



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

***Tuesday, October 28, 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 September 23, 3035

2) PUBLIC COMMENT

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

3) PUBLIC HEARING

A) Alteration to Designated Property Hearing - Montrose City Hall and Montrose Fire Dept. No. 1

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

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

4) ADJOURNMENT



CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Senior Planner
DATE: October 28, 2025
RE: Application for Alteration of a Designated Historic Property located at 433 S 1st St

Background:

On September 17, 2019, the Montrose City Council approved Ordinance 2485 on second reading to designate the building located at 433 S 1st Street (known as the Montrose City Hall building) as a Historic Property, pursuant to the requirements in Section 11-3 of the City of Montrose Municipal Code ("Municipal Code"). On June 1, 2021, the Montrose City Council approved Ordinance 2542 on second reading to designate the another building also with a current address of 433 S 1st Street (known as the Montrose Fire Dept. No. 1 building) as a Historic Property. Please note these two buildings are part of the same parcel. As a Designated Historic Property, alterations to the exterior of the property must be made in accordance with the Alteration provisions in Section 11-3-5 of the Municipal Code. Any alteration to a Designated Historic Property must be approved by the Historic Preservation Commission, as outlined in the following provision of Section 11-3-5 of the Municipal Code:

Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any designated property or property within a historic district including non-contributing properties, the property owner(s) must first submit the proposed work to the Commission under this Section, as well as apply for any other permits required by the City codes.

Proposed Alterations:

The owners of 433 S 1st St seek to complete the alterations to the exterior of the building per the provided narrative.

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 applicant has provided commentary regarding the proposed work's compliance with the Standards found in the attached narrative. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Findings and Recommendation:

The Architectural Inventory Forms for this property are attached. The form for the Montrose City Hall describes the high artistic value of its decorative brickwork, and the fact that the building reflects the Mission Revival style in the shaped parapets above entrances on the east and south, and an Art Deco influence in its polychromatic ornament. The form for the Montrose Fire Dept. No. 1 describes the brick composition, stepped parapet, cornices, and double-hung sash windows with transoms.

The Historic Preservation Ordinance in Section 11-3-1(B) of the Municipal Code states as follows:

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.

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 433 S 1st St, Montrose, Colorado based on the findings in the staff report dated October 28, 2025. 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 October 28, 2025.

Alternative Motions:

The Historic Preservation Commission may also vote to approve the application with conditions as appropriate, or move to deny the application if the proposal does not meet the code criteria based on the evidence and testimony presented at this hearing.

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.

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- (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 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 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; Ord. No. 2677, § 2, 12-17-2024)

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 _____	017

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1811
		TEMPORARY NO.: 376728404901		
CURRENT BUILDING NAME: Montrose City Hall		OWNER: CITY OF MONTROSE CITY HALL MONTROSE CO 81401		
ADDRESS: 433 South 1st St Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 27 NW 1/4 SW 1/4		
HISTORIC NAME: Montrose City Hall		U.S.G.S. QUAD NAME: Montrose East, Colo. YEAR: 1962 (PR1982) X 7.5' 15'		
DISTRICT NAME: Montrose Civic Center		BLOCK: 87 LOT(S): 19-24(p) ADDITION: Original Town YR. OF ADDITION: 1882		
FILM ROLL NO.: 2 BY: T.H. Simmons	NEGATIVE NO.: 12, 14	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1926 SOURCE: National Register	
ATTACH PHOTOGRAPH HERE		USE: PRESENT: City Hall HISTORIC: City Hall		
		CONDITION: X EXCELLENT GOOD FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Addition to west side.		
		CONTINUED YES X NO		
STYLE: Mission Revival/Art Deco		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Concrete		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Two-story brick city hall which faces public square and has flat roof with parapet with crenelations; wide frieze of variegated decorative brickwork; central frontispiece outlined in red brick, as are corner quoins. Curvilinear shaped parapet above entrance facing east which has plaque inscribed "City Hall." Building composed of contrasting red and yellow brick. Projecting, gabled brick entrance bay with arched opening has double paneled and glazed doors surmounted by transom; concrete stoop, stairs, and metal railing. Flanking entrance bay are three multi/single-light windows with brick sills on each story. Spandrels between first and second story have brick checkerwork with red and yellow brick. Walls below first story windows composed of red brick. Projecting bays at each end of south wall. South wall has arched entrance with double doors.		INDIVIDUAL: X YES NO		
		CONTRIBUTING TO DISTRICT: X YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
ADDITIONAL PAGES: YES X NO		ASSOCIATED BUILDINGS? X YES NO TYPE: Fire Department IF INVENTORIED, LIST ID NOS.: 5MN1812		

PLAN SHAPE: 	ARCHITECT: J.H. Antrobus	STATE ID NO.: 5MN1B11
	SOURCE: National Register Nomination	ORIGINAL OWNER: City of Montrose
	BUILDER/CONTRACTOR: Okey & Jones	SOURCE: National Register Nomination
	SOURCE: Rocky Mountain News, 8-21-27	THEME(S): Town Form in the Early Auto Era, 1920-1945

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
 Architectural Description-Cont.--Small multi-light window above entrance. Entrance projects forward. Shaped parapet flanked by bands of large multi-light windows. Polished granite cornerstone.

The building was enlarged with an addition to the west using brick from the original wall to face the addition.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
 By the 1920s, most people in Montrose agreed that a new city hall had been needed for many years. City leaders met in one of the oldest residences in town, a "decaying building with cracked walls and its rotting shingles which supported a growth of tiny boxwood trees but couldn't keep out the rain." City offices were scattered in several rented spaces. Council members wished for a new building, but felt the city was "too hardup" as a result of the \$6,000,000 debt for the Gunnison Tunnel and reclamation project. In 1925, a group of progressive women in town formed a committee to appear before the city council and asked what steps local women's clubs should take in order to initiate a project to erect a city hall and library building. They prepared a petition requesting that the city take action, and the council authorized the mayor and city manager to prepare tentative plans. In 1926, the council ordered a \$30,000 bond issue to be submitted to voters. The bond issue was approved by a vote of 203 to 178. Local architect J.H. Antrobus designed the new building, Okey & Jones of Montrose were awarded the construction contract, and Price & O'Neill of Montrose provided plumbing and heating services. The cornerstone was laid on 24 September 1926 by local women. The building was occupied in April 1927. The building was seen as initiating a new epoch in Montrose history, spurring new construction and development and a general business revival. The new building had spacious rooms for the city manager, water superintendent, city clerk and council on the main floor, and for the chief of police and police magistrate on the second. The library entrance was on South First. As the local newspaper judged, "While the amount invested is not large, Montrose got for its money a very practical and beautiful building."

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

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

STATEMENT OF SIGNIFICANCE:
 The Montrose City Hall is significant for its association with the history of government in Montrose, having been erected in 1926 as the first building completed specifically to house city offices, and continuing in that function today. The building is notable as the work of local architect J.H. Antrobus and local contractors Okey & Jones. The building represents high artistic values in its decorative brickwork. The building reflects the Mission Revival style in the shaped parapets above entrances on the east and south, and an Art Deco influence in its polychromatic ornament.

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 City Hall National Register Nomination, 24 April 1981; Rocky Mountain News, 21 August 1927.

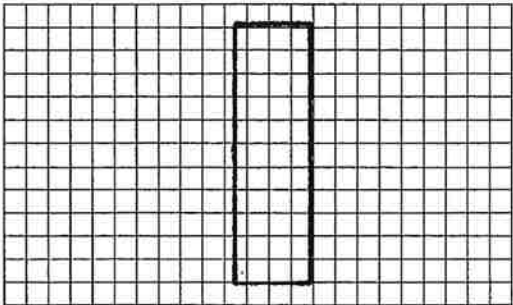
CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: May 1999
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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 _____	033

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1812
CURRENT BUILDING NAME: Montrose City Hall Annex		OWNER: CITY OF MONTROSE CITY HALL MONTROSE CO 81401		
ADDRESS: 24 S Uncompahgre Ave Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 27 NW 1/4 SW 1/4		
HISTORIC NAME: Montrose Fire Dept. No. 1		U.S.G.S. QUAD NAME: Montrose East, Colo. YEAR: 1962 (PR1982) X 7.5' 15'		
DISTRICT NAME: Montrose Civic Center		BLOCK: 87 LOT(S): 19-24(p) ADDITION: Original Town YR. OF ADDITION: 1882		
FILM ROLL NO.: 2 BY: T.H. Simmons	NEGATIVE NO.: 10	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1910 SOURCE: Freeman, Montrose F.D.	
ATTACH PHOTOGRAPH HERE		USE: PRESENT: City Offices HISTORIC: Fire Department		
		CONDITION: EXCELLENT X GOOD FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Fire bay doors removed; configuration of doors on first story altered. Connected to City Hall via second story walkway.		
		CONTINUED YES X NO		
STYLE: Twentieth Century Commercial		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Stone		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Two-story rectangular brick building with flat roof with stepped parapet on facade with stone coping. Stone plaque with "MFD" on center of parapet. Cornice of corbelled orange brick. Walls composed of light tan brick. Second story has group of four tall 1/1-light double-hung sash windows with transoms; lintels of gauged orange brick; shared sill course forms cornice for first story and tops slightly projecting bay with off-center entrance with double doors with large rectangular lights; cornice has dentils; transom covered. Adjacent to door are three large plate glass windows. "No. 1" above windows of projecting bay. Second entrance with door with large rectangular light has large overdoor and lintel of gauged orange brick. Second story walkway connecting to City Hall on north.		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: X 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.: 5MN1812
	SOURCE:	ORIGINAL OWNER: City of Montrose
	BUILDER/CONTRACTOR: Unknown	SOURCE: Freeman, Montrose Fire Dept.
	SOURCE:	THEME(S): Rail Towns, 1870-1920

