



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

***Tuesday, September 23, 2025 5:00 PM  
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.***

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

- 1) APPROVAL OF MINUTES
  - A) Approval of minutes dated July 22, 2025
  
- 2) PUBLIC COMMENT
  - A) Public invited to be heard on matters not on the agenda (Limited to 3 minutes)
  
- 3) REPORTS/PRESENTATIONS
  - A) CLG Overview and Incentives
  - B) Tortilla Flats Historic District
  - C) Downtown Walking Tour
  
- 4) ADJOURNMENT



## **HISTORIC PRESERVATION COMMISSION MINUTES OF THE REGULAR MEETING July 22, 2025**

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, July 22, 2025, 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: Catherine Stroh, Kenneth Huff, Darlene Mora, Jon Horn, Danielle Godt, Jeremy Omgig, Bethany Maher

Absent: John Eloe

Guests: Senior Planner William Reis, Deputy City Clerk Abarane Rojas

### **Call to Order**

Chairperson Jon Horn called the meeting to order at 5:05 p.m.

### **Approval of Minutes**

The Historic Preservation Commission considered the minutes of the regular meeting held on April 22, 2025

A motion was made by Danielle Godt, seconded by Jeremy Omgig, to approve the minutes of the regular meeting held on April 22, 2025 as presented. All voted yes. Motion passed.

### **Additions or Deletions**

No additions or deletions.

### **Public Comment**

No comments.

### **Reports / Presentations.**

#### **Tortilla Flats Update**

Senior Planner, William Reis mentioned that the City has signed a contract with Matt Landt, and the project is officially underway. While the primary point of contact moving forward is not yet determined, meetings have already taken place between Matt Landt and City staff. Matt has also developed a preliminary schedule. As part of the grant requirements, a minimum of four

public meetings must be held. One of the first will include a formal booth at the upcoming MADA Fiesta.

William Reis reported that Matt Landt has begun outreach to the neighborhood, with additional efforts planned. He stated that the MADA Fiesta is scheduled for August 16th and confirmed that Matt Landt, Michelle Wingfield, and himself will attend the booth. Reis requested that commissioners notify him if they plan to attend. He also reminded the group that if four or more commissioners are present, it would constitute a quorum, requiring official public notice. He added that the schedule is still being finalized and will be shared once formalized.

### **Saving Places Conference Video**

Following this discussion, the Commission returned to a previous conversation about the Saving Places Conference. Members agreed to view part of the recorded session, which highlighted a case study on financing a historic preservation program using the Rathbone Hotel & Parlor Bar as an example.

### **Adjournment**

A motion was made by Jeremy Omvig , seconded by Bethany Maher , to adjourn the meeting at 6:02 pm, with no further action taken.

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Jon Horn, Chairperson

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Danielle Godt, Secretary



### 10. Lathrop Hardware

439 E Main St  
In 1889, J.V. Lathrop commissioned this building to house the Lathrop Hardware Store. The store remained here until the 1980s. Lathrop was so successful during the early 1900s that he was able to construct the largest house in Montrose at the time, located at 718 Main Street.

### 11. The Frees Building

444 - 447 E Main St  
J.C. Frees started the first general store in Montrose. When the city moved north to be closer to the railroad tracks, Frees moved his store to this location and it became the Montrose Mercantile of Frees, Osborn, and Davis. Erected in 1905 it later housed the Montrose Grocery and Bakery, along with a rooming house which occupied the upper level.



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### 12. Masonic Temple

509-517 E Main St ★  
Home to the Montrose Masonic Lodge #63, this building was completed in 1911. The Masons met upstairs until 1982 when a new hall was constructed. To help finance the elaborate construction, the ground floor was rented as storefronts, primarily to the White, Young, and Fliniau Undertakers. In 1924, Chipeta, wife of the Ute Indian leader Chief Ouray, was brought here after her death in Utah. She was laid to rest south of Montrose, on the former Ute Tribal Lands which are now a part of the Ute Indian Museum.

### 13. Hartman Brothers

523 - 531 E Main St  
The Hartman family has been a staple of the Montrose community since its inception. Throughout the years, they have owned a variety of businesses including an automobile repair shop and a sanitarium. The original Hartman Bros. automobile repair shop was built on this site in 1912. The current structure is still owned by the Hartman family and is a remodeled version of the original building.



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### 14. Methodist Church

19 S Park Ave ★★  
A longstanding feature of the Montrose community, the Methodist Church had several locations before establishing this building in 1917. The church was constructed in the Romanesque Revival style and is known for its distinct stain glass windows and bell.



