

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 March 24, 2026

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 - Frasier & Garrett Furniture

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
March 24, 2026**

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, March 24, 2026, 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: Kenneth Huff, Darlene Mora, Jon Horn, Danielle Godt, John Eloe, Jeremy Omgig, Kelly Dyer, Bethany Maher

Absent:

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

Call to Order

Chairperson Jon Horn called the meeting to order at 5:03 p.m.

Approval of Minutes

The Historic Preservation Commission considered the minutes of the regular meeting held on January 27, 2026.

A motion was made by John Eloe, seconded by Danielle Godt, to approve the minutes of January 27, 2026, regular meeting as amended. All voted yes. Motion passed.

Additions or Deletions

No additions or deletions.

Public Comment

none

Kelly Dyer was introduced to the commission, and the commission warmly welcomes Kelly as a valuable person to work with.

Election of Officers

Election of Chairperson

Kenneth Huff nominated Jon Horn and Danielle Godt seconded, all approved

Election of Vice-Chairperson

John Eloie nominated Kenneth Huff and Danielle seconded, all approved

Election of Secretary

John Eloie nominated Danielle Godt and Jeremy Omvig seconded, all approved

Presentation and Reports

William Reis notes that the commission is welcome to suggest items that staff could work on for this year.

Jon Horn reviewed the Historic Resources Survey Plan in pages 19-33 and 65-75, focusing on the Limited Reconnaissance Survey Results, Historic Buildings, Districts and Signs preservation goals, objectives, opportunities, programs, and initiatives. Staff with this background could assist and continue working with History Colorado to identify resources, noting the success done with tortilla flats. Jon Horn mentions the next item to work on could be the downtown area. Working with the community, the state registrar, and prioritizing future aspects of the subdivisions that are more than 50 years of age.

Another objective is to celebrate historic items and provide public programs that increase community awareness. The commission felt that the community is unaware of previous work which resulted in negative feedback and after discussion felt that a better survey to reach the community of the Historic Preservation process could be used so the community can see that it is a useful tool and not unwarranted control of their building.

For Historic Signs the façade program was discussed and Jon pointed out use of grants for surveying historic buildings. Jon then urged the commission to review the plan objectively, focusing first on downtown, then neighborhoods, with priority depending on funding.

The commission is now dedicating time to searching for items from the Historic Resources Survey Plan that they could focus on throughout the year for the City of Montrose and bring to the public to have more agenda items in advisory for the City Council.

Adjournment

A motion was made by John Eloe, seconded by Jeremy Omvig, to adjourn the meeting at 6:14 pm, with no further action taken.

Jon Horn, Chairperson

Danielle Godt, Secretary



CITY OF MONTROSE
Planning Services

MEMO

DATE: April 28, 2026
TO: Montrose Historic Preservation Commission
FROM: William Reis, Senior Planner
RE: Application for Historic Property Designation of Frasier & Garrett Furniture

ATTACHMENTS:

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

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

Staff submits the following findings:

1. The structure is at least 50 years old and meets the eligibility criteria (listed below in **bold**) per Montrose Municipal Code 11-3-3 (B), which requires that one or more of these criteria be met:
 - a. **Association with events that have made a significant contribution to history**
This building is associated with the development of downtown Montrose, having long been a furniture store.
 - 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**
This criteria is not applicable to this building..
 - 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: April 28, 2026

Property Address: 327 E Main St, Montrose, CO 81401

Historic Property Name: Frasier & Garrett Furniture

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.1671

Owner Name: 327 Property Management, LLC

Owner Address: PO Box 6830, Fall Church, VA 22040

Owner Phone Number:

Owner Email Address:

Preparer Name (if different from owner): William Reis

Preparer Phone Number: (970) 240-1475

Preparer Email Address: wreis@ci.montrose.co.us

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:

- Two-story rectangular commercial building with flat roof with projecting cornice with arched central parapet.
- Upper story stuccoed and has slightly projecting rectangular panels.
- Second story is divided by classical columns extending from storefront cornice to altered entablature.
- Between the columns are paired three-part windows.
- Metal shed roof awning above first story storefront, which has an off-center entrance with glazed metal frame doors.
- Walls flanking entrance are angled inward.
- Plate glass display windows; stucco under windows.

Building has been extensively remodeled.

