

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 October 28, 2025

2) PUBLIC COMMENT

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

3) PUBLIC HEARING

A) Historic Designation Hearing - 25-27 N Cascade Ave

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.

4) ADJOURNMENT



HISTORIC PRESERVATION COMMISSION MINUTES OF THE REGULAR MEETING October 28, 2025

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, October 28, 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 Eloe, Kenneth Huff, Darlene Mora, Danielle Godt

Absent: Bethany Maher, Jeremy Omgig

Guests: Senior Planner William Reis, Chad Horning, Chase Horning, Tim Stroh, Gregory Friesen, Michelle Klippert, Cliff Faurer, Mary Faurer

Call to Order

Chairperson Jon Horn called the meeting to order at 5:00 p.m.

Approval of Minutes

The Historic Preservation Commission considered the minutes of the regular meeting held on September 23, 2025.

A motion was made by John Eloe, seconded by Danielle Godt , to approve the minutes of the regular meeting held on September 23, 2025 as presented. All voted yes. Motion passed.

Additions or Deletions

No additions or deletions.

Public Comment

No comments.

Public Hearing

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

Senior Planner William Reis introduced an application for the alteration of a designated historic property located at 433 S 1st Street.

Tim Stroh with Springboard Preservation Studio reviewed his report that was included in the packet.

Public comment was accepted. No comments were received.

Chairperson Jon Horn closed the hearing.

A motion was made by Kenneth Huff, seconded by Darlene Mora, 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.

Adjournment

A motion was made by Danielle Godt, seconded by John Eloie , to adjourn the meeting at 5:50 pm, with no further action taken.

Jon Horn, Chairperson

Danielle Godt, Secretary



CITY OF MONTROSE
Planning Services

MEMO

DATE: January 27, 2026
TO: Montrose Historic Preservation Commission
FROM: William Reis, Senior Planner
RE: Application for Historic Property Designation of 25-27 N Cascade Ave

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for 25-27 N Cascade Ave
- 2) Colorado Historical Society Historic Building Inventory Record
- 3) Montrose County Assessor Property Report Card
- 4) Sanborn Fire Insurance Maps
- 5) Historic Photographs
- 6) 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**
This building is significant for its association with the early development of governmental services in Montrose. The building was completed in 1890, and was the site of an early Montrose post office, a function it continued to serve until the completion of the present post office in 1932.
 - b. **Connection with persons significant in History**
This criteria is not applicable to this building.
 - c. **Distinctive characteristics of a type, period, method of construction or artisan**
The building represents post-World War II commercial architecture.
 - 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: 11.6.2025
Property Address: 25 N. Cascade Ave
Historic Property Name:
State Site Number (if applicable) (Example: 5MNnnnnn):

Owner Name: MEXICAN AMERICAN DEVELOPMENT ASSOCIATION
Owner Address: 17 N. 6th St.
Owner Phone Number: 719-293-5044
Owner Email Address: director@montrosemada.org

Preparer Name (if different from owner): N/A
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:

Metal siding, aluminum trim and single paneled windows and doors that were of the time period (1955) they were updated and installed. There are several cupolas in the unit that remain.

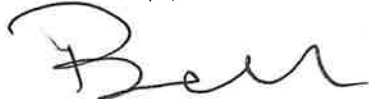
Alterations to the property:

The color of the metal siding was changed and a rounded awning was added in place of the flat roof awning.

Photographs

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)



Bethany Maher

and

(printed name)

(printed name)

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

Ben

11.6.2025

Signature

Date

Notification

After my property has been designated, I agree to comply with all City codes and regulations pertaining to modifying, upgrading, removing, or in any other way altering the physical characteristics of the property that effect its historical character, being particularly aware that maintaining the character-defining elements of the property as they currently exist is of utmost importance in retaining Historic Property designation status. If a special feature on a property or district has been altered beyond repair in such a way so as to negate the features necessary to retain designation, revocation of the designation of the property and the ability to qualify for the benefits that come with designation, may result.

I have read this Notification clause and understand its content.

