose construction firm of White and Okey (William L. White and Homer O. Okey).^{xxxix} In addition to the Montrose Fruit & Produce Association building, Antrobus prepared plans for the repairs and an eight-room addition to the Congregational Church that year.^{xl} He was very busy in 1909 with the design of a new storefront on the Krebs & Mabry building, a two story residence for J. F. Wilson on South 2nd and Cascade, and the Nye Building (Local Register, listed March 1, 2022 5MN.1695) (Fig.7) on the south side of Main Street, the Colona School (SR, listed December 13, 2000 5OR.1173) (Fig. 8), the Montrose Armory,^{xli} as well as the Knights of Pythias Building (Local Register, listed November 1, 2022 5MN.1810). In 1910, he designed the Montrose Fire Department No. 1 (SR, listed March 10, 2004 5MN.1812) (Fig. 9) fronting on Uncompahgre Avenue and the First National Bank in Olathe (Fig. 10).^{xlii} His wife, Carrie, died December 16, 1910 of stomach cancer; she was fondly remembered as an important member of Montrose society.^{xliii} He designed a large combination bank and commercial building for A. E. Walter in Ridgway (SR,

^{xxx} *Colorado's Historic Architecture & Engineering Guide*

^{xxxi} *Montrose Press*, June 16, 1904:2

^{xxxii} *Montrose Enterprise*, May 5, 1905:4

^{xxxiii} *Montrose Press*, June 16, 1904:3

^{xxxiv} *Montrose Press*, October 14, 1904:3

^{xxxv} *Montrose Enterprise*, May 23, 1905:4

^{xxxvi} *Montrose Press*, February 3, 1905:6; June 16, 1905:1; August 4, 1905:1; October 27, 1905:1, November 24, 1905:1

^{xxxvii} *Montrose Press*, August 10, 1906:1; February 2, 1906:3

^{xxxviii} *Montrose Press*, June 21, 1907:9; January 25, 1907:2; September 13, 1907:5

^{xxxix} *Montrose Press*, July 17, 1908:5; August 14, 1908:3

^{xl} *Montrose Press*, February 21, 1908:5; July 17, 1908:1

^{xli} *Montrose Press*, March 5, 1909:5; April 2, 1909:5; June 18, 1909:8; *Montrose Enterprise*, October 4, 1909:6; *Montrose Daily Press*, May 29, 1909:4; June 15, 1909:1

^{xlii} *Montrose Daily Press*, March 16, 1910:4

^{xliii} *Montrose Daily Press*, December 16, 1910:1

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listed August 14, 1991 5OR.772) (Fig. 11) and made plans for a major remodeling and addition to the E. H. Garrett residence at 743 E. Main in 1911.^{xliv}

In 1912, Antrobus began working more often on schools, starting with improvements to the Coal Creek School, the new Maple Grove School, and a new school in Olathe.^{xlv} His design business seems to have been put on hold in 1913, when he served as the building inspector for the city of Montrose. In 1914, he designed the Uncompahgre School and the Johnson School addition, then in 1915, he designed a brick bungalow for F. D. Catlin, Jr. and a new residence for E. A. Veo in Cimarron.^{xlvi} In 1918, he designed the Congregational Church on the corner of South 1st and Uncompahgre (southeast of the Knights of Pythias Building), and he drew plans for the partitioning of the Nye Building into office spaces in 1921, as well as completing an unnamed school.^{xlvii} In 1923 he designed the Montrose Creamery.^{xlviii} Antrobus designed two other prominent buildings, also built by White and Okey that have been listed on the National Register of Historic Places in Montrose. These are the Montrose City Hall and Library (NRHP #82002309, listed June 13, 1982) (Fig. 12), designed and built in 1926 (directly east of the Knights of Pythias Building); and the Benevolent and Protective Order of Elks Building (NRHP #0400260, listed April 6, 2004) (Fig.13), designed in 1926 and built in 1926-1927 (directly south of the Knights of Pythias Building). Another indication of his prominence as a master local architect – of the thirteen locally listed buildings in the City of Montrose, six are designed by Antrobus. Antrobus died in Montrose in 1936.

White & Okey, Contractors and Builders

The building was built by a master local contractor, White & Okey, who often partnered with Antrobus and built many of the same monumental downtown buildings and schools, as well as the County Courthouse (SR listed February 18, 1994 5MN.1813) (Fig. 14) and the Montrose Masonic Temple (NR listed April 6, 2004 5MN.1682) (Fig. 15).

William Luther White was born on July 14, 1876 in Gallia County, Ohio. He grew up there and was enumerated as a house carpenter in the 1900 census. He made his way to Colorado soon thereafter and was employed by the Gibson Lumber Company in Montrose by 1904. While working for the lumber company, he began doing building contracting on his own. His first contract was for the new Montrose County High School in June 1904. He then got the contract to build the Pat Mellon house on 5th Street.^{xlix} He married Marie Virginia Smith in Canon City on August 24 1904. Upon their return to Montrose, White obtained the contract to build a large brick building for the Wonder-Weir Company on lower Main Street and began advertising himself as a contractor and builder in Montrose beginning in June 1905.ⁱ He built a building for the Olathe Banking Company in Olathe beginning in July 1906, then moved to Delta in January 1908, just as the partnership of White & Okey began. He returned to Montrose in late 1908 to pursue construction jobs in the Montrose area.ⁱⁱ White & Okey continued to operate until at least 1950; in the 1950 census, White's listed occupation is as a finish carpenter. He died in Montrose in 1955.

Homer Ossion Okey was born September 5, 1880 in Missouri. He grew up in Humansville City, Missouri, where he was enumerated as a grocery clerk in the 1900 census. He moved to Montrose in 1905 when his father purchased a nearby ranch. He may have run a candy store in Montrose, then went to Grand Junction for two years. Okey married Lulu H. Scott on January 2, 1911, in Montrose. She was the daughter of J. H. Scott of Montrose, who had been in Montrose since 1905.ⁱⁱⁱ He died in Montrose on August 8, 1968.