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)

I _____ and _____
(printed name) (printed name)
am/are the 100-percent owner(s) of the property or their designated agent.

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.

Owner Signature

Date

For Staff and Historic Preservation Commission Use Only

Historic Property designation date: _____

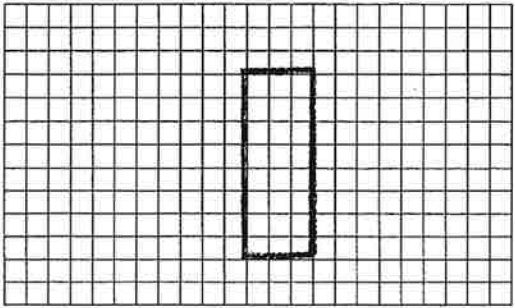
Adopted by Ordinance Number: _____

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

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 _____	050

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1671
CURRENT BUILDING NAME: The Upper Room Christian Store		OWNER: TOWNSEND KENNETH M ET AL C/O FIRST NATL BANK P O BOX 1045 MONTROSE CO 81402		
ADDRESS: 327 Main St Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4		
HISTORIC NAME: Frasier & Garrett Furniture		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 93 LOT(S): 20 ADDITION: Original Town YR. OF ADDITION: 1882		
FILM ROLL NO.: 5 BY: T.H. Simmons	NEGATIVE NO.: 18A	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: 1900s ACTUAL: SOURCE: Sanborn Maps 1899 & 1904	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial-Store HISTORIC: Commercial-Store	
			CONDITION: EXCELLENT GOOD X FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR MODERATE X MAJOR DESCRIBE: Extensively remodeled.	
			CONTINUED YES X NO	
STYLE: No Style		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Stucco, Wood, Glass		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Two-story rectangular commercial building with flat roof with projecting cornice with arched central parapet. Upper story stuccoed and has slightly projecting rectangular panels. Second story is divided by classical columns extending from storefront cornice to altered entablature. Between the columns are paired three-part windows. Metal shed roof awning above first story storefront, which has an off-center entrance with glazed metal frame door. Walls flanking entrance are angled inward. Plate glass display windows; stucco under windows.			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
ADDITIONAL PAGES: YES X NO			ASSOCIATED BUILDINGS? YES X NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5MN1671
	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):
 The 1904 Sanborn indicates that the building had an iron-clad warehouse in the back.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
 This building does not appear on the 1899 Sanborn map, but is on the 1904 Sanborn map. In 1904, the building is shown as a furniture store. A 1905 publication indicates that this was the firm of Frasier & Garrett (later Frasier & Hill). The store was described as a "large and commodious two-story brick building on Third street [Main], they have 5000 square feet of floor space. Their stock is the largest in the county, buying by the carload from eastern factories and discounting all bills. Aside from their stock of furniture, carpets, queensware and draperies, they have an undertaking establishment in connection, styled the Rippey Undertaking company, Grove W. Rippey in charge, which has the reputation of being the best in the country." Frank F. Frasier had settled in Montrose in 1885, while John S. Hill, who joined the firm about 1905, had been an agent for the D&RG railroad at Montrose for nine years. A furniture store is also indicated here on the 1908, 1912, 1919 Sanborns. The 1912 city directory lists the Young-Fliniau Furniture Company here. The 1931 and 1946 Sanborn maps merely indicate a store in this location, although the back part of the building is still cited as a furniture warehouse.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
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STATEMENT OF SIGNIFICANCE:
 This building is associated with the development of downtown Montrose, having long been a furniture store. Alterations to the building have diminished its historic integrity.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
 Montrose County Assessor records; Montrose City Directories, 1910, 1912, 1963, 1970; Sanborn Insurance Maps, 1886, 1890, 1893, 1899, 1904, 1908, 1912, 1919, 1931, 1946; Marilyn Cox, Unpublished Walking Tour of Montrose; Colorado Historical Society, Colorado Cultural Resource Survey Inventory Record; Montrose County: Where Apple is King (Montrose: Press Book and Job Printing, 1905), 81.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: May 1999
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Account: R0650788

Location

Tax Area Id - 001005
Parcel Number 3767-284-07-014
Situs Address 327 E MAIN ST
 City MONTROSE
Legal Summary Subd: MONTROSE TOWN OF
 Block: 93 Lot: 20 24 FT S: 28 T: 49 R: 9