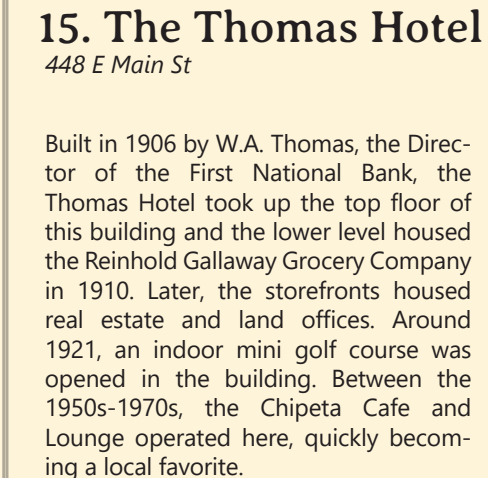
### 16. Bell & Catlin Building

434-436 E Main St  
Completed in 1890, this building originally housed Frank D. Catlin's law office. A prominent water attorney and judge, Catlin hosted President Taft in his own home in 1909 during the Gunnison Tunnel dedication. Catlin's law partner, John C. Bell, was a U.S. congressman, Colorado jurist, and key member of the Democratic Party for nearly 50 years. Bell was called the "Father of Reclamation" due to his influence in water projects such as the Gunnison Tunnel. During the 1950s, the law offices of Bryant, Petrie, and Wildeck were housed here. The building was re-facaded in 2003, altering the historic facade.



### 15. The Thomas Hotel

448 E Main St  
Built in 1906 by W.A. Thomas, the Director of the First National Bank, the Thomas Hotel took up the top floor of this building and the lower level housed the Reinhold Galloway Grocery Company in 1910. Later, the storefronts housed real estate and land offices. Around 1921, an indoor mini golf course was opened in the building. Between the 1950s-1970s, the Chipeta Cafe and Lounge operated here, quickly becoming a local favorite.



### 17. S.H. Nye Building

428 E Main St ★  
The Nye Building was erected in 1909. It is named for Samuel H. Nye, one of the first Montrose County commissioners. In 1910, the building was occupied by the Central Business College. In 1912, the lower level was Company. The Bell, Stivers & Jordan law offices and Justice of the Peace, J.W. Howe, had offices upstairs.



### 18. First National Bank

400 E Main St  
This prominent structure was constructed in 1889 and was known for its distinct cupola. Montrose Dry Goods occupied a storefront on the building's east side. The upper level housed rental apartments. The First National Bank was a central part of downtown Montrose for several decades before it was condemned and torn down due to safety concerns.

### 19. Independent Order of Odd Fellows Hall

435 E Main St  
The I.O.O.F. Uncompahgre Lodge #65 was first organized in 1885. Until the completion of this hall in 1905, the group met in a variety of upstairs rooms across downtown. In the 1910s, Dawson & Brattain grocery and meat market ran out of the lower level. In the 1960s, the storefront was occupied by the Robinson Drugstore. The building was restored by Heirlooms for Hospice in 2003, but it is still owned by the Odd Fellows, making it the longest single-owner held building in Montrose.



### 20. Home State Bank Winn Photo

Lot's Hotel was built in 1883 by Otto Mears. It was named for Montrose founder and proprietor, O.D. Loutsenhizer, known locally as "Lot." Upstairs, rooms were separated only by canvas sheets and the lower level featured a bar and gambling tables. During its early years, the J.C. Sanderson Company operated out of the hotel, running daily stagecoaches to Gunnison, Ouray, and Telluride. Lot first visited the Montrose area in 1873 with a gold-seeking party led by Alferd Packer. He later returned to the area and joined Joseph Selig in creating the Montrose townsite. The building burned down in 1897 and was replaced by the Krebs and Mabry Building (21, below) in 1898 which housed the Home State Bank, a dry goods store, and a hat shop. The Montrose National Bank moved to this location in 1922. From 1931 - the mid 1970s, the Busy Corner Pharmacy and a soda fountain operated on the main floor. The building was demolished in 1974 and replaced with the current structure.

### 21. Lots hotel Krebs and Mabry Building



### 22. Missouri Building

347 E Main St ★  
This site was first home to the Diehl Dry Goods store from 1884-1895. In 1898, the current building was completed and housed the J.F. Wilson Clothing Company and several doctors and dentists upstairs.



### 23. Diel's Dry Goods

345 E Main St ★  
Built in 1886, R.C. Diel's Dry Goods Store was the first brick commercial building in Montrose. In 1910, the A.M. Harris Dry Goods store opened in the lower level along with a haberdashery and billiards room.

