

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 April 28, 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 - Lathrop Hardware

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 April 28, 2026

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, April 28, 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,

Absent: Bethany Maher, Kelly Dyer

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

Call to Order

Chairperson Jon Horn called the meeting to order at 5:01 p.m.

Approval of Minutes

The Historic Preservation Commission considered the minutes of the regular meeting held on March 24, 2026.

A motion was made by Jeremy Omgig, seconded by Danielle Godt, to approve the minutes of March 24, 2026, regular meeting as amended. All voted yes. Motion passed.

Additions or Deletions

None

Public Comment

1 commenter stepped forward for curiosity and may be interested in the process of historic designation for the future.

Frasier & Garrett Furniture Historic Designation

William Reis introduced this item. All public requirements have been fulfilled, and the official files and exhibits have been entered into the record.

Applicant Presentation

Applicants gave history of building and progress of reconstruction and remodeling of building including the foundation, floors and accessibility upgrades that it needed.

Questions for applicants

What effort will be made to be back to historical accuracy and what are the plans for the building and remodeling?

Applicant showed facade from picture in 1950 and stated that the original 1908 facade material is still intact, which they would like to preserve and restore. The applicant is going to restore and lease the building after stabilization. The back will have a patio in the future and they are open to any other ideas the commission may have.

Discussion

The commission is elated to know the building is going to be restored to usage and the facade is up to the applicants to decide as they are both meeting the requirements for designation. The applicant also found a newspaper article from the opening of the original building confirming its historical value and Jon Horn read the article for the public.

Public comment

none

Motion

Kenneth Huff made motion to approve the historical designation and Dannielle Godt seconded, all approved. And the motion passed

Other Business

Matt Landt stepped forward and gave update on the national designation of Tortilla Flats neighborhood including census information and the significance of time periods in Montrose County.

Adjournment

A motion was made by Danielle Godt, seconded by John Eloie, to adjourn the meeting at 5:36 pm, with no further action taken.

Jon Horn, Chairperson

Danielle Godt, Secretary



CITY OF MONTROSE
Planning Services

MEMO

DATE: May 26, 2026
TO: Montrose Historic Preservation Commission
FROM: William Reis, Senior Planner
RE: Application for Historic Property Designation of Lathrop Hardware

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for Lathrop Hardware
- 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 associated with the history of downtown Montrose, having been the site of one of the city's earliest and longest lived hardware stores.
 - 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: May 26, 2026

Property Address: 439 Main St, Montrose, CO 81401

Historic Property Name: Lathrop Hardware

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.1679

Owner Name: 439 E Main St, LLC

Owner Address: 2555 E Camelback Rd, Ste 800, Phoenix, AZ 85016

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:

- One-story rectangular commercial building with flat roof.
- Upper wall clad with panel siding is enframed and has gable design.
- Center entrance with glazed door has transom and is flanked by angled walls.
- Plate glass display windows flank entrance.
- Rear wall is composed of stone.
- Stone archway with historic entrance (bricked in).
- Stepped brick parapet walls on roof.

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: _____

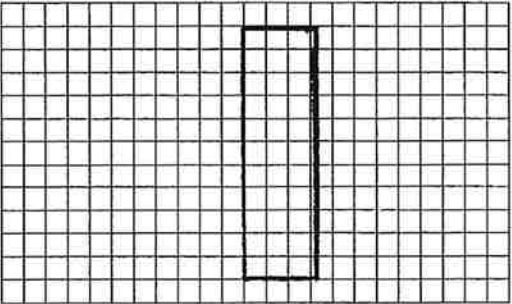
Adopted by Ordinance Number: _____

- *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 _____ | 064 |

| | | | | |
|--|----------------------|--|--|-----------------------|
| PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060) | | COUNTY: Montrose | CITY: Montrose | STATE ID NO.: 5MN1679 |
| | | TEMPORARY NO.: 376728403011 | | |
| CURRENT BUILDING NAME: Tiffany Etc. | | OWNER: LEE FAMILY PARTNERSHIP P O BOX 2072 MONTROSE CO 81402 | | |
| ADDRESS: 439 Main St Montrose, CO 81401 | | TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4 | | |
| HISTORIC NAME: Lathrop Hardware | | U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15' | | |
| DISTRICT NAME: | | BLOCK: 88 LOT(S): 22 ADDITION: Original Town YR. OF ADDITION: 1882 | | |
| FILM ROLL NO.: 3 BY: T.H. Simmons | NEGATIVE NO.: 34A | LOCATION OF NEGATIVES: City of Montrose | DATE OF CONSTRUCTION: ESTIMATE: 1880s ACTUAL: SOURCE: Sanborn Map, 1886 | |
| ATTACH PHOTOGRAPH HERE | | | USE: PRESENT: Commercial-Antique Store HISTORIC: Hardware Store | |
| | | | CONDITION: EXCELLENT X GOOD FAIR DETERIORATING | |
| | | | EXTENT OF ALTERATIONS: MINOR MODERATE X MAJOR DESCRIBE: Total remodeling of facade. | |
| | | | CONTINUED YES X NO | |
| STYLE: Post World War II Commercial Facade | | STORIES: 1 | ORIGINAL SITE X MOVED DATE(S) OF MOVE: | |
| MATERIALS: Stone, Wood, Glass | | SQ. FOOTAGE: -- | NATIONAL REGISTER ELIGIBILITY | |
| ARCHITECTURAL DESCRIPTION: One-story rectangular commercial building with flat roof. Upper wall clad with panel siding is enframed and has gable design. Lower walls are stuccoed. Center entrance with glazed door has transom and is flanked by angled walls. Plate glass display windows flank entrance. Flat canopy shelters storefront. Air conditioner on roof. Rear wall is composed of stone. | | INDIVIDUAL: YES X NO | | |
| | | CONTRIBUTING TO DISTRICT: YES NO | | |
| | | LOCAL LANDMARK DESIGNATION: No | | |
| | | NAME: DATE: | | |
| | | ASSOCIATED BUILDINGS? YES X NO TYPE: | | |
| | | IF INVENTORIED, LIST ID NOS.: | | |
| | | CONTINUED? YES X NO | | |
| ADDITIONAL PAGES: YES X NO | | | | |

