



HISTORIC PRESERVATION COMMISSION MINUTES OF THE REGULAR MEETING September 23, 2025

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, September 23, 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: Jon Horn, John Eloë, Catherine Stroh, Kenneth Huff, Darlene Mora, Danielle Godt, Bethany Maher,

Absent: Jeremy Omgig

Guests: Senior Planner William Reis, Senior Deputy City Clerk Briceida Ortega, History Colorado Preservation Planner & Certified Local Government Coordinator Lindsey Flewelling, History Colorado VP & Chief Operating Officer Annie Levinsky, Barr Engineering Co. Senior Cultural Resources Specialist Matt Landt

Call to Order

Chairperson Jon Horn called the meeting to order at 5:04 p.m.

Approval of Minutes

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

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

Additions or Deletions

No additions or deletions.

Public Comment

No comments.

Reports / Presentations

CLG Overview and Incentives

Lindsey Flewelling, Certified Local Government (CLG) Coordinator, provided an overview of the CLG program, which is a partnership among local, state, and federal governments administered by the Office of Archaeology and Historic Preservation within History Colorado and the National Park Service. She noted that there are 68 CLGs in Colorado and approximately 2,100 nationwide.

Ms. Flewelling outlined program benefits, including access to grant funding through the Historic Preservation Fund, which does not require a local match. Eligible projects include preservation plans, surveys, design guidelines, ordinance updates, and education or outreach initiatives. The City has previously received CLG funding for its historic survey plan and the Tortilla Flats survey. A new round of no-match grants of up to \$25,000 for education and outreach projects is available, with applications due October 27, 2025. The next regular grant cycle will open in mid-November 2025 and close in February 2026.

She also reviewed available state and federal tax credits, which provide up to 35% of qualified rehabilitation expenses for designated properties. Residential credits of up to \$100,000 will become refundable in 2027, and commercial credits may reach \$1 million. She encouraged the City to continue pursuing these and other State Historical Fund grant opportunities, which offer up to \$250,000 per project.

Ms. Flewelling summarized the City's CLG responsibilities, including maintaining an active preservation commission, keeping a historic property inventory, and submitting an annual report by November 1. She noted that a four-year CLG evaluation is underway, and a final report will be completed by the end of November.

She added that History Colorado will continue hosting regional forums and webinars, with the next session in mid-November focusing on cultural heritage resilience. Updated flyers and outreach materials on tax credit and grant programs will also be provided.

Annie Levinsky, Vice President and Chief Operating Officer of History Colorado, introduced herself and expressed her support for the City's preservation efforts. She shared that the History Colorado Board of Directors would be meeting in Montrose the following day and thanked the commission for its work.

Commission members thanked Ms. Flewelling and Ms. Levinsky for their presentations and ongoing collaboration with the City.

Tortilla Flats Update

Mr. Matt Landt with Barr Engineering provided an update on the Tortilla Flats Historic District project. He noted that the firm has worked with the City since 2019, beginning with the Morada project. The draft National Register nomination is expected by July 2026, with submission to the State Review Board scheduled for January 2027 and the grant concluding in February 2027.

Mr. Landt stated that current work focuses on defining district boundaries and documenting the neighborhood's development from the 1920s through the 1980s to reflect its historical evolution. He explained that the nomination will likely proceed under Criterion A (Historical Significance), emphasizing the area's agricultural, cultural, and civil rights history, rather than architectural features.

Discussion followed regarding public outreach, potential inclusion of the Morada site, and the importance of community input. Representatives from History Colorado, including Annie Levinsky and Lindsey Flewelling, shared examples from other districts and clarified that preservation reviews focus on neighborhood character and that tax credit eligibility is not limited by architectural style.

Commissioners discussed strategies for communicating the benefits of tax credits and available assistance for property owners. Mr. Landt concluded by expressing appreciation for the commission's support and his intention to provide regular updates as the project advances.

Downtown Walking Tour

Senior Planner William Reis provided an update regarding the Downtown Walking Tour brochure. Copies of the draft brochure were distributed to commission members for review and feedback. Mr. Reis explained that the project is not a full rewrite but rather a reorganization and design update of the existing walking tour booklet. The revised brochure will be printed in a larger, folded format and distributed through the Visitor Center, the Montrose County Historical Museum, and other local outlets.

Mr. Reis noted that the interpretive signage along Main Street has been replaced, with the exception of the two signs in Centennial Plaza, which are scheduled to be completed soon. He encouraged members to view the newly installed signs, which complement the brochure content.

Commission members were invited to submit minor edits or corrections to the text before printing. One member suggested combining entries 20 and 21 in the brochure to clarify the relationship between the Home State Bank and the Louts Hotel, as the current heading could be

misleading. Mr. Reis agreed to review that section. He clarified that most of the content remains the same as the previous edition, aside from small factual updates—such as corrected construction dates and current building information.

Mr. Reis requested that any additional feedback be submitted within the next few days so the final version can proceed to printing.

Adjournment

A motion was made by Danielle Godt, seconded by John Eloë , to adjourn the meeting at 5:53 pm, with no further action taken.

Jon Horn, Chairperson

Danielle Godt, Secretary