Homer O. Okey and William L. White purchased the planing mill of Marshall A. Masters in late 1907. Masters sold the planing mill because of his poor health.ⁱⁱⁱⁱ Okey and White formed their construction contracting business known as White & Okey centered around the planing mill they purchased from Masters on the southeastern corner of N. 1st St. and Grand Ave. (215 N. 1st St.). This was a 50 x 60-ft. brick building on N. 1st. Street between Front Street and Selig Avenue, just west of the D&RG Railroad Depot.^{lv} The planing mill was adjacent. They first advertised their business in January 1908.^{lv} The

^{xliv} *Montrose Daily Press*, May 1, 1911:3, October 10, 1911:1

^{xlv} *Montrose Daily Press*, June 27, 1912:6; August 12, 1912:6; August 21, 1912:1

^{xlvi} *Montrose Daily Press*, May 29, 1914:1; March 12, 1915:2; September 7, 1915:2; *Montrose Enterprise*, August 17, 1914:1

^{xlvii} *Montrose Daily Press*, January 7, 1918:1; April 11, 1921:4; September 3, 1921:3

^{xlviii} *Montrose Daily Press*, October 18, 1923:1

^{xlix} *Montrose Press*, June 23, 1904:7; August 19, 1904:2; *Montrose Enterprise*, June 23, 1904:1

ⁱ *Montrose Press*, August 19, 1904; September 23, 1904:5; January 20, 1905:8

ⁱⁱ *Delta Independent*, January 24, 1908:1

ⁱⁱⁱ *Montrose Press*, March 17, 1905:1; *Aspen Democrat*, December 19, 1907:3

ⁱⁱⁱⁱ *Montrose Enterprise*, March 24, 1908:2

^{lv} *Montrose Press*, June 5, 1908:10

^{lv} *Montrose Press*, January 17, 1908:7

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planing mill was a 25 x 80 ft. wood frame building covered with corrugated sheet metal.^{lvi} They added machinery to the planing mill in April 1909 and June 1910.^{lvii} Okey lost most of one of his hands in a molding machine in the mill; he had lost one of his fingers a year before at the planing mill.^{lviii} The planing mill was destroyed by fire in September 1911. Within about a month, they had decided to rebuild the planing mill in a 40 x 50-ft. brick building.^{lix} White & Okey were in business until at least 1950.

They were responsible for many of the major early 20th century buildings in the downtown area, as well as many schools. New Montrose Press building on Main Street (Lot 3, Block 87), two-story brick.^{lx}

- White & Okey planing mill, 40 x 50-ft. brick
- Montrose Fruit & Produce Building. Antrobus was the architect.^{lxi}
- New Montrose High School^{lxii}
- Masonic Temple \$24,900 ^{lxiii}
- J. H. Gill building for an auto and buggy garage 50 x 75 ft., brick.^{lxiv}
- Hartman Bros. Garage 75 x 125 ft., brick^{lxv}
- Johnson School addition \$6,580. Antrobus was the architect. ^{lxvi}
- Cedar Creek School, 24 x 48 ft.^{lxvii}
- Colona Grade and High School – cement stucco, two stories, 51 x 81 ft., \$8,490. Antrobus was the architect.^{lxviii}
- William E. Gordon residence, N 5th and Mesa \$2,250 ^{lxix}
- R. R. Allen residence on his ranch at Gunnison^{lxx}
- Hartman Bros Garage Annex, 125 x 125 ft., \$5,536^{lxxi}
- Congregational Church. Antrobus was the architect. ^{lxxii}
- Christian Church, corner of 3rd and Cascade^{lxxiii}
- Cimarron School.^{lxxiv}
- Montrose County Courthouse.^{lxxv}
- Montrose Creamery Company creamery building, 50 x 50 ft., one story. Antrobus was the architect.^{lxxvi}
- Grade School, South Canon City \$14,577 ^{lxxvii}
- New school buildings in Montrose^{lxxviii}
- New school in Palisade^{lxxix}
- Montrose City Hall and Library. Antrobus was the architect. ^{lxxx}

Developmental history/additional historic context information (if appropriate)

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- ^{lvi} Montrose Enterprise, September 21, 1911:1
^{lvii} Montrose Enterprise, April 2, 1909:6; *Montrose Daily Press*, Jun 11, 1910:4
^{lviii} Montrose Enterprise, September 8, 1910:6
^{lix} Montrose Enterprise, October 19, 1911:1
^{lx} Montrose Daily Press, July 24, 1908:1; *Montrose Enterprise*, July 24, 1908:1;
^{lxi} Montrose Press, July 17, 1908:5; August 14, 1908:3
^{lxii} Montrose Daily Press, May 30, 1910:4
^{lxiii} Montrose Daily Press, January 30, 1911:1
^{lxiv} Montrose Daily Press, May 12, 1912:1
^{lxv} Montrose Daily Press, November 6, 1912:6; February 6, 1913:1).
^{lxvi} Montrose Daily Press, August 14, 1914:1; *Montrose Enterprise*, August 17, 1914:1
^{lxvii} Montrose Enterprise, July 15, 1915:1
^{lxviii} Montrose Daily Press, August 11, 1915:7; *Ouray Herald*, October 15, 1915:6
^{lxix} Montrose Enterprise, September 23, 1915:5; *Montrose Daily Press*, September 27, 1915:1
^{lxx} *Gunnison News-Champion*, May 19, 1916:6
^{lxxi} *Daily Journal* [Telluride], July 18, 1916:1
^{lxxii} Montrose Daily Press, December 21, 1910:8
^{lxxiii} Montrose Daily Press, September 5, 1919:1, September 8, 1919:1
^{lxxiv} Montrose Daily Press, April 20, 1921:1
^{lxxv} Montrose Daily Press, June 1, 1922:1
^{lxxvi} Montrose Daily Press, October 18, 1923:1
^{lxxvii} *Daily Journal* [Telluride], July 1, 1924:4
^{lxxviii} *Daily Journal* [Telluride], July 11, 1924:4
^{lxxix} *Palisade Tribune*, July 3, 1925:1
^{lxxx} *Daily Journal* [Telluride], July 22, 1926:4

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Agricultural Development of the Uncompahgre Valley

"Following the removal of the Ute Indians from most of Western Colorado in September 1881, settlers rushed in and began taking up its promising agricultural lands. Although it was not possible to file claims on lands previously occupied by the Utes until Congress declared them open in June 1882, settlers set themselves up on what they perceived to be the best agricultural lands upon arrival. Although the Denver & Rio Grande Railroad had graded its route from Gunnison to Montrose by early April 1882 (Colorado Daily Chieftain [Pueblo], April 11, 1882:4), it was not until early September of that year that service to Montrose began, and construction continued northward through Delta and toward Grand Junction (Mountain Mail [Salida], September 23, 1882:1). With the arrival of the railroad, the townsite of Montrose was formalized and platted.