Owner Information

Owner Name 327 PROPERTY MANAGEMENT LLC
Owner Address PO BOX 6830 FALLS CHURCH, VA 22040-6830

Assessment History

Type	Base Actual	Actual (School)	Actual (Non-School)	Assessed (School)	Assessed (Non-School)	Acres	SQFT	Units
Improvements	\$156,670	\$156,670	\$156,670	\$42,300	\$42,300	0.000	2136.000	0.000
Land	\$37,260	\$37,260	\$37,260	\$10,060	\$10,060	0.000	3000.000	0.000

Actual (2025) \$193,930
School Assessed \$52,360
Non-School Assessed \$52,360
Tax Area: 001005 **Mill Levy Total:** 69.471
Mill Levy School:28.994 **Mill Levy Non-School:**40.477

Business Name
Map Number

Transfers

Reception Number	Book Page	Sale Date	Sale Price	Doc Description
803248		06/01/2009	\$157,500	WARRANTY DEED
790352		05/09/2008		QUIT CLAIM DEED
784721		12/21/2007		SPECIAL WARRANTY DEED
784720		12/21/2007		PERSONAL REP DEED
	B: 514 P: 03	06/21/1961	\$20,000	WARRANTY DEED
	B: 351 P: 198	01/02/1953		WARRANTY DEED