| | | |
|---|---------------------------------------|---|
| PLAN SHAPE:  | ARCHITECT: Unknown | STATE ID NO.: 5MN1679 |
| | 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):
 In 1899, a tin shop was added to the rear of the building. The building received a new front in 1955.

CONTINUED YES X NO

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

This building is shown on the 1886 Sanborn map as "under construction, walls one-story high not completed." The 1890 and 1893 Sanborn maps indicate that the building housed a business offering "furniture & etc." In 1899 and 1904, the building was shown as housing a hardware store with a tin shop in the rear. In 1889 or 1890, J.V. Lathrop purchased the hardware department of Frees, Osborne and Davis General Merchandise. Lathrop, born in 1855, had moved to Montrose from Kansas, where he had operated a hardware store, in 1890. He established the Lathrop Hardware store which became one of the largest such firms in Montrose, advertising "heavy and shelf hardware, stoves, farm implements, and tinware." In addition to his storefront, Lathrop also had two large warehouses, according to a 1905 publication. Lathrop was described as carrying the largest stock in the county of general hardware, farm implements, wagons, and buggies. At Lathrop's ranchers were able to secure farm implements in Montrose rather than travel to larger cities. The store also carried bicycles, stoves, paints, and churns. Lathrop moved to this location in 1899. A hardware store is shown at this address in 1908, 1912, and 1919 Sanborn maps. J. V. Lathrop, hardware, was listed here in the 1910 and 1912 city directories. An implement department and tin shop was built behind the hardware store in 1916. The store bolstered the progress of the Valley by introducing new technology and equipment to the community, including the cream separator. J.V. Lathrop died in 1943. In 1916, this business was sold to O.I. McIntyre. The store was later sold to Roy Peterson, and after his death, it was operated by Homer Rupert and Pete Peterson. In 1962, the hardware store was moved to N. Uncompahgre. Lathrop Hardware was the only businesses founded in the early days of the town which continued to operate under its original name through the 1980s. The Appliance Department was sold to Keith Lehigh, who remained in operation at 459 Main until 1978.

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 associated with the history of downtown Montrose, having been the site of one of the city's earliest and longest lived hardware stores. 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), 77; Montrose County Historical Museum records; Montrose Daily Press, 15 September 1988; Denver Times, 10 June 1900, 20.

CONTINUED YES X NO

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

AFFILIATION: Front Range Research Associates, Inc.

DATE: May 1999

Account: R0650750

Location

Tax Area Id - 001005
Parcel Number 3767-284-03-011
Situs Address 439 E MAIN ST
City MONTROSE
Legal Summary Subd: MONTROSE TOWN OF
 Block: 88 Lot: 22 S: 28 T: 49 R: 9

Owner Information

Owner Name 439 E MAIN ST LLC
Owner Address 2555 E CAMELBACK RD STE 800
 PHOENIX, AZ 85016-9267

Assessment History

| Type | Base Actual | Actual (School) | Actual (Non-School) | Assessed (School) | Assessed (Non-School) | Acres | SQFT | Units |
|---|-------------|-----------------|---------------------|-------------------|-----------------------|-------|----------|-----------|
| Actual (2026) | | | | | | | | |
| School Assessed | | | | | | | | \$466,020 |
| Non-School Assessed | | | | | | | | \$116,500 |
| Tax Area: 001005 Mill Levy Total: 69.471 Mill Levy School:28.994 Mill Levy Non-School:40.477 | | | | | | | | |
| Improvements | \$427,210 | \$427,210 | \$427,210 | \$106,800 | \$106,800 | 0.000 | 3106.000 | 0.000 |
| Land | \$38,810 | \$38,810 | \$38,810 | \$9,700 | \$9,700 | 0.000 | 3125.000 | 0.000 |