Ben

11.6.2025

Owner Signature

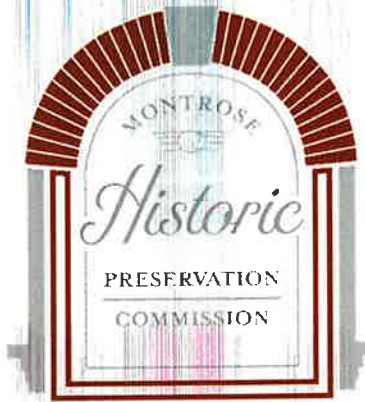
Date

For Staff and Historic Preservation Commission Use Only

Historic Property designation date: _____

Adopted by Ordinance Number: _____

- *Completed Colorado State site form prepared as part of application process for properties that have not been previously inventoried.*



CITY OF MONTROSE HISTORIC PRESERVATION COMMISSION
HISTORIC DESIGNATION APPLICATION AND COVER SHEET

Application Date: 11.6.2025

Property Address: 27 N. Casade Ave

Historic Property Name:

State Site Number (if applicable) (Example: 5MNnnnnn):

Owner Name: MEXICAN AMERICAN DEVELOPMENT ASSOCIATION

Owner Address: 17 N. 6th St

Owner Phone Number: 719-293-5044

Owner Email Address: director@montrosemada.org

Preparer Name (if different from owner):

Preparer Phone Number:

Preparer Email Address:

N/A

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:

The Facade of the building is the same as it was since the facade update in 1955. Doors and windows remain intact with aluminum trim. Brick siding and flat roof across front with metal siding, matching the materials of that time period. There are several cupolas and the metal ceiling remains from late 1800's.

Alterations to the property:

The brick below the windows was changed but remains brick. The sign has been removed, however we have located it for potential restoration.

Photographs

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)

Bethany Maher

and

(printed name)

(printed name)

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

Bethany Maher

11.6.2025

Signature

Date

Notification

After my property has been designated, I agree to comply with all City codes and regulations pertaining to modifying, upgrading, removing, or in any other way altering the physical characteristics of the property that effect its historical character, being particularly aware that maintaining the character-defining elements of the property as they currently exist is of utmost importance in retaining Historic Property designation status. If a special feature on a property or district has been altered beyond repair in such a way so as to negate the features necessary to retain designation, revocation of the designation of the property and the ability to qualify for the benefits that come with designation, may result.

I have read this Notification clause and understand its content.

Bethany Maher

11.6.2025

Owner Signature

Date

For Staff and Historic Preservation Commission Use Only

Historic Property designation date: _____

Adopted by Ordinance Number: _____

- Completed Colorado State site form prepared as part of application process for properties that have not been previously inventoried.

Account: R0650780

Location

Owner Information

Assessment History

Tax Area Id - 001005	Owner Name MEXICAN AMERICAN DEVELOPMENT ASSOCIATION	Actual (2025)	\$184,300
Parcel Number 3767-284-07-004	Owner Address 17 N 6TH ST MONTROSE, CO 81401-3001	School Assessed	\$49,760
Situs Address 25 N CASCADE AVE		Non-School Assessed	\$49,760
City MONTROSE		Tax Area: 001005	Mill Levy Total: 69.471
Legal Summary Subd: MONTROSE TOWN OF Block: 93 Lot: 1 THRU:- Lot: 5 FRACTIONAL PART OF LOTS 1-5 DESC BY M/B 709745 S: 28 T: 49 R: 9		Mill Levy School: 28.994	Mill Levy Non-School: 40.477
Business Name		Type	
Map Number		Base Actual	Actual (School)
		Actual (Non-School)	Assessed (School)
			Assessed (Non-School)
			Acres SQFT
			Units
		Improvements	\$152,630 \$152,630 \$152,630 \$41,210 \$41,210 0.000 1725.000 0.000
		Land	\$31,670 \$31,670 \$31,670 \$8,550 \$8,550 0.000 1725.000 0.000