The General Land Office surveyed the land in Township 48 North, Range 10 West that included the nominated property in late 1883 and early 1884. The Township plat was approved on May 31, 1884 by the Commissioner of the General Land Office in Washington, D.C. This enabled settlers and speculators to begin filing entries for land in the Montrose area in the General Land Office in Gunnison. Agricultural development of the Uncompahgre Valley began immediately with lands irrigatable from the Uncompahgre River and its tributaries being most highly sought after. Early agriculture on Spring Creek Mesa was a combination of fruit trees and row crops where sufficient water could be obtained and cattle ranching where less water was available, with ranchers utilizing adjacent public-domain lands for seasonal grazing, including the Uncompahgre Plateau to the west. The use of irrigation in the Uncompahgre Valley was vital to growing crops in the semiarid valley, but available water was limited. Locally financed irrigation companies constructed several large canals from the Uncompahgre River, and about 30,000 acres of land were irrigated, but water shortages during the summer months severely impacted agricultural production.

The solution to this problem came with diversion of water from the Gunnison River through the sheer rock walls of the Black Canyon of the Gunnison, one of the first projects implemented under the 1902 Reclamation Act. After overcoming a myriad of technical problems, the 30,650 feet-long Gunnison Tunnel was completed in 1909. The opening of the Gunnison Tunnel was presided over by President William H. Taft on September 23, 1909, indicating its importance to both the Uncompahgre Valley and the nation as an example of a federal improvement project opening new land for agricultural settlement (Collins et al. 1981; Dudley 2001). While the tunnel was under construction, the Reclamation Service began to build large-volume canals to transport water from the tunnel throughout the Uncompahgre Valley. Many of the canals used to distribute water under the project had been constructed during the initial settlement of the valley and were enlarged and extended. When completed in about 1920, a system of 438 miles of lateral canals and ditches had been constructed that distributed water to about 73,600 acres of agricultural land for a distance of 34 miles on both sides of the Uncompahgre River from south of Montrose to just north of Delta, all administered by the Uncompahgre Valley Water Users Association. As a result, agriculture was much more successful even on lands that were irrigated beginning in the 1880s because the quantity of water was increased, and water was reliable throughout the growing season (Collins et al. 1981). The building of the Uncompahgre Project is recognized as the key historical event in the rise of agricultural development of the Uncompahgre Valley. The canals and ditches of the Uncompahgre Project shaped the landscape through which they were built, resulting in a settlement pattern and agricultural landscape that has been the dominant characteristic of the Uncompahgre Valley to the present time."^{xxxxi}(Fetz-Keller NR Nom)

Historical Background

"Montrose has a rich history before the founding of the town in 1882. Evidence of pre-historic Basketmaker houses has been found in the San Juan River drainage. Ute Indians considered the entire Western Slope to be their home for centuries. In the eighteenth century, Spanish expeditions ventured into the valley. Juan Maria de Rivera led three expeditions into the region in search of valuable minerals between 1761 and 1765 where they met the Utes and established a trading relationship. In 1776, Fathers Dominguez and Escalante led a group as far as the Green River in search of a route from Santa Fe to the Spanish missions in California, passing through the Uncompahgre Valley on the way. The route of their expedition later became part of the Old Spanish Trail which traders traversed on their way to California. One of these traders, Antoine Robidoux, established the first fur trading post in the 1830s along the Gunnison River near where the town of Delta stands today. Other traders that passed through the area include Kit Carson, Antoine Leroux, Charles Autobees, and Dick Wootton.

^{xxxxi} Horn, John. *Fetz/Keller Ranch Headquarters, Montrose, Colorado, National Historic Register nomination*. July 23, 2019 (amended December 3, 2021).

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In 1848, the U.S. government commissioned John C. Fremont to find a route for the railroad along the thirty-eighth parallel. The expedition was aborted when the Fremont party became lost in the San Juan Mountains. A later expedition led by Captain John W. Gunnison followed in 1853. The Gunnison expedition traversed the San Juans and passed through the Uncompahgre River Valley in spite of Ute hostility. Between 1873 and 1876, Ferdinand V. Hayden led four surveying parties through Colorado. William Henry Jackson, who went on to become an acclaimed photographer, was a member of the Hayden party. His photographs captured the splendid beauty of the area through which they traveled.

Chief Ouray was the leader of the Ute tribe during this time. Realizing that Euro-American expansion was inevitable, Chief Ouray tried to maintain peace between his people and white expansion. Eventually, white settlement won out. Three successive treaties forced the Utes further west. The third treaty, the Treaty of 1880, removed the Utes completely from Colorado's western slope to a reservation in northern Utah.

Removal of the Utes opened the Montrose area to white settlement. Joseph Selig came from Ruby, a mining camp in Gunnison County, in search of a suitable spot to plat a new town. He founded the new town on the Uncompahgre River and called it Pomona. The site of the original town was at Cascade and Tenth Street (now called South Seventh Street) because it was rumored to be on the path of the Denver and Rio Grande Railroad (D & RG). Although the Denver & Rio Grande Railroad had graded its route from Gunnison to Montrose by early April 1882 (Colorado Daily Chieftain [Pueblo], April 11, 1882:4), it was not until early September of that year that service to Montrose began, and construction continued northward through Delta and toward Grand Junction (Mountain Mail [Salida], September 23, 1882:1). With the arrival of the railroad, the townsite of Montrose was formalized and platted.

As it turned out, the D&RG Railroad located the depot further north at Second Street (now North First Street). To induce professionals and businessmen to move their businesses to the new location, Selig offered the best sites on Third Street (now Main Street) to those willing to make the move. He renamed the town for the Duchess of Montrose, a character in a Sir Walter Scott novel *A Legend of Montrose*. A.E. "Uncle Bud" Buddecke and R. Charles Diehl were among the businessmen that took him up on his offer. They owned the Buddecke and Diehl freight company, which supplied Telluride, Ouray and other mining camps, and saw the advantage of owning a building close to the D&RG depot. The town of Montrose was incorporated in April 1882. In February of the following year, Montrose County was carved out of Gunnison County. Selig became the County Clerk and Recorder.^{lxxxii}

First floor businesses

- Fred Price & Co., Storage commission and second hand store – March 1916-October 1917^{lxxxiii}
- Baker-Reinhardt Motor Company – November 1917-January 1918^{lxxxiv}
- Swain-Van Derbur Motor Company (Purchased Baker-Reinhardt Motor Company – G. L. Swain and F. C. Van Derbur) – January 1918-October 1921, which became simply Van Derbur Motor Company by August 1919.^{lxxxv}
- Bennett, Schaler, Finch, and Loper, General Service Garage (C. E. Bennet, J. A. Finch, and Earl Schaller) – November 1921-February 1922^{lxxxvi}
- Piggly Wiggly Market – In 1922, they were on the ground floor of the Masonic Temple on Main Street. We are unsure of the location of the store later in its history. Piggly Wiggly may have become part of Safeway stores in about 1929. It is possible that they were there until Safeway filled the space in 1944.
- Safeway – 1944-1947 (Fig. 5)
- Mash Appliance – early 1950s
- Hupp Furniture – 1955-1958
- C & R Furniture – 1960
- Gibson Furniture – 1963
- Flairmont Furniture – 1964-1968 confirmed, but probably longer.