Business Name THE RYE & THE ROSE

Map Number

Transfers

| Reception Number | Book Page | Sale Date | Sale Price | Doc Description |
|------------------------|-------------------------------|----------------------------|---------------------------|--|
| 989642 | | 03/26/2026 | \$725,000 | SPECIAL WARRANTY DEED |
| 989644 | | 03/20/2026 | | STATEMENT OF AUTHORITY |
| 989640 | | 02/19/2026 | | STATEMENT OF AUTHORITY |
| 928487 | | 11/20/2020 | \$380,250 | SPECIAL WARRANTY DEED |
| 928486 | | 11/20/2020 | | STATEMENT OF AUTHORITY |
| 641227 | | 07/02/1998 | \$110,000 | WARRANTY DEED.(JT) |
| | B: 684 P: 663 | 09/19/1979 | | QUIT CLAIM DEED |

Tax History

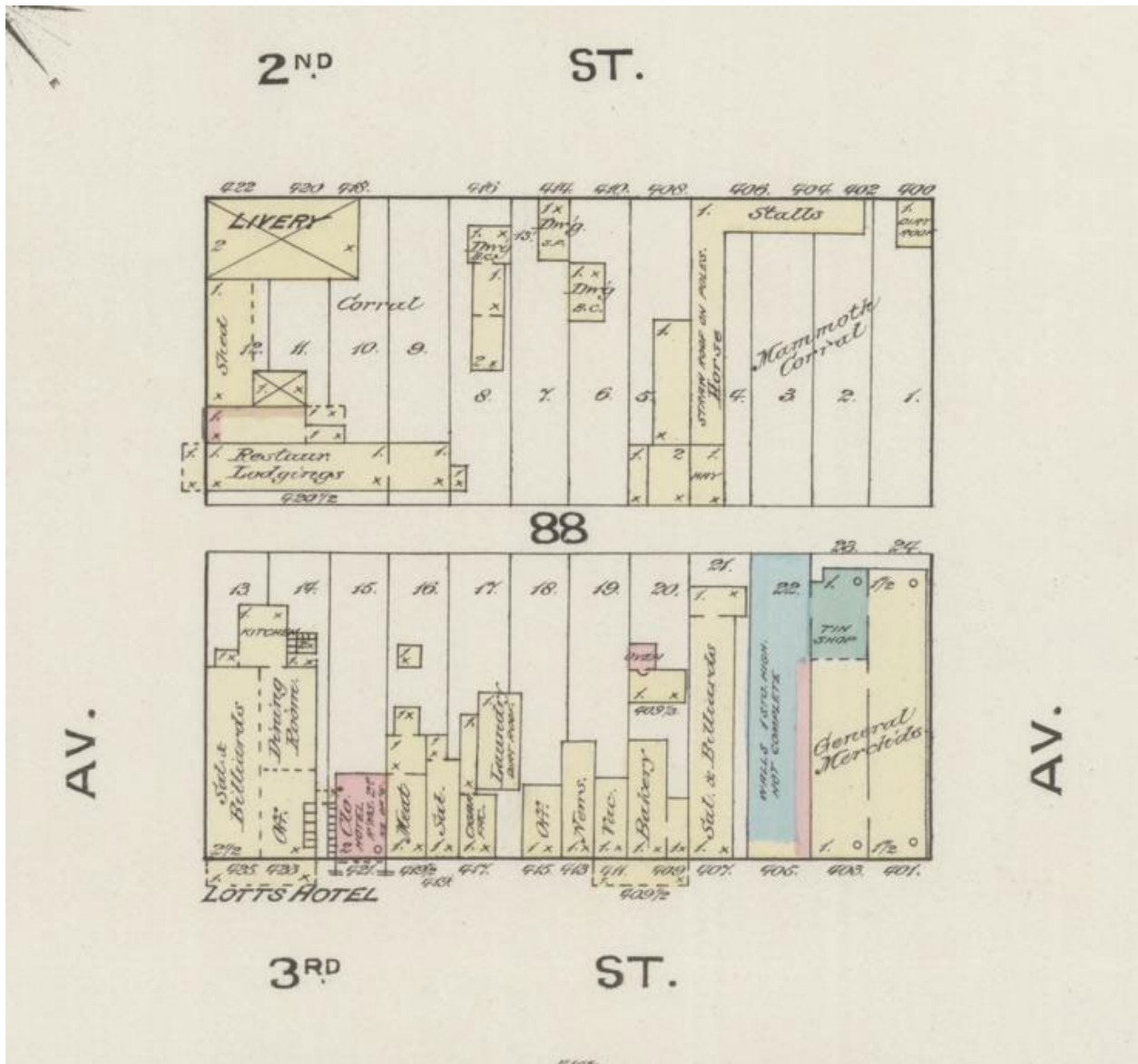
| Tax Year | Taxes |
|----------|------------|
| *2026 | \$8,093.36 |
| 2025 | \$8,741.56 |