Transfers

Reception Number	Book Page	Sale Date	Sale Price	Doc Description
985626		10/20/2025		STATEMENT OF AUTHORITY
985625		10/17/2025	\$209,000	SPECIAL WARRANTY DEED
941213		09/15/2021	\$300,000	SPECIAL WARRANTY DEED (JT)
872678		02/17/2016		WARRANTY DEED (JT)
709745		09/24/2003	\$165,000	WARRANTY DEED
	B: 816 P: 136	01/28/1991	\$50,000	WARRANTY DEED (JT)
	B: 794 P: 788	03/15/1989	\$50,000	WARRANTY DEED
	B: 779 P: 370	11/09/1987		QUIT CLAIM DEED
	B: 674 P: 981	05/11/1979	\$70,000	WARRANTY DEED (TIC)

Tax History

Images

Tax Year	Taxes
2025	\$3,456.88
2024	\$2,584.64

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



Account: R0650779

Location

Owner Information

Assessment History

Tax Area Id - 001005	Owner Name MEXICAN AMERICAN DEVELOPMENT ASSOCIATION	Actual (2025)	\$198,000
Parcel Number 3767-284-07-003	Owner Address 17 N 6TH ST MONTROSE, CO 81401-3001	School Assessed	\$53,460
Situs Address 27 N CASCADE AVE		Non-School Assessed	\$53,460
City MONTROSE		Tax Area: 001005	Mill Levy Total: 69.471
Legal Summary Subd: MONTROSE TOWN OF Block: 93 Lot: 1 THRU:- Lot: 5 FRACTIONAL PART OF LOTS 1-5 DESC BY M/B BK812 PG152 S: 28 T: 49 R: 9		Mill Levy School: 28.994	Mill Levy Non-School: 40.477
Business Name		Type	
Map Number		Base Actual	Actual (School)
		Actual (Non-School)	Assessed (School)
			Assessed (Non-School)
			Acres SQFT
			Units
		Improvements	\$166,300 \$166,300 \$166,300 \$44,900 \$44,900 0.000 2760.000 0.000
		Land	\$31,700 \$31,700 \$31,700 \$8,560 \$8,560 0.000 2760.000 0.000

Transfers

Reception Number	Book Page	Sale Date	Sale Price	Doc Description
985626		10/20/2025		STATEMENT OF AUTHORITY
985624		10/17/2025	\$239,000	SPECIAL WARRANTY DEED
941213		09/15/2021	\$300,000	SPECIAL WARRANTY DEED (JT)
872677		02/17/2016		QUIT CLAIM DEED (JT)
626101		01/02/1997		SPECIAL WARRANTY DEED (TIC)
	B: 812 P: 152	09/06/1990	\$75,000	WARRANTY DEED
	B: 779 P: 370	11/11/1987		QUIT CLAIM DEED
	B: 674 P: 981	05/11/1979	\$70,000	WARRANTY DEED (TIC)
	B: 674 P: 980	07/16/1976		WARRANTY DEED (JT)

