



***REGULAR HISTORIC PRESERVATION COMMISSION MEETING
AGENDA***

***Tuesday, August 27, 2024 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.***

The Montrose Historic Preservation Commission is pleased to have residents of the community take time to attend Historic Preservation Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. Additional written comments are welcome and will be received at any time.

1) APPROVAL OF MINUTES

- A) Approval of minutes of the April 23, 2024 Historic Preservation Commission meeting.
- B) Approval of minutes of the July 23, 2024 Historic Preservation Commission meeting.

2) PUBLIC COMMENT

- A) Public invited to be heard on matters not on the agenda.

3) PUBLIC HEARING

- A) Historic Designation Hearing - Sherman and Ross Block Building

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

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

B) Alteration Hearing - Sherman and Ross Block Building

The commission will review the application for an alteration to a historic building at 232-36 Main St. for conformance with § 11-3 of the Official Code of the City of Montrose, Colorado.

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

4) ADJOURNMENT



HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
April 23, 2024

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, April 23, 2024, in the City Council Chambers, Elks Civic Building located at 107 S Cascade Avenue in Montrose, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Jon Horn, Jeremy Omgig, Danielle Godt, Catherine Stroh, John Eloe, Kenneth Huff

ABSENT: Amanda Lloyd, Darlene Mora

GUESTS: Planner II William Reis, DART and Grant Coordinator Michelle Wingfield, Community Development Director Jace Hochwalt

Call to Order

The meeting was called to order at 5:00 p.m.

Approval of Minutes

The Historic Preservation Commission considered the minutes of the regular meeting held on March 28, 2024.

A motion was made by Kenneth Huff, seconded by John Eloe, to approve the amended minutes of the March 28, 2024 regular meeting. All voted yes. Motion passed.

Additions or Deletions

None.

Public Comment

No public comment was received.

Reports/PresentationsDiscussion on Tortilla Flats/La Raza Park Neighborhood

Planner II, William Reis reminded the board that Darlene had shared a flyer for the Cinco de Mayo celebration at Colorado Outdoors. William mentioned that they would be having a table at this event. They will be handing out flyers about the Tortilla Flats designation to the public. Michelle Wingfield shared that the City's marketing team is creating the flyer. William also shared that they would be handing out Historic Preservation Commission swag to hand out at the Cinco de Mayo event. William shared that they are working on scheduling a public meeting to discuss the Tortilla Flats designation process. The public meeting will be hosted at MADA, and they are considering Monday, June 3, 2024, but will confirm the date once they know more. William mentioned that they are working with the State to have a state representative at the public meeting so they can explain what it means to be designated. William Woody, Communications Manager is working on interviewing the residents that live within the Tortilla Flats neighborhood to create a video that shares the history of the residents and the neighborhood.

Jace Hochwalt shared that there will be two booths at the Cinco de Mayo event. One booth will be focused on Historic Preservation and sharing information about the Tortilla Flats designation. Michelle Wingfield mentioned that if the storytelling video is completed soon, they would like to share it at the public meeting.

Adjournment

A motion was made by John Eloë, seconded by Danielle Godt, to adjourn the meeting at 5:49 pm, with no further action taken.

Jon Horn, Chairperson

Amanda Lloyd, Secretary



HISTORIC PRESERVATION COMMISSION MINUTES OF THE REGULAR MEETING July 23, 2024

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, July 23, 2024, in the City Council Chambers, Elks Civic Building located at 107 S Cascade Avenue in Montrose, Colorado. Said meeting was posted in accordance with the Sunshine Law.

Present: Jeremy Omgig, Catherine Stroh, John Eloie, Kenneth Huff, Darlene Mora, Danielle Godt.

Absent: Jon Horn, Amanda Lloyd

Guests: Planner II William Reis, Deputy City Clerk Briceida Ortega, DART and Grant Coordinator Michelle Wingfield, Brandon Malara

Call to Order

Vice Chairperson Kenneth Huff called the meeting to order at 5:02 p.m.

Approval of Minutes

The Historic Preservation Commission didn't consider the minutes of the regular meeting held on April 23, 2024 and they decided they would vote on the minutes at the next meeting.

Additions or Deletions

None.

Public Comment

Brandon Malara introduced himself to the board.

Reports/Presentations

Discussion on Tortilla Flats/La Raza Park Neighborhood

Planner II, William Reis shared that the State is encouraging the City of Montrose to pursue the mini-grant to complete the National Register nomination. A letter of intent is being drafted. Michelle Wingfield mentioned that they are working with the marketing team to create SWAG and will distribute it at the MADA fiesta. They are also developing a logo for the Tortilla Flats neighborhood and plan to seek community feedback. Michelle shared that the community meeting to discuss the Tortilla Flats neighborhood is scheduled for Tuesday, September 10 at MADA in the evening. Michelle Wingfield

clarified that the City of Montrose will not be giving the neighborhood a logo, it has to be the community themselves.

Catherine Stroh inquired if the City would be the recipient of funds and whether a match was required, to which William clarified that no match was necessary. Kenneth Huff expressed appreciation for Doug Glaspell's attendance at the MADA community meeting.

Darlene asked if Jon's fact sheet on Tortilla Flats would be available at the Monte de Rosas Fiesta, and Michelle confirmed it would be. Darlene Mora mentioned that volunteers are needed for the Fiesta on August 17th. Darlene said that the MADA Fiesta parade will start at McDonald's on Main Street and proceed toward Cascade.

Main Street Historic Signs

William Reis shared that the historic signs along Main Street are in rough shape and they need to be replaced. Mr. Reis mentioned that Michelle Wingfield has been in contact with a sign company from Utah. Mr. Reis said that any wrong information will need to be updated on each sign. The commissioners shared that they would like to see pictures and qr codes on the new signage. The commissioners also would like to do some research and look into what other municipalities are doing.

Other Business

Michelle Wingfield mentioned that Santa's Cabin would be potentially transferred to the Depot Museum. Kenneth Huff talked about the homeless issues that the Depot Museum has been experiencing. Darlene Mora talked about the issues with the weeds by the railroad. Mrs. Mora pointed out that the City should be able to start finding the owners and making them accountable for cleaning up that space.

Public Comment

None.

Adjournment

A motion was made by John Eloie, seconded by Jeremy Omvig, to adjourn the meeting at 6:01 pm, with no further action taken.

Jon Horn, Chairperson

Amanda Lloyd, Secretary



CITY OF MONTROSE
Planning Services

MEMO

DATE: August 27, 2024
TO: Montrose Historic Preservation Commission
FROM: William Reis, Planner II
RE: Application for Historic Property Designation of the Sherman and Ross Block Building

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for the Sherman and Ross Block Building
- 2) National Register of Historic Places Registration Form
- 3) Colorado Historical Society Historic Building Inventory Record
- 4) Montrose County Assessor Property Report Card
- 5) Sanborn Fire Insurance Maps
- 6) Historic Photographs
- 7) Current Photographs

Staff finds the application to be complete and has recommended it to be considered by the Montrose Historic Preservation Commission according to Section 11-3 of the Montrose Municipal Code.

Staff submits the following findings:

1. The structure is at least 50 years old and meets the eligibility criteria (listed below in **bold**) per Montrose Municipal Code 11-3-3 (B), which requires that one or more of these criteria be met:
 - a. **Association with events that have made a significant contribution to history**
The building is associated with the development of downtown Montrose during the early twentieth century, and it is one of the larger buildings erected in the business district during that period.
 - b. **Connection with persons significant in History**
This building is associated with Sterling Samuel Sherman, prominent Montrose lawyer and judge, who erected the building in 1910 and had his offices here until his death.



- c. **Distinctive characteristics of a type, period, method of construction or artisan**
The building represents the Twentieth Century Commercial style in its flat roof, brick cornice, stone trim, enframed windows, stone sill course, and first story storefronts.
 - d. **Geographic importance**
This criteria is not applicable to this building.
 - e. **Possibility to yield important information related to pre-history or history.**
This criteria is not applicable to this building.
2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 11-3-3 (C), which are location, design, setting, materials, workmanship, feeling, and association.

Recommendation:

Staff recommends approval of this application by the Montrose Historic Preservation Commission based on the above findings.





**CITY OF MONTROSE
HISTORIC PRESERVATION COMMISSION**

**Historic Designation
Application and Cover Sheet**

Application Date: July 17, 2024

Property Address: 238 E. Main Street

Historic Property Name: Sherman Ross Building

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.1653

Owner Name: Main & Townsend LLC

Owner Address: 61537 Longview Trl. Montrose, CO 81403

Owner Phone Number: 9704024585

Owner Email Address: dixonwalne@msn.com

Preparer Name (if different from owner):

Preparer Phone Number:

Preparer Email Address:

Property is listed in:

- Colorado State Register of Historic Properties
- National Register of Historic Places
- Property is already recorded on a Colorado State site form

Additional Required Information

Property and Ownership Details

- Copy of the [Montrose County Assessor's](#) Data Card for the property
- Copy of the deed or other proof of ownership

Supporting Documentation

- Copy of Colorado State Register of Historic Properties form, National Register of Historic Places form, or Colorado State Site Form if property is already listed in those registers

Descriptions

Character-defining attributes of the property that currently exist:

Exterior - North and south walls represent historical attributes of archive photos. West wall (2nd story only visible) represents same architecture of original building as north and south wall. East wall (once an interior wall with JC Penney) repaired in 1983(?) after JC Penney burned down. East wall has no historical attributes.

I

Character-defining attributes of the property that once existed that may be recoverable in the future:

Interior - 1st floor west tenant space - owner's working to expose and repair in an attempt to recover original tin ceiling. East tenant space - approx. 60% original tin ceiling exposed. 2nd story - owner's repairing & refurbishing what appears to be original staircase, hardwood floors, interior doors, exterior doors, exterior windows, and interior window sashes. Most of second floor appears to be original.