Images

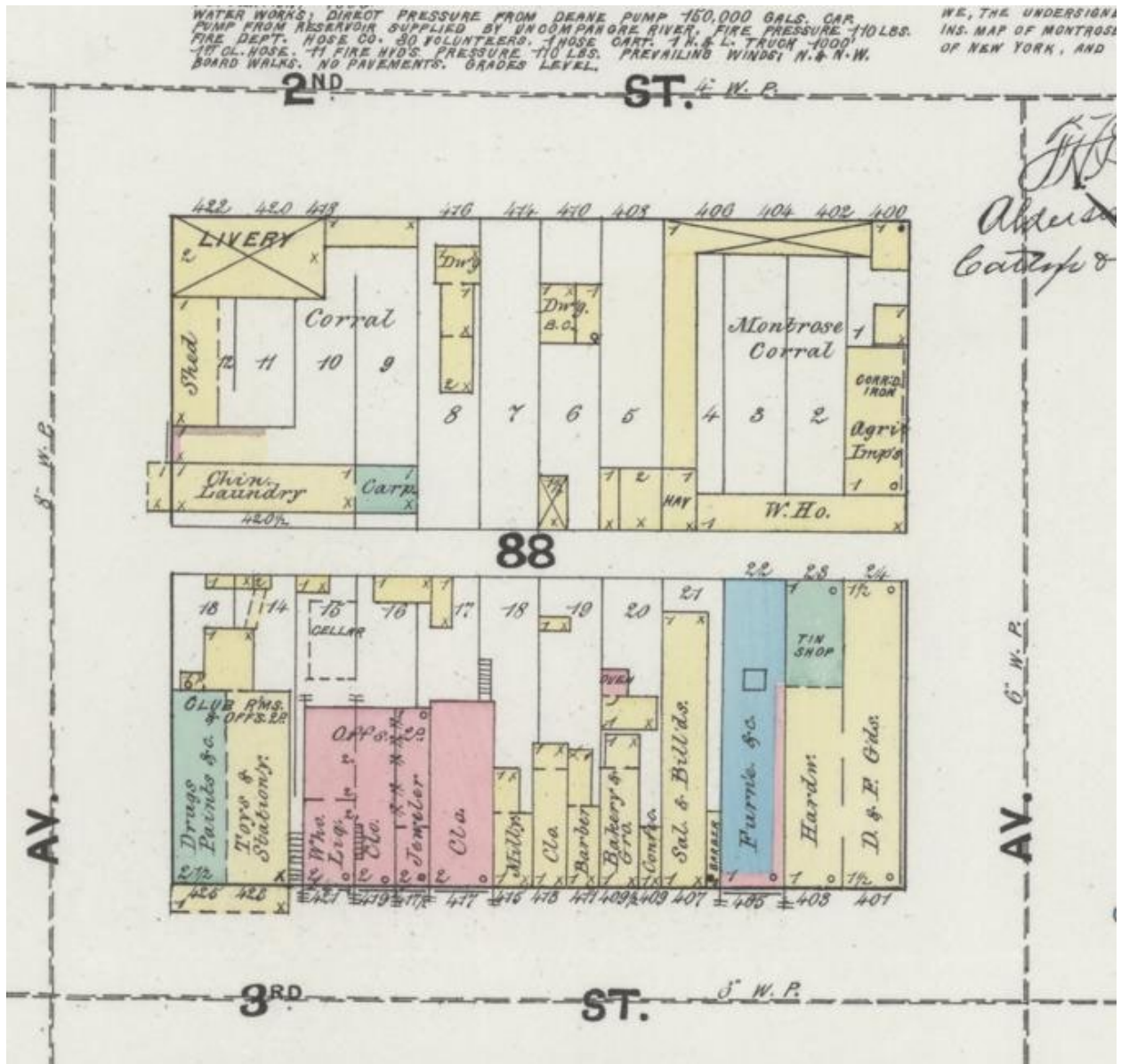
- [Photo](#)
- [Sketch](#)
-

* Estimated





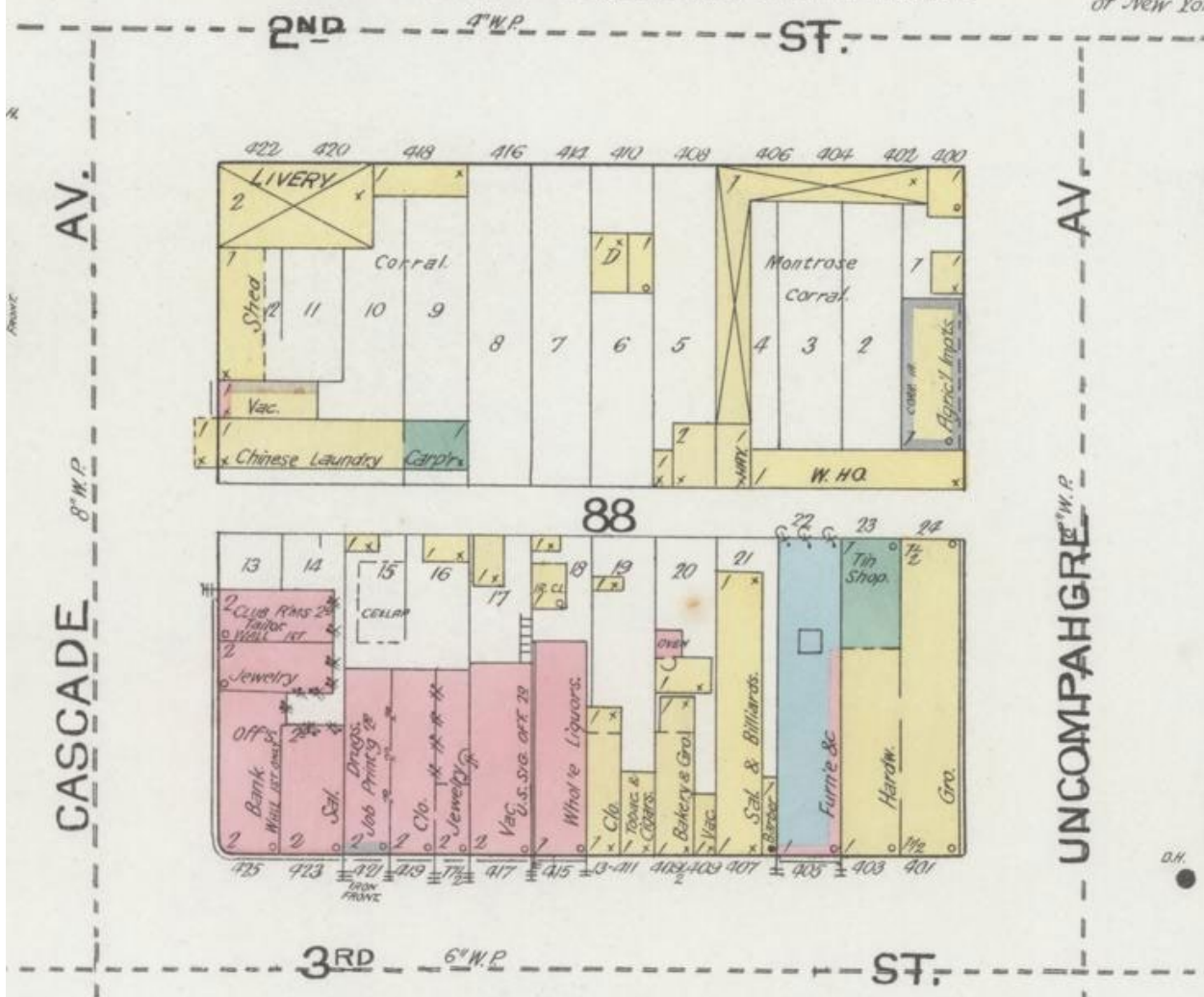
1886 Sanborn Fire Insurance Map