Tax History

Images

Tax Year	Taxes
2025	\$3,713.92
2024	\$2,818.88

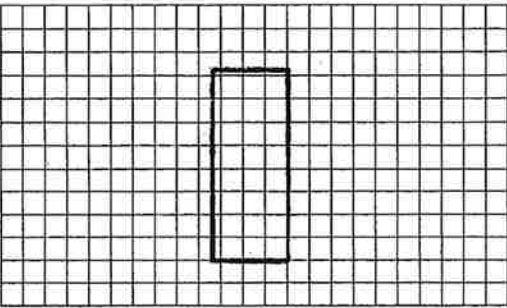
- [Photo](#)
- [Sketch](#)
-



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 _____	020

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN5043
		TEMPORARY NO.: 376728407004		
CURRENT BUILDING NAME: Cascade Bicycles/Kilbane's Cleaners		OWNER: ARDIZONE ALAN J & LESLIE A (Mult. Owners) 1147 N 1ST ST MONTROSE CO 81401		
ADDRESS: 25-27 N Cascade Ave Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4		
HISTORIC NAME: Montrose Post Office		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 93 LOT(S): 1-5(p) ADDITION: Original Town YR. OF ADDITION: 1882		
FILM ROLL NO.: 1 BY: T.H. Simmons	NEGATIVE NO.: 35	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1890 SOURCE: Sanborn Map, Freeman, 120	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Store & Cleaner HISTORIC: Post Office & Bakery	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR MODERATE X MAJOR DESCRIBE: Facade totally remodeled.	
			CONTINUED YES X NO	
			ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
STYLE: Post World War II Commercial Facade		STORIES: 1	NATIONAL REGISTER ELIGIBILITY	
MATERIALS: Metal, Glass, Concrete, Tile		SQ. FOOTAGE: --	INDIVIDUAL: YES X NO	
ARCHITECTURAL DESCRIPTION: One-story, long, rectangular commercial building with two storefronts. Flat roof with vertical band of metal at roofline on facade. Vertical metal siding above projecting metal awning which shelters entrances and display windows. Entrances at each end of facade have glazed metal frame doors surmounted by transoms; northern storefront entrance has narrow sidelights and southern entrance is inset. Plate glass display windows have tile underneath.			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
			ASSOCIATED BUILDINGS? YES X NO TYPE:	
ADDITIONAL PAGES: YES X NO			IF INVENTORIED, LIST ID NOS.:	

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5MN5043
	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):

CONTINUED YES X NO

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

This building was erected in 1890, when the northern part was indicated as a carriage paint shop on a Sanborn map. In 1893, the northern part was a post office and bookstore. The southern part of the building appears in 1899: the northern part was then a restaurant and the southern part was a harness shop. In 1904, the northern part was a post office and news shop and the southern part was dry goods. In 1908, the northern part was the post office and the southern part was a bakery. The 1910 city directory lists the post office (G.A. Herrington, postmaster) and Stratton's Bakery (William Stratton, proprietor) at this location. The 1912 Sanborn map indicates a post office and a bakery in this building, and the city directory lists Robuck Bros. Bakers and the post office. In 1919, the post office was on the north and the south half of the building was vacant. In 1931, the post office was on the north and a store was on the south. In 1946, the building contained two unidentified stores. In 1955, it was reported that "one of the oldest buildings in Montrose is presently being given a 'face lifting.' The old post office building...now the home of Day's Cleaners, is having a complete new front installed and a new walk. Erected in 1890, the building housed Montrose's first post office, under the supervision of A.E. Buddecke, the first postmaster. The business of handling the U.S. mail was carried on in that location until the fall of 1932, when the present building was completed and service was transferred there...Following the move, the old building became a cleaning plant." The 1963 city directory indicated that Day's Cleaners, the C&L Furniture & Sports Shop, and C.J. Messano (in the rear) were utilizing the building.

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

STATEMENT OF SIGNIFICANCE:

This building is significant for its association with the early development of governmental services in Montrose. The building was completed in 1890, and was the site of an early Montrose post office, a function it continued to serve until the completion of the present post office in 1932. Alterations to the building have diminished its historic integrity.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):

