



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, December 5, 2023 - 6:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose City Council is pleased to have residents of the community take time to attend City Council 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. The 11:00 p.m. Rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer> and recordings of the meetings can be viewed at <https://www.youtube.com/user/MontroseCityGov>.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to schedule time to book this resource, please email planningmail@cityofmontrose.org at least three (3) days before the meeting.

- 1) City Council meeting called to order by Mayor Barbara Bynum
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) Oath of Office for City Attorney Chris Dowsey
- 6) YOUTH CITY COUNCIL APPOINTMENTS (15 minutes)

City Council consideration of applicants Hunter Barton, Sydney Bell, Maggie Kusar, Shiloh Warthen, Jordyn Simo, Robin Kittell, and Reign Icasiano for positions on the 2023-2024 Montrose Youth City Council. *Staff: Youth City Council Coordinator Briceida Ortega*

Action: Interview applicants. Consider making a motion to appoint Hunter Barton, Sydney Bell, Maggie Kusar, Shiloh Warthen, Jordyn Simo, Robin Kittell, and Reign Icasiano to the Montrose Youth City Council for the 2023-2024 term.

- 7) CALL FOR PUBLIC COMMENT FOR NON-AGENDA ITEMS

The “Call for Public Comment” agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time.



Comments made during this time should be addressed to the Council and pertain to matters of at least general importance to the City and its operations. Please be aware that neither City Council nor City staff are expected to respond or engage in discussion or debate.

Personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial or gender-oriented slurs are prohibited, as is any “disorderly conduct” which violates state or local law and shall not be permitted.

8) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the November 13, 2023, special City Council meeting and the November 14, 2023, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the November 13, 2023, special City Council meeting and the November 14, 2023, regular City Council meeting as presented.

9) ORDINANCE 2653 - FIRST READING (15 minutes)

City Council consideration of Ordinance 2653 on first reading, an Ordinance of the City of Montrose, Colorado, creating the Otter Pond Circle Utility Relocation Special Improvement District. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to pass Ordinance 2653 on first reading as presented.

10) APPROVAL OF STREET CLOSURES (10 minutes)

City Council consideration of the closure of the 500 block of Main Street and Uncompahgre Avenue from Centennial Plaza to N. First Street from 6 a.m. until 6 p.m. for the Habitat for Humanity Rock the Block event on Saturday, June 22, 2024. *Staff: Special Events Manager Jon Sullivan*

Action: Accept public comment. Consider making a motion to approve the closure of the 500 block of Main Street and Uncompahgre Avenue from Centennial Plaza to N. First Street from 6 a.m. until 6 p.m. for the Habitat for Humanity Rock the Block event on June 22, 2024, as presented.

11) RESOLUTION 2023-27 (10 minutes)

City Council consideration of Resolution 2023-27 authorizing a mail ballot election for the 2024 Municipal Election on April 2, 2024. *Staff: City Clerk Lisa DelPiccolo*

Action: Accept public comment. Consider making a motion to adopt Resolution 2023-27 as presented.

12) ORDINANCE 2651 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2651 on second reading, an Ordinance of the City of Montrose, Colorado, amending Ordinance No. 2599 which appropriated funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2023; said expenditures of the City of Montrose over and above those anticipated at the time of adoption of the original budget for the fiscal year beginning January 1, 2023. *Staff: Finance Director Shani Wittenberg*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2651 on second reading as presented.

13) ORDINANCE 2652 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2652 on second reading, an Ordinance of the City Of Montrose, Colorado, updating Title 1 Chapter 14, of the Official Code of the City Of Montrose, Colorado: amending Title 1 Chapter 14 Section 2 (1-14-2), regarding rules of procedure; amending Title 1 Chapter 14 Section 4 (1-14-4), regarding sentencing; Amending Title 1 Chapter 14 Section 5 (1-14-5), regarding enforcement of fines; and repealing and replacing other Code provisions to standardize cross-references in the Official Code of the City Of Montrose regarding sentencing. *Staff: Assistant City Attorney Matt Magliaro*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2652 on second reading as presented.

14) NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FOR THE KNIGHTS OF PYTHIAS BUILDING (10 minutes)

City Council consideration of a recommendation for approval of a National Register of Historic Places nomination for the Knights of Pythias Building, located at 33 S. Cascade Avenue in Montrose, Colorado. *Staff: Planner II William Reis*

Action: Accept public comment. Consider making a motion to recommend the inclusion of the Knights of Pythias Building on the National Register of Historic Places.

15) STAFF REPORTS16) CITY COUNCIL COMMENTS17) MOTION TO ADJOURN

A special meeting of the Montrose City Council was held on Monday, November 13, 2023, at 12:00 p.m., or immediately following the work session, in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Barbara Bynum, J. David Reed, Dave Frank, Doug Glaspell, Ed Ulibarri, Bill Bell, Lisa DelPiccolo

CALL TO ORDER

Mayor Barbara Bynum called the special meeting to order at 11:00 a.m.

EXECUTIVE SESSION

At 11:00 a.m., a motion was made by Dave Frank, seconded by Ed Ulibarri, to enter into an executive session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f), and the following additional details are provided for identification purposes: City Manager mid-cycle informal review. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 12:21 p.m.

At 12:21 p.m. a motion was made by Dave Frank, Ed Ulibarri, to adjourn the meeting with no further action taken. All voted yes. Motion passed.

ATTEST:

Barbara Bynum, Mayor

Lisa DelPiccolo, City Clerk

A regular meeting of the Montrose City Council was held on Tuesday, November 14, 2023, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Barbara Bynum, J. David Reed, Dave Frank, Doug Glaspell, Ed Ulibarri, Ann Morgenthauer, Chris Dowsey, Greg Story, Lisa DelPiccolo, Jim Scheid, Scott Murphy, Jace Hochwalt, David Bries, Shani Wittenberg, William Reis, Blaine Hall, Matt Magliaro

GUESTS: Lisa Paris, Christina Files, Ryan Sedgeley

CALL TO ORDER

Mayor Barbara Bynum called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

COLORADO GIVES/UNCOMPAHGRE GIVES PROCLAMATION

Mayor Barbara Bynum and the Montrose City Council proclaimed November 1, 2023, through December 5, 2023, as Uncompahgre Gives for Colorado Gives Day in the City of Montrose. Mayor Bynum presented the proclamation to Lisa Paris with the Montrose Community Foundation.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the November 6, 2023, special City Council meeting and the November 7, 2023, regular City Council meeting.

A motion was made by J. David Reed, seconded by Dave Frank, to approve the minutes of the November 6, 2023, special City Council meeting and the November 7, 2023, regular City Council meeting as presented. All voted yes. Motion passed.

HISTORIC PRESERVATION COMMISSION APPOINTMENTS

City Council considered applicants Darlene Mora, John Eloee, Kenn Huff, Kent Kinsey, Marlene Gravitz, and Peg Evanoika for three vacant positions on the Historic Preservation Commission.

A motion was made by Dave Frank, seconded by J. David Reed, to appoint Darlene Mora, John Elloe, and Kenn Huff to the City of Montrose Historic Preservation Commission for terms that expire on October 16, 2026. All voted yes. Motion passed.

RESOLUTION 2023-26

City Council considered Resolution 2023-26, a Resolution of Intent to create the Otter Pond Circle Utility Relocation Special Improvement District.

Mayor Barbara Bynum recused herself from this agenda item and left the City Council Chambers at 6:06 p.m.

City Attorney Chris Dowsey reported that this is a procedural resolution required by the Municipal Code to show intent to create a special improvement district. Mr. Dowsey stated that the Otter Pond dam has failed. The homeowners' association owns the dam and requested that the City assist in setting up a special improvement district. Mr. Dowsey stated that 76 of 85 lots submitted signed petitions to form the special improvement district. The City would provide the up-front cost of utility relocation. Each lot would pay to the City its pro rata share either up front or in up to 20 annual installments at 4 percent interest on the unpaid principle. Mr. Dowsey said that even those with unsigned petitions are responsible for their share of the project cost.

Mr. Dowsey said that if Resolution 2023-26 is adopted, an ordinance will be brought forward at the next City Council meeting.

Public comment was accepted.

Otter Pond Homeowners' Association President Christina Files thanked the City Council for considering the special improvement district which benefits the neighborhood.

A motion was made by Doug Glaspell, seconded by Dave Frank, to adopt Resolution 2023-26 as presented. All voted yes. Motion passed.

Mayor Bynum rejoined the meeting at 6:10 p.m.

2024 BUDGET APPROVAL

Finance Director Shani Wittenberg reported that an open house for review of the 2024 budget was held on October 17, and the budget was reviewed on first reading of Ordinance 2645 on November 7.

Ordinance 2645 - Second Reading: City Council considered Ordinance 2645 on second reading, an Ordinance of the City of Montrose, Colorado, providing and appropriating funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2024.

City Councilor Ed Ulibarri reported that his budget questions were answered after meeting with the City Manager and Finance Director.

A motion was made by Ed Ulibarri, seconded by Dave Frank, to adopt Ordinance 2645 on second reading as presented. All voted yes. Motion passed.

Resolution 2023-25: City Council considered Resolution 2023-25 adopting the 2024 Municipal Budget.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, Seconded by Ed Ulibarri, to adopt Resolution 2023-25 as presented. All voted yes. Motion passed.

ORDINANCE 2651 – FIRST READING

City Council considered Ordinance 2651 on first reading, an Ordinance of the City of Montrose, Colorado, amending Ordinance No. 2599 which appropriated funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2023; said expenditures of the City of Montrose over and above those anticipated at the time of adoption of the original budget for the fiscal year beginning January 1, 2023. A hearing was held.

Finance Director Shani Wittenberg reported that Ordinance 2651 adopts a supplemental budget for the current budget year to cover unanticipated items since adoption of the 2023 budget. Ms. Wittenberg stated that all items included in the supplemental budget were brought before City Council for approval during the year.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Dave Frank, seconded by Doug Glaspell, to pass Ordinance 2651 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2652 – FIRST READING

City Council considered Ordinance 2652 on first reading, an Ordinance of the City of Montrose, Colorado, updating Title 1 Chapter 14, of the Official Code of the City of Montrose, Colorado: amending Title 1 Chapter 14 Section 2 (1-14-2), regarding rules of procedure; amending Title 1 Chapter 14 Section 4 (1-14-4), regarding sentencing; Amending Title 1 Chapter 14 Section 5 (1-14-5), regarding enforcement of fines; and repealing and replacing other Code provisions to standardize cross-references in the Official Code of the City of Montrose regarding sentencing.

Assistant City Attorney Matt Magliaro provided a summary of updates to the Municipal Code relating to court rules of procedure and sentencing. Mr. Magliaro stated that the updates are part of a larger project to review and update Title 1 to conform with current practice and state law.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Doug Glaspell, seconded by J. David Reed to pass Ordinance 2652 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2646 – SECOND READING

City Council considered Ordinance 2646 on second reading, an Ordinance of the City of Montrose, Colorado, amending Section 11-7-12 of the Official Code of the City of Montrose, concerning the zoning of new additions to the City and rezoning parcels already in the City limits. A hearing was held.