Photographs (Note: A prompt to upload files will appear after initial signature.)

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

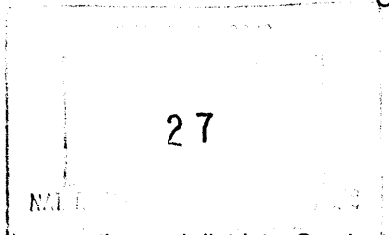
Signature of Owner(s)

I Dixon Palmer Walne and Dixon Walne
(printed name) (printed name)

am/are the 100-percent owner(s) of the property or their designated agent.

<div style="border: 1px solid black; padding: 2px;"><small>eSigned via SeamlessDocs.com</small> <i>Dixon Palmer Walne</i> <small>Key: 06687138171055594de6106a76b8f72b</small></div> <hr/> Signature	<u>07-17-2024</u> <hr/> Date
<div style="border: 1px solid black; padding: 2px;"><small>eSigned via SeamlessDocs.com</small> <i>Dixon Walne</i> <small>Key: 56a798006d2de1dbc95453966e78e8dd</small></div> <hr/> Signature	<u>07-17-2024</u> <hr/> Date

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



27

196

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sherman and Ross Block Building

other names/site number 5MN.1653

2. Location

street & number 232-236 Main St. [N/A] not for publication

city or town Montrose [N/A] vicinity

state Colorado code CO county Montrose code 085 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 [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)
Signature of certifying official/Title: Margarita Cortezgale, State Historic Preservation Officer
Date: February 20, 2003
Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)
Signature of certifying official/Title:
Date:
State or Federal agency and bureau:

4. National Park Service Certification

- I hereby certify that the 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: Edson R. Ball

Date of Action: 4.11.03

Sherman and Ross Block Building
Name of Property

Montrose County/CO
County/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 count previously listed resources.)

Contributing

Noncontributing

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

- Commerce- Professional
- Commerce- Specialty Store
- Multiple dwelling
- _____
- _____
- _____
- _____
- _____

Current Functions

(Enter categories from instructions)

- Commerce/Trade- Specialty Store
- Multiple dwelling
- _____
- _____
- _____
- _____

7. Description

Architectural Classification

(Enter categories from instructions)

- Late 19th Century and Early 20th Century
- American Movements: Commercial
- _____
- _____
- _____
- _____

Materials

(Enter categories from instructions)

- foundation Concrete
- walls Brick
- Concrete
- roof Asphalt
- other _____
- _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Sherman and Ross Block Building

Section number 7 Page 1**DESCRIPTION**

The 1910 Sherman and Ross Block Building occupies two 25 foot lots adjacent to the Demoret City Park on the southwest corner of Townsend Avenue (U.S. Highway 550) and East Main Street (U.S. Highway 50) in the center of downtown Montrose. The building, a large two-story rectangular brick block, faces north onto Main Street, the primary business street in town. The building measures 50' wide by 85' long on lots 125' deep, standard commercial block construction for the time in which it was built.

When facing the building, the first floor consists of a double storefront divided by a central entrance that leads to apartments on the second story. A cloth awning shelters the center entry. Each storefront contains display windows flanking a central recessed entry door of aluminum and glass. The east (left) storefront has a cloth awning similar to the central entry with the business name "Colorado Edge." Hidden from view on the exterior by the awning but seen from the interior are the divided light transoms above the storefront windows. The west (right) storefront has a Radio Shack sign placed above the storefront windows on panels of an unknown material.

The second story of the façade contains eight original windows, four over each storefront. In between the window groupings is a large name plaque upon which "Sherman and Ross Block 1910" is imprinted. The first and second stories are divided by a continuous sandstone sill, which also serves as a sill for the second-story windows. Above the windows is a corbelled cornice anchored on each end by a crown capped with sandstone. Evenly spaced across the façade above the second-story windows are four vents with decorative grilles.

The east side of the building is made up of cinderblock, dating to the late 1980s. Four awnings of varying lengths are spaced along the side of the building at the same height as the awnings on the façade. A simple rectangular sign is placed above the second awning, slightly off center. The stepped wall of the building can be clearly seen on this side.

The south (rear) side of the building has four doors, two on the first story and two on the second story, and eleven double-hung windows, both single and paired. The first story has one original wood door on the east (right) and a modern six-panel door on the west (left). All windows have their original wood sashes and are capped with brick segmental arches. Each of the four doorways is capped with a brick segmental arch and the three original wood doors have arched transoms as well. Towards the east side is a brick chimney, extending just above the roofline. The second story of the building is accessible by the original steel fire escape, complete with stairway and handrails. At the top of the rear wall are two decorative vents with a double "X" design. A large air conditioning unit is mounted to the wall at the center of the first story, just above the two small segmental arch windows and below the fire escape. A number of wires and electrical boxes are attached in various places.

The west side of the building shares a common first story brick wall with the adjacent property. The second story is exposed and reveals the stepped wall also seen on the east side. There are two windows, one located toward the front of the building, one toward the rear. The front window is a casement with its original wood sash and glass. The rear window is an original double-hung with some original glass.

The building is heated with a gas-fired boiler and hot water radiators. The building was wired for electricity at the time of construction.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Sherman and Ross Block Building

Section number 7 Page 2

Interior

The Sherman and Ross Block retains many of its original interior features including: tin ceilings in the commercial areas, wood trim around the doors and windows, hardware, central entrance stairwell, and transoms. The overall configuration of the interior spaces remains much as it did when constructed, though some interior treatments have been covered. The condition of the original interior materials is in moderate to good condition.

Alterations

Most commercial buildings experience changes to the storefronts over the years. This is true of the Sherman and Ross Block as well. Both storefronts have aluminum display windows leading to recessed entries with aluminum and glass doors. While the central grand entrance to the second story remains in place, it has also been changed to an aluminum glass door. Awnings have been added above the central entrance and to the east storefront. The west storefront transom has been replaced with panels of an unknown material upon which the Radio Shack sign is affixed. The east wall has been replaced with cinderblock. Originally the Sherman and Ross Block building shared a common wall with the 1907 Hodges Building. The Hodges Building burned in 1988 and the destroyed common wall was rebuilt in cinderblock. The adjacent lot is currently the Demoret City Park with benches, tables, trees, and a brick walkway. Changes to the south (rear) side of the building include an area of infill around the one modern door on the west side of the first floor. The transom above the east side first floor door has been covered up. Metal paneling covers the cellar doors on the ground.

Sherman and Ross Block Building
Name of Property

Montrose County/ CO
County/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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Periods of Significance

1910-1953

Significant Dates

1910

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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
- # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society
Montrose County Museum

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Sherman and Ross Block Building
Montrose County, ColoradoSection number 8 Page 3**SIGNIFICANCE**

The Sherman and Ross Block Building is significant under Criterion C for architecture. The building is perhaps the best preserved of any of downtown Montrose's historic commercial buildings. In addition, it is one of the few intact two-part two-story commercial buildings remaining in town. It is also significant under Criterion A for commerce. Its history typifies the pattern of commercial activity experienced in the 20-30 years after initial settlement. A variety of commercial establishments continuously occupied the Sherman and Ross Block Building during its period of significance, making an important contribution to the commercial success of downtown Montrose.

The Sherman and Ross Block building is one of the largest buildings erected in the downtown business district during the first decade of the 20th century. The building represents the 20th Century Commercial style with its flat roof, brick cornice, enframed windows, recessed entries, and storefront windows. All of these elements are intact, unlike other buildings of the same time and style in town. The Knights of Pythias building at 317-321 Main Street was built in 1909. 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. All of these are two-part, two-story commercial buildings. And all of these buildings have remodeled first-story storefronts and replaced second-story windows. In addition, siding has been applied to the façade of all three and the central entry has been altered on the J.C. Frees Block. Although the first story of the Sherman and Ross Block has replaced windows and doors on the first floor, the building retains its original placement of exterior openings and elements as well as its original second-story windows. Compared with other contemporary buildings, the Sherman and Ross Block stands out as one of the most intact commercial buildings in town.

Another notable element on this building is the central entrance that leads to second-story apartments, making the upper floor prominent. Often times the door to the upper story was placed at the side and made to blend in with its background. Proprietors did not want to draw attention or people upstairs to private space. By placing the door at the center, attention is drawn to the entrance and the rooming space available to the public. This separate entrance denotes a use separate from the commercial spaces on the first story. The Sherman and Ross Block appears to be the only remaining commercial building with its central entrance intact.

In the decades following settlement and development of a town, needs arise beyond the basic services. At first, people are fairly self-sufficient. The court and judicial system is typically established first. There might also be a post office, a local doctor, even a general store with some of the basic goods people needed out on the frontier. Then in the 20-30 years after the initial settlement, the population often increases, requiring goods and services provided by others. It is at this point in time when the sale of goods and services emerged through the establishment of businesses in town. Founded in 1882, 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 this first decade of the 20th century through construction of many of the commercial buildings in the downtown. This commercial growth necessitated the need for housing in town for those who worked in the newly created businesses and provided these goods and services to other residents. Buildings such as the Sherman and Ross Block helped address the increasing need for housing in a town with rapid growth, and is representative of that time in Montrose's history.

Not only did the Sherman and Ross Block Building start out as a commercial and apartment building, serving as the residence and law office for Mr. Sherman, but it remains in commercial and residential

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Sherman and Ross Block Building
Montrose County, ColoradoSection number 8 Page 4

use today. It has hosted a variety of businesses over the years such as an engineering firm's office in 1910, a pool hall and theater in 1912, a second hand store and undertaker in 1919, businesses in 1931 and 1946, and various other shops and stores since that time. Today it contains two businesses, Colorado Edge and Radio Shack, and still has an apartment on the second floor in use, continuing its original form and function 92 years later. The Sherman Ross Block Building, standing tall at the corner of Main and Townsend, remains an important link to Montrose's past.