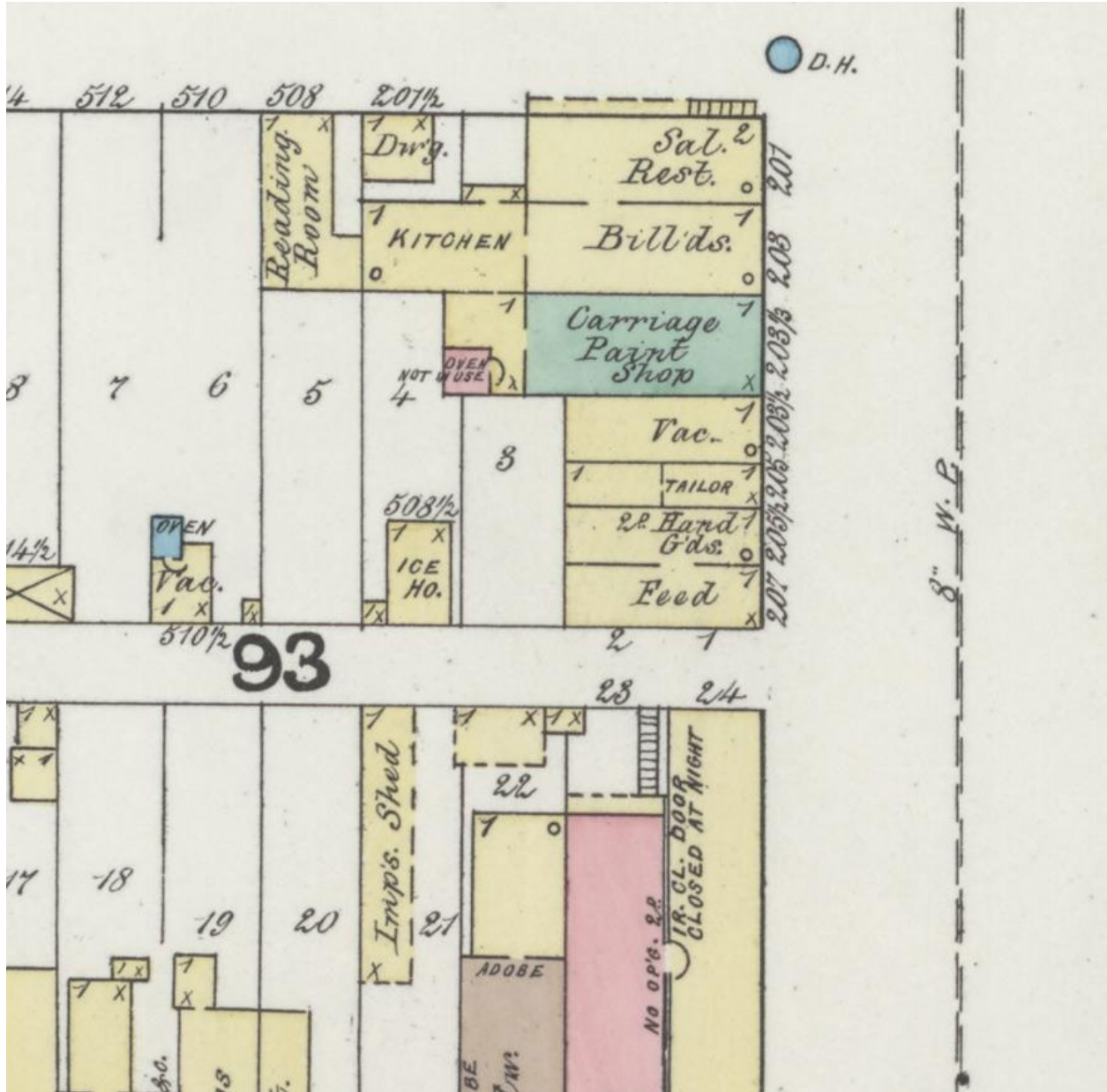
Montrose County Assessor records; Sanborn Insurance Maps, 1886, 1890, 1893, 1899, 1904, 1908, 1912, 1919, 1931, 1946; Montrose City Directory, 1970; Colorado Historical Society, Colorado Cultural Resource Survey Inventory Record; Dona Freeman, ed., 100 Years Montrose Colorado (1982), 120.