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):

In 1883, the year after Montrose incorporated, the town hired C.B. Murphy as a paid fire warden. The warden was authorized to conscript volunteers in the event of fire. During the summer of 1887 there were several fires in town, and, in the fall of 1888, the Montrose Hose Company No. 1 was organized with six members. In the 1890s, half a business block burned around the Montrose National Bank building and another bad fire occurred at the Montrose Lumber yard. The city fire department was created during that decade. In 1910, the city determined to erect a new building to house the hose company. "A force of bricklayers" were at work on the new firehouse in April 1910. On 19 June 1910, the fire department took possession of its new headquarters. The Montrose Daily Press reported: "The structure is a very pretty one and Montrose should be justly proud of it. It has been built of Buckley white pressed brick and this sets off well the inscriptions "No. 1" and "M.F.D. ", which have been placed in front in black and gold. The building entailed a sum of \$6,000 in its erection. It is two stories in height and is surmounted by a tall street tower, where an electric bell will be installed sometime in the near future... On the lower floor the apparatus and wash rooms are located. Here the wagon and horse will be kept and the hose drained after a fire. The upper floor is given over to a dormitory and bath, locker, feed and club rooms. The building is fitted up in the most modern style and has everything in the way of equipment and conveniences that could be desired. Among the features of especial interest is the greased pole used to facilitate the descent of the firemen from the upper to the lower floor." The bell tower was later moved. A wagon and team of horses were bought and James Donnelly was hired to drive the team. Not until 1923 was a motored fire truck acquired, called "Leapin' Lena." "Doc" Owens was the first fire chief. The building was a fire station until 1988.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:

- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:

- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE:

This building is significant as having been built to house the Montrose Fire Department in 1910 and continuing in that capacity until 1980. The building, although somewhat altered, is notable for its brick composition, stepped parapet, cornices, and double-hung sash windows with transoms.

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 Daily Press, 16 March 1951; Dona Freeman, "Montrose Fire Department: First 100 Years," on file at the Montrose County Historical Museum.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons

AFFILIATION: Front Range Research Associates, Inc.

DATE: May 1999

Memo: Narrative Hotel Alia Hotel and Spa
Date: October 7th, 2025
Project: City of Montrose Historic Preservation Commission



City of Montrose Historic Preservation Commission
From: Timothy Stroh AIA, Springboard Preservation Studio
Property: 433 S. First Street, Montrose, CO
Parcel Number: 376727370001
Property Owner: Typhoon Properties LLC **Project Representative:** Chase Merritt (company)
Re: MEMO FOR CITY OF MONTROSE HPC STAFF REVIEW Oct. 7th, 2025

Property Description and Location

The property is located at 433 South First Street.
The property contains 2 primary structures historically known as:

1. "City Hall" and also known as "Old Montrose Public Library"
2. "City Hall Annex" also known as "Montrose Fire Department No.1"

City Hall Building (433 South First Street) Historic Information:

- Built 1926,
- National Register of Historic Place Designation Date: June 1982
- West Addition: 1989 (1999 Historic Building Inventory Record)
- Local Register of Historic Places Designation Date: September 2019
- Change of Ownership from public to private: October 2024

National Register of Historic Places Nomination Statement of Significance (copied from nomination):

The Montrose City Hall is significant for its association with and identification as the center of government in Montrose.

It is also significant as a distinctive example of the Art Deco style as it was commonly adapted in the Rocky Mountain West. The Montrose City Hall was constructed in 1926, more than forty years after the town was founded in 1882.

Prior to its construction, city government was carried out in back rooms or upper stories of commercial buildings in town. Then, as now, the building provides space for the local police department, courts, and all offices of city government. As such it is both the center for and symbol of local government in Montrose.

Architecturally, the Montrose City Hall is probably the earliest and most prestigious example of the Art Deco style of architecture in Montrose. Typical of the style are the brick polychrome features found along the cornice and spandrels. The building also exhibits mission details at the entryways and brick quoining, typical of the classical revival period. It was not uncommon in Colorado during this period, to find features of different architectural styles interwoven into a single design. This structure is a particularly good and well executed example of this trend.
City Hall Building continued.

Local Register of Historic Places Statement of Significance Sept 17, 2019 (City Council Ordinance 2485):

The building is over fifty years old, and is significant in its association with the history of government in Montrose, having been erected in 1926 as the first building completed specifically to house city offices, continuing in that function today, and the building is a notable example of the work of local architect J.H. Antrobus and local contractors Okey & Jones, and the building represents high artistic values in decorative brickwork, and the building reflects the Mission Revival style in the shaped parapets above entrances on the east and south, and an Art Deco influence in its polychromatic ornament.

City Hall Annex (24 South Uncompahgre Avenue) Historic Information:

- Built 1910,
- State Register of Historic Place Designation Date: March, 2004
- Local Register of Historic Places Designation Date: June, 2021

Colorado State Register of Historic Properties State Listing, Statement of Significance (5MN.1812):

The Montrose Fire Department No. 1 is significant under Criterion A in the area of Community Planning and Development for its long-term association with the City of Montrose, serving as the firehouse from 1910 through 1980.

Local Listing Statement of Significance (HPC Meeting Minutes):

The 1910 Montrose Fire Department No. 1 is important for its long-standing association with fire protection in the city.

Montrose Fire Station No. 1 is representative of the type and method of construction that was prevalent in Montrose for several decades, starting in the 1890s.

The building features a stepped parapet wall with a stone identification panel. Below the parapet wall is a characteristic decorative brick cornice. A similar cornice is found over the original truck bay. This decorative brickwork also serves as the sill for the windows over this bay. (includes: Rectangular windows in their original three-wide configuration over the original truck bay). Alteration of the building has closed the truck bay while retaining the original shape of this original bay opening and has utilized materials that are sympathetic to the design of the building.

Project scope of work. Exterior Review information for Montrose Historic Preservation Commission

The project at 433 S. 1st Street will include both the City Hall Building and Annex Building and will include the following work which will impact historic elements:

A. City Hall Building, work on the Historic Building:

The 2 story City Hall building will have all historic exterior elements rehabilitated and repaired following the Secretary of Interiors Standards for the Treatment of Historic Properties, specific to the Rehabilitation treatment standard (referenced as the Standards). This includes the roofing, masonry, windows, doors. Non historic elements which have been changed or modified over time will be removed and either replaced or just removed.

Example: The non-compliant north second floor wood deck and fire ladder system will be removed.

Example: The non historic windows modern windows found on the south and east sides of the building will be replaced with new windows but will follow the Standards for replacement of windows to match the historic design.

The City Halls 1 story areas of the building on the northern perimeter of the 1926 portion of the building, will remain. The north central 1 story area will be incorporated within the addition and the northeast 1 story area (historic women's restroom entrance) will remain unchanged. (See dwg A3, A4,A5).

The west addition built in 1989 will remain. The south exterior masonry wall of this addition, which is brick repurposed from the original 1926 buildings west exterior wall, will remain. The addition's west and north exterior stucco walls will be modified to accommodate openings and connections to the new addition on this site. (See dwg A-X).

The second floor bridge connecting the City Hall and The Annex, which is best observed from the east elevation, believed to be built in 1989 (unable to find exact date information), will be removed. Masonry walls and openings on either end will be restored to the original configuration and design of materials following the Standards. (See dwg A5)

B. Annex Building, work on the Historic Building:

The 2 story area of the Annex building goes from the east façade, west approximately 76' before lowering to a 1 story building. This exterior area of the building will have all historic exterior elements rehabilitated and repaired following the Standards. This includes the roofing, masonry, windows, doors. No changes to the current exterior envelope of this building

The 1 story area of the building continues approximately 40' before the property ends and the approximately 35' of the City of Montrose IT building begins. This exterior area of the building will have all historic exterior elements rehabilitated and repaired following the Standards. This includes the masonry, windows, doors. No changes to the current exterior envelope of this building are expected. The roof structure will remain in this area and be incorporated into the future new work.