^{lxxxii} Hidahl, Juliette. *Montrose Masonic Temple, Lodge No.63, Montrose, Colorado, National Register nomination*. April 4, 2004. Section 8, P.8.

^{lxxxiii} *Montrose Daily Press*, March 31, 1916:1; October 11, 1917:3

^{lxxxiv} *Montrose Daily Press*, November 13, 1917:4; January 10, 1918:3

^{lxxxv} *Montrose Daily Press*, January 23, 1918:1; October 21, 1921:4

^{lxxxvi} *Montrose Daily Press*, December 21, 1921:3; January 31, 1922:1

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

- Budgetline Furniture – 1994-2012 (Albert F. and Edward D. Moreland; Fire in 2012 and sold to Albert Stowell in 2013)

9. Major Bibliographical References

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Knights of Pythias (KP) Building
Name of Property

Montrose, CO
County and State

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Sanborn Map Company. *Sanborn Fire Insurance Map from Montrose, Montrose County, Colorado. December 1912.* <https://www.loc.gov/resource/g4314mm.g010471912/?sp=3&st=image&r=0.76,0.412,0.272,0.148,0> Accessed July 20, 2023

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other

Name of repository: Montrose County Historical Society

Historic Resources Survey Number (if assigned): 5MN.1810

10. Geographical Data

Acreage of Property Less than an acre.

(Do not include previously listed resource acreage.)

Latitude/Longitude

Datum if other than WGS84: _____

(Insert additional points as needed.)

1 38.47906 N 107.87570 W
Latitude Longitude

3 _____
Latitude Longitude

2 _____
Latitude Longitude

4 _____
Latitude Longitude

or

UTM References

Datum:

NAD 1927 _____ or **NAD 1983** _____

(Insert additional UTM references as needed.)

1 _____

3 _____

Knights of Pythias (KP) Building
Name of Property

Montrose, CO
County and State

Zone Easting Northing
2 _____
Zone Easting Northing

Zone Easting Northing
4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is the footprint of the building - Cascade St. on the west, South 1st. St. on the south, the alley on the east and the wall of the Fox Theater on the north.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire parcel historically associated with the building.

11. Form Prepared By

name/title Tim Stroh AIA
organization Springboard Studio LLC date 8/2/23
street & number 64669 Ranger Road telephone 970-302-7730
city or town Montrose state CO zip code 81403
e-mail tstroh@springboardpreservation.com

name/title Gheda Gayou / President
organization Perspective Preservation LLC date 8/2/23
street & number 846 Atwood St. telephone 303-875-6224
city or town Longmont state CO zip code 80501
e-mail contact@perspectivepres.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Knights of Pythias Building

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

City or Vicinity: Montrose

County: Montrose

State: CO

Photographer: Tim Stroh

Date Photographed: 9/19/2023

Description of Photograph(s) and number:

1 of 11. KP Building, west façade on Cascade Avenue. (View to the east.)

2 of 11. West façade parapet and decorative cornice. (View to the east.)

3 of 11. Southwest corner with pilaster and storefront. (View to the north.)

4 of 11. North entrance on the west façade. (View to the east.)

5 of 11. South façade. (View to the north.)

6 of 11. Southeast corner with arched opening. (View to the northwest.)

7 of 11. East façade – the south openings have been rehabilitated. Windows will be installed on the upper floor that replicate the original form. (View to the west.)

8 of 11. Interior first floor. (View to the west.)

9 of 11. Interior first floor. (View to the east.)

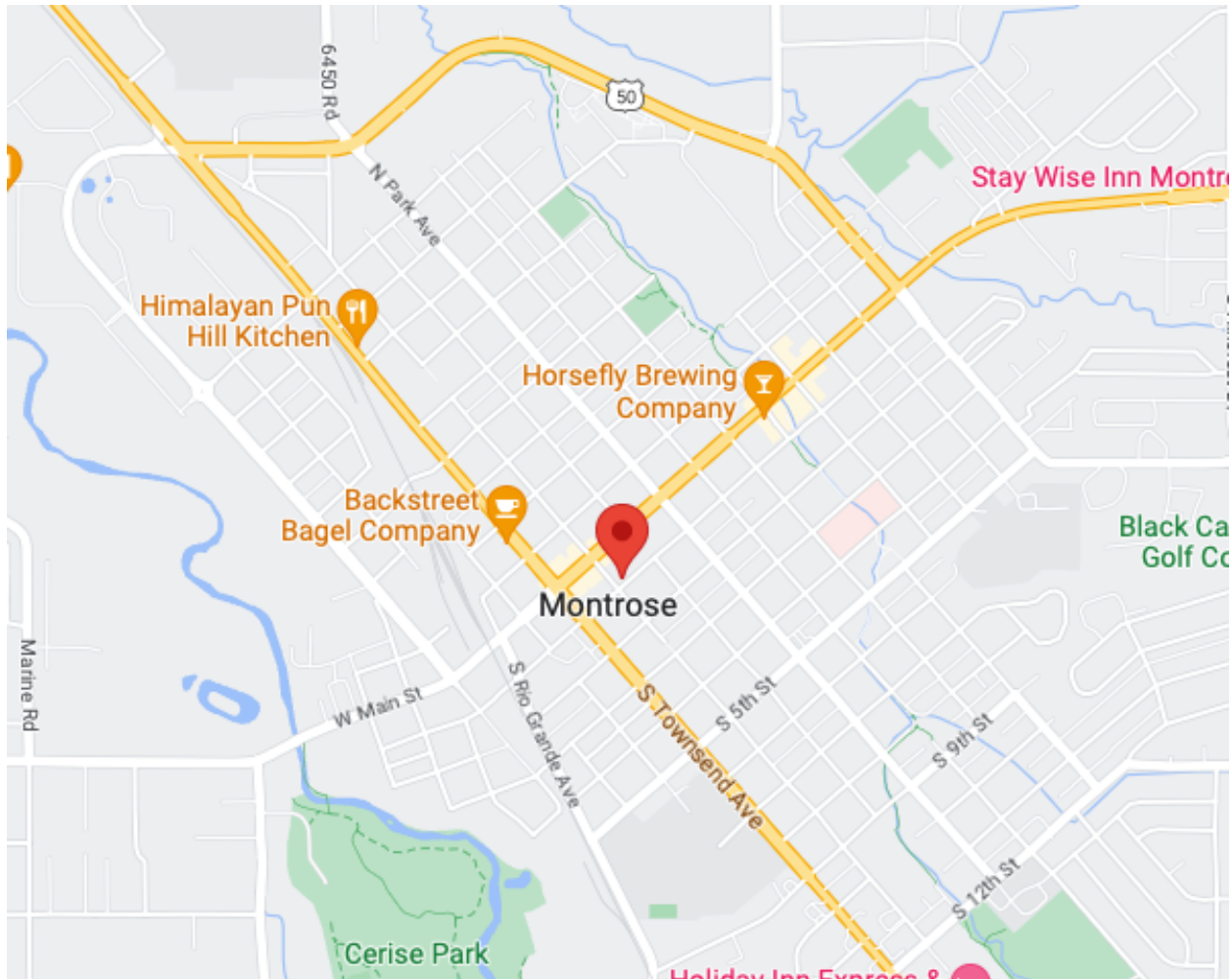
10 of 11. Interior second floor – stair to the northwest entry on the right. (View to the west.)