Planning Manager Jace Hochwalt reported that Ordinance 2646 involves amendments to land development regulations related to initial zoning and rezoning. Mr. Hochwalt stated that the primary purpose is to update language to match current processes, and no changes to the processes are being proposed. Mr. Hochwalt said the amendments will add clarity and eliminate ambiguity related to the roles of the Planning Commission and City Council.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by J. David Reed, seconded by Dave Frank, to adopt Ordinance 2646 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2647 – SECOND READING

City Council considered Ordinance 2647 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Osprey Addition.

Planner II William Reis reported that this is the second reading of the annexation and zoning ordinances for the Osprey Addition, and there are no changes since first reading. Mr. Reis stated that the property totals 9.53 acres and is located within the Urban Growth Boundary and within City of Montrose water and sewer service areas.

Mr. Reis reviewed the proposed zoning designation of P, Public District, on the western portion of the property which will house the All Points Transit facility and R-4, High Density District for the eastern portion. Mr. Reis stated that the property is surrounded by City limits, and the annexation eliminates an enclave.

Mr. Reis recommended adoption of Ordinances 2647 and 2648 stating that the proposal is consistent with public health, safety and welfare, City annexation policies, and the Comprehensive Plan. The Planning Commission unanimously recommended approval of the zoning designations.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Doug Glaspell, seconded by Dave Frank, to adopt Ordinance 2647 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2648 – SECOND READING

City Council considered Ordinance 2648 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Osprey Addition as a "P", Public District, "R-4", High Density District, and "R-3A", Medium High Density District. A hearing was held.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Dave Frank, seconded by J. David Reed, to adopt Ordinance 2648 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2649 – SECOND READING

City Council considered Ordinance 2649 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Bluff Harbor Lot Addition.

Planner II William Reis reviewed the annexation schedule and location of the 0.72 acre parcel within the City's Urban Growth Boundary, within the City of Montrose sewer service area, and within Menoken water service area. Mr. Reis reviewed the zoning of the surrounding area and stated that a zoning designation of MHR, Manufactured Housing Residential District, is requested to match the zoning of the surrounding area.

Mr. Reis recommended adoption of Ordinances 2649 and 2650 stating that the proposal is consistent with public health, safety and welfare, City annexation policies, and the Comprehensive Plan. The Planning Commission unanimously recommended approval of the MHR zoning designation.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Dave Frank, seconded by Doug Glaspell, to adopt Ordinance 2649 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2650 – SECOND READING

City Council consideration of Ordinance 2650 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Bluff Harbor Lot Addition as “MRH”, Manufactured Housing Residential District. A hearing was held.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Ordinance 2650 on second reading as presented. All voted yes. Motion passed.

PHASE 2 LAND DEVELOPMENT REGULATIONS CODE UPDATE SERVICE AGREEMENT

City Council considered a Professional Services Contract with Plan Tools, LLC in the amount of \$105,000.00 for Phase 2 code updates specific to Title 11 of the Montrose Municipal Code.

Planning Manager Jace Hochwalt reported that Phase 2 is the continuation of a major Municipal Code update process with the goal of eliminating ambiguity and bringing the Code into compliance with the Comprehensive Plan. Mr. Hochwalt stated that completion is expected by the end of 2024, and a portion of the cost is grant funded.

Mr. Hochwalt recommended approval of the agreement.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to award a Professional Services Contract to Plan Tools, LLC in the amount of \$105,000.00 for Phase 2 code updates specific to Title 11 of the Montrose Municipal Code as presented. All voted yes. Motion passed.

NIAGARA-HILLCREST ROUNDABOUT CONSTRUCTION CONTRACT

City Council considered \$3,209,461.38 in expenditures for construction of the Niagara-Hillcrest Roundabout Project. This includes the award of a construction contract to Oldcastle SW Group, dba United Companies in the amount of \$3,078,461.38, a survey and engineering support contract to Del-Mont Consultants in the amount of \$111,000.00, and up to \$20,000.00 in expenditures to Delta-Montrose Electric Association for street lighting within the project.

City Engineer Scott Murphy reported that traffic studies indicate a need for a roundabout at Niagara and Hillcrest, which is the last of three roundabouts on the Hillcrest corridor. Design and property acquisitions have been in progress for the past 18 months.

Mr. Murphy reviewed the bid process. Mr. Murphy stated that Oldcastle/United Companies submitted the low bid, is qualified, and has successfully completed other City projects. A survey and engineering support contract with Del-Mont Consultants is included in the project costs, as well as the cost of streetlights from DMEA.

Mr. Murphy said shoulder work will begin within the next few months. The intersection will be completely closed for no more than 170 calendar days between February and late summer. Traffic will be rerouted to alternate arterials, and short-cutting through neighborhoods will be discouraged.

Mr. Murphy stated that the total cost exceeds the \$2.4 million budgeted for the project by \$800,000.00 due to continued construction industry demand and labor and material shortages. Mr. Murphy stated that he is comfortable with the bid and confident that rebidding would not result in a reduced cost.

Public comment was accepted.

Ryan Sedgeley stated that he lives at S. 12th Street and Sunnyside and requested speed limit monitoring and enforcement during construction of the roundabout.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve \$3,209,461.38 in expenditures for construction of the Niagara-Hillcrest Roundabout Project as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report: Finance Director Shani Wittenberg provided a sales, use and excise tax report for the month of September 2023. Ms. Wittenberg reported that total sales and use tax collections were up 3.6 percent with a positive budget variance of 13 percent as compared to September of 2022. Year-to-date collections were up 3.9 percent with a positive budget variance of 13.4 percent.

Third Quarter Budget Review: Finance Director Shani Wittenberg reported that a complete report is included in the meeting packet. Ms. Wittenberg stated that she has no concerns to report with any of the major funds.

Emergency Management Update: Police Chief Blaine Hall reported that Emergency Manager Paul Eller provided continuity of operations training to staff and City Council on November 14. Training will continue with identification of central processes in January.

CITY COUNCIL COMMENTS

City Councilor Dave Frank invited the community to upcoming holiday events. The Annual Tree Lighting Ceremony will be held on November 24, and the Parade of Lights is scheduled for December 2. Santa's Cabin will open following the Tree Lighting Ceremony, and Montrose Bucks will be on sale as well. Deputy City Manager Ann Morgenthaler reported that details are available on the DART and City websites and on social media or by contacting City Hall.

City Councilor Doug Glaspell thanked City staff for the effort put into the development of the 2024 budget.

City Councilor Ed Ulibarri thanked staff members for answering his budget questions.

Mayor Pro Tem J. David Reed wished everyone a safe and happy Thanksgiving.

Mayor Barbara Bynum reported that volunteers are needed for the Community Thanksgiving Dinner at Friendship Hall on Thanksgiving Day.

MOTION TO ADJOURN

At 7:03 p.m., a motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adjourn the meeting with no further action taken.

ATTEST:

Barbara Bynum, Mayor

Lisa DelPiccolo, City Clerk

MEMORANDUM



TO: Honorable Mayor and Members of the City Council
FROM: Chris Dowsey, City Attorney
DATE: December 5, 2023
RE: Ordinance Creating the Otter Pond Circle Utility Relocation Special Improvement District
CC: William Bell, Ann Morgenthaler, Scott Murphy

Action

Council consideration of passage of an ordinance to create the Otter Pond Circle Utility Relocation Special Improvement District.

Background

It was found that the Otter Pond Dam was failing in the summer of 2022. The HOA reached out to the City to see what assistance could be provided to these citizens of the City. The City has a procedure in its code to create a Special Improvement District (SID). What a SID does is have the City up front the cost of the project related to City infrastructure, then defray the cost to all members within the SID.

On November 6, 2023, the idea of creating the Otter Pond Circle Utility Relocation SID was brought before Council. This SID will be for the relocation of City utilities within the dam and spread the cost to all members of the HOA, who collectively own the dam.

At the regular City Council meeting held on November 14, 2023, Council adopted Resolution 2023-26, the Resolution of Intent to Create the Otter Pond Circle Utility Relocation Special Improvement District. A sufficient number of property owners within the Otter Pond HOA brought forth petitions to create such a District. In compliance with the requirements found in Chapter 1-19 of the Official Code of the City of Montrose, Council shall consider an ordinance to create the special improvement district.

This is the ordinance to officially create the Otter Pond Circle Utility Relocation Special Improvement District. If passed, the second reading will be on January 2, 2024.

Additional Considerations

The hearing for this ordinance and the question of its adoption on its second reading will be held on January 2, 2024.

ORDINANCE NO. 2653

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, CREATING THE OTTER POND CIRCLE UTILITY RELOCATION SPECIAL IMPROVEMENT DISTRICT.

WHEREAS, a Petition has been submitted by the owners of the property to be assessed more than 50% of the costs to be assessed, to form the Otter Pond Circle Utility Relocation Special Improvement District in substantial compliance with the requirements of Chapter 1-19 of the Official Code of the City of Montrose, Colorado; and

WHEREAS, the Council has held a hearing, notice of which was published and mailed, as required, and other specified procedures have been substantially followed; and

WHEREAS, the improvements will confer a benefit on the property to be assessed, none of the assessments are unreasonable compared with the fair market value of any parcel to be assessed, and the assessments are in compliance with the provisions of Chapter 1-19 and are equitable with respect to the resulting benefits; and

WHEREAS, the costs of any improvements to be constructed at the expense of the City will confer a general public benefit and the creation of the district and construction of the improvements are in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

Section 1: The Otter Pond Circle Utility Relocation Special Improvement District is hereby created in accordance with the terms of the Petition to create such a District as submitted.

Section 2: The District shall be created, constructed and assessed in accordance with the terms of said Petition.

Section 3: The property to be included within the District is visually depicted on the map attached as **Exhibit A** and more specifically described below. All of the property is located within Montrose County, Colorado.

Legal description to be as follows:

Lots 1-18 and Lots 21-56 and Lots 58-85, part of the Otter Pond Subdivision

Lot B, Replat of Lots 19 & 20, part of the Otter Pond Subdivision

Lot X, Plat of the Spec Six Subdivision

Lot 1, Beard Amended Plat

City of Montrose, County of Montrose, State of Colorado

INTRODUCED, READ and PASSED on first reading this 5th day of December, 2023.

J. David Reed, Mayor *Pro Tem*

ATTEST:

Lisa DelPiccolo, City Clerk

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on the 2nd day of January, 2024, at the hour of 6:00 p.m. at Montrose City Hall in Montrose, Colorado.