The exterior walls, windows and door elements related to the City of Montrose IT area is currently not included in the rehabilitation of historic building elements and there are no changes to the exterior elements such as doors or windows expected. This area is defined as approximately the back 35' of the 1 story Annex Building. The roof structure will remain in this area and be incorporated into the future new work.

(See dwg A1, A2, A4, A8)

C. New Work:

The purpose of the project is to create the space necessary for the hotel rooms and other related programming necessary to successfully operate a hotel at this site.

The new building will be primarily a 4 story infill addition with a small area which is a 5th story and another area which is stepped back 2 stories next to the City Hall Building. The new work is generally west of the existing City Hall and north of the existing City Hall 2nd story north perimeter wall. The western edge of new work extends to the edge of the utility easement. New work extends to the north wall of the Annex along the alleyway. It extends east to the western wall of the 1 story historic women's restroom section of the City Hall with a wing, which extends over a portion of the Annex Building's existing 2 stories. New work has been stepped back from the primary building facade. (See dwg A3, A6-A1-, A14-A16).

A roof deck from the 3rd floor rooms, adjacent to the existing roof of the City Hall, will be placed over the existing City Hall Roof, south side of the new work, north edge of the City Hall Building. This is adjacent to the screening for the mechanical equipment which will go on top of the roof of the City Hall Building. (See dwg A3, A6-A16)

The south exterior façade of this new infill between the existing City Hall and western utility easement line is 2 stories stepped back from the 1989 2 story façade, before it continues with a 3rd and 4th story. (See dwg A6, A9-A14)

A 5th story area of the building is located on the west, northwest perimeter of the new work. This level supports the use of the roof of the 4th story as a deck and other amenities for the hotel. This 4th floor roof area will also be used for typical mechanical units, machine rooms for elevators and electrical rooms for the project. (See dwg A3, A6-A16)

D. Demolition:

Significant demolition of historic building elements is not expected on this project. (See dwgs A4, A5)

Notable elements which will be removed are:

- The second floor bridge between the City Hall Building and the Annex Building,
- A non-historic 1 story brick infill on the city hall building located between the two 1926 1 story portions on the north side of the City Hall Building,
- A wooden pergola on the north side of the 1989 addition.
- Misc site landscaping, located between the buildings where the new work is being undertaken, will be removed. Primarily grass and concrete.

Structural work which may require columns or foundation work to impact existing conditions will be done in a way that any new work can be undone with minimal repair necessary to the original historic building.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. **The current property was used for government, commerce and gathering space. The new use will be for commerce, lodging (instead of government office), and restaurant space.**
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. **The historic properties are being retained and rehabilitated.**
3. Each property will 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 elements from other historic properties, will not be undertaken. No changes to historic elements is being undertaken with this project. **The historic buildings are being rehabilitated.**
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. **Not applicable.**
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. **Work on the historic buildings will follow the Standards for Rehabilitation.**
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. **Work on the historic buildings will follow the Standards for Rehabilitation.**

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. **No inappropriate treatments such as high pressure washing, sandblasting or other damaging methods will be allowed for rehabilitation work.**
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. **Not applicable. If unique elements are found during excavations for structural work, these items will be documents. Most of the areas of work has been disturbed in recent modern time.**
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. **See all comments in this narrative, the project has taken great effort to work this specific Rehabilitation standard into the design while balancing the economic and programmatic elements to make this hotel use successful.**
10. New additions and adjacent or related new construction will 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. See all comments in this narrative. **The infill addition design work has taken care to create new work which has little to no impact on the integrity and form of the exterior and significant character defining spaces of both buildings and the property.**

Project team design guidelines for the project

1. Functions of the new uses are designed and placed in a way to avoid negatively impacting character defining features of the building (exterior and interior features). This includes new fire stairs and elevator locations.
2. The building infill and new work has been stepped back away from primary facades and has been done in a way to not negatively impact the building's historic character and primary façade view sheds. The City Hall Building's primary 2 story 1926 National Register building will no new building structure on the top of this building with the exception of mechanical units and deck area from adjoining rooms. The small northern one story area of the 1926 building will be incorporated into the new design and work.
3. The design incorporates the rehabilitation of historic exterior elements (as well as primary character defining elements of the interior) and the new work is designed in a way to have the most minimal impact to exterior character defining features of either building.

4. The building has been pushed away from primary facades and view corridors to maintain a secondary massing and scale to the buildings on the site and the buildings in the surrounding area. The messing of the building, fenestration patterns, materials and design of the new work is based upon and done in respect to the City Hall and the Annex Building designs.
5. The design of the infill and addition have not been designed to be duplicating exact elements of either historic building. The 1989 façade addition is an example of work that is too close to the actual historic façade of the City Hall Building. The new work proposed will pick up on elements and are complimentary, simpler and are distinguishable from the historic buildings without being exact to the historic design.
6. Major entrances and access to the buildings will maintain the historic main entry points. Other entrances for such things as service entry points will be in the new addition and do not impact the historic features of the building. As much as possible the primary facades and public facing areas of the buildings remain as historically design.

End Narrative Memo.

Attachments:

The Alia Hotel and Spa Site drawings, Exterior Elevations, Street Perspectives A1-A16
The Alia Hotel and Spa Current building exterior photos and historic photos

Re: Existing Photos and Historic Photos

Project: Montrose Old City Hall Building
A/E: Springboard Preservation Studio, Timothy Stroh AIA
Client: Chase Merritt, Typhoon Properties LLC



Site Visit Date: June 27th, July 1st 2025
Weather: Sunny, 85-90 degrees.
Report by: Timothy Stroh AIA (TS)
Report Date: September 19th, 2025

Photos: The following photos are current views of the property. These are general views of exterior areas. All photos taken between June 27th and July 1st, 2025.
Exception: Historic Photos, if provided will have corresponding notes with the photo.
Photos may be numbered out of sequence, they are part of a larger set of project photos.



Photo 1: South exterior elevation.



Photo 2: South exterior elevation. West end of building.



Photo 3: Southwest corner, exterior elevation.



Photo 4: East exterior elevation.



Photo 5: Southwest corner, exterior elevation.



Photo 6: South exterior elevation, view to the east from the southern entrance.



Photo 7: South exterior elevation, view to the west from southeast corner of building.



Photo 8: Southeast corner, exterior elevation.



Photo 9: View to the northwest, of southern elevation, west wing.



Photo 32: View east, northeast, second floor roof deck.

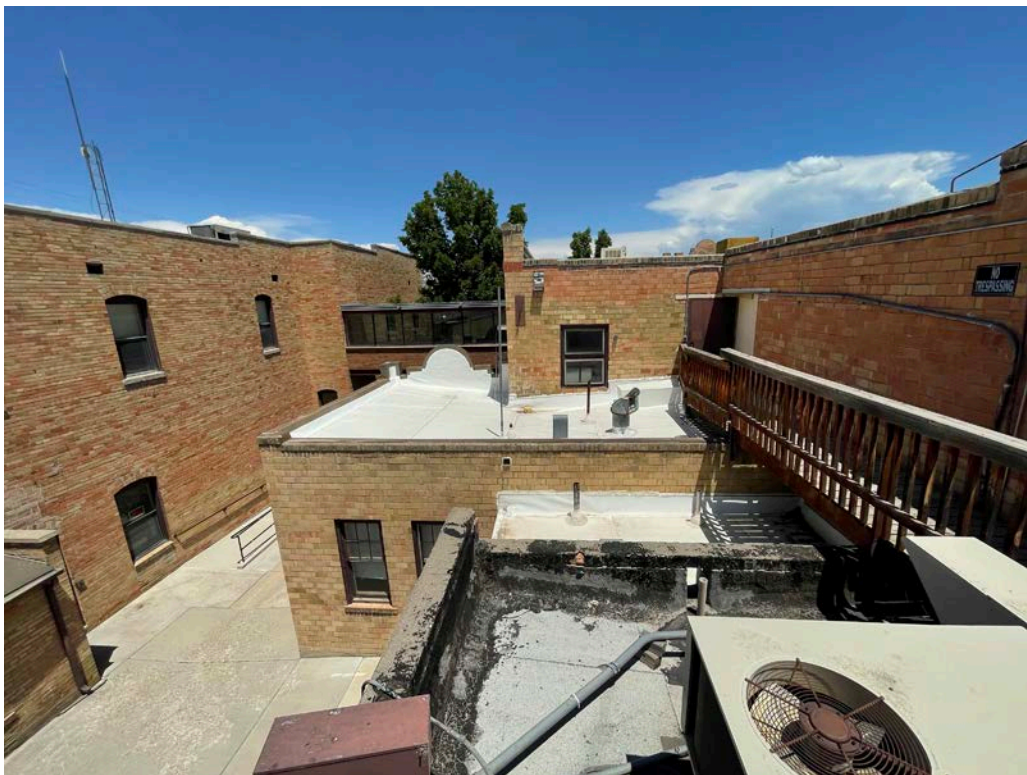


Photo 33: View east, second floor roof deck.



Photo 34: View east, southeast, second floor roof deck.