Historic Background

Sterling Samuel Sherman, a prominent Montrose lawyer and judge, erected the building in 1910. The building was named after Sherman and his law partner, Frank Ross. Ross was a partner with Sherman only for a short period of time during the construction of the building. Though he did not remain in practice with Sherman, the building still bears his name. Sherman, however, had a long-time association with the building living and working in it until his death in 1936.

Sherman was born in 1852 in Hebron, New York. He attended schools in New York and was sent to Switzerland to study civil engineering. He later transferred to the Polytechnic University in Germany. Returning to the United States, Sherman taught school and then studied law. He was admitted to the Bar in 1879, and went to Lake City, Colorado, where he was associated with Judge N. B Gerry. He married Mary Elizabeth Masters in 1882. In Lake City, he became acquainted with Judge John C. Bell. The Shermans moved to Delta in 1884, where Mr. Sherman practiced law and served as mayor from 1887-1888.

In 1888, the family moved to Montrose, where Sherman formed a seven-year partnership with F. C. Goudy, former partner of Judge John C. Bell. Sherman had a succession of partners until his son Edward joined the firm in 1908. In 1916, Sterling Sherman became a county judge, a position he occupied for eight years. He served as President of the Montrose County Bar Association from 1888-1916; as attorney for the Delta and Montrose Canal Company for 20 years; attorney for the First National Bank; attorney for the City of Montrose; attorney for Montrose County; and as the Montrose County Judge. Interestingly, when Sherman died at the age of 84, his funeral was held at the Addington Mortuary, which was housed in the Sherman and Ross Block building.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Sherman and Ross Block Building
Montrose County, ColoradoSection number 9 Page 5

BIBLIOGRAPHY

Cox, Marilyn. *Walking Tour of Montrose*. Unpublished.

Front Range Research Associates, Inc. *Historic Buildings Survey, Montrose, Colorado 1999*. Denver, CO: Private printing, 2000.

Longstreth, Richard. *The Buildings of Main Street, A Guide to American Commercial Architecture*. Washington, D.C.: The Preservation Press, 1987.

Montrose City Directories, 1910, 1912, 1963, 1970.

Montrose County Assessor Records, 320 S. First Street, Montrose, CO 81401

Montrose County Museum, Sterling Samuel Sherman file, 1990

Sanborn Insurance Maps, 1886, 1890, 1893, 1899, 1904, 1908, 1912, 1919, 1931, 1946.

Sherman and Ross Block Building
Name of Property

Montrose County/ CO
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 249000 4262600
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Viola Garcia

organization _____ date October 10, 2002

street & number 2455 Arbor Way telephone (970) 252-0304

city or town Montrose state CO zip code 81401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Roy Dantzman

street & number 236 Main Street telephone (970) 249-3332

city or town Montrose state CO zip code 81401

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. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet**

**United States Department of the Interior
National Park Service**

Sherman and Ross Block Building

Section number 10 Page 6

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lots 4 & 5 of Block 61, Montrose West original townsite.

BOUNDARY JUSTIFICATION

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

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Sherman and Ross Block Building

Section number ___ Page 7

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-20 except as noted:

Name of Property: Sherman and Ross Block Building
 Location: Montrose, Colorado
 Photographer: Roy Dantzman
 Date of Photographs: October 2002, December 2002
 Negatives: Roy Dantzman

<u>Photo No.</u>	<u>Photographic Information</u>
1	Façade, north side, camera facing south.
2	Façade, north side, camera facing south.
3	Façade and east side, camera facing southwest.
4	East side, camera facing west.
5	South side (rear), east half of first floor, camera facing north.
6	South side (rear), west half of first floor, camera facing north.
7	South side (rear), close-up of east half, cellar doors, camera facing north.
8	South side (rear), close-up of window, camera facing north.
9	Façade, east storefront- entry door and transom, camera facing south.
10	Façade, central entry door and transom, camera facing south.
11	Interior, central entry transom and original tin ceiling, camera facing north.
12	Interior, looking out of east storefront, original tin ceiling, camera facing north.
13	Interior, central stairway to second-story, original tin ceiling, camera facing south.
14	Interior, view down the central stairway from second story, camera facing north.
15	Interior, view of railing and newel post at top of stairs, camera facing northeast.
16	Interior, doorway to northeast apartment on second story, camera facing northeast.
17	Interior, close-up of newel post at top of stairs, camera facing northeast.
18	Interior, NW apartment bathroom door, camera facing south.
19	Interior, NE apartment, doorway between hallway and living room, camera facing southwest.
20	Interior, NE apartment, opening between living room and parlor, kitchen doorway in background, camera facing south.

National Register of Historic Places Continuation Sheet

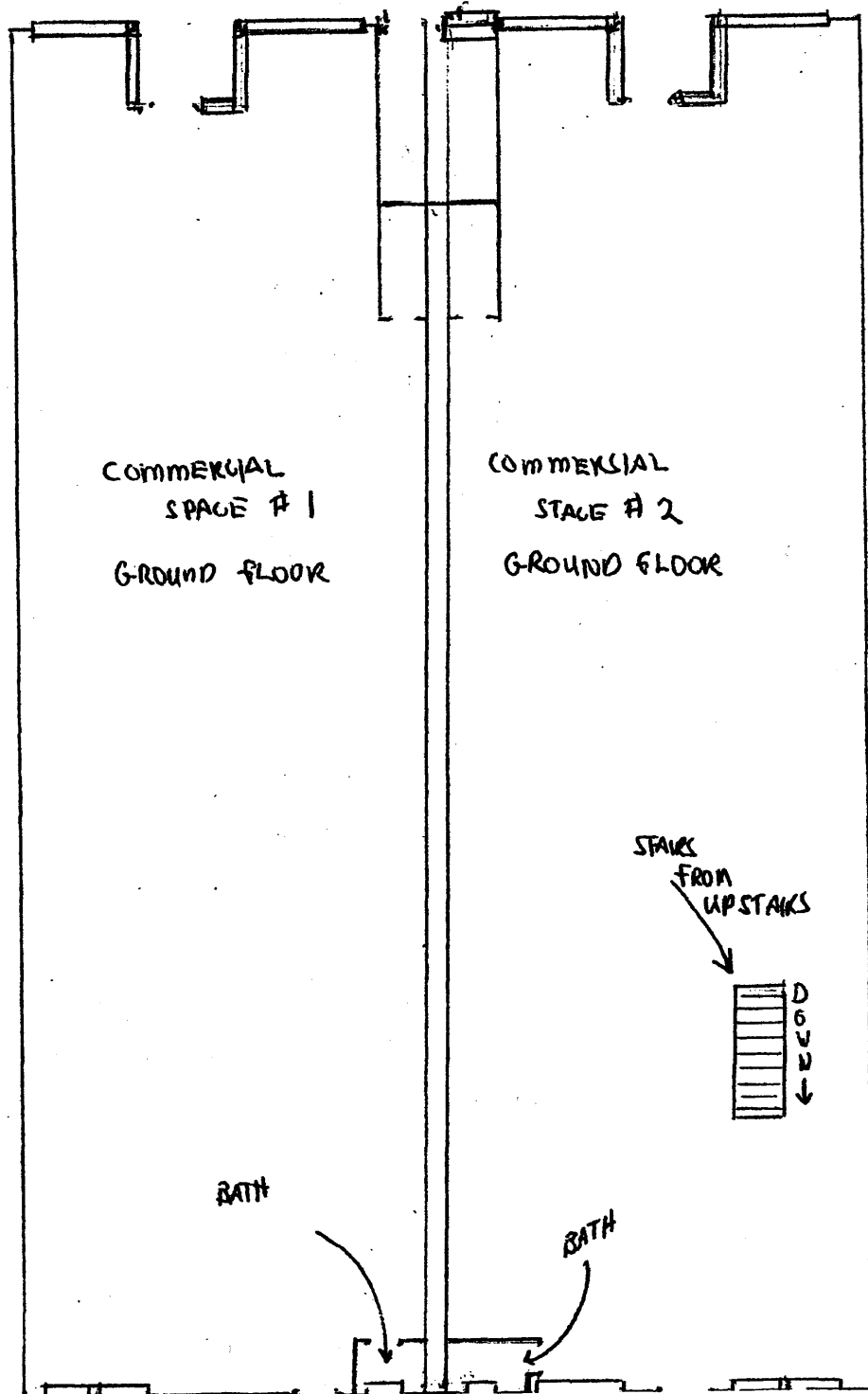
United States Department of the Interior
National Park Service