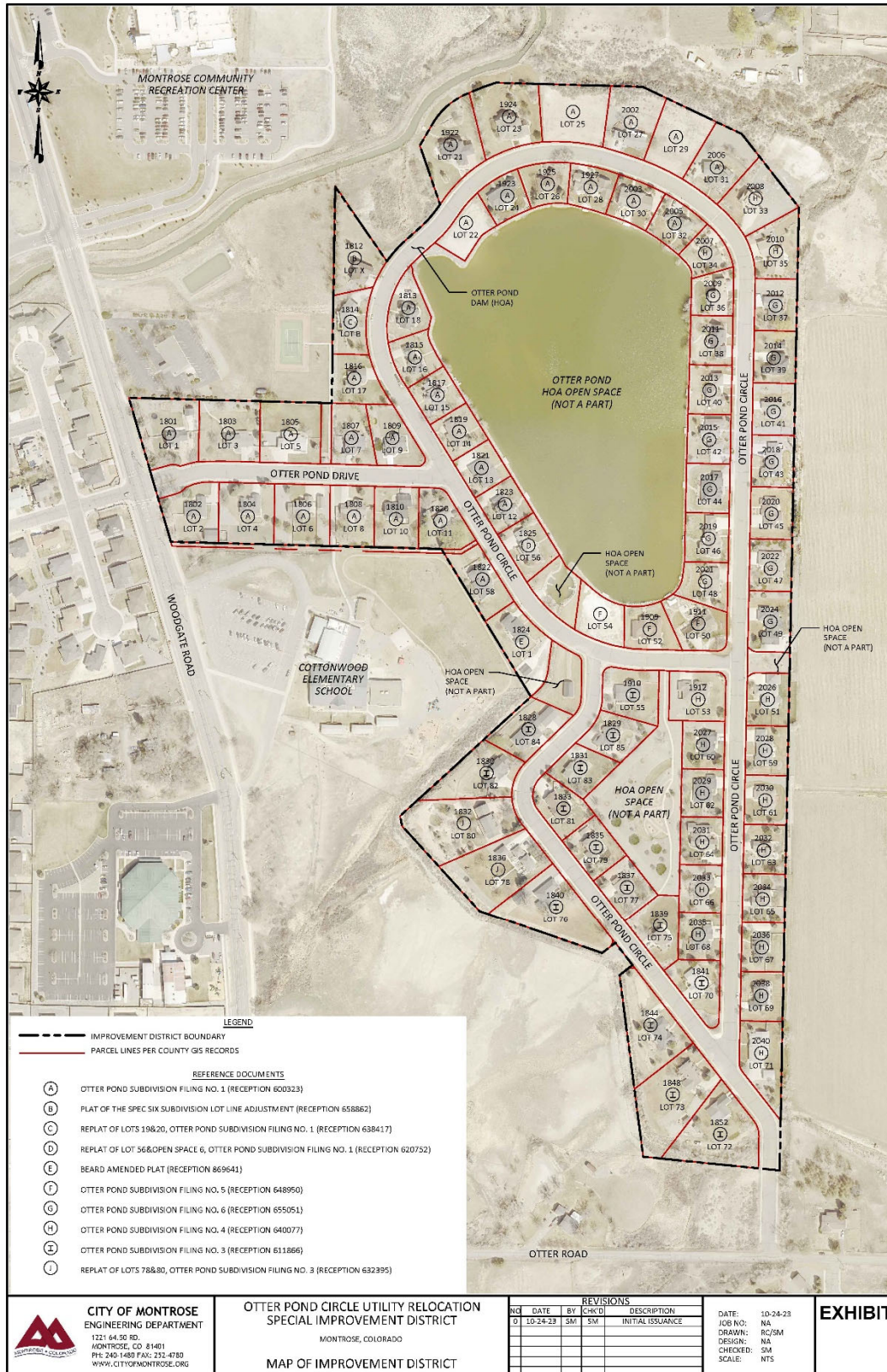
INTRODUCED, READ and ADOPTED on second reading this 2nd day of January, 2024.

J. David Reed, Mayor *Pro Tem*

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A





CITY OF MONTROSE
Public Works

MEMO

DATE: November 13, 2023
TO: Honorable Mayor and Montrose City Council
FROM: Jon Sullivan, Public Works Special Events Manager
RE: Street Closures and Special Events Permit for Rock the Block Event

Consider for approval an event requesting a Main Street closure exceeding 10 hours, which requires City Council approval per City of Montrose Regulations;

An application was received from Habitat for Humanity to close the 500 block of Main Street and Uncompahgre Avenue from North First Street to Centennial Plaza for the Rock the Block event on Saturday, June 22, 2024. The application lists 6:30 a.m. as the event set up time, and 5:00 p.m. as the event end time.

Event organizers are required to notify all businesses affected by the closures, and at least 75 percent of those businesses must approve of the closures before the Events Use Permit will be approved by city staff. Local business owners were in support of this event in 2023 and reported positive experiences post-event, and Habitat for Humanity has collected signatures again for the 2024 application.

Black Canyon Boys and Girls Club will apply for a Special Events Permit to sell and serve alcohol during this event. The Black Canyon Boys and Girls Club is aware to post notice on premises in compliance with state statute and they will apply within reasonable time prior to the event date.

City of Montrose Regulations require City Council approval for street closures exceeding 10 hours in duration and require City Council approval of Special Events Permits to serve alcohol in conjunction with street closures.



**EVENTS USE PERMIT APPLICATION – SECTION A****Part I – Event Information****Type of event:**

- | | |
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| ☒ Main Street Closure – see page 8 | ☐ Centennial Plaza Event - see page 10 |
| ☐ Parade – see page 9 | ☐ Uncompahgre Event Plaza Event - see page 11 |
| ☒ Street Closure – see page 9 | ☐ Athletic Field Event - see page 12 |
| ☐ Park Shelter/Park Area | ☐ Other |

Date(s) of Event 06/22/2024 **Date of Application** 08/14/2023**Name of event:** Rock the Block**Desired location:** 500 Block of Main and Uncompahgre**Legal entity to hold permit:** Habitat for Humanity of the San JuansContact Person: Amanda GerhardtMailing Address: PO Box 162Phone Number: Daytime 970-650-2507 Evening 970-765-7838Email Address: amanda@buildinglives.org Website Link: buildinglives.org/rocktheblock**Brief description of your event:** Community block free to the public with food trucks, vendors, non-profits kids zone, live music, and beer garden.**Is this a private event?** ☐ Yes ☒ No **Advertised to the public?** ☒ Yes ☐ No**Anticipated attendance:** Per Day: 1000+ Total: 1000+**Dates and times:**

Setup:	Date: <u>06/22/2024</u>	Time: <u>6:30 a.m. to 10 a.m.</u>
Start of Event:	Date: <u>06/22/2024</u>	Time: <u>10 a.m. to 4 p.m.</u>
End of Event:	Date: <u>06/22/2024</u>	Time: <u>4 p.m.</u>
Cleanup Completed by:	Date: <u>06/22/2024</u>	Time: <u>5:00 p.m.</u>

Is this an annual event? ☒ Yes ☐ No **How Many Years?** 2**Will admission be charged?** ☐ Yes ☒ No **Amount (s):** _____**Are vendor or other fees required?** ☒ Yes ☐ No **Amount (s):** \$100 per vendor, \$0 for non profits**Will your event include food preparation, concession and/or merchandise vendors?**☒ Yes ☐ No *If yes, please see page 6.***Please describe any mobile vending devices or other structures to be used including kiosks, carts, stands, stages, fences and barriers. (Attach diagrams or pictures if necessary.)**Stage, tables, chairs, fence and barriers, food trucks, beer garden with fence and barrier.

Will alcohol beverages be sold or served at this event? ☒ Yes ☐ No

Which nonprofit organization will sponsor the liquor license? Boys and Girls Club

Exact time alcohol will be on location*: 8 (a.m.) p.m.) to 5 (a.m.) (p.m.)

*These times must match the beginning and ending times specified on the State of Colorado Special Events Permit Application (form DR 8436).

Exact time alcohol will be served **: 10 (a.m.) p.m.) to 4 (a.m.) (p.m.)

**Officers may be required to be present during the time alcohol is served. *Please see page 6.*

Please note: *It is the responsibility of the event organizer(s) to be familiar with the laws and liabilities associated with the sale of alcohol beverages. Please review state statutes regarding the sale and service of alcohol and/or attend a City sponsored alcohol server training class.*

Is electricity needed? ☒ Yes ☐ No Time Needed: 6:30 a.m. to 4 p.m.

If yes, please describe the equipment and appliances to be used, such as hot plates, coolers, or sound systems:

Sound, food truck, fans

Is domestic water needed? ☒ Yes ☐ No If yes, please describe:

Kids zone

Additionally, an inflatable waterslide

Will sound amplification be used? ☒ Yes ☐ No If yes, please describe:

Stage with live music and speakers

Are additional garbage cans needed? ☒ Yes ☐ No

If yes, please estimate the number of 90-gallon trash receptacles needed: 6

Please estimate the number of recycle containers needed: 6

Please note: *Individual vendors are required to provide their own trash receptacles.*

Will temporary structures be used? ☐ Yes ☒ No

If yes, please describe the type, size, and method of securing the structure:

Will your event include any high-risk activities such as motorcycle events, airplane/helicopter activities, or water events? ☐ Yes ☒ No If yes, please describe:

If the estimated attendance of the event is more than 200 people, please provide a brief description of the following:

Parking and Traffic Management Plan:

Overflow parking at Montrose County Events Center and side street and public parking lots.

Emergency Plan:

This event is located on Main St. It is a open street with exits on either end. We will also work with local law enforcement to ensure all safety needs are met.

Sales Tax Collection Plan (if food and/or merchandise are sold):

Each food truck vendor will be responsible for and agree they are adhering to these requirements as required by law.

Additional comments/requests:

Part II – Additional Licenses & Permits

If any items are sold at an event, a City of Montrose sales tax license is required in accordance with the Official Municipal Code of the City of Montrose and the laws of the State of Colorado. Please contact the City Sales Tax Accountant at (970)-240-1465 to obtain a City Sales Tax number.

*City sales tax license holders must maintain proper books and records of sales that may be subject to inspection and audits as applicable. (Municipal Code Section 5-15)

Additional permits may be required depending on the components of your event. Applicants and/or vendors or responsible for complying with the terms of these licenses and permits.

- ☐ Food Service License (Health Inspector 970-252-5000)
- ☐ City Sales Tax Sponsor Agreement (Sales Tax Accountant 970-240-1465)
- ☐ Transient Vendor's License (Sales Tax Accountant 970-240-1465)
- ☒ Special Events Liquor Permit (City Clerk's Office 970-240-1430)

Free advertising for your event is available at VisitMontrose.com/Events

Part III – Rules & Regulations

1. Applications must be submitted **at least 60 days** (90 days for Main Street closures) in advance of the date of the event.
2. Proof of Insurance in the amounts listed below, naming the City, its officers, agents and employees as additional insureds for claims arising from the event.