CONTINUED YES X NO

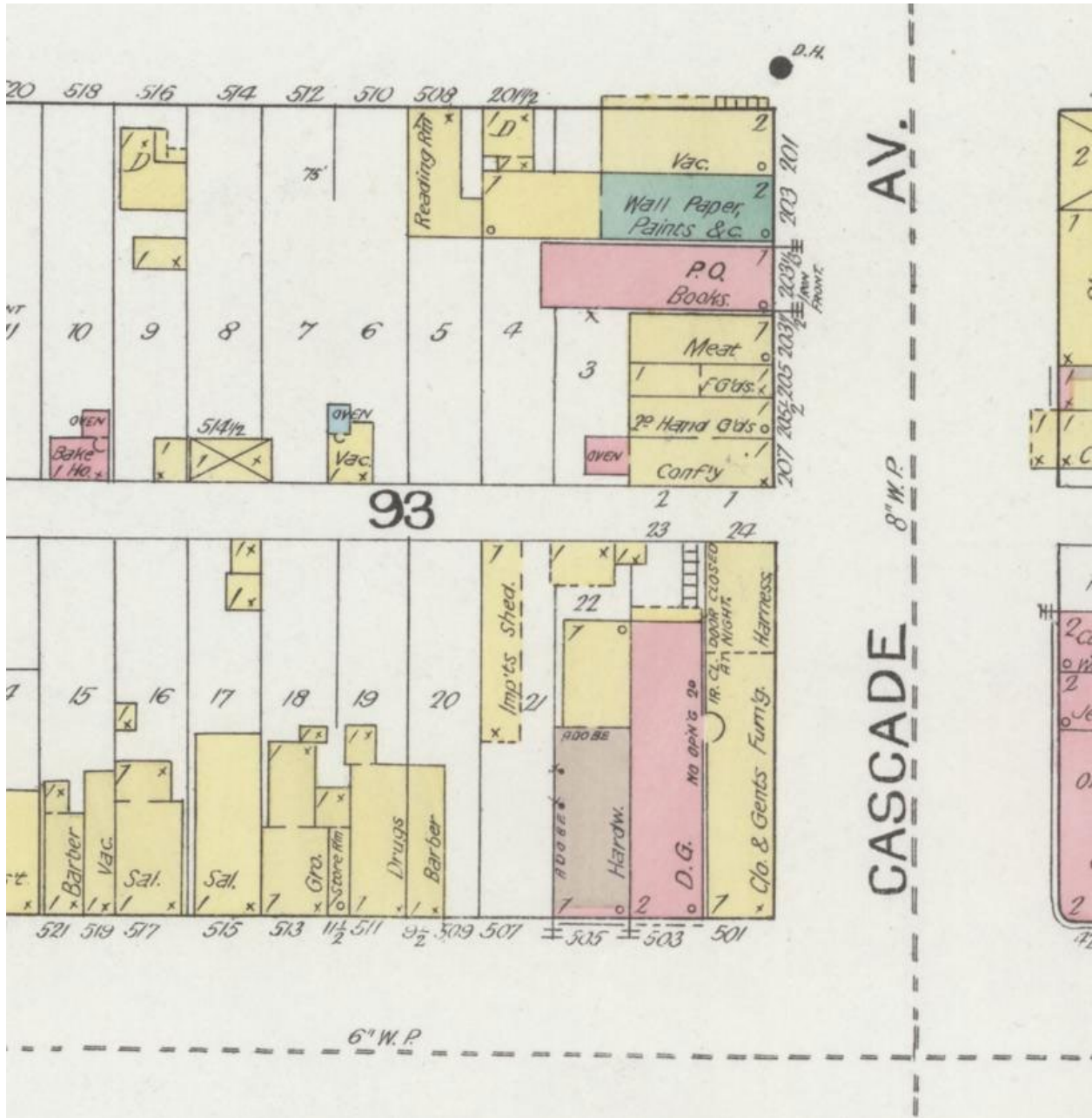
SURVEYED BY: R.L. Simmons/T.H. Simmons

AFFILIATION: Front Range Research Associates, Inc.