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## CITY OF MONTROSE

Issue N° 2. 2025 Price Free

# Historic Downtown Walking Tour

Montrose, Colorado, was founded in 1882 as a railroad town during the expansion of the Denver & Rio Grande Railroad. Originally established to support mining operations in the nearby San Juan Mountains, it quickly grew into a hub for agriculture, trade, and transportation.

The construction of the Gunnison Tunnel in 1909, one of the first major Bureau of Reclamation projects, transformed the area by bringing irrigation water from the Gunnison River, greatly boosting farming and settlement in the Uncompahgre Valley.

Today, Montrose serves as a gateway to outdoor recreation, including the Black Canyon of the Gunnison National Park, and retains its historic charm while supporting a diverse local economy.



Welcome to your tour of historic Montrose. To use this guide, start on the next page at stop number one. To find a map of all the stops, unfold this brochure and check out the inside.



### 1. Montrose Elks Lodge

107 S Cascade St ★★  
Built in 1927, this building was the Montrose Elks', B.P.O.E. #1053, original lodge (note the brick B.P.O.E. lettering above the balcony). Colorado Western College leased the building's main level beginning in 1967 and the upper level hosted dances, banquets, and more. The basement also housed two bowling alleys. The City of Montrose purchased the building and it is now home to the Montrose Visitor Center, Municipal Court, and the City Council Chambers.

### 2. Montrose County Courthouse

320 S 1st St ★  
In 1922, the Montrose County Courthouse was erected and dedicated as a memorial to Montrose County soldiers who served in World War I. The building was constructed from native stone, quarried just five miles outside of Montrose. Inside the building, be sure to read the Montrose County Roll of Honor, a bronze tablet listing the names of Montrose County's fallen World War I veterans. To the west of the courthouse, look for the historic county jail, a Works Progress Administration project, completed in 1936, and operational until 1968.



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### 3. U.S. Post Office

327 S 1st St ★  
After moving to several locations, the Montrose Post Office was officially established here in 1932. Built in Renaissance Revival style, the original terra cotta roof was sourced from the Northwestern Terra Cotta Company in Denver. The city's first postmaster, N.K. Hunter, could not read. Each evening, Montrose founding father Joseph Selig would help Hunter sort the mail. As you might imagine, this system led to a few infamous mix-ups, including a scandal over a few infamous "red-hot love letters."



### 4. Knights of Pythias

33 S Cascade Ave  
Built in 1909, this building functioned as the permanent lodge for the Knights of Pythias fraternal order. Upstairs, the lodge hall housed four large club rooms, used for meetings and community social functions. The main floor housed a variety of businesses, including Hupp Furniture, Safeway, and Mash Appliances.



### 5. Fox Theater

27 S Cascade Ave  
A long-time feature of the Montrose downtown, the Fox Theater was completed on October 31, 1929, just two days after the Stock Market crashed. Designed in Moorish Exotic Revival style, the building sought to convey fantasy, as with much 1920s architecture. Throughout the Depression, the theater was a common gathering place with wild gimmicks like pajama contests, pillow fights, vaudeville acts, and "Bank Nights" (a lottery game) to help Montroseans escape daily life. Though altered slightly, the theater still maintains its prominent dome and minaret. Step inside and go back in time with the theater's intricate tile work and unique stained glass art.

### 6. Original City Hall

433 S 1st St ★★  
Spearheaded by a group of progressive Montrose women, the cornerstone for Montrose's first official city hall was laid in 1926. The building was completed in 1927 and operated as City Hall until 2023. For several decades, the Montrose Library occupied a wing of the building.



★ National Register of Historic Places \* Local Register of Historic Places

### 7. Iron Mike

Centennial Plaza, Uncompahgre St & 1st St  
In 1888, the Iron Mike artesian well was sunk by George Smith, Montrose's first blacksmith. The well was thought to have medicinal properties due to its high mineral content. Local legend holds that those who drank from the waters of Iron Mike would forever wish to return to Montrose. Connected to the main firehouse former City Hall until 1980. The building, and lower level served as a stable and firemen were housed upstairs. 26 S Uncompahgre St ★



### 8. The Montrose Firehouse

26 S Uncompahgre St ★  
Connected to the main firehouse former City Hall until 1980. The building, and lower level served as a stable and firemen were housed upstairs. 1910 this structure housed Montrose's

### 9. The Second Belvedere Hotel

Centennial Plaza  
After the original hotel mysteriously burned down, the Second Belvedere was constructed in this spot in 1896. The hotel was connected to a public bathhouse, drawing from the waters of Iron Mike. The building was torn down in 1975 and citizens had the chance to claim pieces of it.