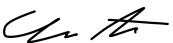
\$2,000,000	General Aggregate (Per Event/Certificate)
\$2,000,000	Products/Completed Operations Aggregate
\$1,000,000	Personal and Advertising Injury
\$1,000,000	Each Occurrence
\$1,000,000	Damage to Premises Rented to You
\$ 5,000	Medical Payments
3. **For groups planning to sell and serve alcohol beverages:**
 - a. A Special Events Permit to sell and serve alcohol beverages must be obtained through the City of Montrose and State of Colorado. (Applications are processed through City Clerk's Office).
 - b. A detailed plan on how the area will be secured for sale and consumption of alcohol will be required.
 - c. Events with a Special Events Permit to sell and serve alcohol, may be required to hire a minimum of two police officers during the time alcohol is being served. The number of officers required will be determined by the City in its sole discretion based on the nature of the event. The fee is based on the actual burdened rate of officers and sergeants, will be reviewed annually, and is subject to change.
4. Park hours are 5:00 a.m. to 11:00 p.m.
5. Noise which unreasonably annoys, injures or endangers the comfort, health, peace or safety of others is prohibited by City ordinance.
6. The rules and regulations of the Montrose City Code shall be followed at all times.
7. Permittee agrees to indemnify and hold harmless the City of Montrose, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this permit, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Permittee, or any employee of the Permittee, or which arise out of any worker's compensation claim of any employee of the Permittee. The Permittee agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the

Free advertising for your event is available at VisitMontrose.com/Events

sole expense of the Permittee, or at the option of the City agrees to pay the City or reimburse the City for the defense costs incurred by the City in connection with, any such liability, claims or demands. The Permittee also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.

8. Permittee hereby agrees to waive any claim against the City, its officers or employees for damage to their persons or property arising out of this permit, the exercise of rights granted under this Permit, or the use of the public property granted herein by the City.
9. Permittee shall maintain and use the public property at all times in conformity with City ordinances, regulations and other applicable law, keep it in a safe and clean condition, and allow no nuisance to be created by virtue of the Permit. Permittee shall not construct any buildings or improvements upon the public property. **Temporary structures shall not be anchored to sidewalks or pavement. Permittee shall not apply any unauthorized inscription, word, figure, painting or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any natural or man-made surface on public property by any means including but not limited to an aerosol paint container, a broad tipped marker, gum label, paint stick or graffiti stick, etching equipment, brush or any other device capable of scarring or leaving a visible mark on any natural or man-made surface, even if considered temporary in nature. Directional markers and distance markers for parades and walks/runs are not allowed on any public property; vinyl wire flag markers (wire no greater than 14 gauge nor longer than 24") are allowed if removed immediately following the event.** Permittee shall be held responsible for any damage incurred to the public property or adjacent surrounding area as a direct result of the event's activities, **including but not limited to loss of damage deposit, cost of repair for damages, fines and imprisonment, restitution, community service, or other sentence imposed by a court of competent jurisdiction.**
10. The City reserves the right to refuse the issuance of an Events Use Permit to any club, organization, person or persons. The City may revoke this permit at any time as deemed appropriate in the City's sole discretion; in such case, all property of the Permittee shall be removed at Permittee's expense and pre-existing conditions restored.
11. The City reserves the right to impose additional or increased requirements, terms and conditions, based upon the City's responsibility to protect and safeguard public health, peace and safety, and to preserve the security of public property. Should additional or increased requirements, terms, and conditions be imposed, they shall be sent to the permittee in writing.

I understand the rules and regulations as outlined above.



Signature of Event Coordinator

08/14/2023

Date

Free advertising for your event is available at VisitMontrose.com/Events



SECTION B – MAIN STREET CLOSURE PERMIT

- Applications for Main Street Closures must be submitted at least 90 days prior to the event. Applications received less than 90 days in advance may be approved by the City Manager if the application was received at least 45 days in advance. This decision may be appealed to City Council.
- No street closure shall be permitted in conjunction with any Special Events Permit to sell and serve alcohol, unless permission is granted by City Council. *See Part III, Item 3 on page 6.*
- Main Street closures of more than 10 hours require City Council approval.
- Thoroughfares must remain open for emergency vehicles.
- Events shall conclude by 11:00 p.m.
- The Main Street Closure Permit fee is \$250.00 for a 10-hour closure. City Council may approve additional hours for an additional fee.
- A refundable deposit of \$100.00 is required and will be returned if the street closure area and adjoining property are clean, undamaged, and litter free.
- A Certificate of Liability Insurance is required as specified on page 6, under Part III, Rules and Regulations.
- Applicants are required to notify all properties within one block of the street closure 30 days prior to the event. A Street Notification/Acknowledgement form is located on page 13 of this application.

Date of street closure: 06/22/2024

Preferred time of closure: 6 a.m. to 5 p.m.

Start time of event: 9:30 a.m.

End time of event: 4 p.m.

**Closures include the area up to, but not including the closest crosswalk. Sidewalks and crosswalks cannot be blocked to pedestrian traffic.*

Main Street Closure Permit Checklist

To simplify the Main Street Closure permitting process, applicants are asked to complete the following checklist and return this form for verification by the City Clerk's Office.

- ☐ Submit a complete special event application 90 days in advance. _____
- ☐ Receive City Council approval for alcohol service *(if applicable)*. _____
- ☐ Receive City Council approval for closures of more than 10 hours *(if applicable)*. _____
- ☐ Submit Main Street Closure Permit deposit and fees. _____
- ☐ Submit a certificate of liability insurance. _____
- ☐ Notify **ALL properties within one block of the street closure area** and submit a completed Street Closure Notification/Acknowledgement form. _____

Free advertising for your event is available at [VisitMontrose.com/Events](https://www.VisitMontrose.com/Events)



SECTION C – PARADE and/or STREET CLOSURE PERMIT

☐ PARADE

- Throwing candy from moving vehicles is prohibited.
- Parades shall organize and stage on North Nevada and adjoining side streets; then proceed East on North First Street to Stough; then turn South on Stough; then turn West on Main Street; proceed West on Main; then turn North on Selig. (Homecoming Parade may stage on South Pythian.)
- Police Department personnel shall be assigned for traffic control during parade.
- Applications must be submitted at least sixty (60) days in advance of the date of closure.
- Attach an application fee of \$100.00.
- Attach a deposit of \$100.00 to be returned if the parade route is left clean and undamaged.
- Attach a certificate of liability insurance as specified on page 6, under Part III, Rules and Regulations.

Date of Parade: _____ Time of Parade: _____

Name of Parade: _____

☐ STREET CLOSURE (other than Main Street – for a closure of Main Street, complete Section B)

- No street closure shall be permitted in conjunction with any Special Events Permit to sell or serve alcohol, unless permission is granted by the City Council. *See Part III on page 6.*
- Streets shall not be closed more than ten (10) hours.
- Events shall conclude by 11:00 p.m.
- Public works will deliver barricades to the street closure area during normal working hours.
Event organizers are responsible for setting up and removing barricades.
- Application must be submitted at least sixty (60) days in advance of the date of closure.
- Attach an application fee of \$100.00.
- Attach a deposit of \$100.00 to be returned if closure area is left clean and undamaged.
- Attach a certificate of liability insurance as specified on page 6, under Part III, Rules and Regulations.
- Complete and return Street Notification/Acknowledgement with application (Page 13). Applicants will be asked to notify all properties within 75 feet of the street closure.

Date of Street Closure: 06/24/23 Start Time: 7 a.m. Ending Time: 5 p.m.

Describe Street area to be closed:



SECTION D – CENTENNIAL PLAZA PERMIT

- Application must be submitted at least sixty (60) days in advance of the date of the event.
- Attach an application fee of \$100.00.
- Attach a deposit of \$100.00 to be returned if the Plaza and adjoining property are left clean, undamaged, and litter free.
- Attach a certificate of liability insurance as specified on page 6, under Part III, Rules and Regulations.
- Events must conclude by 11:00 p.m.
- For groups requiring a Special Events permit to sell and serve alcohol beverages:
 - Special Events Permits shall be obtained through the City of Montrose. Applications are processed through City Clerk's Office.
 - A detailed plan on how Centennial Plaza will be secured for sale and consumption of alcohol shall be required. Any requests for a street closure or parking lot use adjacent to Centennial Plaza require City Council review and approval when applying for a Special Events Permit.
 - Officers may be required at the discretion of the Montrose Police Department at a rate per hour based upon the actual burdened rate of officers and sergeants.

Date(s) of Use: _____

Time(s) of Use: _____ ***Events must be completely concluded by 11:00 p.m.**

Centennial Plaza Equipment Needs

Will sound equipment be needed? ____ yes ____ no

Microphones (2)_____ Monitors (2)_____

- The City Clerk will issue a code to the locked electrical and sound system boxes.
- Arrangements for sound equipment training and key pick up can be made by calling 240-1422.

Will restrooms need to be opened earlier than 8:00 a.m.? ____ yes ____no

Additional Needs:

Free advertising for your event is available at VisitMontrose.com/Events

The undersigned hereby agrees to comply with all conditions stated above, and confirms that all statements on this application are true and accurate to the best of Permittee’s knowledge.



Permittee

08/14/2023

Date

Total Due for Event:

Events Use Permit Fee – All venues except Main Street	_____	\$100.00
Main Street Closure Permit Fee	_____	\$250.00
Event Deposit	_____	\$100.00

TOTAL AMOUNT DUE: \$ _____

Section Below for City Use Only

Conditions:

Date: _____

Signature

Notifications Sent	
Fees Received	
Insurance Certificate Received	
Street Closure Notifications Received	



CITY OF MONTROSE
CITY CLERK

MEMO

DATE: November 30, 2023
TO: City Council
FROM: Lisa DelPiccolo, City Clerk
RE: 2024 Municipal Election Plan

In accordance with the City Charter, the 2024 Municipal Election is scheduled for Tuesday, April 2, 2024. The following City Council seats will be included on the 2024 ballot:

- District III - four-year term
- District IV - four-year term
- At-Large - two-year term

The procedures and timelines for the 2024 election are unchanged from 2022 with the exception of minor amendments to campaign finance procedures that were adopted with Ordinance 2643 on November 7. Candidate information will be available on the City website on or before Monday, December 11.

The City is planning to contract with the Montrose County Elections Office for production of the ballot packets and tabulation of the election results as in previous years. An election plan and calendar are attached.

Adoption of a resolution authorizing a mail ballot election is requested.



RESOLUTION NO. 2023-27

A RESOLUTION AUTHORIZING THE CONDUCT OF A MAIL BALLOT ELECTION FOR THE CITY OF MONTROSE GENERAL MUNICIPAL ELECTION OF APRIL 2, 2024

WHEREAS, pursuant to the requirements of the City of Montrose Charter, a general municipal election for the City of Montrose is to be conducted on April 2, 2024; and

WHEREAS, the General Assembly of the State of Colorado has enacted provisions, Colorado Revised Statute Sections 1-7.5-104 and 31-10-908, for the governing board of any political subdivision may determine that an election may be held by mail ballot; and

WHEREAS, the City Council of the City of Montrose desires that the registered electors of the City of Montrose have the opportunity to vote by mail in said election.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE AS FOLLOWS:

Section 1. Authorization of a mail ballot election for the April 2, 2024, General Municipal Election. The Montrose City Clerk is authorized and directed to conduct a mail ballot election in accordance with Colorado Revised Statutes, Title 31, Article 10 and applicable City ordinances and regulations.