11 of 11. Interior second floor. (View to the east.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

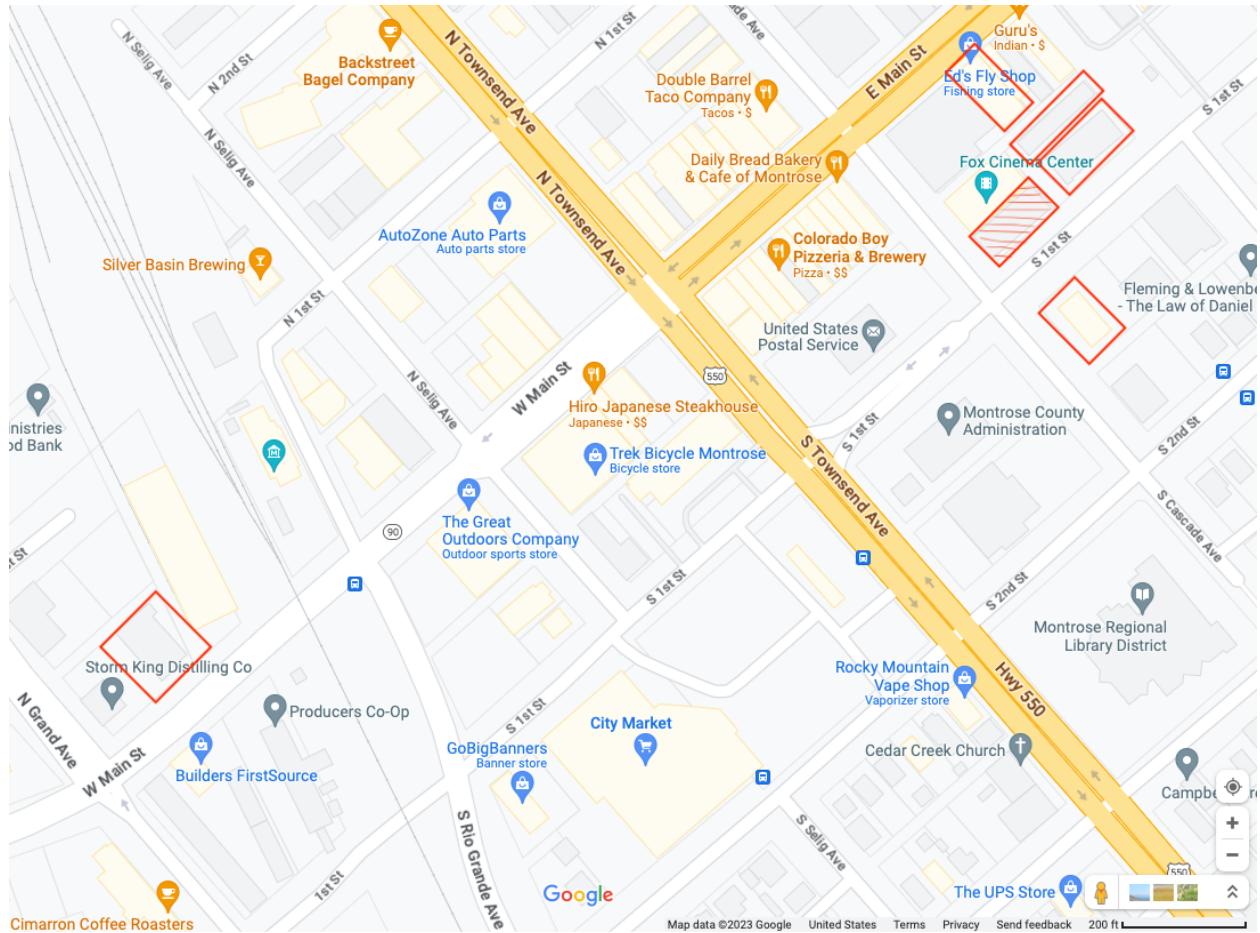
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Maps