"The incomparable valley with the unpronounceable name."  
~ President William H. Taft  
President William Howard Taft famously said this during his visit to Montrose, Colorado in 1909. He was in Montrose for the dedication of the Gunnison Tunnel.



in partnership with





### 24. Townsend Building

337 E Main St

T.B. Townsend, a Montrose founder, merchant, and prominent banker, erected this building in 1896 to replace his original adobe hovel store built in 1883. The store was renamed Montrose Hardware

Company. It was a retail hub for buggies, wagons, and farm implements and other farm equipment. The upper level housed a Green Stamp Redemption Center for many years.



### 25. Getz Drugs Western Slope Bank First Knights of Pythias

317 - 321 E Main St

Constructed in 1889, Getz Drugs was the premier pharmacy in Montrose. This building also housed the Western Slope Bank while the upstairs hosted the Knights of Pythias until the completion of their lodge. From the early 1930s - 1979, the W.D. Austin Drug Store was housed on the lower level.

### 27. Western Slope Meat & Livestock Company

307 - 309 E Main St

This building opened in 1899 and held the Western Slope Meat & Livestock Company until 1904. In 1910, the J.W. Page Meat Market moved into this facility.



### 26. Humphrey's Mercantile

307 - 309 E Main St

This building was completed in 1905 and became one of Montrose's top mercantile shops. Though a 1908 fire destroyed the store's inventory, the building was spared. In the 1930s, Dr. Good kept his medical office here. From 1951 through the early 1960s, the building was occupied by Gordon's Department Store. In 1963, the building housed the Central Hotel and Levine's Inc.



### 28. J.C. Taylor Grocery & Bakery

303 E Main St

In 1904, Montrose County sheriff J.C. Taylor opened a bakery here and refused to run for a second term, choosing instead to keep up his bakery. Taylor was known throughout Montrose for making bread "just like your mother." In the 1910s, the Spencer & Gage Grocery took over the storefront.



### 29. O'Neill Brothers Kirk's Hotel

301 E Main St

Completed in 1898, Kirk's Hotel boasted 22 furnished rooms, steam heat, hot and cold running water, an upscale restaurant and a pool hall. In

the 1920s, the Bantley Grocery occupied the lower level. In the 1940s, the building was re-established as the Chipeta Hotel and Restaurant.

### 30. E.J. Matthews Mercantile

346 E Main St \*



Constructed between 1886 and 1893, this building first housed Pinkstaff's Grocery. In 1908, a cigar store opened behind the storefront, replaced years later by the Callaway Brothers Grocery. In 1989, the Daily Bread Bakery opened its doors, becoming a Main Street staple for years to come.



### 31. Dilworth Brothers Meat Market

344 E Main St

In 1893, the Dilworth Brothers Meat Market opened here. From 1899 - 1908, two furnishing stores opened here. From 1910 onwards, a variety of confectionaries and drug stores occupied the store front.

### 32. A. Walters Dry Goods

340 E Main St

Built in 1893, this building was originally a furniture store. In 1899, the J.W. Page Meat Market moved here. In 1919, the J.H. Rose Second Hand Store opened here. In 1963, the building became the Walker Art Studio.



### 33. J.W. Page Meat Market

330-336 E Main St

The original location of the J.W. Page Meat Market, this building, erected in 1893, later housed a barbershop (332 E Main St), second hand store (336 E Main St), and most famously, the No Delay Cafe & Bar (330 E Main St) beginning in 1946.



### 34. Redding Furniture

324-328 E Main St

Built in 1902, the Redding Furniture store was a prominent Main Street business, selling a variety of home furnishings and decor. The business also ran a mortuary out of this location.



### 36. Musgrave & Osborne

312-316 E Main St

In 1893, Musgrave & Osborne opened their saddle making shop at this location. The business later became Allison Saddle, a regionally well-known company whose saddles are now collector's items. The saddle makers designed one of many saddles sent to Admiral Bull Halsey from around the nation following his rallying cry to ride Emperor Hirohito's horse through Tokyo after the Allies won World War II.



### 35. Pastimes Stockmen's Cafe & Bar

320 E Main St

A true Montrose legend, the Pastimes gentlemen's resort opened here in 1892 with a pool hall, bowling alley, and bar. During the 1930s, Allen's Cafe & Buffet occupied the storefront. In 1946, Stockmen's Cafe & Bar opened, operating here for 50 years. The restaurant was a popular gathering place for area ranchers and hosted many famous guests. John Wayne and Glen Campbell were Stockmen's regulars during the filming of "True Grit." The original bar tops from the restaurant and the original Stockmen's sign are now preserved at the Montrose County Historical Museum.