 Building is shown as being under construction. Walls 1 story high.



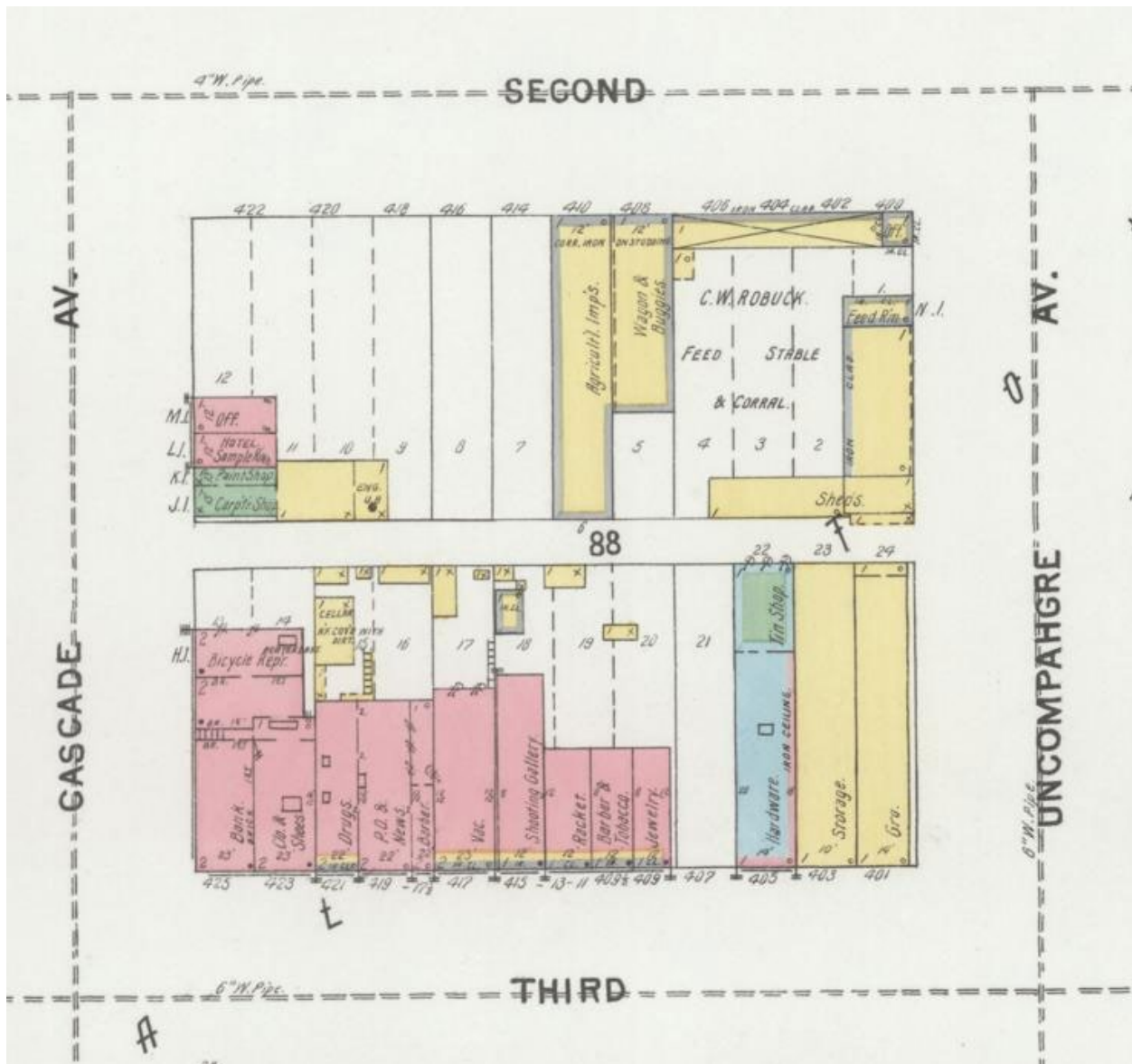
1890 Sanborn Fire Insurance Map
 Stone building housing a furniture store.