Sherman and Ross Block Building

Section number ___ Page 8

First Floor Plan

NORTH FRONT SHERMAN AND ROSS BLOCK BLD.
3/32 SCALE 1ST FLOOR



National Register of Historic Places Continuation Sheet

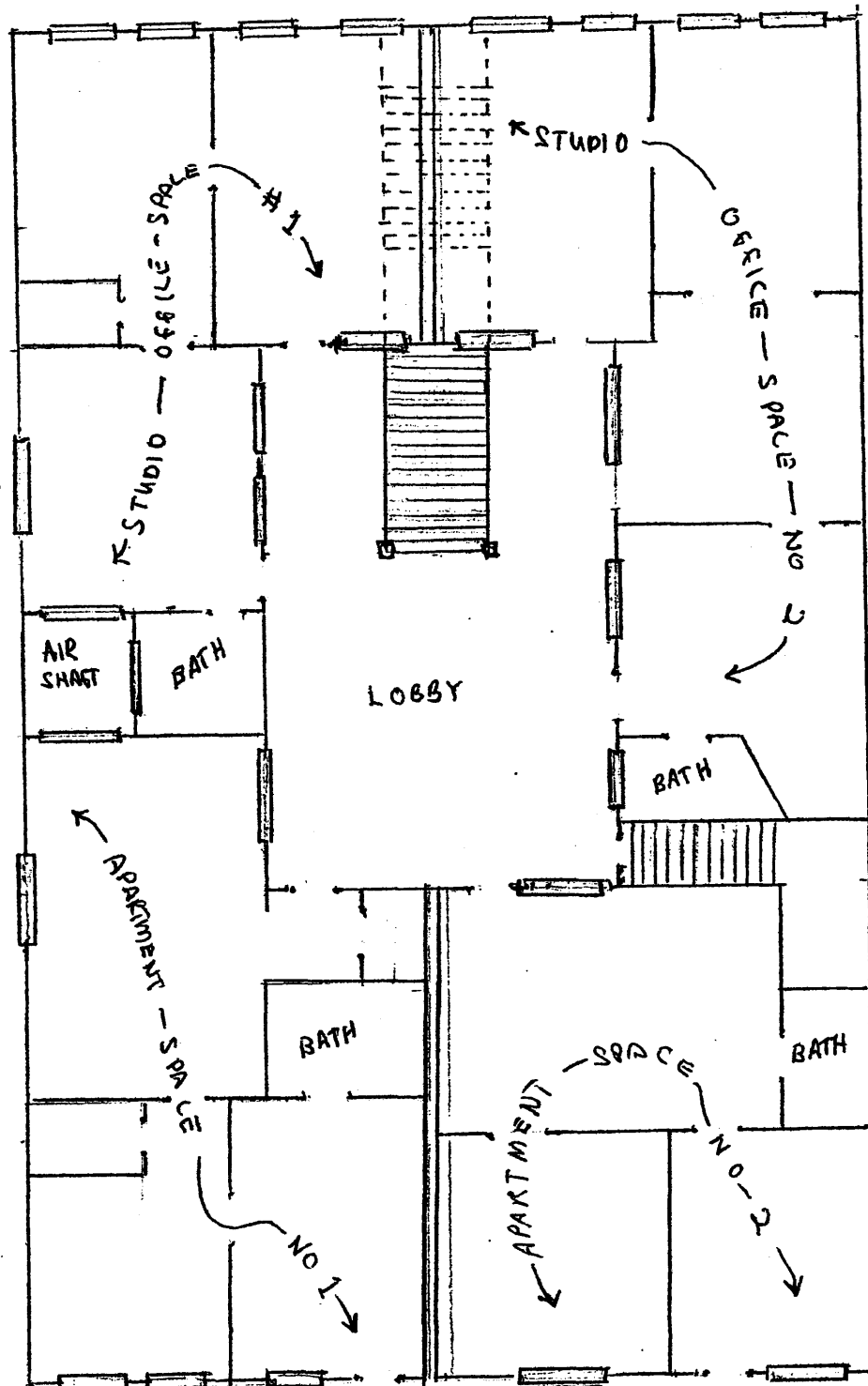
United States Department of the Interior National Park Service

Sherman and Ross Block Building

Section number ___ Page 9

Second Floor Plan

NORTH FRONT SHERMAN AND ROSS BLOCK BLD.
3/32 SCALE 2ND FLOOR



National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

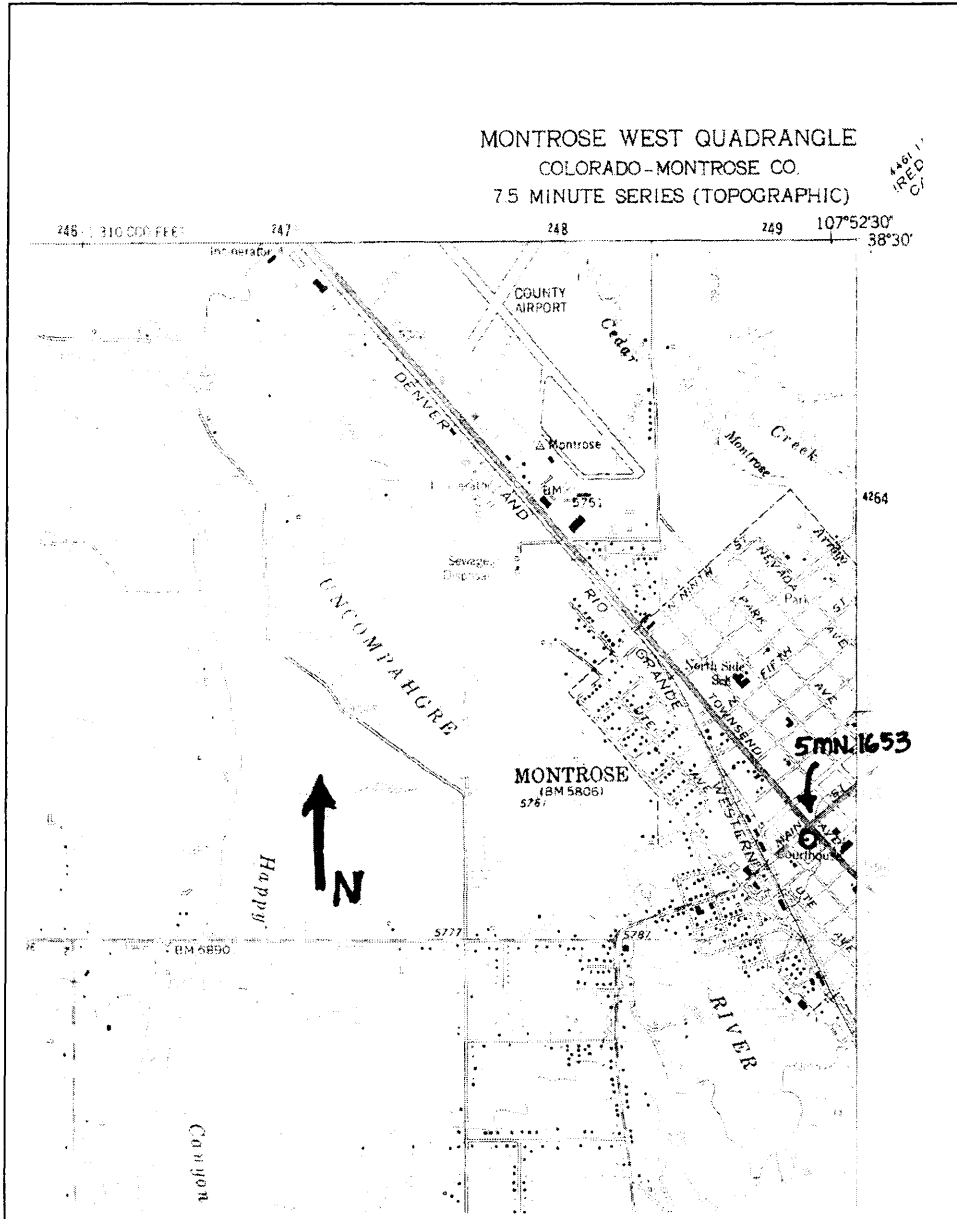
Sherman and Ross Block Building

Section number ___ Page 10

USGS TOPOGRAPHIC MAP
Quadrangle, Colorado

UTM: Zone 13 / 249000E / 4262600N
PLSS: NM PM, T49N, R9W, Sec. 28
SE¼ SW ¼ NE SE¼
Elevation: 5800 feet

7.5 Minute Series





STANDARD
LAW
BUILDING
1910

COLORADO EDGE
FURNITURE & DESIGN CENTER

Radio Shack

Cellular
Phones

Camp
RITE
GAFE

5 MN. 1653

232-236 Main St.

Montrose

2002

Sherman - Ross Bldg.

#1



BROOKLYN
1916

COLORADO EDGE
FURNITURE & ACCESSORY CENTER

Radio Shack

Cafe
CAFE

5MN. 1653

232-236 Main St.

Montrose

2002

Sherman - Ross Bldg.

#2



SHERMAN
AND
WOOD
BLOCK
1940

GUY'S ACCESSORIES SHOP

GUY'S ACCESSORIES SHOP

GUY'S ACCESSORIES SHOP

RadioShack

5MIN. 1653

Sherman & ROSS Block

12/2002

#3



5 MN. 1653

Sherman & Ross

Block

12/2002

#4



SMN. 1653

Sherman & Russ Block

12/2002

#5



5 MN. 1653

Sherman & Ross Block

12/2002

#6



5MN. 1653

Sherman & Ross Block

12/2002

7



5MN.1653

Sherman & Ross Block

12/2002

#8



5MN. 1653

Sherman & Ross Block

12/2002

9



5MN. 1653

Sherman & Ross Block

12/2002

10



5MN. 1653

Sherman & Ross Block

12/2002

11



5MN. 1653

Sherman & Ross Block

12/2002

#12



5MN.1653

Sherman & Ross Block

12/2002

#13



5MN.1653

Sherman & Ross Block

12/2002

#14



SMN.1653

Sherman & Ross Block

12/2002

15



5MN. 1653

Sherman & Ross Block

12/2002

16



5MN.1653

Sherman & Ross Block

12/2002

17



5 MN .1653
Sherman & Ross Block
12/2002
18



5MIN. 1653

Sherman & Koss Block

12/2002

19



5MN-1653

Sherman & Ross Block

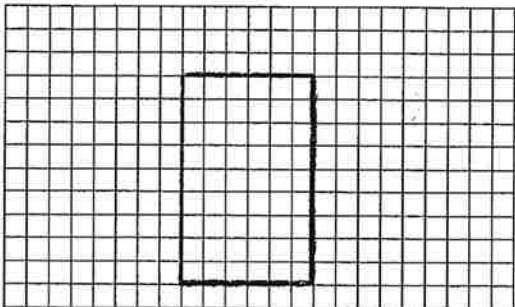
12/2002

#20

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	040

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1653
CURRENT BUILDING NAME: Radio Shack/Colorado Edge		OWNER: DANTZMAN ROY J 236 MAIN ST MONTROSE CO 81401		
ADDRESS: 232-36 Main St Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4		
HISTORIC NAME: Sherman and Ross Block		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 61 LOT(S): 4-5 ADDITION: Selig's Addition YR. OF ADDITION: 1882		
FILM ROLL NO.: 4 BY: T.H. Simmons	NEGATIVE NO.: 25	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1910 SOURCE: Plaque on Building	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial	
			HISTORIC: Commercial	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Storefront alterations.	
STYLE: Twentieth Century Commercial		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Glass		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Large, two-story, rectangular brick commercial building with flat roof with corbelled piers with stone trim which project above roof at corners; stone coping. Brick is yellow on side facing street and orange and yellow on other walls. Cornice of decorative brickwork. Series of rectangular vents under cornice. Second story divided into two bays with four double-hung sash windows in each bay enframed with brick. Continuous stone sill course at second story. Between the two bays of the second story is metal plaque inscribed "Sherman and Ross Block 1910." Two Main Street storefronts divided by central entrance. Corner piers with stone bases ornamented with vertical rows of brick. Storefronts have central inset entrances and large plate glass display windows. Awnings above the east storefront and central entrance. <small>CONTINUED? YES X NO</small>			INDIVIDUAL: X YES NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
ADDITIONAL PAGES: YES X NO		ASSOCIATED BUILDINGS? YES X NO TYPE:		
IF INVENTORIED, LIST ID NOS.:				