Section 2. Adoption of the Mail Ballot Election Provision of the Municipal Election Code for the April 2, 2024, General Municipal Election. The City of Montrose hereby adopts the mail ballot election provisions of the Municipal Election Code (C.R.S., Title 31-10-908 through 31-10-913) pertaining to mail ballot elections for the conduct of the April 2, 2024, General Municipal Election. In the event a procedure for the election is not provided for in the Mail Ballot Election Act, the City shall comply with the applicable provisions of Title 1 C.R.S., and applicable City ordinances and regulations.

ADOPTED this 5th day of December, 2023, by the Montrose City Council.

CITY OF MONTROSE, COLORADO

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE

2024 MAIL BALLOT ELECTION PLAN

Date of Election: April 2, 2024

Description of Election: General Municipal Election to Determine City Council Members

Designated Election Official: Lisa DelPiccolo, City Clerk

Statute and Home Rule Charter Provision Authorizing an Election:

- Title 31, Article 10 of the Colorado Revised Statutes
 - Article III, City of Montrose Home Rule Charter
-

NUMBER OF ELIGIBLE ELECTORS

The estimated number of eligible electors is 15,000.

ASSISTANCE PROVIDED BY MONTROSE COUNTY CLERK AND RECORDER

- Generate lists of registered electors
- Prepare ballot packets in accordance with State Statutes
- Mail UOCAVA ballot packets to U.S. Military personnel and citizens living abroad by February 16, 2024
- Mail ballot packets to all registered voters between March 11 and March 18, 2024
- Count ballots and tabulate election results

RESPONSIBILITIES OF THE CITY CLERK

- Issue and collect candidate petitions, verify petition signatures, and send letters of petition sufficiency
- Certify ballot language to the County Clerk by February 6, 2024
- Issue absentee and replacement ballots after the initial mailing of ballot packets and maintain a log of ballots dispersed
- Supervise the election judges daily and issue an oath to each before the deadline of March 18, 2024
- Maintain daily receipt and reconciliation records for both voted ballots and ballots returned as undeliverable
- Notify voters of missing and discrepant signatures

BALLOT DEPOSIT LOCATIONS

- A ballot box will be available in the lobby of City Hall, 400 E. Main Street, during office hours, 7:00 a.m. until 6:00 p.m. Monday through Thursday, and 7:00 a.m. until 7:00 p.m. on Election Day. The ballot box will be monitored at all times by two or more election judges and will be locked in the vault overnight.
- A ballot box will be available in the Elections Office of the Montrose County Building, 317 S. Second Street, during office hours, 7:30 a.m. until 5:30 p.m. Monday through Thursday. This ballot box will be monitored by the Elections Office staff and locked in a secure location when the office is closed. City Clerk's Office staff will collect the ballots from this location daily Monday through Thursday.
- Ballots may be deposited in the locked 24-hour drop box with video surveillance located near the entrance of the Montrose County Elections Office at 317 S. Second Street. City Clerk's Office staff will collect the ballots from this location daily Monday through Thursday

BALLOT SECURITY PROCEDURES

- City Clerk's Office staff and election judges will ensure that returned ballots are batched and continually secured until Election Day.
- The doors to the election office will be locked with keys available only to City Clerk's Office personnel.
- Ballot boxes will be secured with single use numbered locks. A signed log will be affixed to each locked ballot box indicating the time and date the box is unlocked and resealed.

BALLOT SECRECY PROCEDURES

Each ballot packet will include a secrecy sleeve with voting instructions. Election judges will be instructed that any ballot received outside of a secrecy sleeve will be immediately placed into a secrecy sleeve and any knowledge of the vote shall be kept confidential.

PROCESSING VOTED BALLOTS

- All ballots received are date stamped on the outer envelope upon receipt via U.S. Mail, or upon removal from an official ballot box.
- Daily receipt records are maintained for both voted ballots in their verification envelopes and ballots returned as undeliverable.
- Voted ballots will be processed as follows:
 - Voted ballots are scanned into the database as received before the envelope is opened. An election judge verifies that the number on the ballot envelope matches the number in the database.

- An election judge confirms that a signature is present and matches the name on the ballot envelope.
- An election judge verifies that the signature on the envelope matches the voter's signature on file with the Secretary of State.
- The return envelopes are opened and separated from the secrecy sleeve while still containing the voted ballot.
- A different election judge removes the ballot from the secrecy sleeve.
- Any ballot received outside of a secrecy sleeve will be immediately placed into a secrecy sleeve. Election judges are instructed that any knowledge of the vote shall be kept confidential.
- Ballots are stacked in groups of twenty-five and placed in a transfer case for delivery to the County Elections Office Counting Center. A copy of the daily total sheets will also be included in the transfer cases.
- Any person whose eligibility cannot be determined will be issued a provisional ballot. Provisional ballots will be verified according to 1-8.5-105, C.R.S.

PROCEDURES FOR UNDELIVERABLE BALLOTS

- The mailing envelope of the ballot packet will be printed with the instruction, "Do Not Forward, Address Correction Requested."
- The outer envelopes will be stamped with the date returned to the City, alphabetized, noted in the poll book, and secured.
- Ballots will not be re-mailed unless requested by the elector.

PROCEDURES FOR REPLACEMENT BALLOTS

- Replacement Ballot applications may be made in writing, by mail, by email, or by telephone.
- Voters seeking replacement ballots will be required to complete a sworn statement in compliance with state statute.
- Voters requesting a Replacement Ballot in person must present an acceptable form of identification identifying the name and address of the elector.
- If an elector requests a replacement ballot by mail, the sworn statement will be included in the ballot packet and must be received by the Election Official, along with a copy of an acceptable form of identification, by 7:00 p.m. on Election Day.
- Both the mailing envelope and return envelope for replacement ballots will be marked with the words "Replacement Ballot."
- If an eligible elector spoils a ballot, the eligible elector may obtain a replacement ballot, with a maximum of three replacement ballots total.
- A log will be kept of all replacement ballots distributed.

PROCEDURES FOR REJECTED BALLOTS

- Ballots rejected for missing or discrepant signatures will be marked “rejected” and kept separate from processed and undeliverable ballots.
- The City Clerk will send a letter notifying the voter of the error. The voter can claim the ballot at City Hall, with proper identification, and correct the error.
- The ballot will then be placed in an official ballot box for processing.

ACCEPTABLE FORMS OF IDENTIFICATION

According to 1-1-104 (19.5) C.R.S.

- A valid Colorado driver’s license;
- A valid identification card issued by the Department of Revenue in accordance with the requirements of Part 3 of Article 2 of Title 42, C.R.S.;
- A valid U.S. passport;
- A valid employee identification card with a photograph of the eligible elector issued by any branch, department, agency, or entity of the United States government or of this state, or by any country, municipality, board, authority, or other political subdivision of this state;
- A valid pilot’s license issued by the Federal Aviation Administration or other authorized agency of the United States;
- A valid U.S. Military identification card with a photograph of the eligible elector;
- A copy of a current utility bill, bank statement, government check, paycheck, or other government document that shows the name and address of the elector.
- A valid Medicare or Medicaid card issued by the Centers for Medicare and Medicaid Services;
- A certified copy of a U.S. birth certificate for the elector issued in the United States;
- Certified documentation of naturalization;
- A valid student identification card with a photograph of the eligible elector issued by an institute of higher education in Colorado;
- A valid veteran identification card issued by the United States Department of Veterans Affairs Veterans Health Administration with a photograph of the eligible elector;
- A valid identification card issued by a federally recognized tribal government certifying tribal membership.

ELECTION RESULTS

- Election judges will process ballots in preparation for counting beginning March 18, 2024.
- Ballots will be counted and tabulated at the Montrose County Elections Office Counting Center.

- On Election Day, staff will be on duty from 7:00 a.m. until all ballots are counted, tabulated, and secured.
- Unofficial results will be posted on the City web site and posted on the doors of City Hall when tabulation is complete.
- In accordance with state statute, UOCAVA ballots will be accepted via U.S. Mail and rejected ballots with discrepant signatures may be reconciled until April 10, 2024.
- A canvass of votes will be conducted on or before Friday, April 12, 2024.
- Elected City Councilors will take the oath of office on Tuesday, April 16, 2024.

ELECTION CALENDAR

An election calendar is attached.

ELECTION CALENDAR

Mail Ballot Election

April 2, 2024

Date	Action
12/05/2023	Resolution authorizing a mail ballot election submitted to City Council for adoption
12/11/2023	Candidate information will be available on the City website and at City Hall on or before this date.
01/02/2024	First day candidates may pick up and circulate nomination petitions
01/03/2024	First Day absentee ballots may be requested
01/22/2024	Last day to file candidate nomination petitions with the City Clerk
01/26/2024	Last day to file an Affidavit of Intent to be a Write-In Candidate
01/29/2024	Last day to amend a candidate nomination petition
02/06/2024	Last day for the City Clerk to certify the ballot content to the County Clerk
02/16/2024	Last day to mail UOCAVA ballots to active U.S. Military and citizens living abroad
03/01/2024	Last day to mail a TABOR Notice (if necessary)
03/01/2024	Last day for the County Clerk to provide a list of electors submitted to election official
03/11/2024 – 03/18/2024	Ballot packets mailed must be mailed during this time frame
03/11/2024	Ballots must be available at Election Official's office
03/15/2024	Fair Campaign Practices Act filing deadline
03/13/2024	Last day for the County Clerk to provide a supplemental list of electors to the election official
03/13/2024	Last day to publish a TABOR Notice on the City website (if necessary)
03/18/2024	Last day for the Election Official to appoint election judges
03/18/2024	Processing of mail ballots may begin
03/22/2024	Last day for the Election Official to publish a Notice of Election

03/29/2024	Last day to apply for an absentee ballot unless an emergency exists
04/01/2024	Fair Campaign Practices Act filing deadline
04/02/2024	Election Day - Unofficial results announced and posted
04/10/2024	Last day to count UOCAVA ballots received by mail and resolve discrepant signatures
04/12/2024	Deadline for Canvass of Votes
04/12/2024	Last day a recount can be requested
04/17/2024	Optional and mandatory recounts must be completed
05/06/2024	Fair Campaign Practices Act filing deadline

ORDINANCE NO. 2651

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING ORDINANCE NO. 2599 WHICH APPROPRIATED FUNDS FOR DEFRAYING THE EXPENSES AND LIABILITIES OF THE CITY OF MONTROSE, COLORADO DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2023; SAID EXPENDITURES OF THE CITY OF MONTROSE OVER AND ABOVE THOSE ANTICIPATED AT THE TIME OF THE ADOPTION OF THE ORIGINAL BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023.

WHEREAS these additional appropriations are deemed necessary for the public health, peace, or safety of the city's residents.

WHEREAS the funds below have either additional revenues or a fund balance to cover these additional expenses.