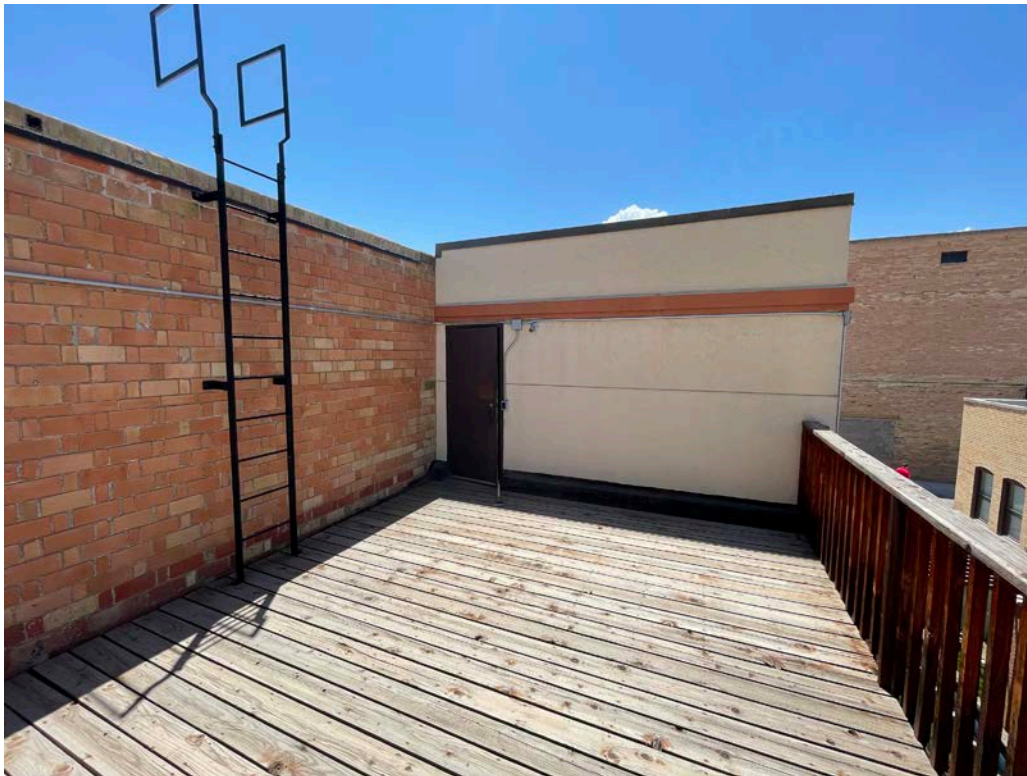


Photo 35: View west, second floor roof deck. Stucco wall represents western section of building.



Photo 36: Roof. View east.



Photo 37: Parapet, south side of building at original building parapet (left side) meeting western section of building parapet and where bricks were reused. Newer parapet has larger cinder or CMU type blocks.



Photo 38: Roof, view east. Approximate midpoint of building.



Photo 39: Low point for primary roof to drain. Water then moves north to scupper/drain.

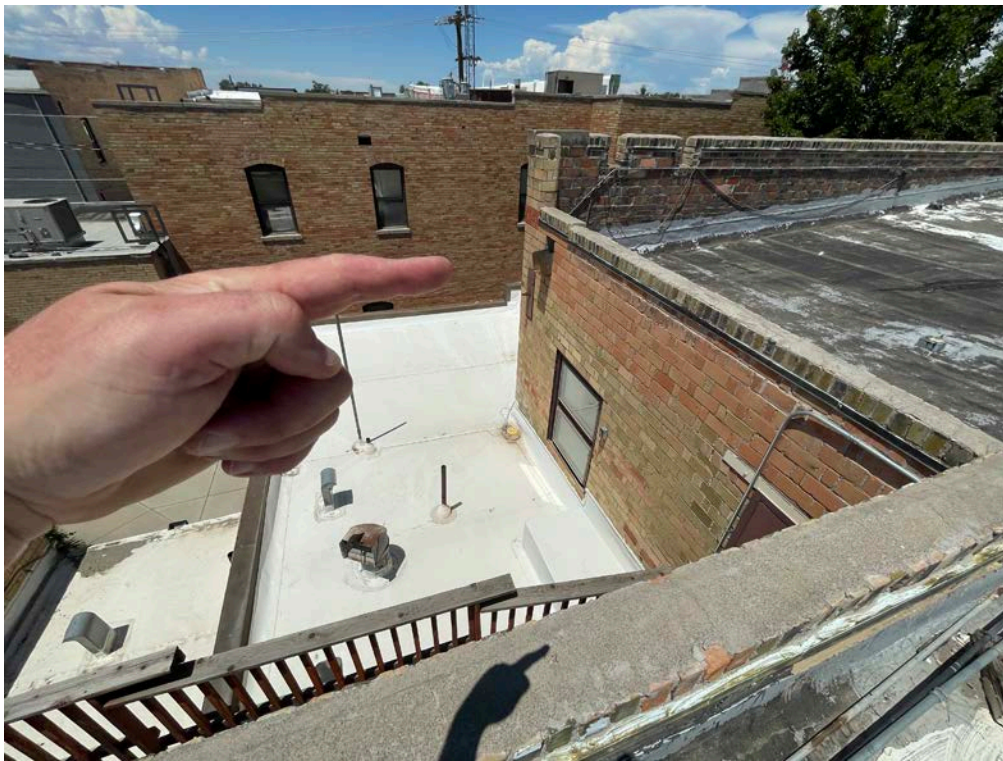


Photo 40: Overflow scupper, northwestern portion of eastern 2 story building. This is primary scupper for 1927 building.

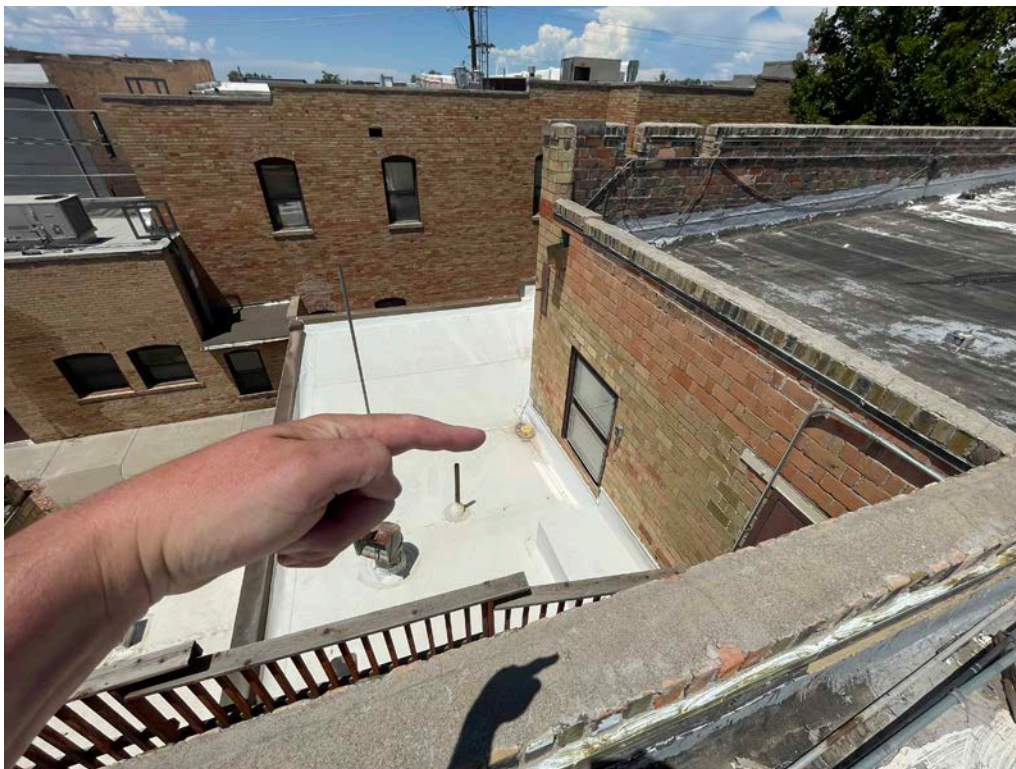


Photo 41: 1 story building roof drain, below the scupper.