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5MN1653
	SOURCE:	ORIGINAL OWNER: Unknown
	BUILDER/CONTRACTOR: Unknown	SOURCE:
	SOURCE:	THEME(S): Rail Towns, 1870-1920

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
 Building to the east was destroyed by fire in the late 1980s.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
 This building was erected in 1910 by Sterling Samuel Sherman. Sherman was born in 1852 in Hebron, New York. He attended schools in New York and was sent to Switzerland to study civil engineering. He later transferred to the Polytechnic University in Germany. Returning to the United States, Sherman taught school, and then studied law. He was admitted to the bar in 1879, and went to Lake City, where he was associated with Judge N.B. Gerry. To reach Lake City from Alamosa, Sherman rode atop a pile of mail on a sleigh in December. He married Mary Elizabeth Masters in 1882. In Lake City, he met Judge John C. Bell. The Shermans moved to Delta in 1884, where Mr. Sherman practiced law and served as mayor in 1887-1888. In 1888, the family moved to Montrose, where Mr. Sherman formed a partnership with F.C. Goudy, former partner of John C. Bell, for seven years. Sherman had a succession of partners until his son, Edward, joined the firm in 1908. In 1916, Sterling Sherman became a county judge, a position he filled for eight years. He served as president of the Montrose County Bar Association from 1888 until 1916; attorney for the Delta and Montrose Canal Co. for 20 years; attorney for the First National Bank; and city attorney, county attorney, and county judge for Montrose County. Sherman had his law office in this building. When Sherman died at the age of 84, his funeral was held at the Addington Mortuary in this building. Frank Ross was Sherman's partner for a short time, according to Marilyn Cox. The 1912 city directory lists the C.F. Pennington pool hall (west) and the Crystal Theater (moving pictures, east) in the building, as well as the offices of Sherman & Sherman and Paret & Beard, civil engineers. Also in the building were the apartments of Jacob Ross, Sam Selig, and W.H. Wright. The 1919 Sanborn indicates that the east storefront was a second hand store and the west was an undertaker. In 1931 and 1946, two businesses are indicated on the Sanborn maps.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:	HISTORICAL SIGNIFICANCE:
<input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE:
 This building is associated with Sterling Samuel Sherman, prominent Montrose lawyer and judge, who erected the building in 1910 and had his offices here until his death. The building is associated with the development of downtown Montrose during the early twentieth century, and it is one of the larger buildings erected in the business district during that period. The building represents the Twentieth Century Commercial style in its flat roof, brick cornice, stone trim, enframed windows, stone sill course, and first story storefronts.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
 Montrose County Assessor records; Montrose City Directories, 1910, 1912, 1963, 1970; Sanborn Insurance Maps, 1886, 1890, 1893, 1899, 1904, 1908, 1912, 1919, 1931, 1946; Marilyn Cox, Unpublished Walking Tour of Montrose; Colorado Historical Society, Colorado Cultural Resource Survey Inventory Record; Montrose County Museum, Sterling Samuel Sherman, 1990.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: May 1999
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Account: R0650826

Location

Tax Area Id - 001005
Parcel Number 3767-284-14-002
Situs Address 232 E MAIN ST
 242 E MAIN ST
 238 E MAIN ST
City MONTROSE
 MONTROSE
 MONTROSE

Owner Information

Owner Name MAIN & TOWNSEND LLC
Owner Address 61537 LONGVIEW DR
 MONTROSE, CO 81403-8165

Assessment History

Actual (2024 - SB24233-Commercial, SB24233-Residential applied) \$518,370
Assessed \$80,930
Tax Area: 001005 **Mill Levy:** 68.042

Type	Actual	Assessed	Acres	SQFT	Units
Improvements	\$454,250	\$70,500	0.000	8000.000	0.000
Land	\$64,120	\$10,430	0.000	6250.000	0.000

Legal Summary Subd: SELIGS ADDN
 Block: 61 Lot: 4 AND:- Lot: 5 S: 28 T: 49
 R: 9

Business Name

Map Number

Transfers

Reception Number	Book Page	Sale Date	Sale Price	Doc Description
968836		01/31/2024		STATEMENT OF AUTHORITY
965052		08/30/2023	\$1,100,000	SPECIAL WARRANTY DEED
965051		08/30/2023		STATEMENT OF AUTHORITY
965050		08/30/2023		STATEMENT OF AUTHORITY
957485		11/30/2022		STATEMENT OF AUTHORITY
820179		12/03/2010		STATEMENT OF AUTHORITY
787481		03/05/2008		QUIT CLAIM DEED
	B: 836 P: 972	07/01/1992	\$175,000	WARRANTY DEED
	B: 819 P: 123	04/30/1991	\$139,045	WARRANTY DEED
	B: 778 P: 313	10/09/1987	\$140,000	WARRANTY DEED
	B: 764 P: 593	11/07/1986	\$102,500	WARRANTY DEED (JT)
	B: 639 P: 715	04/01/1977	\$80,000	WARRANTY DEED (JT)
	B: 639 P: 683	04/01/1977	\$35,000	WARRANTY DEED (JT)
	B: 563 P: 329	09/22/1967		QUIT CLAIM DEED

Tax History

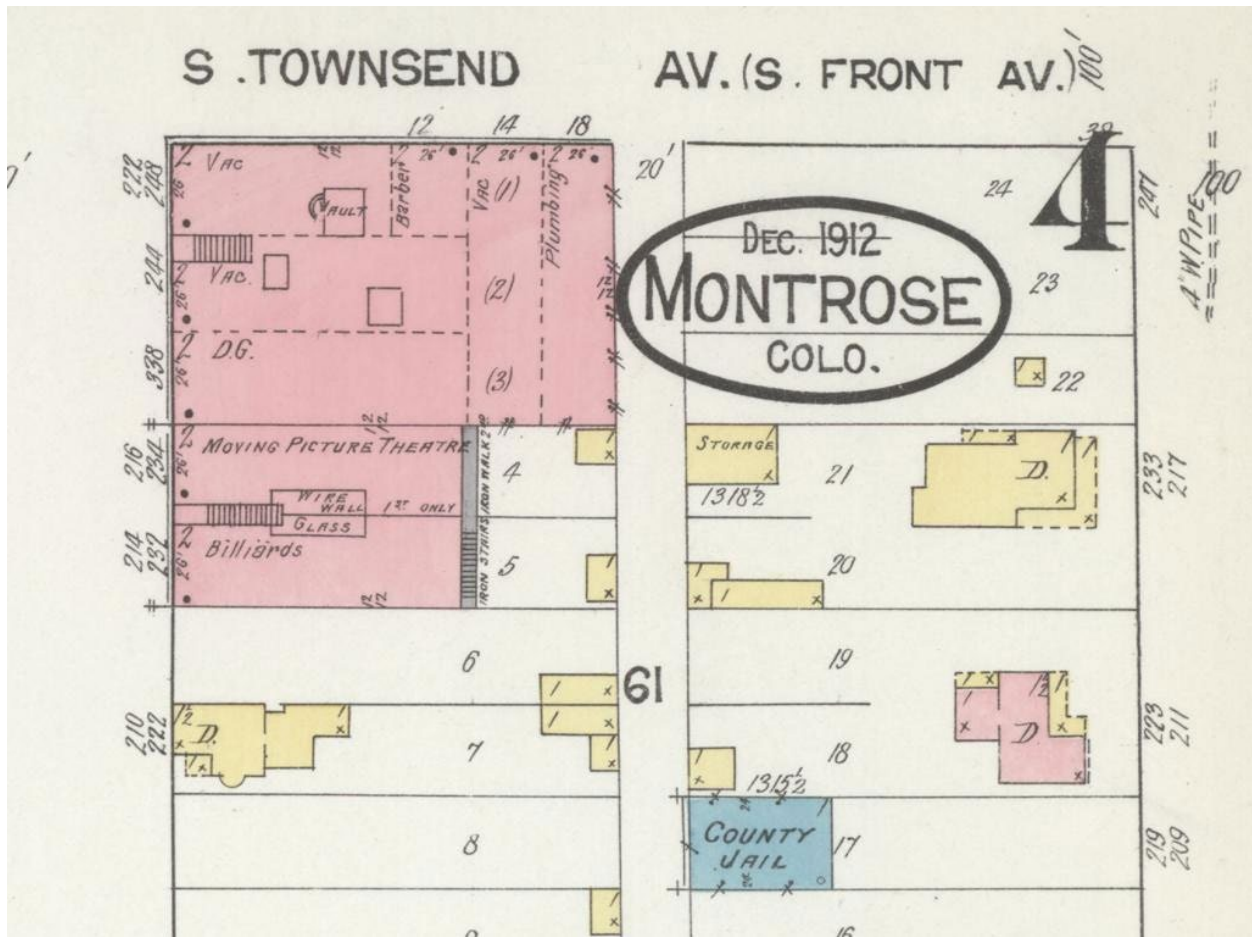
Tax Year	Taxes
*2024	\$5,506.64
2023	\$5,506.64