Tax History

Tax Year	Taxes
2025	\$3,637.48
2024	\$2,748.40

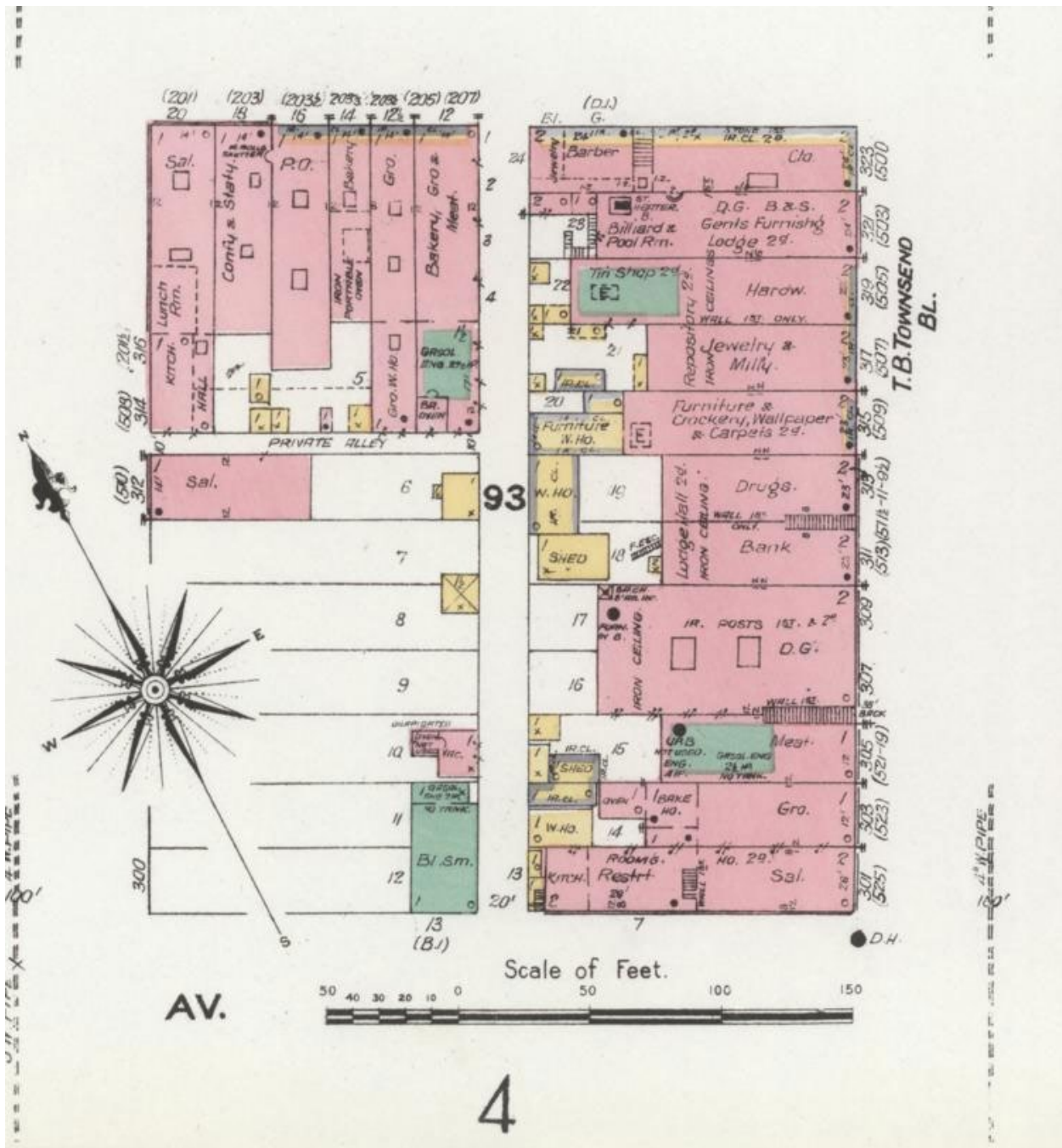
Images

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

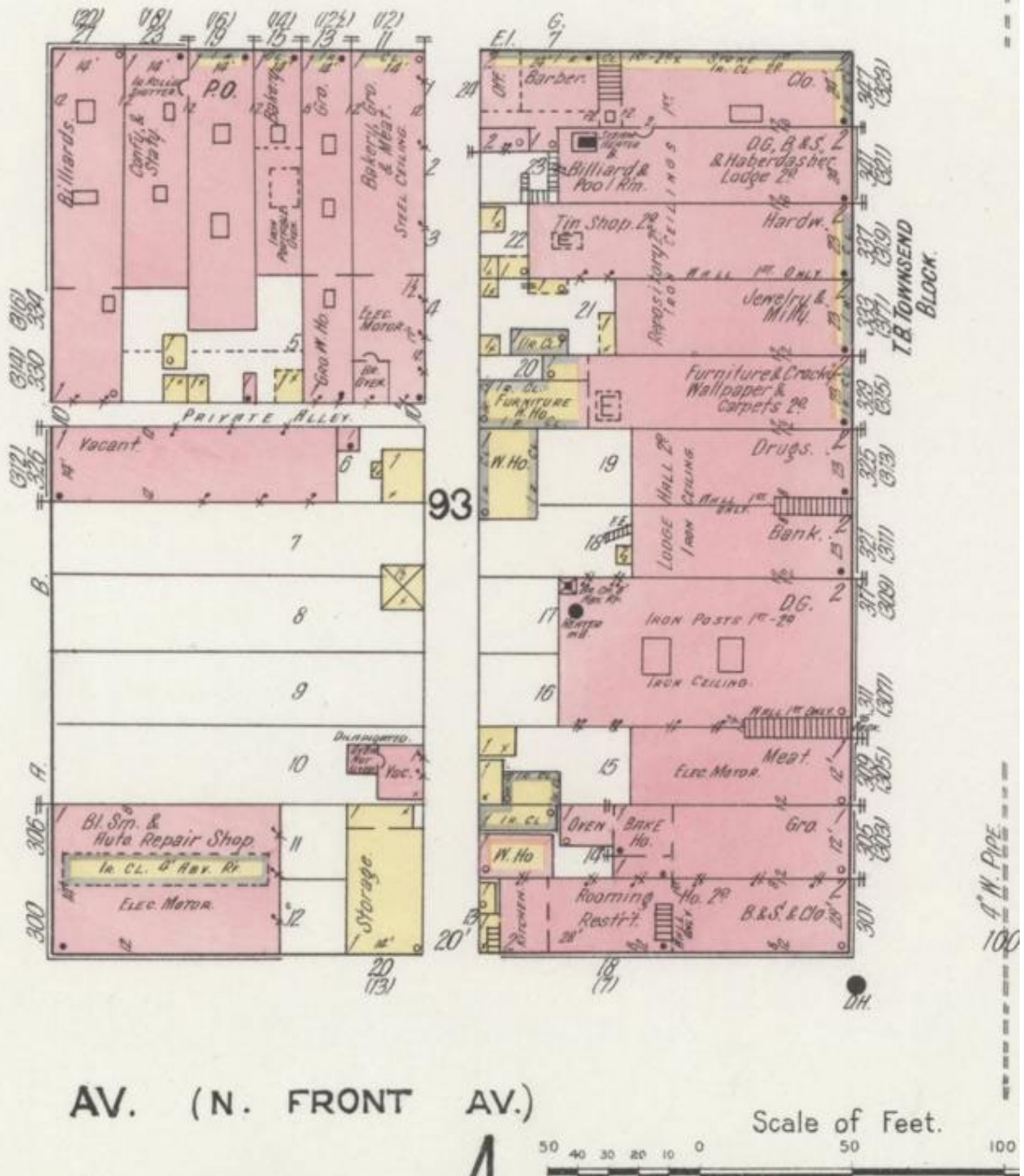