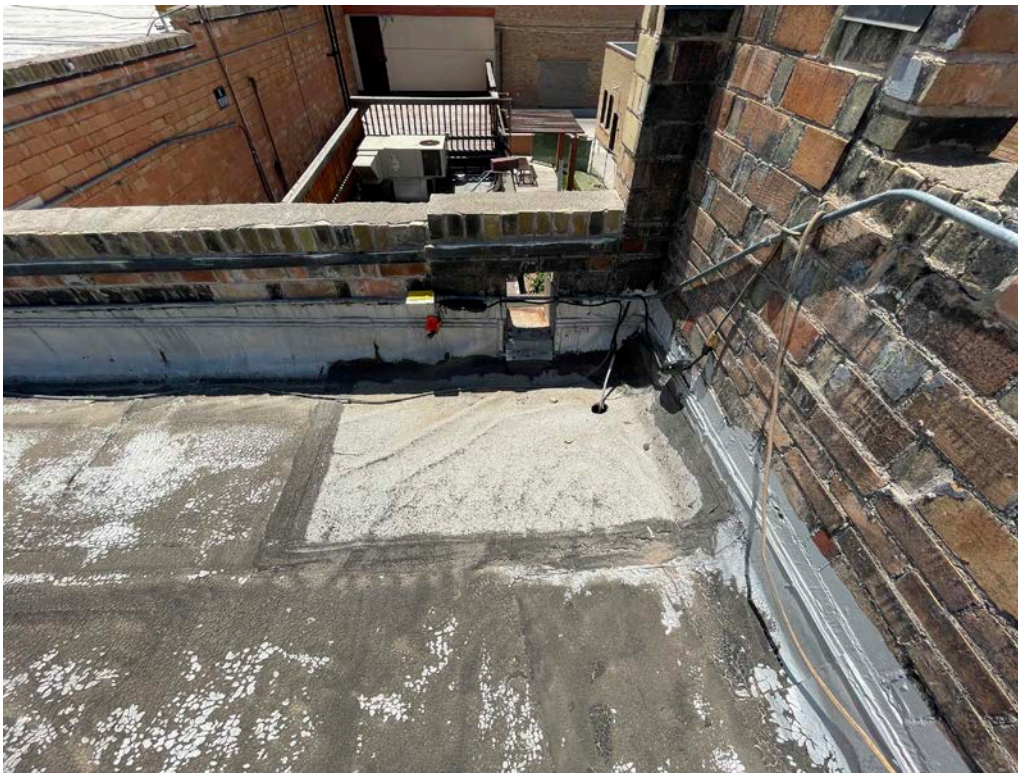


Photo 42: Northwestern corner of second story roof, backside of roof scupper. Roof drain is small hole with heat tape. Center right of picture. This appears to drain the entire 1927 section of second story roof. Western section of roof over 2 story, drains to the west.

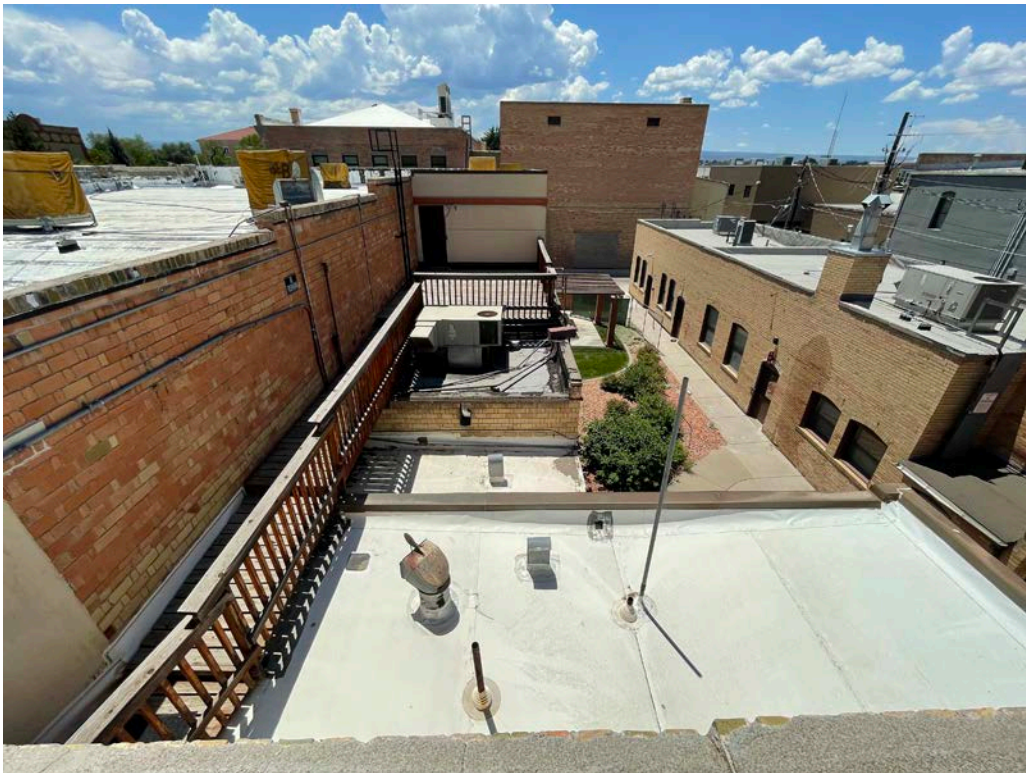


Photo 43: View from second story roof west over second story deck and roofs below.



Photo 44: View southwest, sky bridge above, north exterior elevation, historic entry point to restrooms.

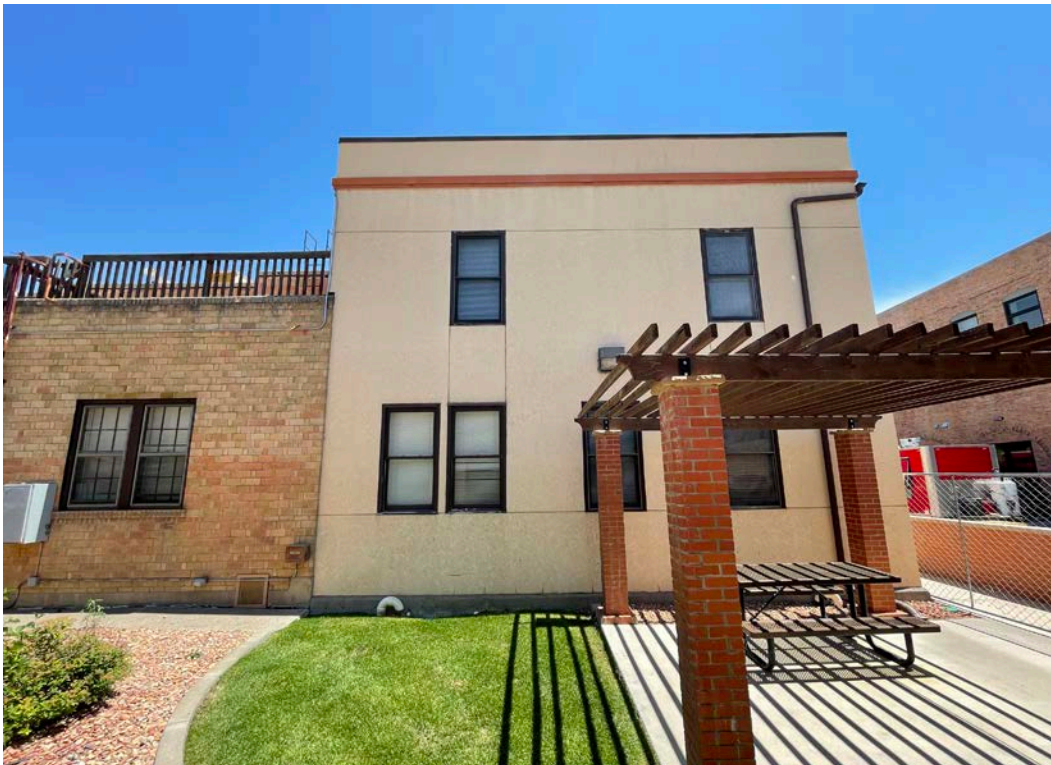


Photo 45: North exterior elevation.



Photo 46: North exterior elevation.



Photo 47: North exterior elevation.



Photo 48: North exterior elevation.



Photo 49: North exterior elevation.



Photo 50: North exterior elevation.



Photo 51: North exterior elevation.



Photo 80: Annex East Elevation



Photo 81: Annex northeast corner and corresponding elevations



Photo 82: Annex north elevation, east end at alley.



Photo 83: Annex north elevation, center section, step down from 2 story to 2 story.