Images

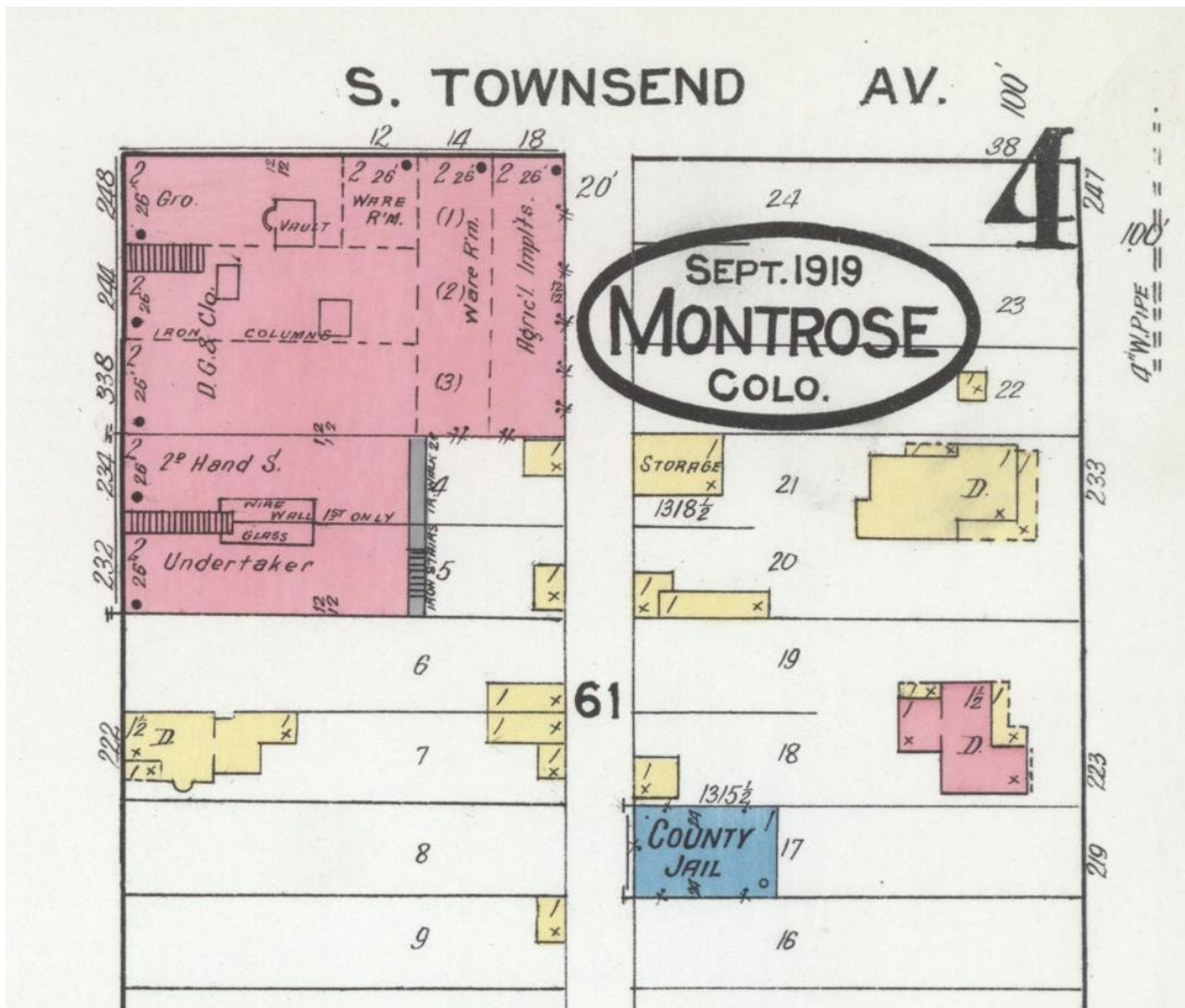
- [Photo](#)
- [Sketch](#)
-

* Estimated





1912 Sanborn Fire Insurance Map
 Building includes moving picture theatre and billiards hall.



1919 Sanborn Fire Insurance Map
 Building includes 2nd hand store and undertaker.



December 4, 1920.

See Rymal's Furniture House. First floor storefronts have been altered, but the second floor has been well preserved.



Front facade. Yellow brick and cornice of decorative brickwork, with series of rectangular vents under cornice. The second story is divided into two bays with four double-hung sash windows in each bay enframed with brick. Continuous stone sill course at second story. Between the two bays of the second story is a metal plaque inscribed "Sherman And Ross Block 1910."



East side. These lots (now Demoret Park) used to have another building abutting the Sherman and Ross Block Building, which burned down. As a result, this side was not historically exposed, and this is not original.



Rear side. Note that there has been a recent addition attached to the rear. Windows and doors have segmental brick arches and stone sills.



CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Planner II
DATE: August 27, 2024
RE: Application for Alteration of a Designated Historic Property located at 232-36 Main St

Proposed Alterations:

The owners of the Sherman and Ross Block Building seek to complete the alterations to the exterior of the building consisting of new door and window openings to the east façade, facing Demoret Park. The owners are seeking the additional funding through the Façade Improvement Matching Grant Program that is available to designated properties. The owner may desire to make, and would need to seek approval from the Historic Preservation Commission for other alterations not described here as part of future changes to the building.

Review Criteria:

Section 11-3-5(D) of the Municipal Code states that the Historic Preservation Commission shall use the following Review Criteria when reviewing applications for Alterations of Designated Buildings:

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

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

Standard	Staff Comments Regarding Compliance
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	The proposed use as a commercial building is consistent with the original commercial use.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	The owner’s proposal consists of alterations to the east side of the building, a side that was historically not exposed, and does not currently retain historical characteristics.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	The owner does not propose any changes that would create a false sense of the history of the building.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	These changes do not propose to remove any historically significant features from changes over time.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	The proposal does not damage distinctive features, finishes, construction techniques or example of craftsmanship.



<p>6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</p>	<p>This work does not replace deteriorated historic features.</p>
<p>7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>This work does not contain any chemical or physical treatments to historic materials.</p>
<p>8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</p>	<p>Significant archeological resources are not affected by this project.</p>
<p>9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</p>	<p>No new additions are proposed with this application.</p>
<p>10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>	<p>No new additions are proposed with this application.</p>

Findings and Recommendation:

The proposed alterations preserve or have no significant impact on the significant features of the building, and comply with the intent of the Historic Preservation Ordinance in the Municipal Code:

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

The proposal of the new door and windows complies with the intent of the Historic Preservation Ordinance. The east wall has not been identified as a historical characteristic of the building, and modifications are appropriate.



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

Proposed Motion:

I move to approve the application for the Alteration of a Designated Historic Property located at 232-36 Main St, Montrose, Colorado based on the findings in the staff report dated August 27, 2024. Exterior alterations shall be limited to those within the staff report, as described to and approved by the Historic Preservation Commission during the public hearing on August 27, 2024.

Alternative Motions:

Denial: I move to deny the application for the Alteration of a Designated Historic Property located at 232-36 Main St, Montrose, Colorado. The proposed alterations do not meet the code criteria based on the evidence and testimony presented at this hearing and in the staff report.



Sec. 11-3-5. Alterations to listed properties and districts.

(A) Requirements.

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

(B) Application.

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

(C) Alteration Hearing. Within 45 days after an application is determined complete by the City, or within a time frame agreed upon by the applicant and the City, a public hearing shall be held by the commission. Such notice and hearing shall be conducted in conformance with the procedures set forth in Section 11-3-4(B)(1)(a) through (c).

(D) Review Criteria.

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

(E) *Commission Review.*

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

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

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

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

- (1) If a Certificate of Appropriateness is denied by the commission, the applicant may appeal the denial to the City Council by filing a written notice with the City Clerk within 15 days after receipt of the commission's denial.
- (2) Within 45 days after an appeal is received by the City Clerk, or within a time frame agreed upon by the applicant and the City, a public hearing shall be held by the City Council.
- (3) Notice of the City Council's consideration of the appeal and hearing shall be provided in accordance with Section 11-3-4 (B)(1)(a) through (c), except the City Clerk shall perform the responsibilities of the Secretary.
- (4) The City Council shall consider the notice of appeal, the commission's reasons for denial of the application, the comments related thereto made during the commission hearing and any evidence it deems relevant to the application.
- (5) The City Council shall apply the criteria in Subsection (D) of this Section in making its decision.
- (6) The decision of the City Council shall be final.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



CITY OF MONTROSE

OFFICE OF THE CITY MANAGER



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

Summary Sheet

Applicant: 1910 Market & Restaurant
 Property: 238 E. Main Street, Montrose, CO 81401

This project is just for the east wall positioned on the square. This will be the wall of the future market.

The purpose of this facade grant is to add a 36" ADA door with 12" sidelight windows and a large window (10'W x 6'H) on both sides of the door to the east wall of 238 E. Main St. The door and windows will allow customer access from Demoret Park to the market business on the east side of the building and the restaurant business on the west side, improve the overall appearance of the building, and help increase the appeal and use of Demoret Park.