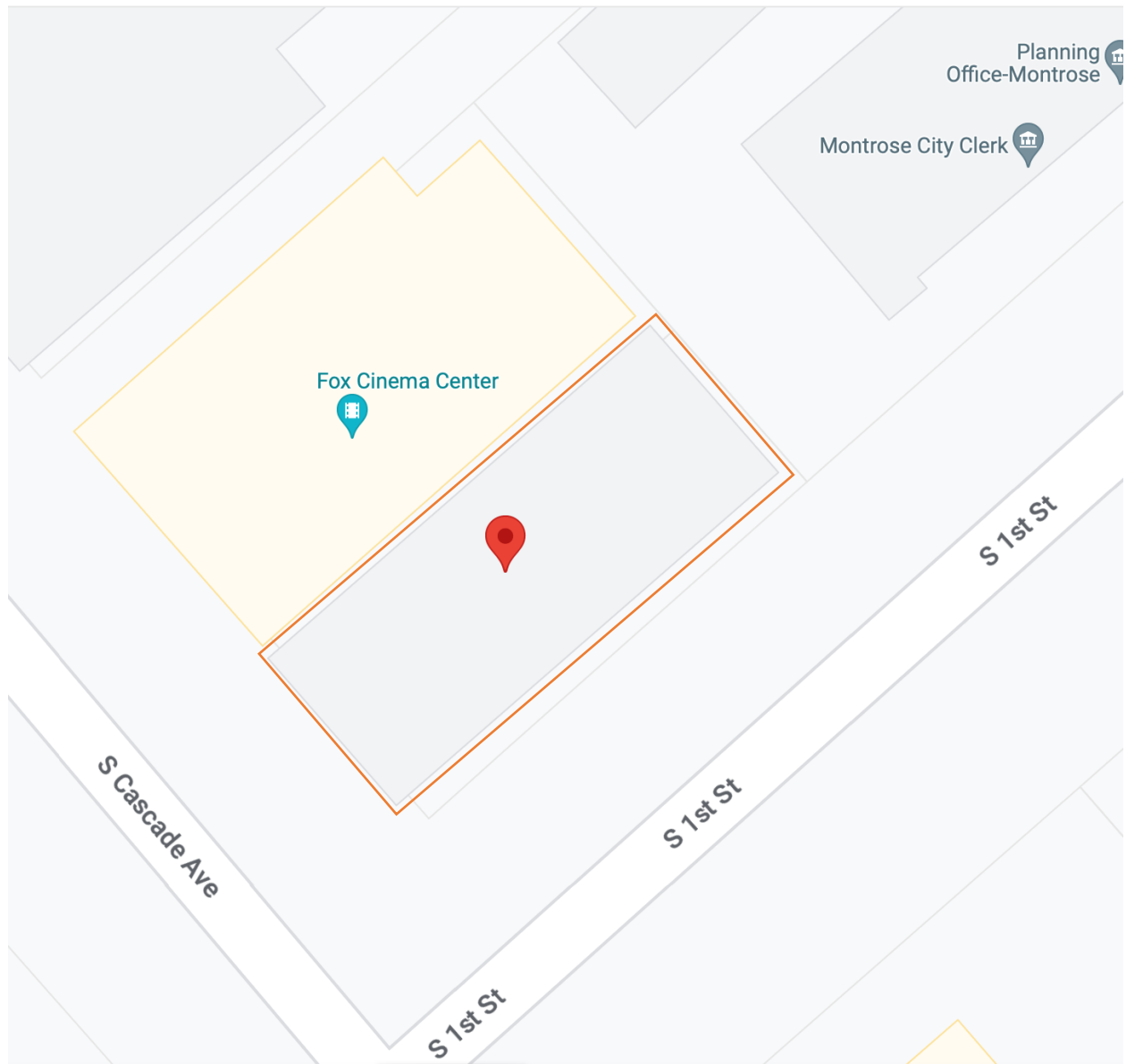


Map of Montrose area

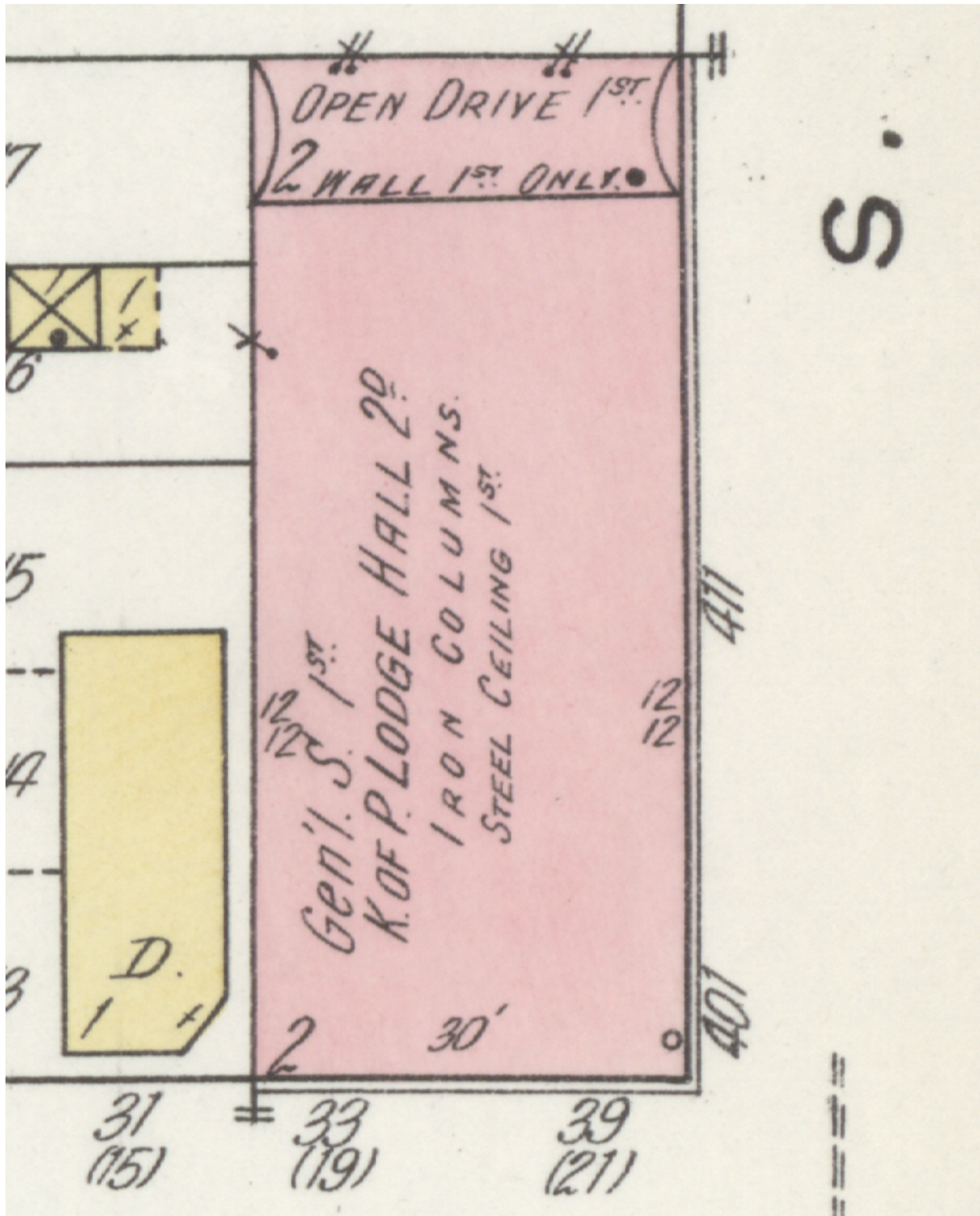
Latitude	Longitude
<u>38.47906 N</u>	<u>107.87570 W</u>