DATE: May 1999



1890 Sanborn Fire Insurance Map
 Building shown as a carriage paint shop, with a brick oven labeled "Not in use."



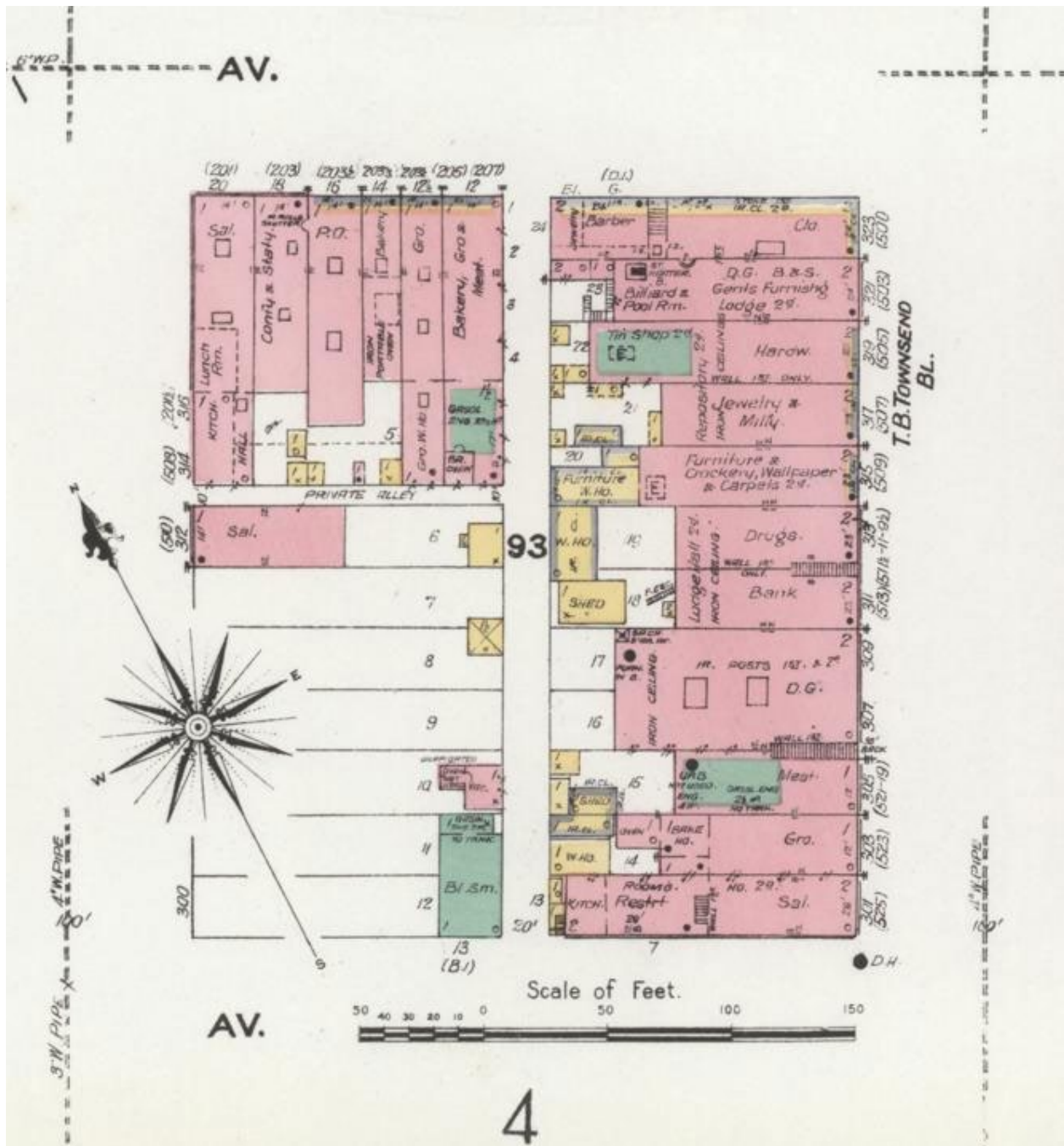
1893 Sanborn Fire Insurance Map
 Brick Post Office building and bookstore.