Total Project Costs - \$36,250

Description	Quantity	Cost
Block cut out on side of building to install new windows and door.	1	\$3,500.00
New windows and door installation, to include fabricated reinforcement from engineered design.	1	\$19,000.00
8" minimum sloped ramp inside of door to keep door high enough for slope outside.	1	\$1,250.00
Awnings outside both windows and door to extend to edge of 8' sloped sidewalk	1	\$7,500.00
exterior lighting under awnings to light walk path	1	\$2,500.00
exterior lights above awning to shine up to create a lighted wall wash	1	\$2,500.00
Total:		\$36,250.00

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

The total award from the city will not exceed \$25,000. Your required contribution must be equal to or exceed 25% of the total project cost. To receive the full award, the total project cost should meet or exceed \$31,250 and your contribution should be at a minimum \$6,250.

The façade includes the front of the building.

As this building occupies a corner lot, with 2 street facing facades, they still qualify for a second grant for the front of the building.

Subject: Online Form Submittal: Façade Improvement Matching Grant Program
Date: Wednesday, July 31, 2024 at 11:56:51 AM Mountain Daylight Time
From: noreply@civicplus.com
To: arusso@ci.montrose.co.us, wreis@cityofmontrose.org, mwingfield@cityofmontrose.org

Façade Improvement Matching Grant Program

GET YOUR APPLICATION STARTED!

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

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

GENERAL INFORMATION

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

Applicant:	Dixon Walne
Property Owner:	Main & Townsend LLC
Mailing Address:	61537 Longview Trl.
Project Address:	238 E. Main St.
Parcel Number (available on Montrose County Assessor's website or tax bill):	3767-284-14-002
Phone Number:	9704024585
Email Address:	dixonwalne@msn.com
How did you hear about the Opportunity Funds?	DART Property currently under review for city historic designation. William Reis said review planned for August 2024
Is your property historic?	Yes
If yes, has it been locally designated?	No

PROJECT INFORMATION

Work proposed as part of façade improvements (check all that apply): Addition of structural awnings, lights, or other exterior amenities, Addition of window and/or display areas in façade, Renovation of entryway to make more accessible

If other, please describe: *Field not completed.*

Façades to be renovated (circle all that apply): Side(s)

Total Estimated Cost of Improvements: 36,250

Grant Program Amount Requested: 25000

FAÇADE GRANT AGREEMENTS AND CONDITIONS

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

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

- The project grant award will at all times be within the program guidelines. The amount designated by the DART Board will not be increased due to cost overruns, changes in scope, or other changes made or necessitated by the applicant, its agents, and/or financiers.
- It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all applicable regulations, codes, and ordinances.
- The Applicant shall indemnify, protect, defend, and hold harmless DART and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating in any way to the DART Façade Improvement Grant Program.
- The Applicant agrees and understands that DART may promote the Façade Improvement Matching Grant Program and grant-funded projects.

Applicant's Signature: Dixon Walne

Date 7/31/2024

Property Owner's Signature: Dixon Walne

Date 7/31/2024

Email not displaying correctly? [View it in your browser.](#)

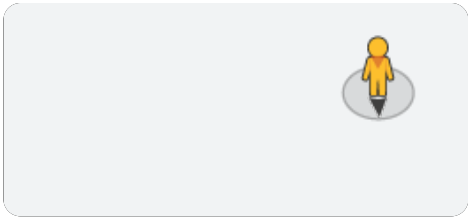
Montrose, Colorado

 Google Street View

Oct 2021 [See more dates](#)



Image capture: Oct 2021 © 2024 Google



Date: Jul 29, 2024

Bill To:

Dixon Walne
238 East Main St
Montrose, CO

Balance Due: \$36,250.00

Item	Quantity	Rate	Amount
Block cut out on side of building to install new windows and door.	1	\$3,500.00	\$3,500.00
New windows and door installation, to include fabricated reinforcement from engineered design.	1	\$19,000.00	\$19,000.00
8" minimum sloped ramp inside of door to keep door high enough for slope outside.	1	\$1,250.00	\$1,250.00
Awnings outside both windows and door to extend to edge of 8' sloped sidewalk	1	\$7,500.00	\$7,500.00
exterior lighting under awnings to light walk path	1	\$2,500.00	\$2,500.00
exterior lights above awning to shine up to create a lighted wall wash	1	\$2,500.00	\$2,500.00

Subtotal: \$36,250.00
Tax (0%): \$0.00
Total: \$36,250.00



INVOICE

2541

Date: Aug 5, 2024

Balance Due: \$44,225.00

BNC properties

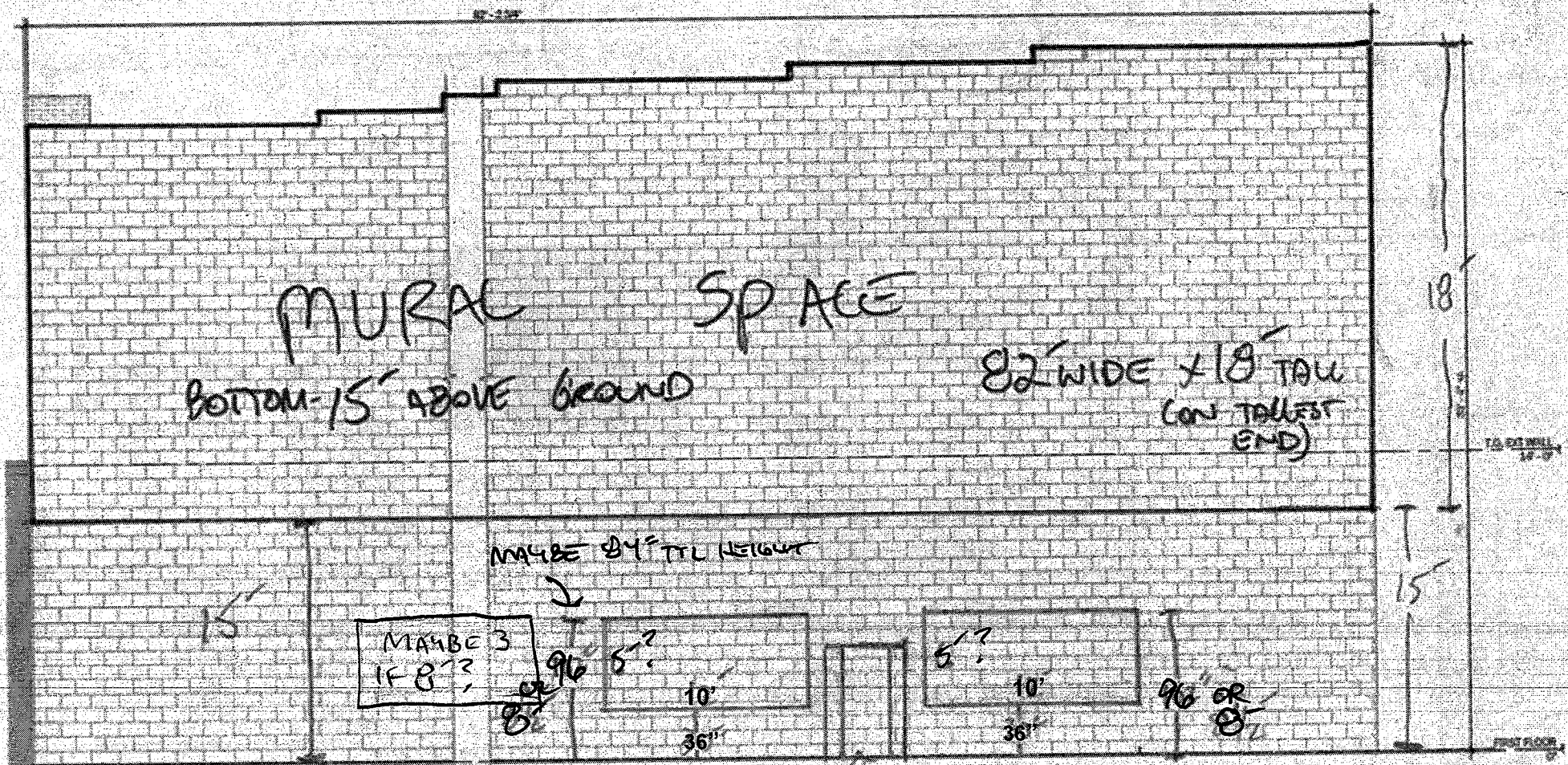
Bill To:
238 East main st
 Montrose Colorado

Item	Quantity	Rate	Amount
ramp inside of door to compensate for raised door to outside height	1	\$1,425.00	\$1,425.00
windows for east wall	1	\$16,400.00	\$16,400.00
Doorway and 2 windows cut into block on east wall	1	\$4,800.00	\$4,800.00
installation of doors and windows on east wall	1	\$6,100.00	\$6,100.00
awnings and installation	1	\$8,000.00	\$8,000.00
lights for pathway and murals	1	\$7,500.00	\$7,500.00