FROM RESERVOIR SUPPLIED BY UNCOMPAGNE RIVER, FIRE PRESSURE 110 LBS.
 FIRE DEPT. - HOSE CO. 30 VOLUNTEERS. 2 HOSE CARTS. 1 H&L TRUCK 1000' FIRST CL.
 HOSE. 14 FIRE HYDTS. PRESSURE: 110 LBS. BOARD WALKS. NO PAVEMENTS. GRADES LEVEL.

We have e
 Col. made
 of New Yo



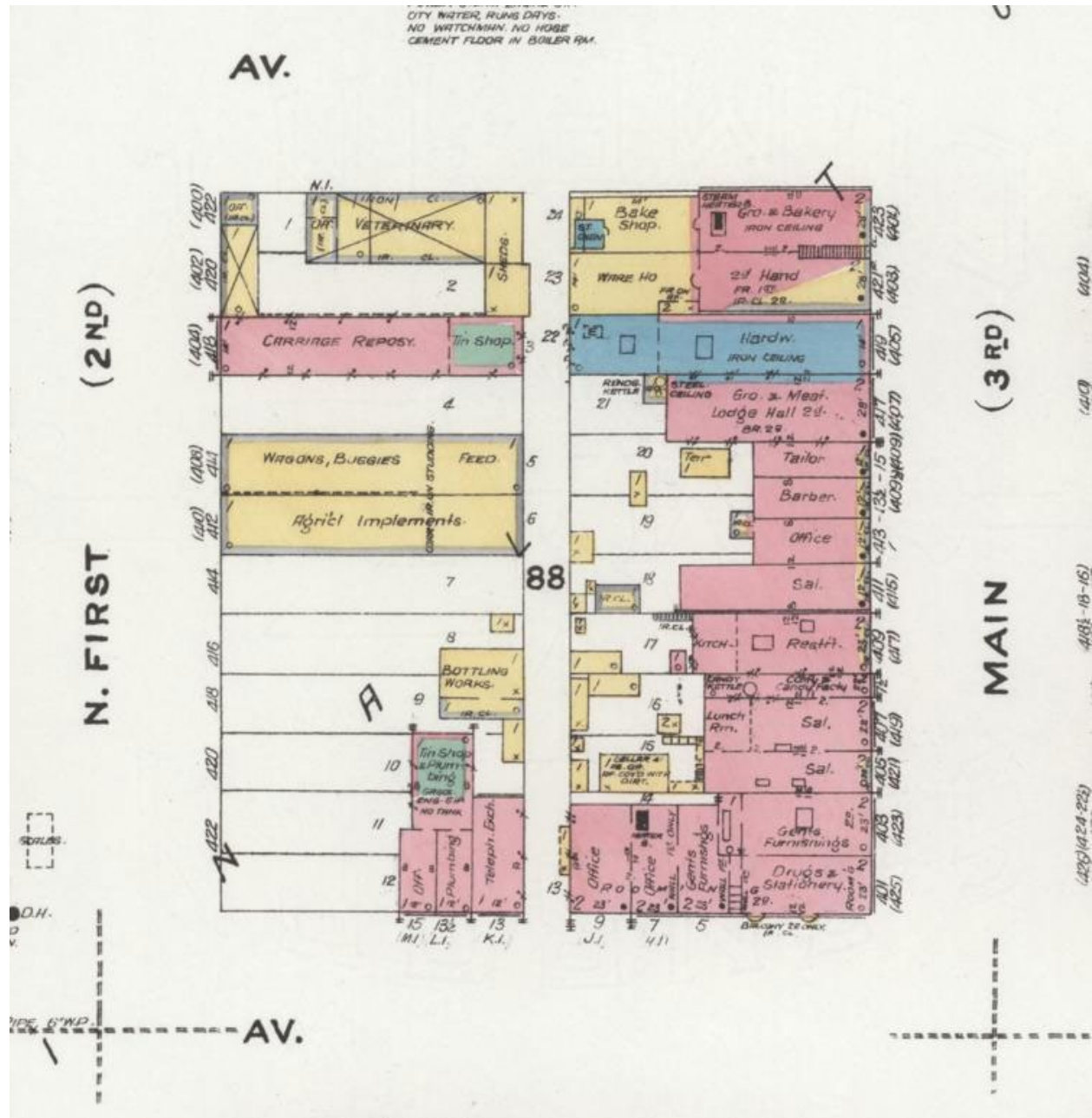
1893 Sanborn Fire Insurance Map



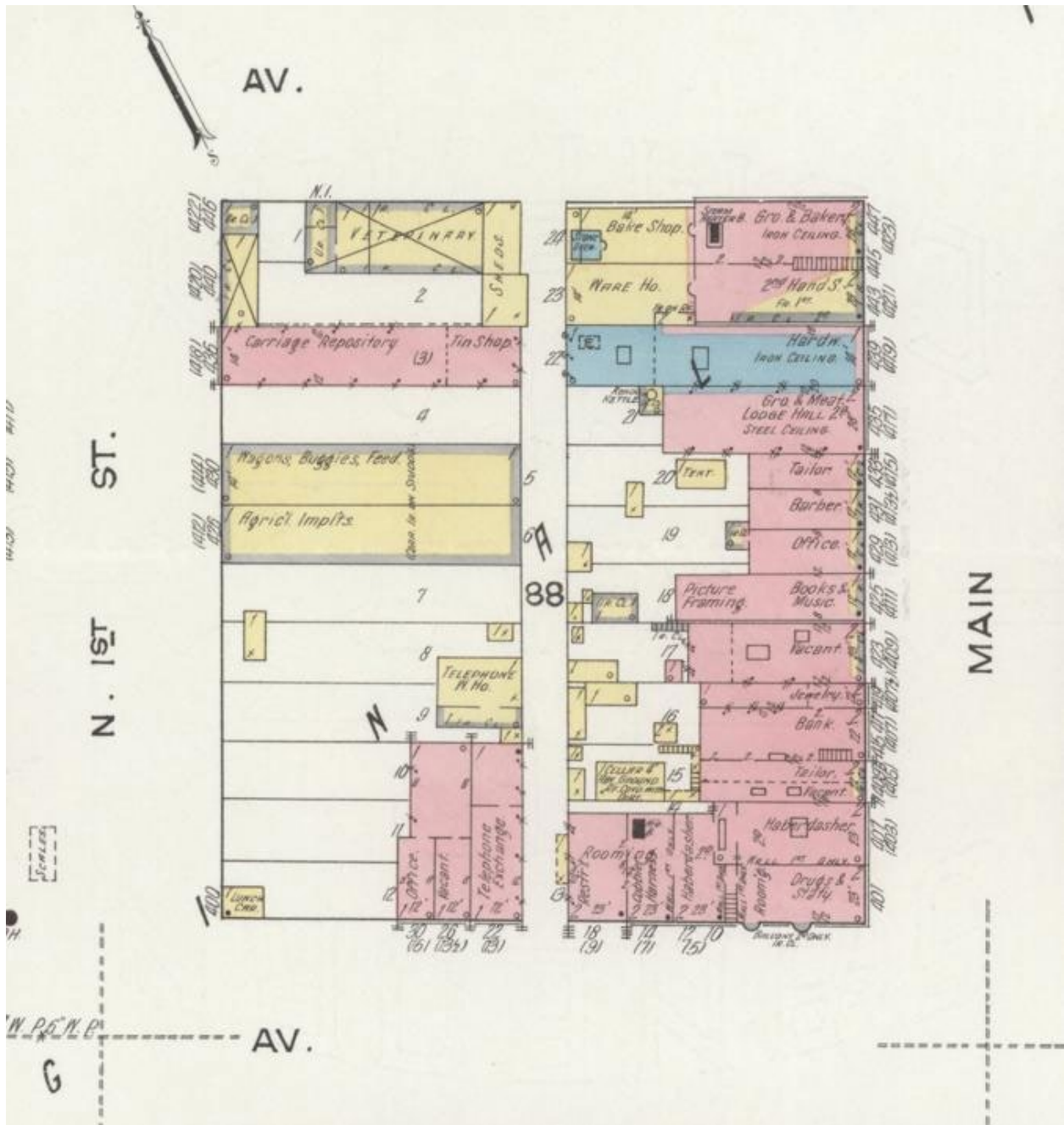
1899 Sanborn Fire Insurance Map
 Building shown as a hardware store with a tin shop in the rear.