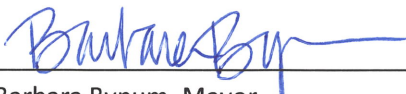
NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, AS FOLLOWS:

Section 1: The amounts appropriated for the following funds by Section 1 of Ordinance No. 2599 are hereby amended to read according to the column entitled "Final Budget", below:

Fund #	Fund Name	Original Budget	Final Budget
		Ordinance 2599	Ordinance 2651
100	GENERAL FUND	\$ 35,075,378	\$ 36,696,626
250	CONSERVATION TRUST FUND	\$ -	\$ 245,000
260	MONTROSE URBAN RENEWAL AUTHORITY	\$ 1,200,000	\$ 1,627,332
440	SPECIAL IMPROVMENTS REVOLVING	\$ 1,200	\$ 1,298
510	SEWER FUND	\$ 5,407,386	\$ 5,614,653
600	INTERNAL SERVICE FUNDS	\$ 7,671,235	\$ 9,151,451
610	HEALTH/DENTAL/VISION BENEFIT FUND	\$ 3,095,600	\$ 3,492,550

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on first reading on Tuesday, the 14th day of November 2023, at the hour of 6:00 p.m. in the City Council Chambers at 107 S. Cascade.

INTRODUCED, READ, and PASSED on first reading this 14th day of November 2023.


Barbara Bynum, Mayor

Attest:



Lisa DelPiccolo, City Clerk



INTRODUCED, READ, AND ADOPTED on second reading this 5th day of December 2023.

Barbara Bynum, Mayor

Attest:

Lisa DelPiccolo, City Clerk

ORDINANCE NO. 2652

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, UPDATING TITLE 1 CHAPTER 14, OF THE OFFICIAL CODE OF THE CITY OF MONTROSE, COLORADO: AMENDING TITLE 1 CHAPTER 14 SECTION 2 (1-14-2), REGARDING RULES OF PROCEDURE; AMENDING TITLE 1 CHAPTER 14 SECTION 4 (1-14-4), REGARDING SENTENCING; AMENDING TITLE 1 CHAPTER 14 SECTION 5 (1-14-5), REGARDING ENFORCEMENT OF FINES; AND REPEALING AND REPLACING OTHER CODE PROVISIONS TO STANDARDIZE CROSS-REFERENCES IN THE OFFICIAL CODE OF THE CITY OF MONTROSE REGARDING SENTENCING

WHEREAS, the City of Montrose updates the Municipal Code from time to time; and

WHEREAS, the City Council of the City of Montrose has determined that the changes to the Municipal Code will further the health, safety, and welfare of the people of the City of Montrose.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO that:

SECTION 1:

Title 1, Chapter 14 Section 2. (1-14-2.(A), (B)) (Rules of procedure.) of the Official Code of the City of Montrose, Colorado, are hereby amended to read in their entirety as follows:

1-14-2. - Rules of procedure.

- (A) The Municipal Court shall be subject to the Colorado Municipal Court Rules, the provisions of the City Charter, this Chapter, and other applicable provisions of City ordinances and shall be subject to those provisions of article 10, title 13, C.R.S. 2023, as amended, which are not in conflict with the City Charter or ordinances, and which have not been superseded by this Chapter or the Charter.
- (B) The following sections of article 10, title 13, C.R.S. 2023, as amended are hereby superseded: 13-10-104, 13-10-105, 13-10-106, 13-10-108, 13-10-109, 13-10-110, 13-10-113, and 13-10-115.

SECTION 2:

New subsections (D) and (E) are hereby added to Title 1, Chapter 14 Section 2. (1-14-2.(D), (E)) (Rules of procedure.) of the Official Code of the City of Montrose, Colorado, to read in their entirety as follows:

(D) Plea discussions and plea agreements.

(1) A defendant, in person or by defense counsel with client authority, may plead guilty, not guilty, or, with the consent of the court, nolo contendere. The Municipal Court shall follow Colorado Municipal Court Rule 211 and shall conduct a providency inquiry with the defendant at the time of change of plea substantially conforming to CMCR 211 and applicable case law from the United States Supreme Court and Colorado appellate courts. Judges of the Montrose Municipal Court shall not participate in plea discussions, except as otherwise provided by this Section or for the limited purpose of offering statements of general encouragement of party settlement while in the presence of all parties to the litigation.

(2) The City Attorney's Office as the prosecution may enter into plea discussions and reach plea agreements with defendants charged with any municipal ordinance violation or traffic infraction, subject to the approval of the Montrose Municipal Court in accordance with this Section and C.R.S. § 16-7-301, C.R.S. § 16-7-302, and C.R.S. § 16-7-304 (2023), as amended.

(3) The City Attorney's Office as the prosecution in the course of plea discussions is authorized to enter into a written stipulation for a pretrial diversion or deferred judgment and sentence, to be signed by the defendant, the defendant's attorney of record if any, and the City Attorney or designee, in accordance with the procedures in C.R.S. § 18-1.3-102 (2023), as amended. Notwithstanding the aforementioned, no deferred judgment and sentence or pretrial diversion is to be extended to a holder of a commercial driver's license under C.R.S. § 42-4-1719 (2023).

(4) If a tentative plea agreement has been reached which contemplates entry of a plea of guilty or nolo contendere in the expectation that other charges before that court will be dismissed or that sentence concessions will be granted, the trial judge may, upon request of the parties, permit the disclosure of the tentative agreement and the reasons therefor in advance of the time for tender of the plea. The court may then indicate to the City Attorney or designee and defense counsel or defendant whether the court will concur in the proposed disposition in the exercise of the court's independent judgment. If the trial judge concurs but later decides that the final disposition should not include the charge or sentence concessions contemplated by the plea agreement, the court shall so advise the defendant and the City Attorney's Office and then call upon the defendant to either affirm or withdraw his or her plea of guilty or nolo contendere.

(5) Nothing in this section shall prohibit the court to accept written waiver and guilty or no contest pleas for any municipal traffic offense or traffic infraction for which a penalty assessment is provided in an administrative schedule of fines and fees as adopted by the court.

(E) If no procedure is specifically prescribed by the Colorado Municipal Court Rules, the provisions of the City Charter, this Chapter, or other City Ordinances, the court may proceed in any lawful manner not inconsistent with the Colorado Rules of Criminal

Procedure or with any directive of the United States Supreme Court or Colorado appellate courts regarding the conduct of judicial proceedings in the criminal courts, and may look to the Colorado Rules of Civil Procedure and to applicable law if no rule exists.

SECTION 3:

Title 1, Chapter 14 Section 4. (1-14-4.(D)) (Sentencing.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in entirety as follows:

1-14-4. - Sentencing.

(D) The Municipal Court shall allow defendants the right of allocution prior to imposition of sentence.

SECTION 4:

Title 1, Chapter 14 Section 5. (1-14-5) (Enforcement of fines.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in its entirety as follows:

1-14-5. - Enforcement of fines.

A sentence imposing a fine shall be enforceable by the City in the same manner as a civil judgment or other delinquent charges due the City and may be sent to a collection agency of the court's selection for enforcement of judgment. Further, if the defendant fails to pay the fine in accordance with the direction of the Court, the defendant can be held in contempt of court under the procedures in Colorado Rule of Civil Procedure 107, the ordinances of the City of Montrose, and procedures specified in C.R.S. § 18-1.3-702 (2023), as amended, for failure by a defendant to comply with a court's lawful order to pay a monetary amount due without undue hardship and without making a good-faith effort to comply.

SECTION 5:

Title 5, Chapter 15 Section 31. (5-15-31.(B))(Penalty and remedies.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in its entirety as follows:

5-15-31. - Penalty and remedies.

(B) Any person convicted of such a violation may be punished in accordance with Section 1-2-3, of the Official Code of the City of Montrose, Colorado.

SECTION 6:

Except as specifically amended hereby, the Official Code of the City of Montrose, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

SECTION 7:

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the City of Montrose and the inhabitants thereof by codifying generally recognized law and procedure pertaining to plea bargains and sentencing.

SECTION 8:

The City Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the City of Montrose Charter.

SECTION 9:

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 10:

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 11:

This Ordinance shall become effective as set forth in the City of Montrose Charter.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Tuesday, the 14th day of November, 2023, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 14th day of November, 2023.

ATTEST:



Lisa DelPiccolo, City Clerk





Barbara Bynum, Mayor

INTRODUCED, READ and ADOPTED on second reading this 5th day of December, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: December 5, 2023
RE: National Register of Historic Places Nomination for the Knights of Pythias Building

City Council Consideration:

As a Certified Local Government, the City of Montrose is expected to review and comment on proposed additions to the National Register of Historic Places that fall within City boundaries. The owner of the Knights of Pythias Building, located at 33 South Cascade Ave, has applied to designate the building on the State and National historic registers. The City of Montrose designated the Knights of Pythias Building on the local register on November 1, 2022.

Staff Analysis:

In preparing the application, the State Historic Preservation Office submitted the following findings:

1. The structure meets the eligibility criteria per the National Register of Historic Places under Criterion A: The property is associated with events that have made a significant contribution to the broad patterns of our history.
2. The structure meets the eligibility criteria per the National Register of Historic Places under Criterion C: The 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.

City Staff concurs with the State Historic Preservation Office's findings. The building is significant for its association with the history of fraternal lodges in Montrose, having been erected as the second lodge hall in the city erected by the Knights of Pythias, and the building, although altered, represents the Classical Revival style popular during the early twentieth century through its cornice with brackets, concrete courses, two-story pilasters with stone trim, and windows with arched lintels.



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.ⁱ

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.

ⁱ 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

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

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

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

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

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

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

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

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

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

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

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

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).

Knights of Pythias (KP) Building

Name of Property

Montrose, CO

County and State

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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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	<u>38.47906 N</u> Latitude	<u>107.87570 W</u> 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.)