Subtotal: \$44,225.00
 Tax (0%): \$0.00
 Total: \$44,225.00

MURAL SPACE
 BOTTOM-15' ABOVE GROUND

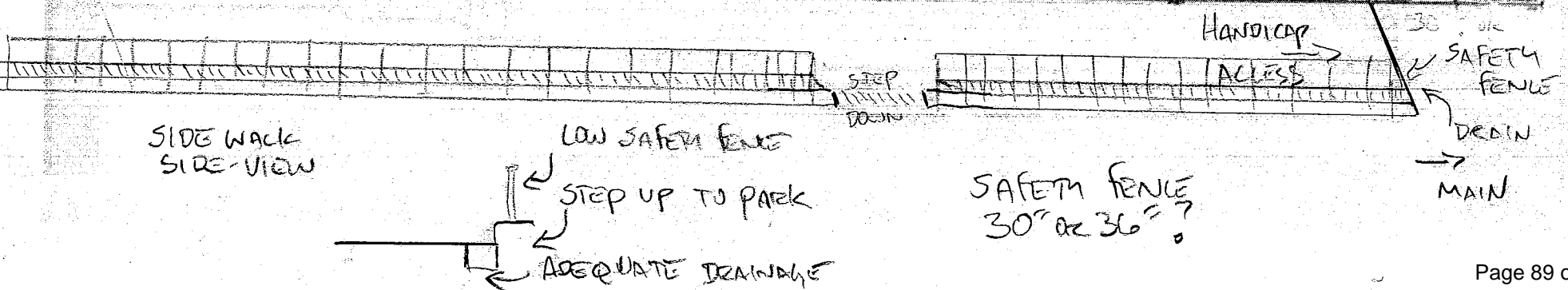
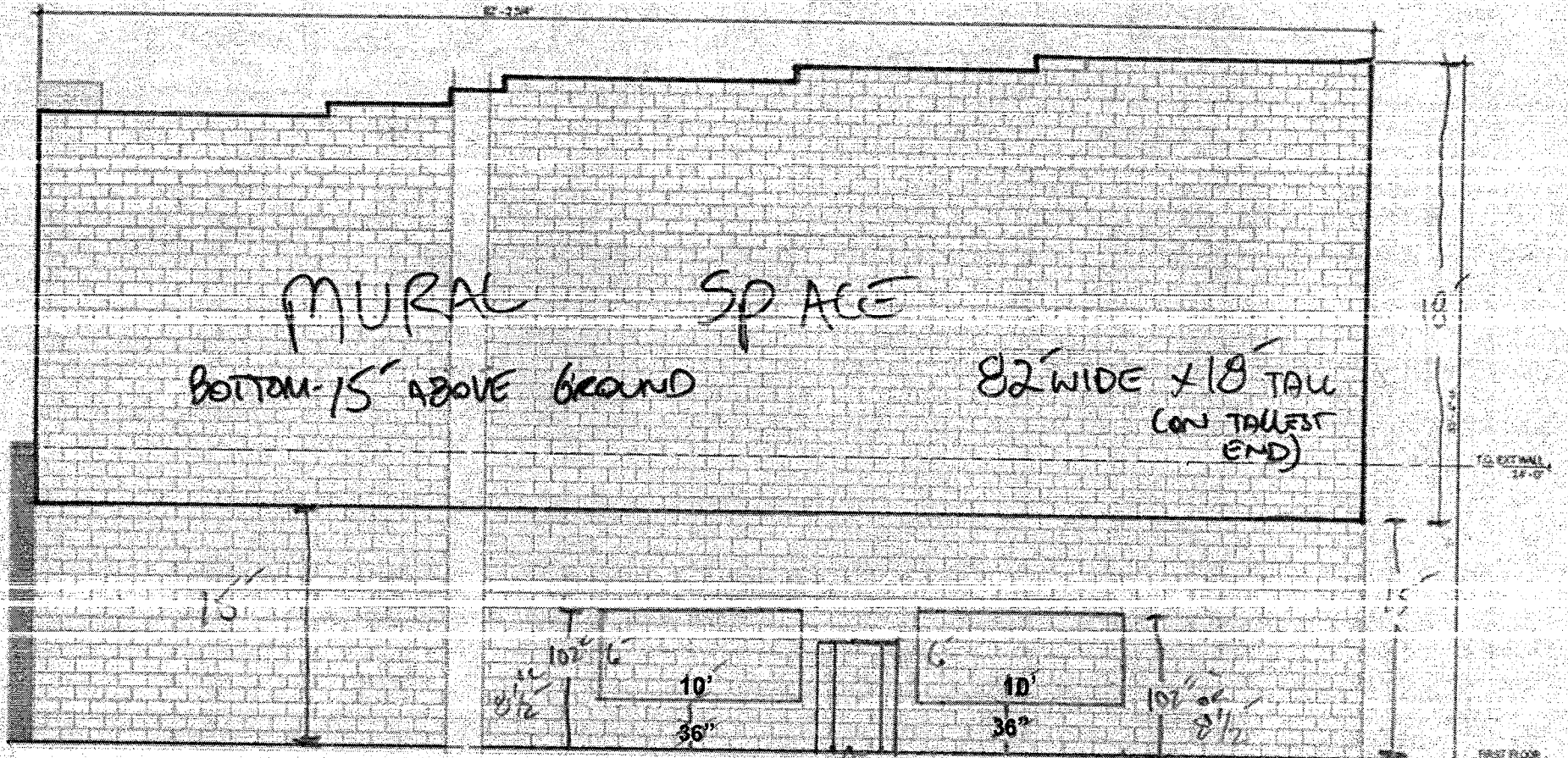
82' WIDE x 18' TALL
 (LOW TALLEST END)



WINDOW TOP 96" ?
 IF 10' W → 2 x 5' ?
 OR IF 8' W → 2 x 4' ?
 (3 WINDOWS ?)

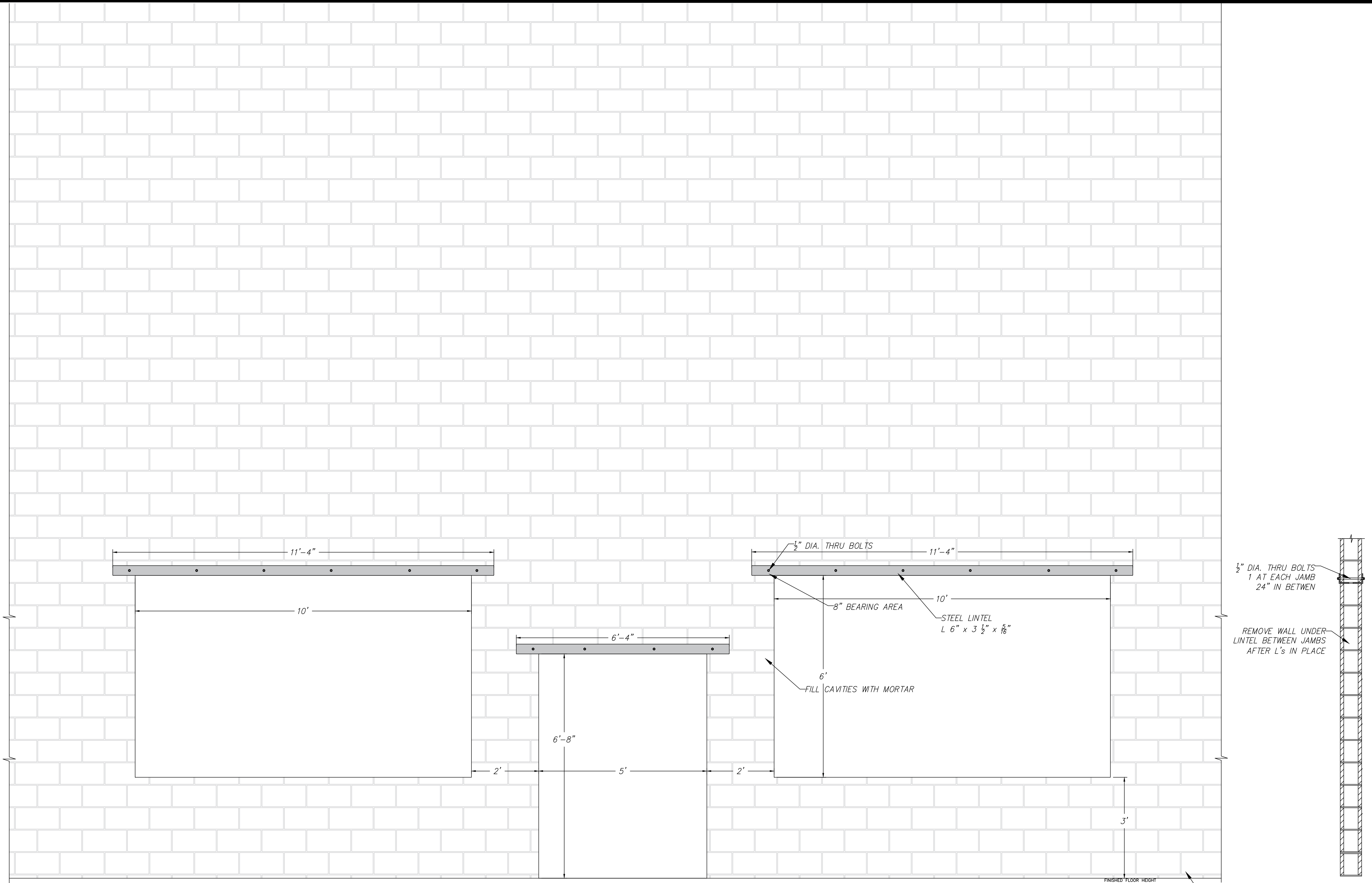
36" x 80" DOOR
 W/ 12-18" SIDE WINDOWS
 29' 4" TO NORTH EDGE OF DOOR SIDE WINDOW 92' 1/2"

8' WIDE SIDEWALK IMPROVEMENT ALONG EAST WALL FROM MAIN ST. TO ALLEN ON SOUTH END. STEP UP TO PARK ELEVATION. HANDICAP ACCESS. SAFETY FENCE + ADEQUATE DRAINAGE → MAIN ST.





DIXON WALNE COMMERCIAL REMODEL
238 E. Main Street
City of Montrose



- CONSTRUCTION SEQUENCE**
1. SAWCUT SLOT FOR L IN ONE SIDE OF WALL AND INSERT L.
 2. REPEAT STEP ONE FOR OTHER SIDE.
 3. INSTALL THRU-BOLTS BETWEEN L's.
 4. CUT WINDOW OPENING UNDER L.

REVISIONS

PLAN NUMBER

238 E Main Lintels.dwg

DRAWING TITLE

CMU Lintel.dwg

SCALE

3/4"=1'
24X36D

PLOT DATE

6/23/2024

SHEET NUMBER

S3