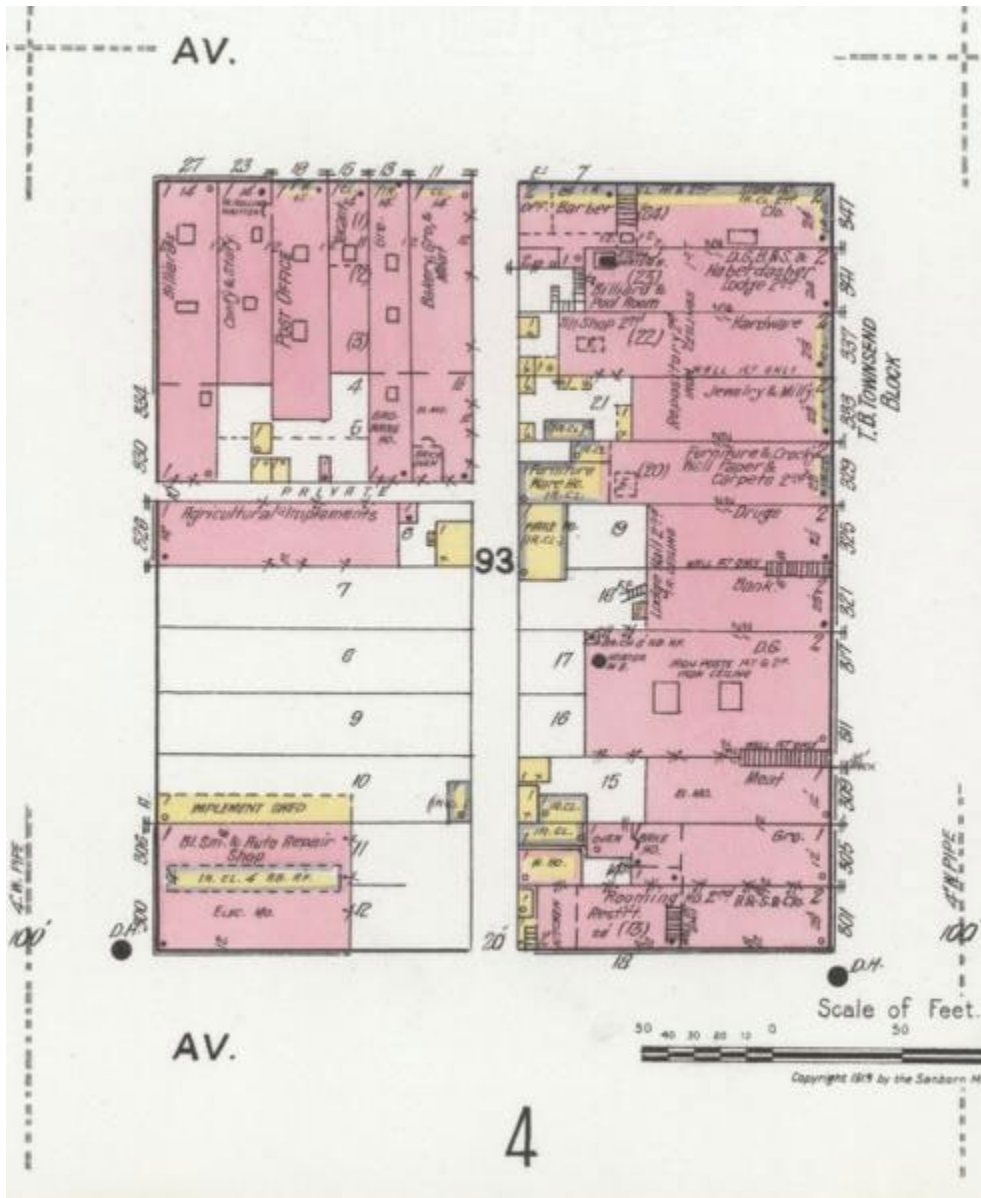
1899 Sanborn Fire Insurance Map
 Brick restaurant and harness shop.



1904 Sanborn Fire Insurance Map
 Brick Post Office and news shop, and dry goods store.



1908 Sanborn Fire Insurance Map
Brick Post Office and bakery.



1919 Sanborn Fire Insurance Map
 Brick Post Office and vacant building.



1914 Interior



1914 Interior



Front facade. Facade has been heavily altered to post-World War II commercial construction. Flat roof with vertical band of metal at roofline. Vertical metal siding above projecting metal awning. Entrances have glazed metal frame doors surmounted by transoms.



Rear facade.