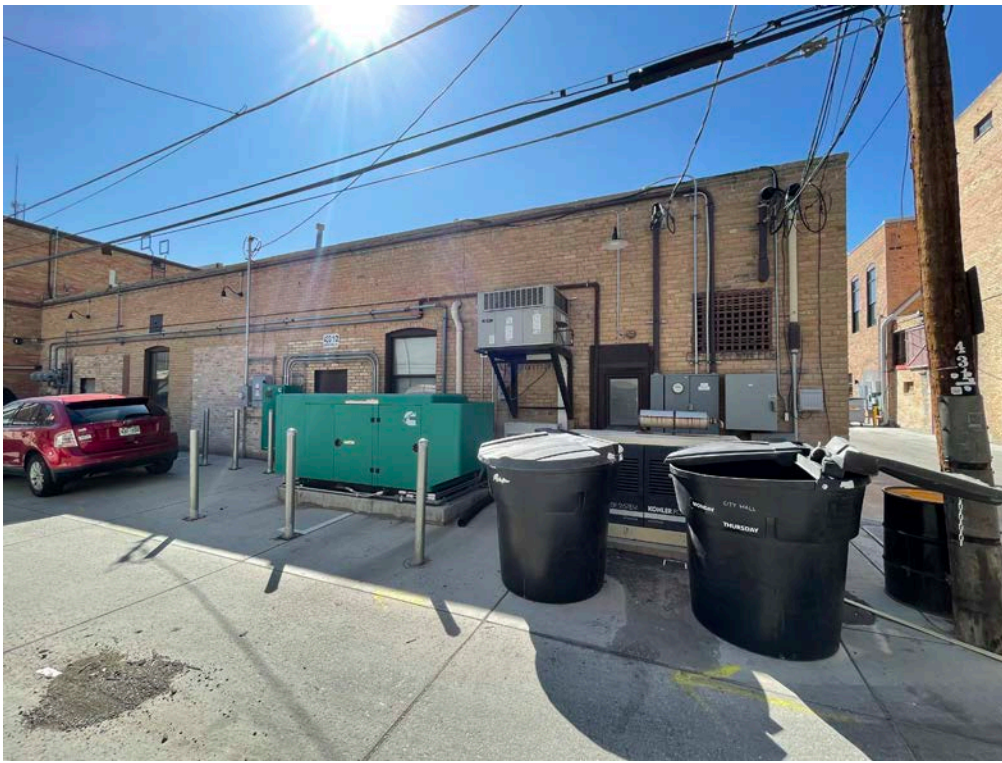


Photo 84: Annex north elevation, west end of building at alley. Montrose City IT Area.



Photo 85: Annex south elevation, west end of building at alley. Montrose City IT Area.

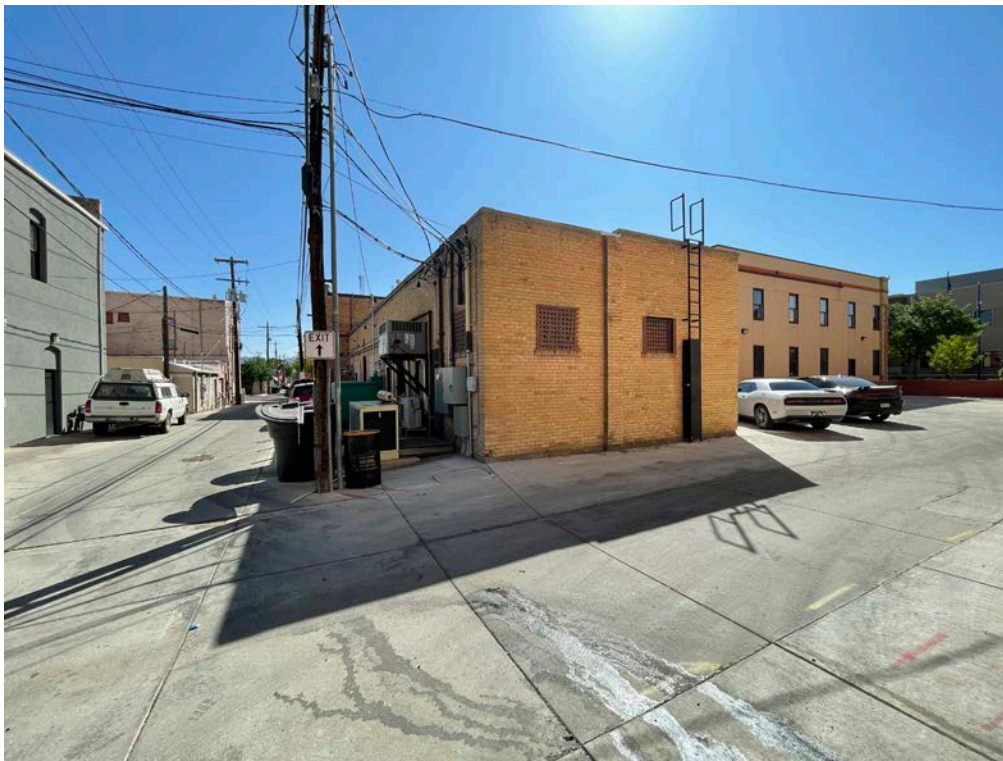


Photo 86: Annex west elevation, west end of building at alley. Montrose City IT Area.

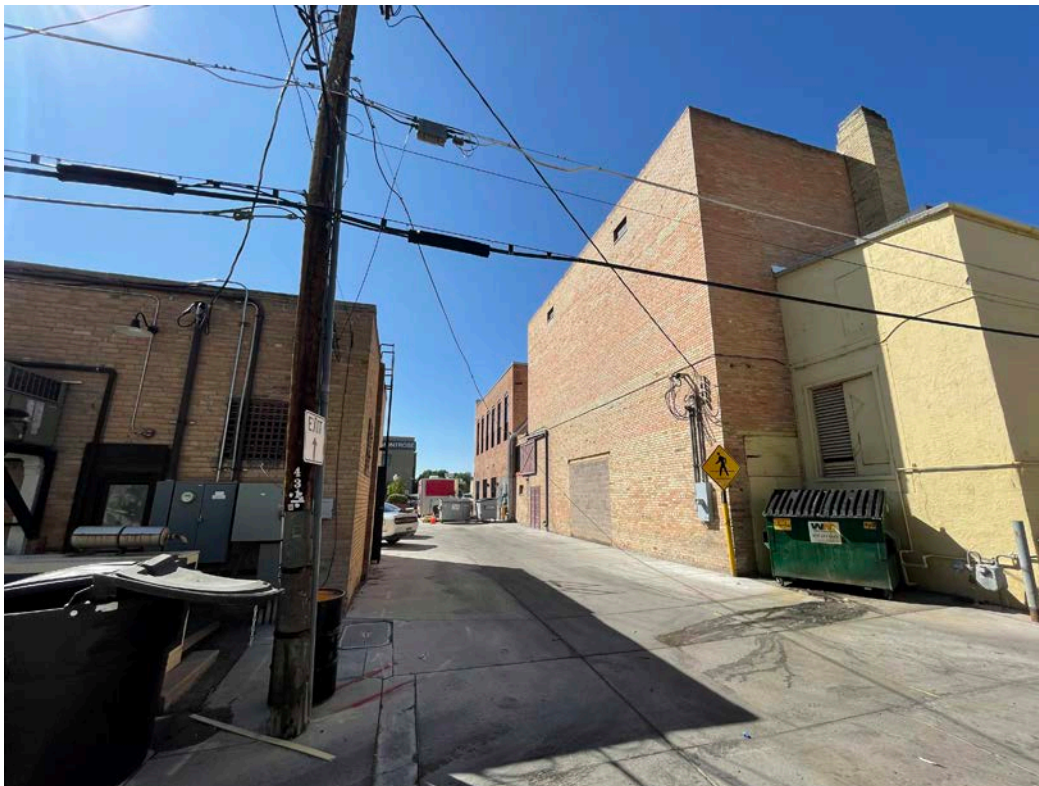


Photo 87: View of area between historic City Hall and Annex Building and Fox Theatre and Rathbone Hotel to the west. View is from east west alley to the south.



Photo Historic 01: Photo taken from the National Register of Historic Places Nomination, National Park Service. Dated August, 1981. Photographer Roger Shores.



Photo Historic 02: Annex Building. 1923 Photo by Walker Art Studio. Photo from Denver Public Library.



Photo Historic 03 : Annex Building (left side). 1923 Photo by Walker Art Studio. Photo from Denver Public Library.