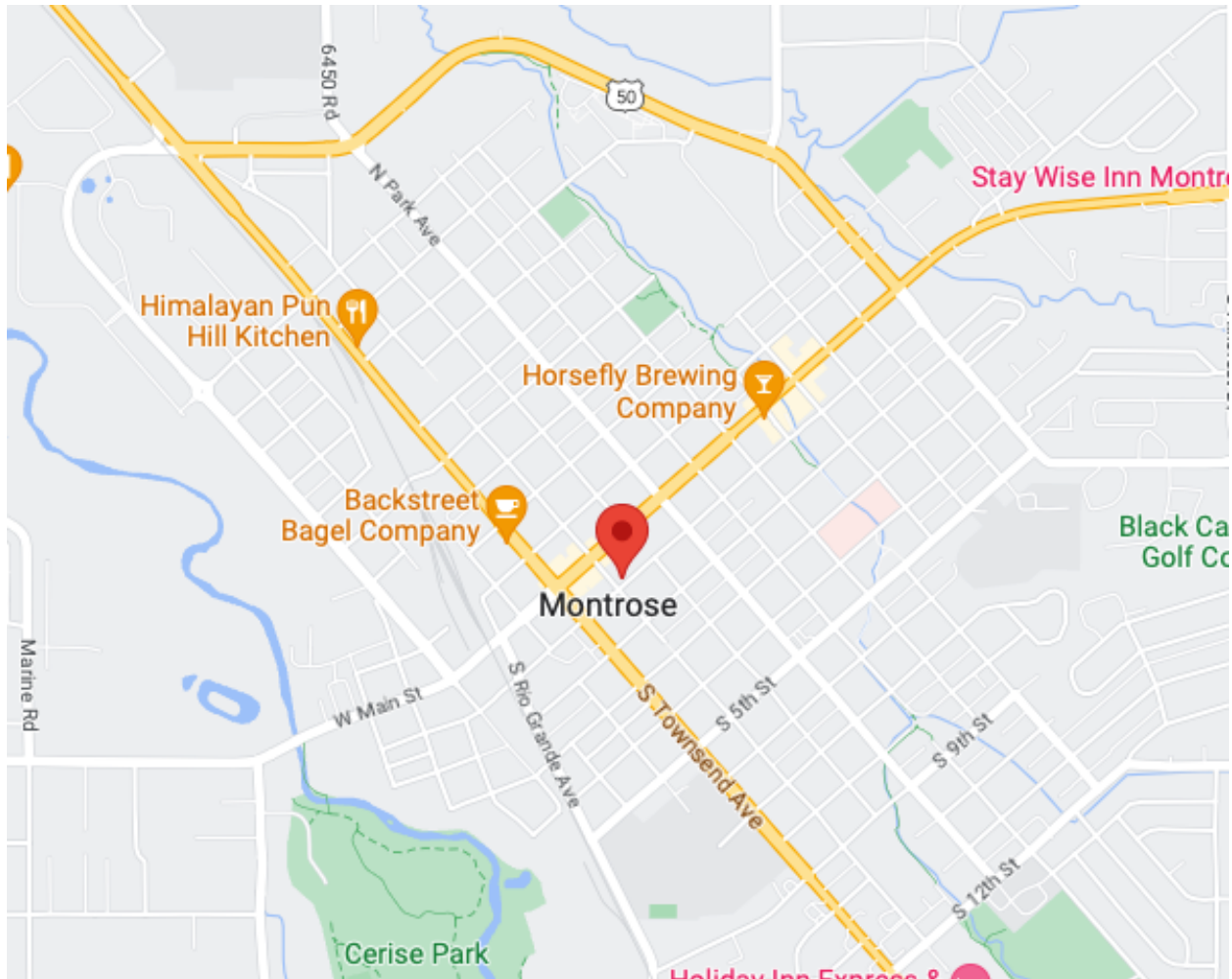
10 of 11. Interior second floor – stair to the northwest entry on the right. (View to the west.)

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.).

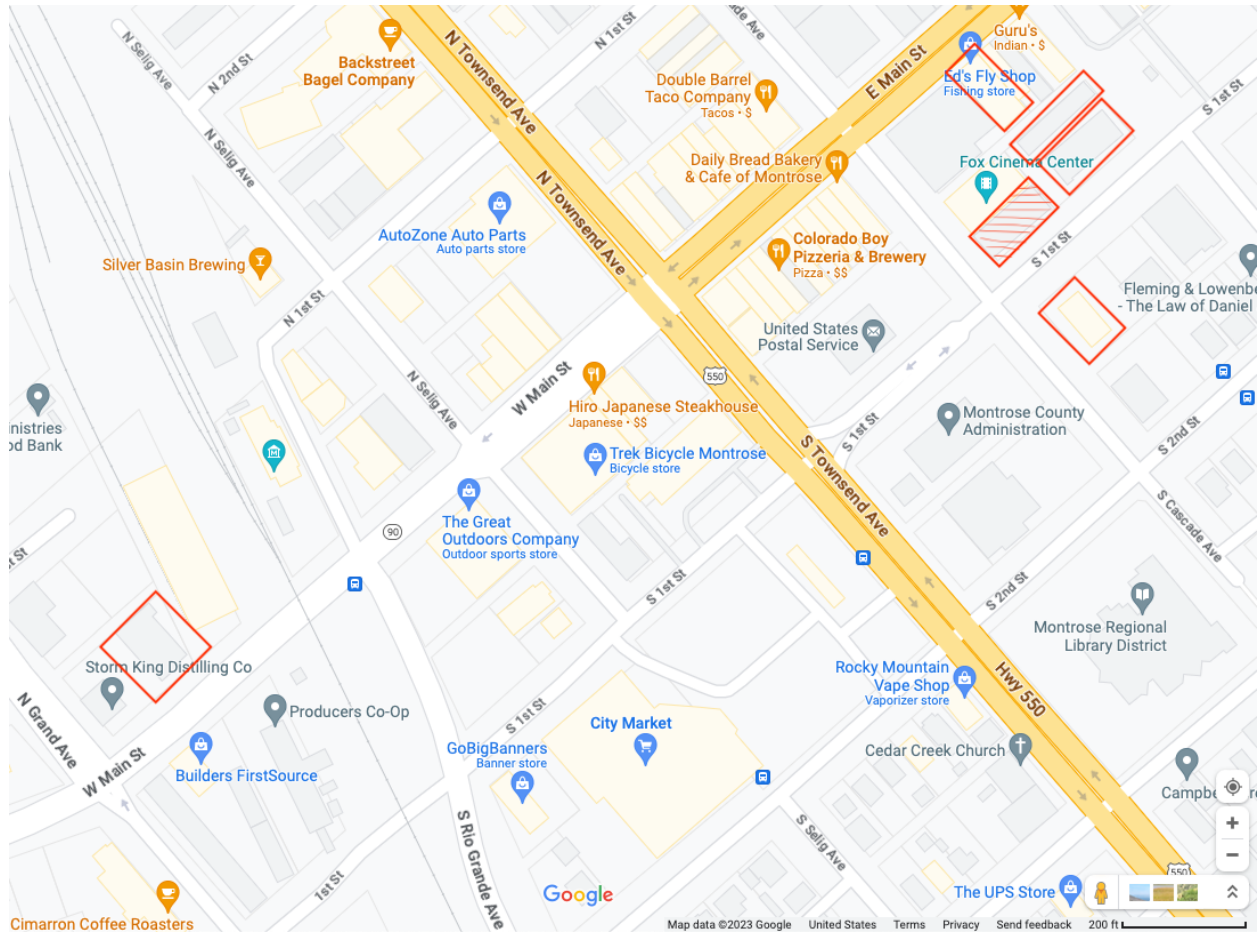
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to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