### 37. Reed's Millinery Company

308 E Main St

From 1910-1912, this building was occupied by the Reed's Millinery Company. In 1963, Hadley's Hall opened here. The original phone booth from the lounge may be seen at the MCHS Museum.



### 38. Wonder-Weir Mercantile Company

300-306 E Main St

First opened in 1905, this location was home to the Wonder-Weir Mercantile, the largest wholesale retailer on Colorado's western slope. In 1910, the I. Tarkoff Clothing and Shoe Store occupied the storefront until 1912. The building lacked a steady tenant until 1963, when an Army surplus store and the Montrose Liquor Store opened here.

### 39. Hodges Building Demoret Park

240 E Main St

Built in 1910, the Hodges Building was home to a variety of law firms and doctors offices. Soon after, the Montrose town people lobbied for more clothing stores and the 21st J.C. Penney store in the country was opened here by Mr. J.C. Penney himself. The upper level of the building housed the Moose Lodge and was the site of boxer Jack Dempsey's first professional fight against local blacksmith Fred Wood. The building was destroyed by a mysterious fire in 1986.



### 40. Sherman and Ross Block

232-238 E Main St \*

Constructed in 1910, this building was named for Sterling Samuel Sherman, the Montrose Mayor, City Attorney, and Montrose County Judge and Attorney and his law partner, Frank Ross. The building housed the Crystal Theater and C.F. Pennington Pool Hall beginning in 1912. Prominent Montrose residents Sam Selig, W.H. Wright, and Jacob Ross had apartments upstairs.



### 41. Original Montrose County Courthouse & Roller Skating Rink

202 E Main St

Originally built as a roller skating rink by founder Joseph Selig in 1884, this building also housed the first county courthouse. In winter time, Selig had the floor flooded to create an indoor ice skating rink. During Prohibition, confiscated alcohol was kept in the basement of the building. Those with medical needs went to the courthouse to get their prescription for alcohol as well.



### 42. First Belvedere Hotel

Corner of Main & Selig Ave

This lavish building was completed in 1889. With three stories, 100 rooms, a bar, and a double lobby, the Belvedere was the height of Montrose luxury until it began facing financial troubles in the 1890s. In an attempt to restore the hotel to its former glory, the owners hosted a grand

Firemen's Ball on New Year's Eve to celebrate the community firefighters and ring in the new year. During the ball, a fire mysteriously broke out on the hotel roof. With no equipment, the firemen rushed from the hotel to the firehouse, but were too late upon return save it.

### 43. Coors building

134 N Selig Ave \*

Constructed in 1908, this building was one of several Coors brewing building in Colorado. In 1912, the Gladstone Hotel was housed upstairs. During Prohibition, the Coors Saloon closed and the building became the

Vandenburg Hotel. In 1940, the Cassias Pool Hall, a local gathering place for Mexican men not allowed in other establishments, was opened in the back of the building.

### 44. J.F. Warren Store

147 N 1st St

Opened in 1915, J.F. Warren operated this building as a shipping and storage facility for local produce, namely onions, potatoes, and apples. In the 1960s, the building changed hands, but remained a freight and shipping warehouse.



### 45. Denver & Rio Grande Railroad Depot

21 N Rio Grande Ave \*\*

The depot, completed in 1912, was constructed in Mission-Revival style and was the heart of Montrose's burgeoning railroad community, freighting industry, and

travel as the city continued to grow into the supply and transportation hub of the Western Slope. The building is now home to the Montrose County Historical Museum.



### OFF THE BEATEN PATH

- Lathrop House  
718 E Main St \*
- Morgan School  
245 S Cascade Ave
- Potato Growers Association Building  
39 W. Main St \*\*
- Sampler Square  
72 S Grand Ave \*
- Townsend House  
222 S 5th St \*
- Uncompahgre Valley Water Users Association  
601 N Park Ave \*
- Ute Memorial Site, Chief Ouray's Ranch  
2 mi south of Montrose US 550 \*

Montrose County Historical Museum  
21 N. Rio Grande Ave  
970.249.2085

Museum of the Mountain West  
68169 Miami Rd.  
970.240.3400

UTE INDIAN MUSEUM  
a Community Museum History Colorado  
History Colorado Ute Indian Museum  
17353 Chipeta Rd  
970.249.3098