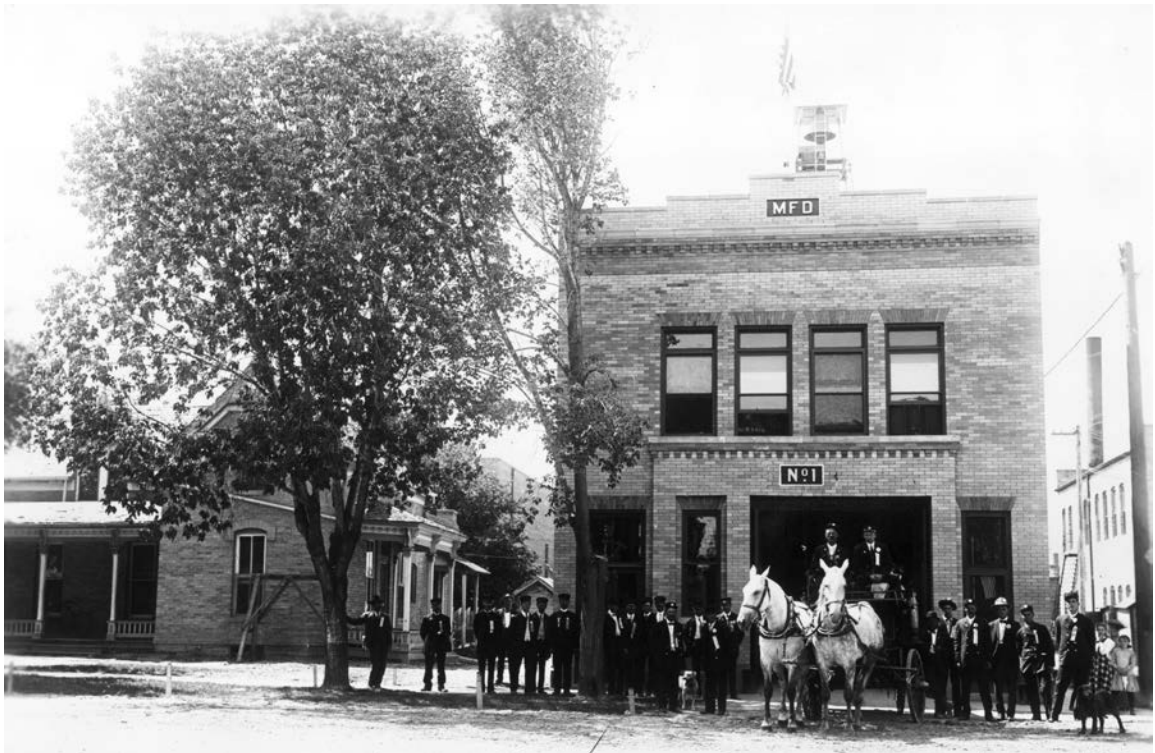


Photo 87: Annex Building. 1915 Photo by Walker Art Studio. Photo from Denver Public Library.



Photo Historic 05: Iron Mike, artesian well. 1926-1950 Photo by Walker Art Studio. Photo from Denver Public Library.

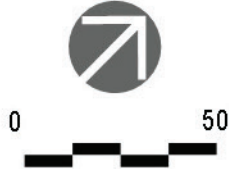


Photo Historic 06:Annex Building. 1923 Photo by Walker Art Studio. Photo from Denver Public Library.



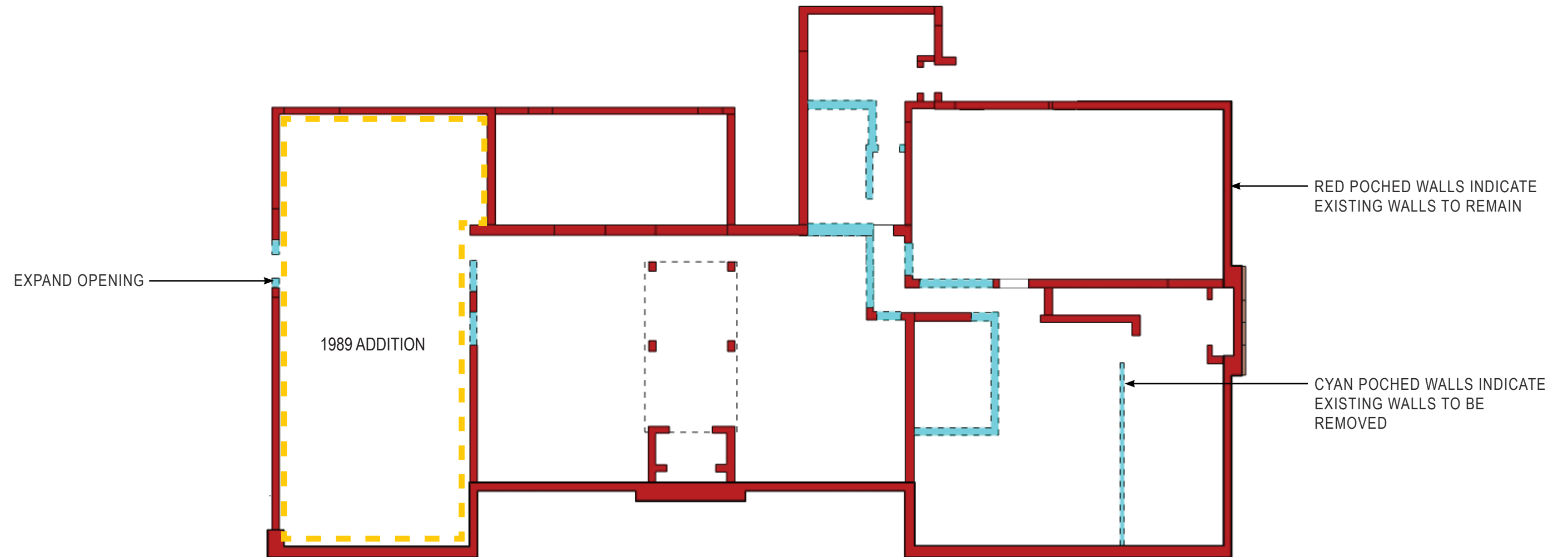
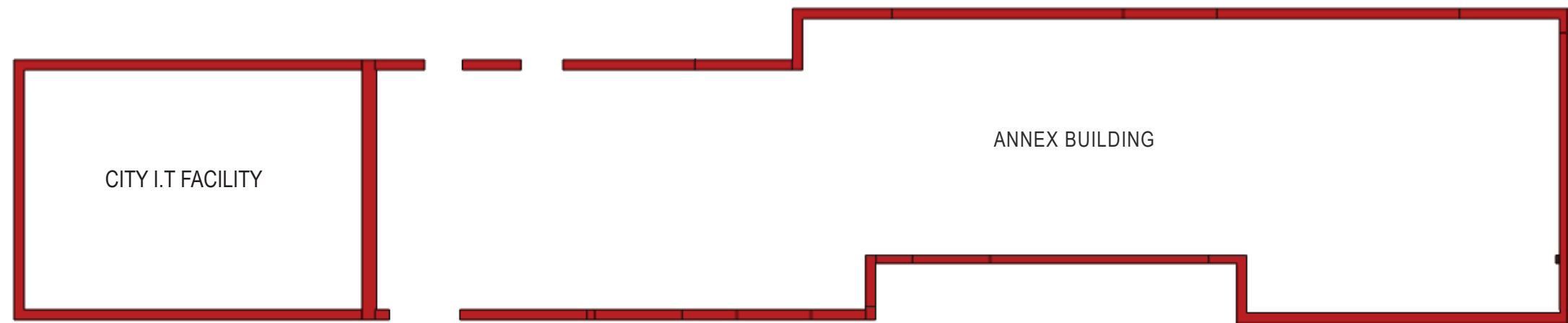
Photo Historic 07 : City Hall and Library . 1926-1950 Photo by Walker Art Studio. Photo from Denver Public Library.