Maps

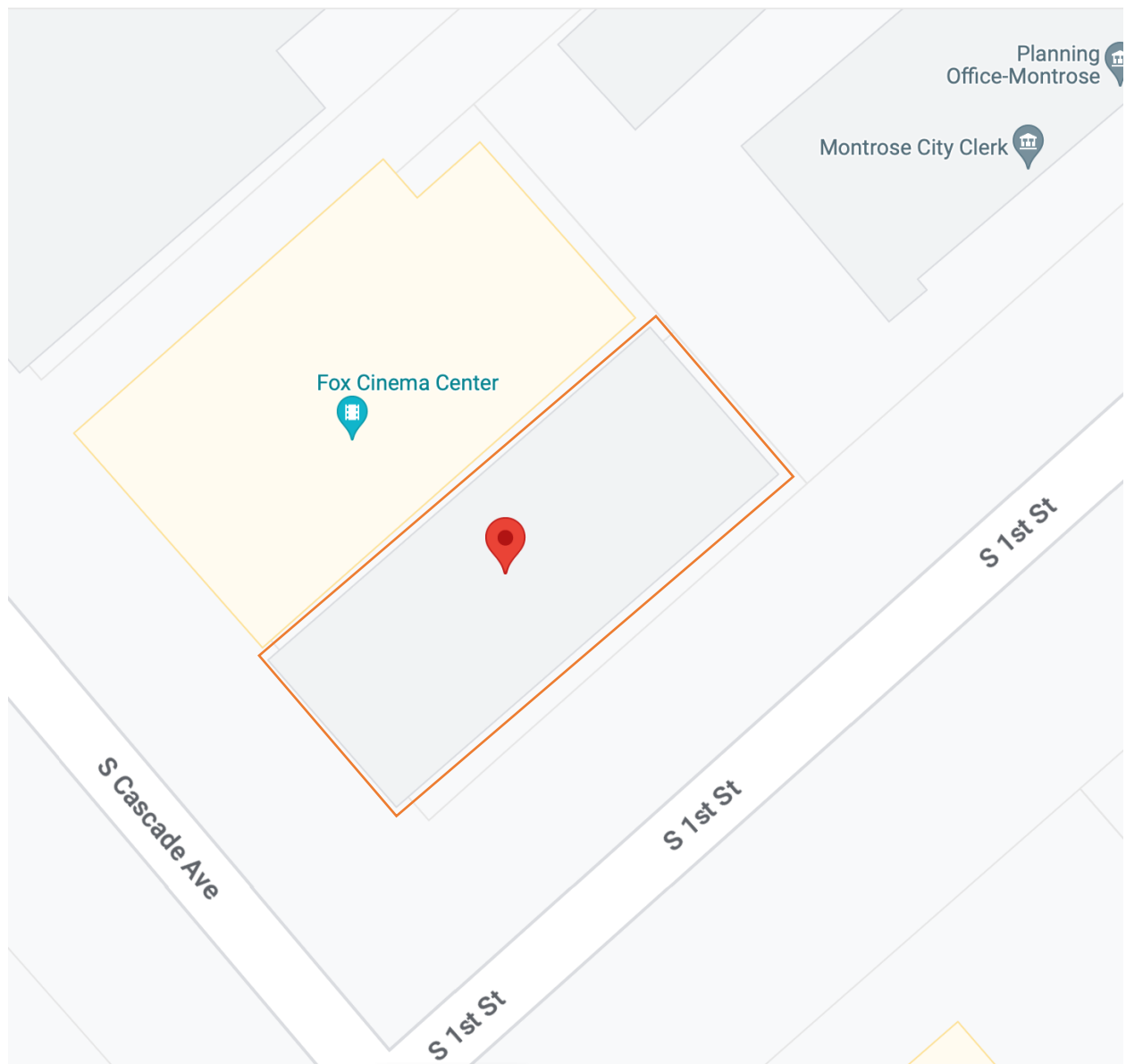


Map of Montrose area

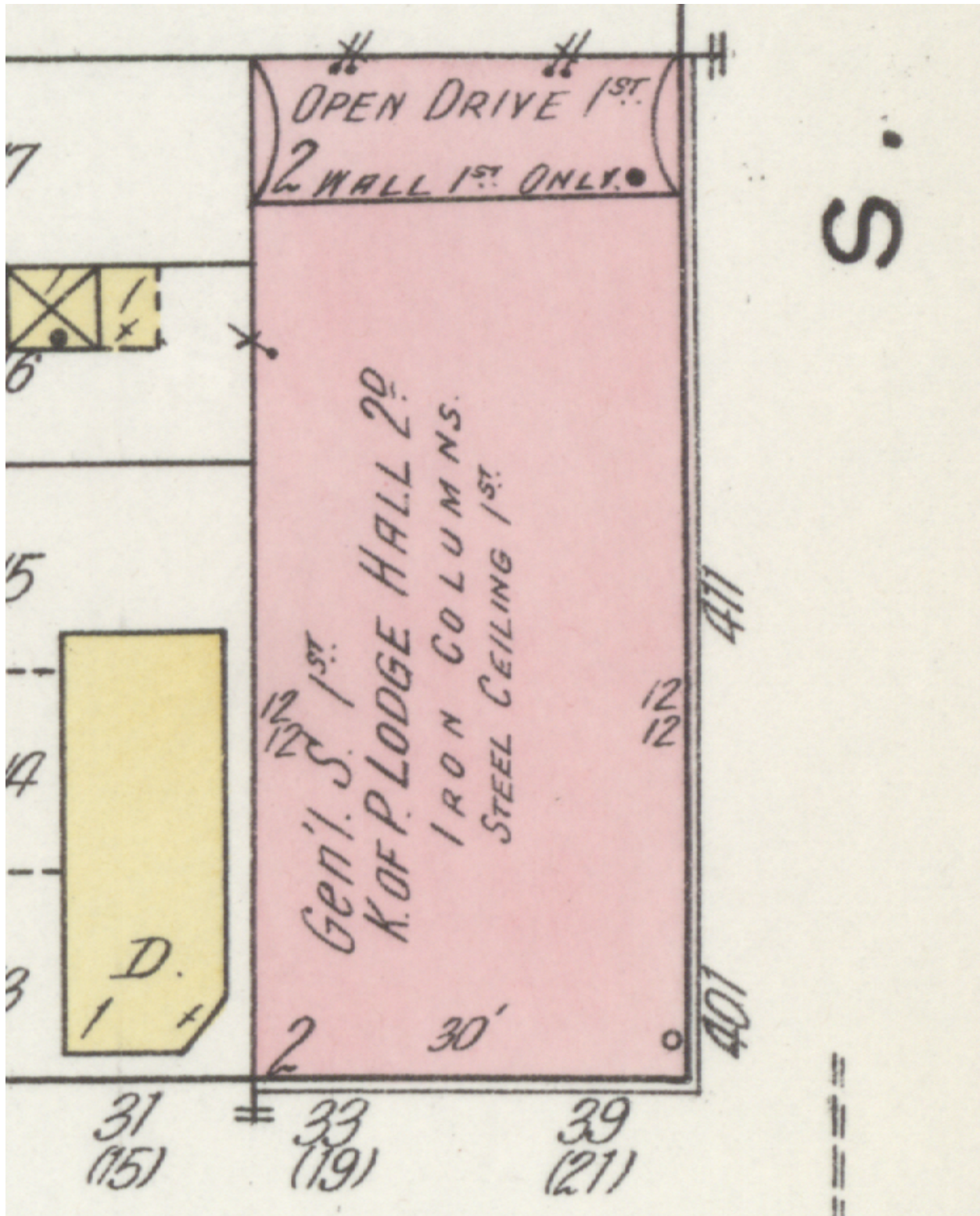
Latitude	Longitude
<u>38.47906 N</u>	<u>107.87570 W</u>



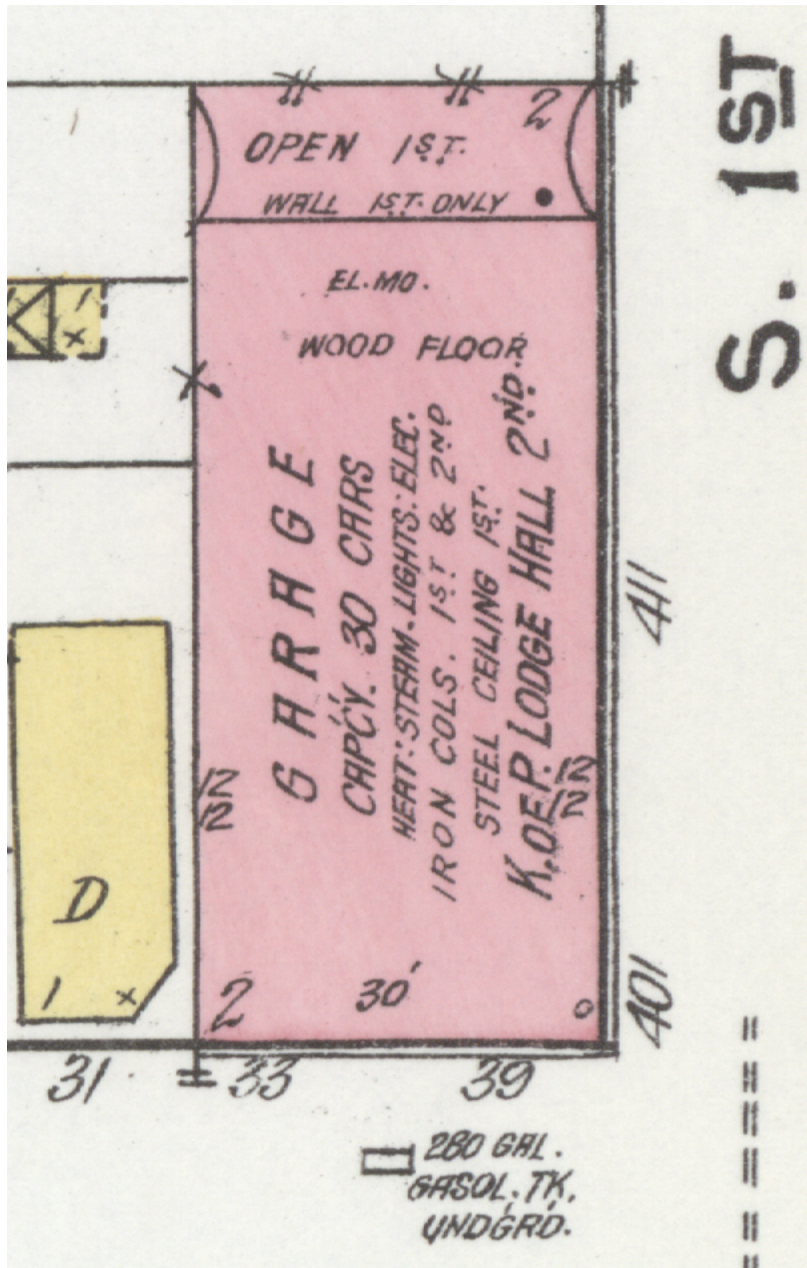
Map of downtown – showing the KP Building (shaded), as well as the location of five other extant buildings designed by John Antrobus and built by White & Okey.



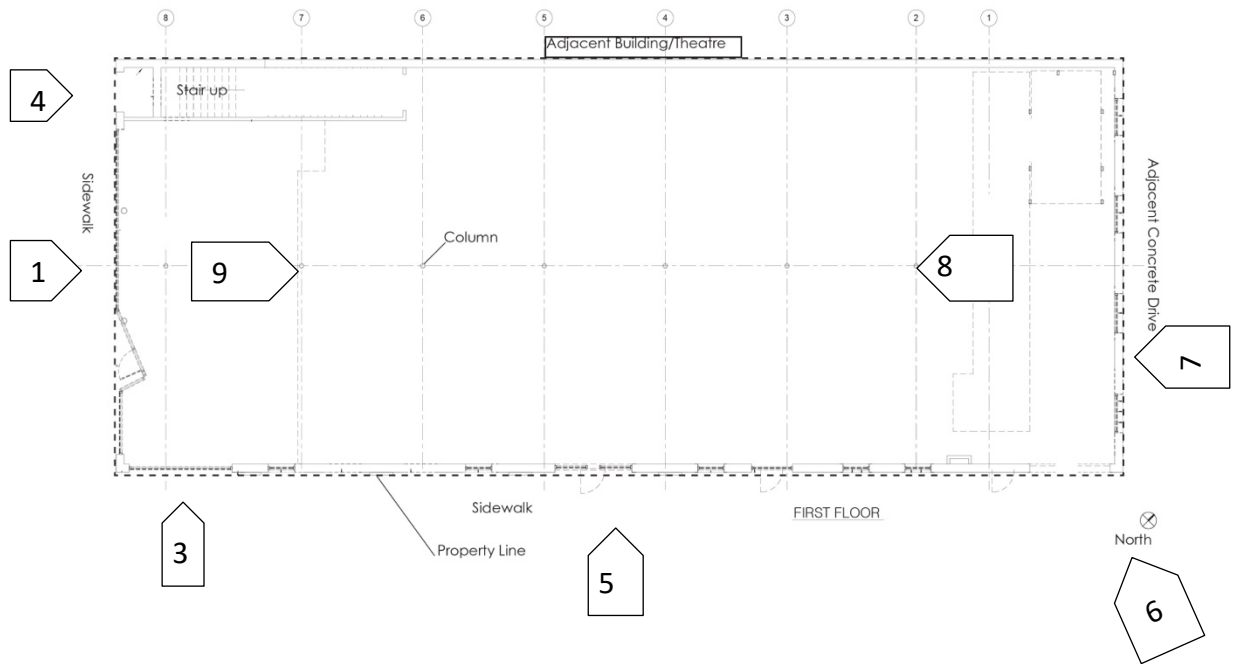
Map of the site/boundary. Footprint of the building covers the entire lot.



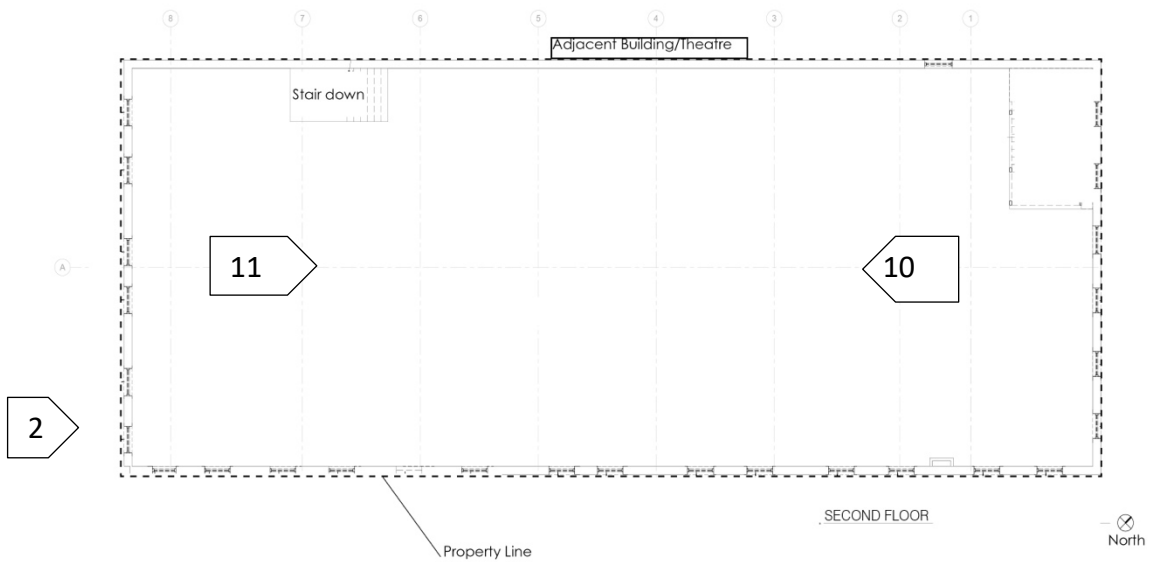
Sanborn Fire Insurance Map from Montrose, Colorado. December 1912.
 The "Gen'l S." on the first floor would still have been the original occupant, the Wonder Mercantile Company.



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