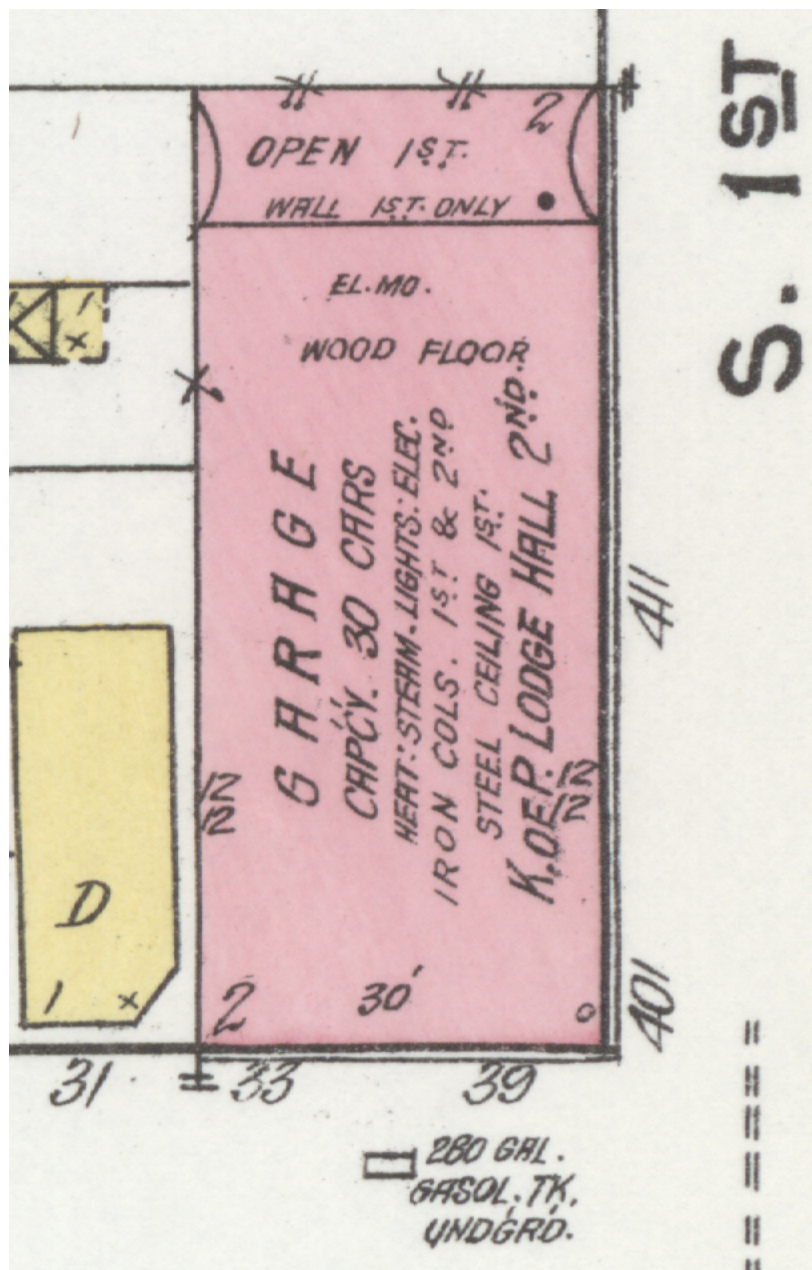
Map of downtown – showing the KP Building (shaded), as well as the location of five other extant buildings designed by John Antrobus and built by White & Okey.



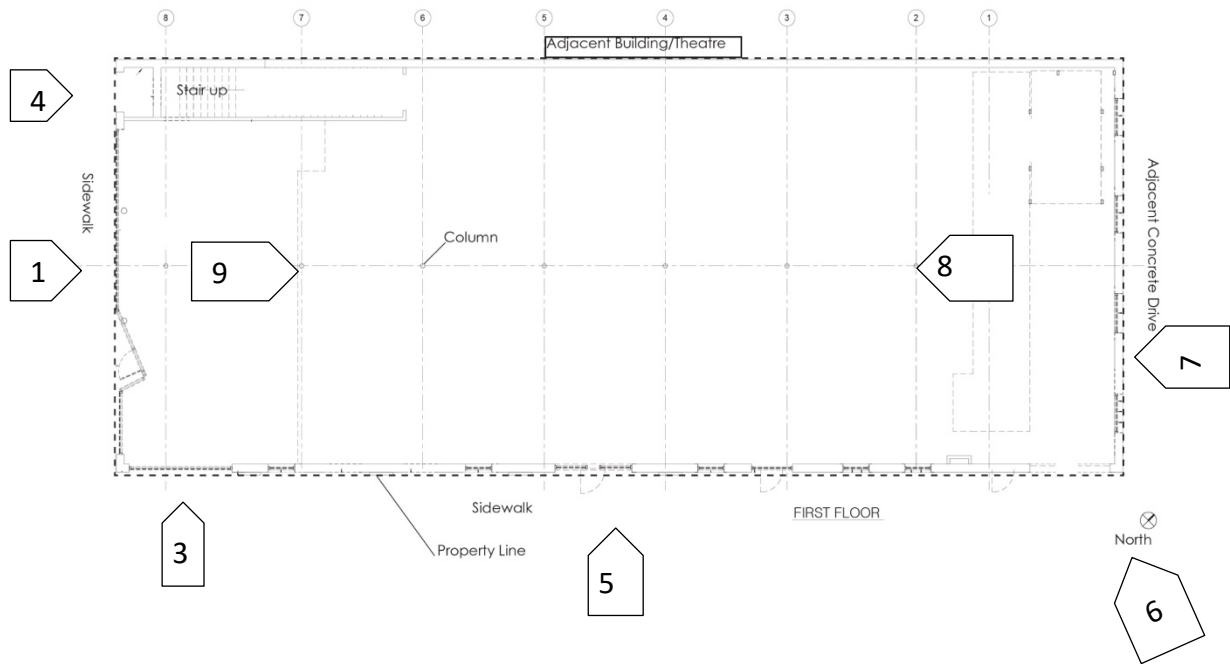
Map of the site/boundary. Footprint of the building covers the entire lot.