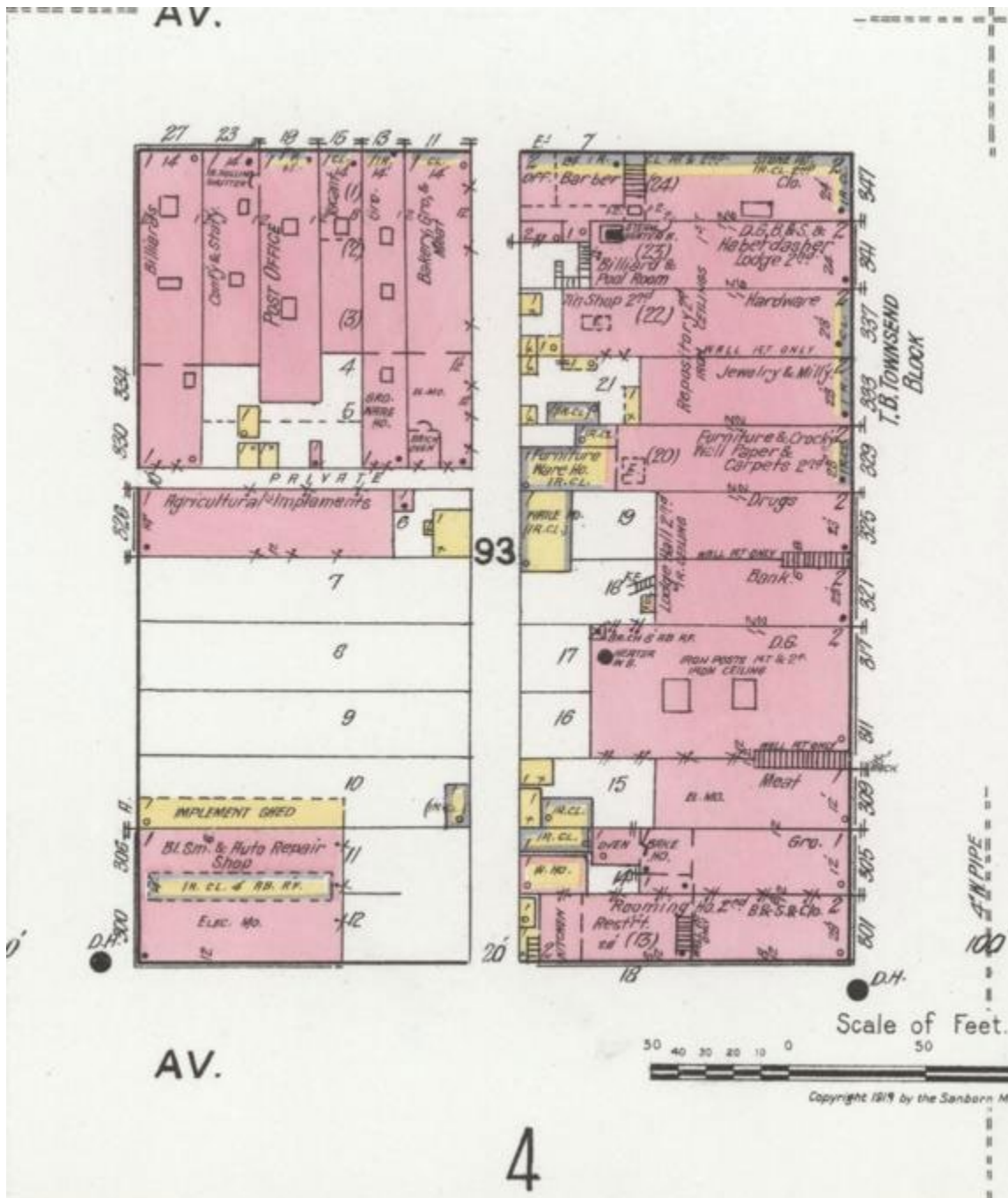
1904 Sanborn Fire Insurance Map
 First map depicting the Coors Building, showing a two-story brick building that contains a furniture store, as well as a rear storage addition.