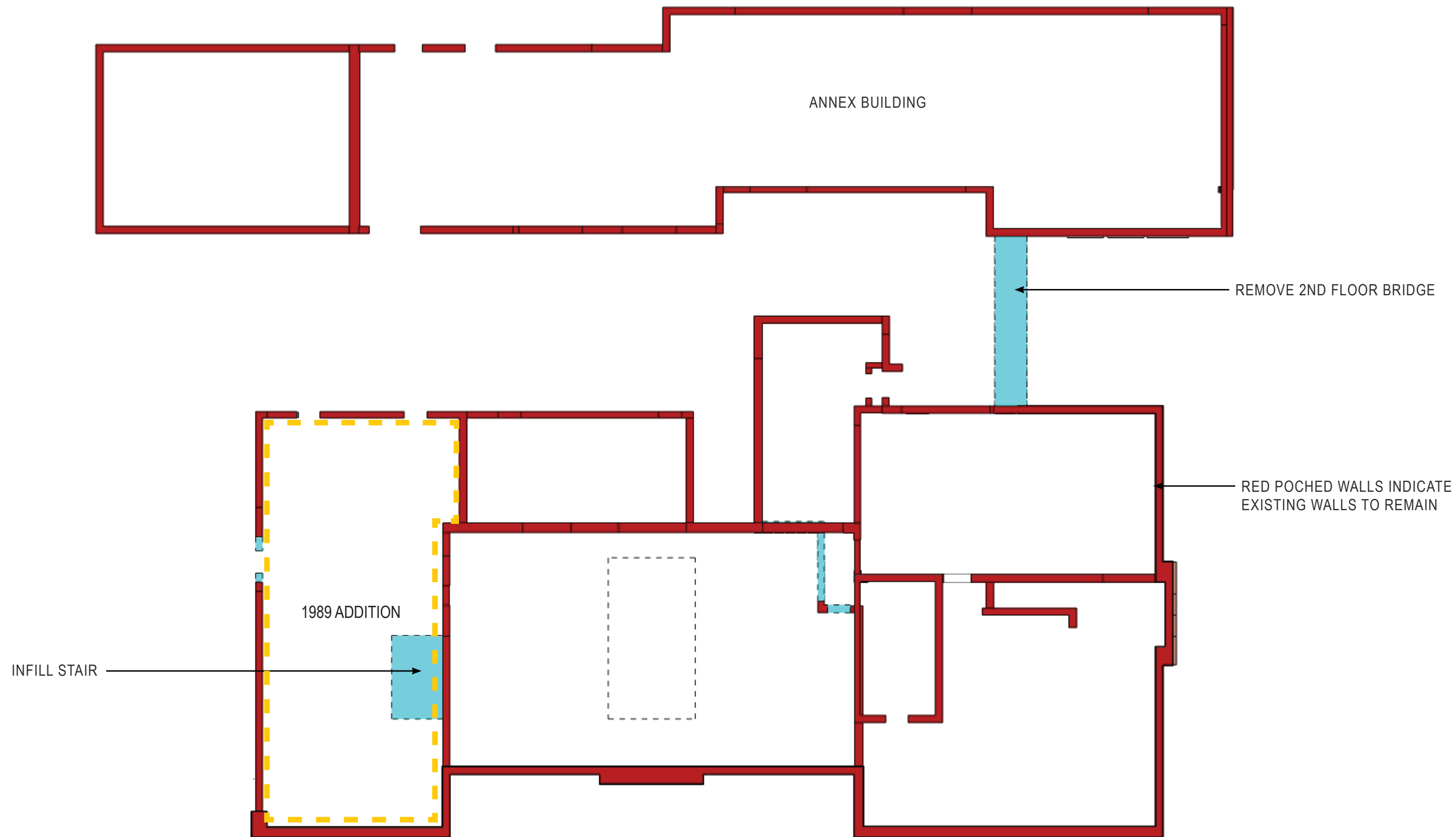




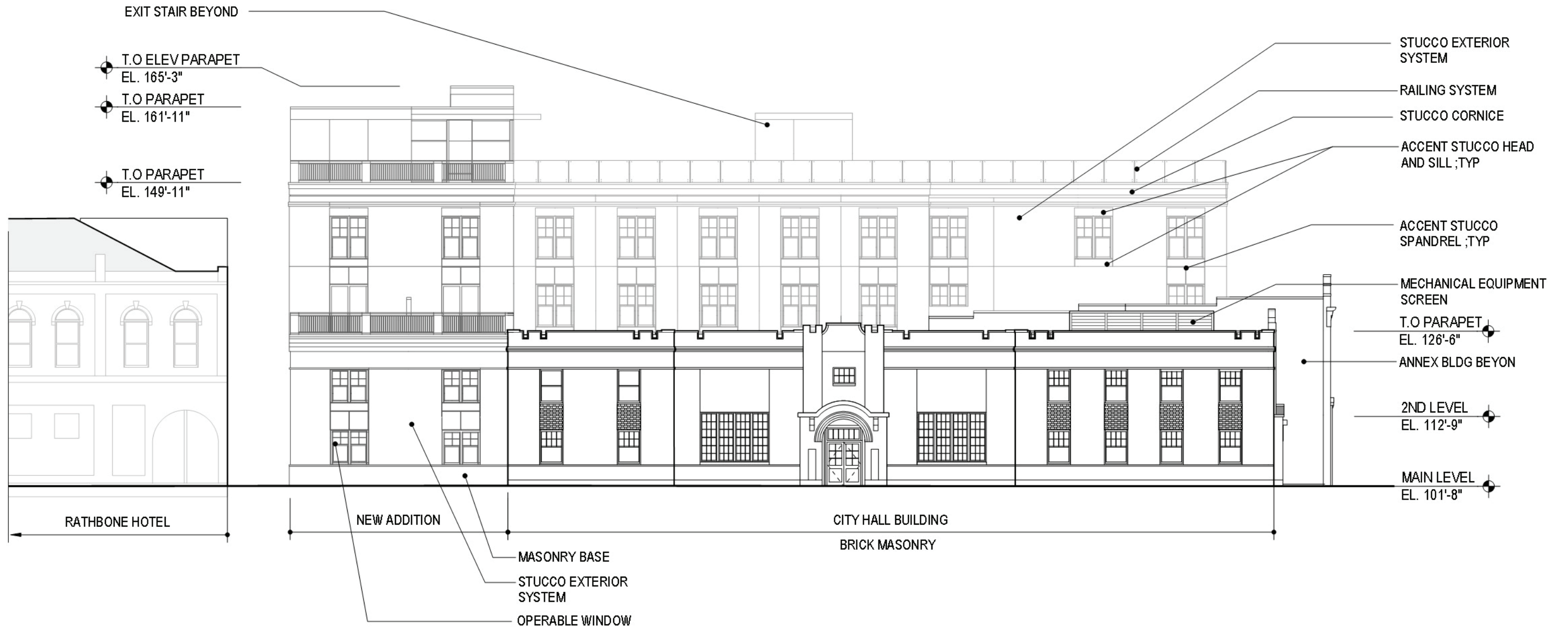
EXISTING BUILDING FLOOR PLAN DIAGRAMS | MAIN LEVEL



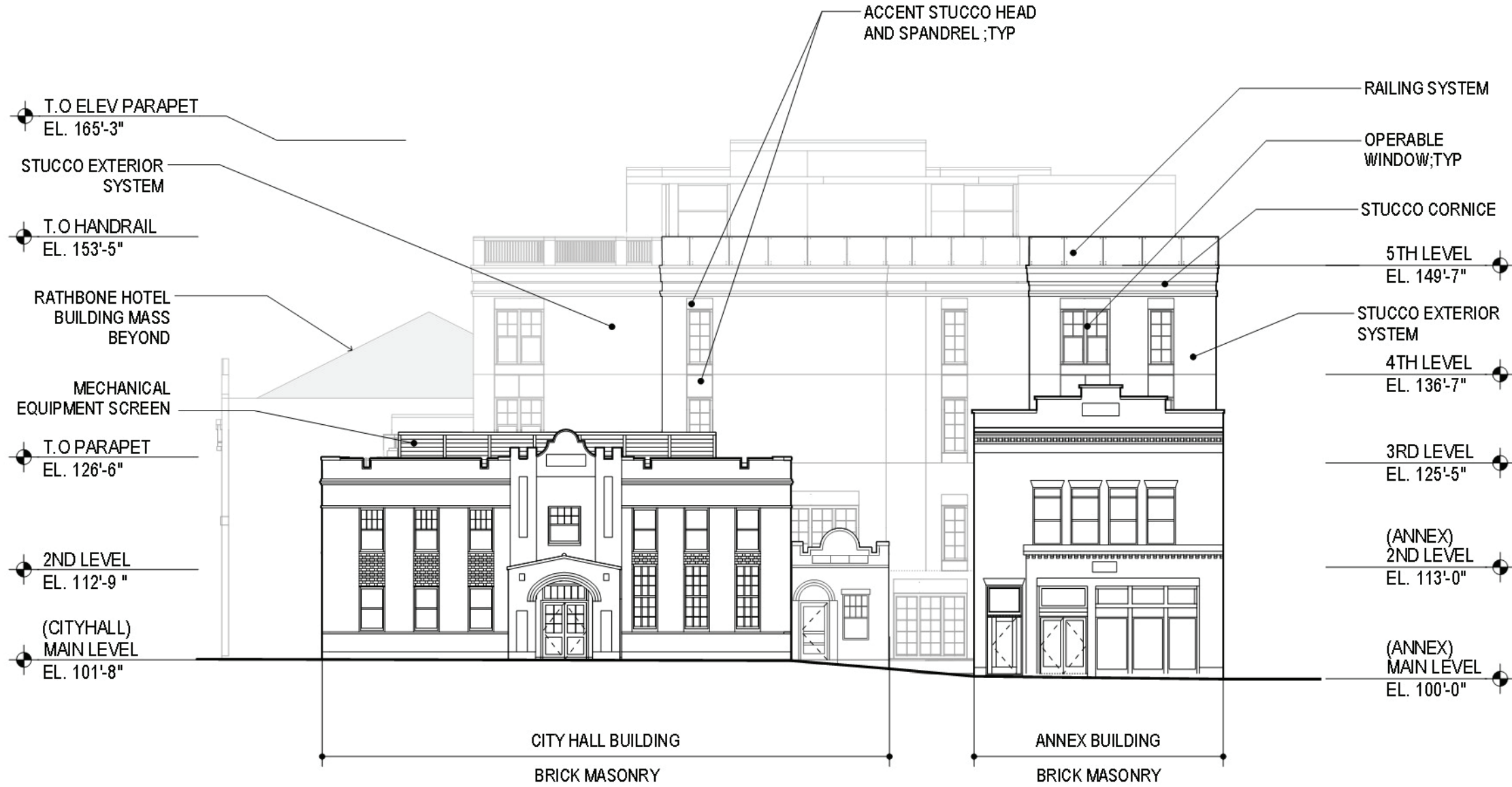
EXISTING BUILDING FLOOR PLAN DIAGRAMS | 2ND LEVEL



SOUTH ELEVATION (1ST STREET)



EAST ELEVATION (CENTENIAL PLAZA)



NORTH ELEVATION (ALLEY)



WEST ELEVATION (ALLEY BETWEEN CITY HALL & RATHBONE HOTEL)