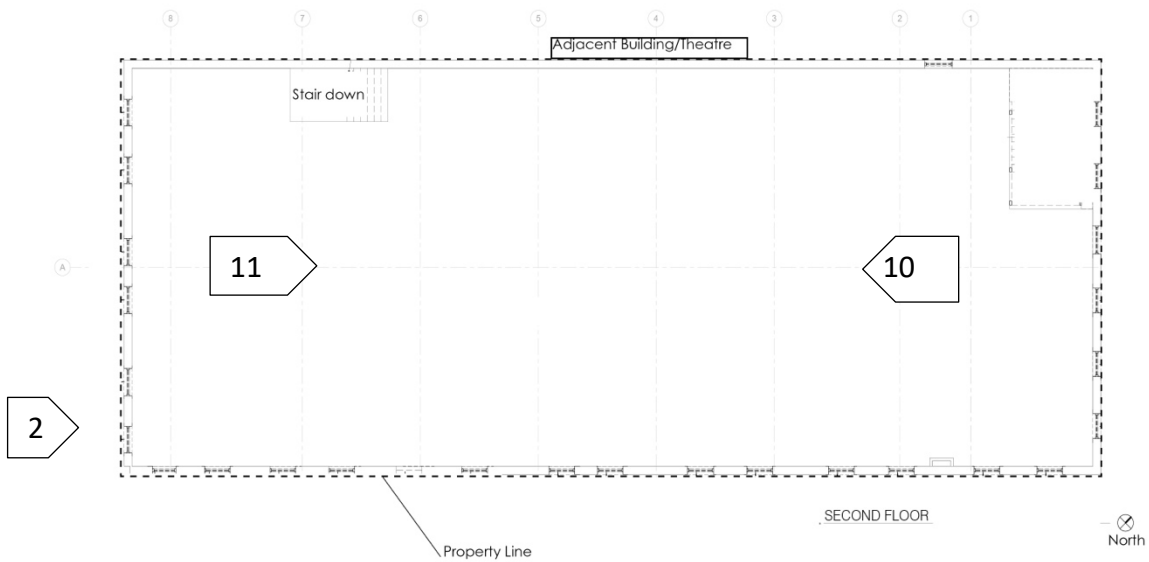
Sanborn Fire Insurance Map from Montrose, Colorado. December 1912.
 The "Gen'l S." on the first floor would still have been the original occupant, the Wonder Mercantile Company.



Sanborn Fire Insurance Map from Montrose, Colorado. September 1919.
 The garage on the first floor would have been Van Derbur Motor Company at this time.



First Floor plan – photo key



Second floor plan – photo key



NOTICE OF PUBLIC MEETINGS
COLORADO HISTORIC PRESERVATION
REVIEW BOARD
and
COLORADO STATE REGISTER REVIEW BOARD
Friday, January 19, 2024



Location:

This meeting will be held via Zoom. Please register in advance to attend this meeting at:
https://us06web.zoom.us/webinar/register/WN_qDpboO92RaSqxtDpW-sj8g
After registering, you will receive a confirmation email containing instructions for joining the meeting.

TENTATIVE AGENDA

- 10:00 **COLORADO HISTORIC PRESERVATION REVIEW BOARD CALL TO ORDER**
 Dawn DiPrince, Colorado State Historic Preservation Officer
- APPROVAL OF MINUTES** for September 15, 2023, meeting:
- 10:10 **NATIONAL REGISTER NOMINATION REVIEW**
 Explanation of program and procedures
 Public review and discussion
- NATIONAL REGISTER NOMINATIONS**
- Sunken Gardens Park (Amendment)**
 Speer Boulevard, Denver, Denver County (5DV.24/NRIS.86002247)
- Kirtley House**
 4524 Vrain Street, Denver, Denver County (5DV.55427)
- Dearfield Filling Station (Amendment)**
 Wiggins, Weld County (5DV.744.6)
- Delta Municipal Light and Power Building**
 1133 Main Street, Delta, Delta County (5DT.3014)
- Knights of Pythias Building**
 33 South Cascade Ave, Montrose, Montrose County (5MN.1810)
- 12:30** **BREAK**
- FEDERAL COURTESY REVIEWS**
- Boulder County Courthouse (NHL)**
 1300/1325 Pearl Street, Boulder, Boulder County (5BL.1553)
- 2:00** **ADJOURNMENT OF COLORADO STATE HISTORIC PRESERVATION REVIEW BOARD**

2:00**

STATE REGISTER REVIEW BOARD CALL TO ORDER

Dawn DiPrince, Executive Director, History Colorado/Colorado Historical Society

APPROVAL OF MINUTES for September 15, 2023, meeting

STATE REGISTER NOMINATIONS

Far East Center

333 S Federal Blvd, Denver, Denver County (5DV.55312)

Russel Gulch Cemetery

Dakota Ridge Road, Gulch, Gilpin County (5GL.113)

2:30**

ADJOURNMENT OF STATE REVIEW BOARD

**Time shown is approximate and subject to change depending on the length of time required for board review of each nomination.

Copies of the nominations to be reviewed may be examined at:

State Historic Preservation Office, National Register and State Register Offices,
History Colorado Center, 1200 Broadway, Denver, CO 80203; please call 303-866-3392

**NOMINATION SUBMISSION DATES AND REVIEW BOARD MEETING DATES –
MEETINGS TYPICALLY HELD VIRTUALLY**

SUBMISSION DEADLINES ☒	BOARD MEETINGS	SUBMISSION DEADLINES ☒	BOARD MEETINGS
February 2, 2024	May 17, 2024	February 7, 2025	May 16, 2025
May 31, 2024	September 20, 2024	May 30, 2025	September 19, 2025
October 4, 2024	January 17, 2025	October 3, 2025	January 17, 2026

☒ Official nomination submissions must include all required materials including the nomination form, maps and photographs. Only complete and adequately documented nominations will be forwarded to the Review Board. Draft nominations may be submitted at any time.

A Preservation Program of



History Colorado