1908 Sanborn Fire Insurance Map
 Map shows furniture, crockery, wallpaper, and carpet store.



1912 Sanborn Fire Insurance Map



1919 Sanborn Fire Insurance Map



1915
Second floor classical columns dividing windows remain.



1915



1936



Front Facade. Second story is divided by classical columns. Between the columns are paired three-part windows.



Building rear. Second story windows feature arched lintels and stone sills.

The Montrose Press, Volume XXI, Number 52, December 30, 1904 — Business Changes. [ARTICLE]

[<Back to search result list](#) |

Business Changes.

On the first of the year the firm of Frasier & Garrett will change, Mr. Garrett retiring and Mr. J. S. Hill, who was efficient D. & R. G. agent, at this point for a number of years, becoming a member of the firm. The business has increased so materially that another man is required to carry on the work. This is already one of the most popular firms of western Colorado and will lose none of its good reputation by this change. They will continue to do business under the name of Frasier & Hill.

At the same time the Rippey Undertaking company will be formed, the undertaking business to be segregated from the furniture business. G. W. Rippey, the very efficient embalmer and undertaker who has been with Frasier & Garrett for the past five years, will have one-third interest in the new company and the other two-thirds will be held by Frasier & Hill.

Moore & Truesdale will sell the Western Slope meat market to Wm. S. Fancher of Silverton who will take possession first of the year.

The Montrose Enterprise, Volume XVI, Number 22, June 2, 1904 — FRAZIER & GARRETT. [ARTICLE]

[<Back to search result list](#) |

FRAZIER & GARRETT

The house of Messrs. Frazier & Garrett is the leading furniture and undertaking establishment on the western slope. It was started eight years ago as the Western Slope Furniture Company, and, after four years, became Frazier & Garrett February 1, 1900.

This firm has at the present time 5,000 square feet of floor space, their main building being 90x25 feet, two stories high. The upstairs is devoted to drapery, upholstery and the wall paper department, a large freight elevator running to the second floor. They employ an expert wall-paper hanger. In the rear of the store they have a warehouse 20x35 feet in dimensions.

Messrs. Frazier & Garrett carry a fine line of furniture, wall paper, draperies, china, glassware, bicycles, etc. They display an elegant stock of carpets, and they make, fit and lay same.

The undertaking department is a special feature of the business. They have the largest stock of caskets on the Western slope. They also have two hearses, one of them being a modest one, and one a very elegant funeral car. The undertaking branch of their business is conducted in a separate building owned by the firm. Mr. G. W. Rippey, who attends to the embalming, is a licensed embalmer. He was formerly connected with one of the leading undertakers of Rochester, N. Y. Mr. Rippey is a very popular young man, and is a member of many secret societies.

Messrs. Frazier & Garrett not only do a large retail business, but they also do considerable wholesale business in caskets.

Mr. E. H. Garrett devotes his time

to the hardware business, while Mr. F. F. Frazier devotes his entire time to the furniture business. Mr. Frazier has been in Montrose since a boy, having come here from Vermont nineteen years ago, and having grown up with the town. He received his business education at the Denver University, and started working in the first store established in Montrose. He is a member of the Knights of Pythias. Both he and Mr. Garrett are progressive

men and hustlers. Here is hoping that
their shadows may never grow less.

We have a complete stock of .

Home Furnishings,

Such as

Rockers, Parlor Suits, Couches,
Center Tables, Art Squares,
Rugs, Carpets, Lace Curtains.
Draperies, Window Shades.
Linoleums Dining Tables
Wall Paper and Queensware.

We bought these goods at the very lowest prices, thus enabling us to give our patrons full value for their money.

**FRASIER AND GARRETT,
THE HOUSE FURNISHERS.**

Did You Know