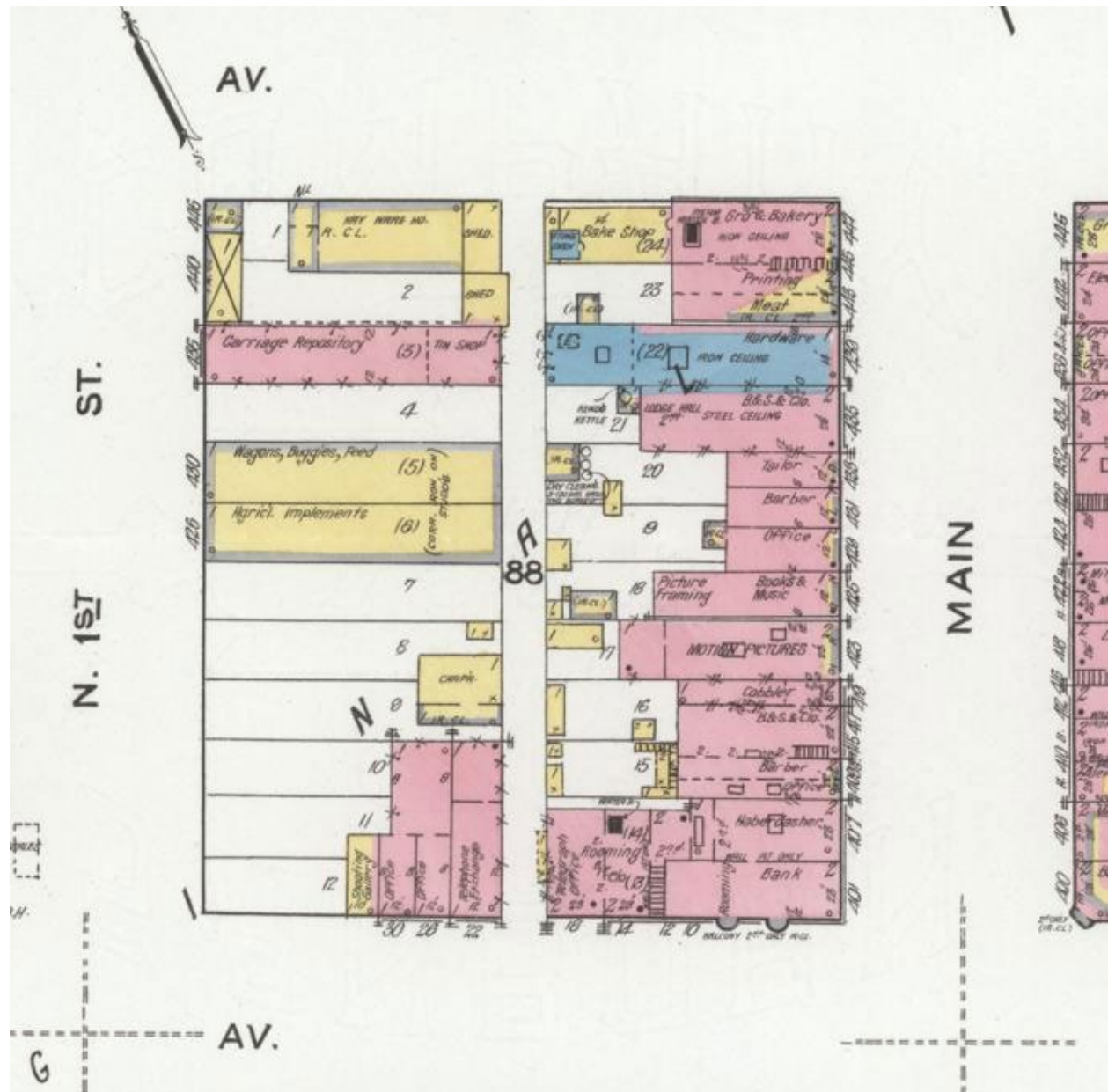
1904 Sanborn Fire Insurance Map



1908 Sanborn Fire Insurance Map



1912 Sanborn Fire Insurance Map
 Building is now addressed as 439 Main Street.



1919 Sanborn Fire Insurance Map



Date Unknown.



Date unknown. Parade on Main Street.



Lathrop Hardware Parade Float (building not shown)







The Montrose Press, Volume 26, Number 23, June 5, 1908 — J. Y. LATHROP. HARDWARE [ARTICLE]

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J. V. LATHROP. HARDWARE

To J. V. Lathrop goes the honor of being the pioneer hardware and implement dealer in the Uncompahgre valley. For eighteen years he has held the position of being the leader in that line of commerce. His place of business is located in the large stone building on Main street, near Uncompahgre avenue, where he has a floor space of 25 by 125 feet, in which is displayed a complete stock of goods that goes under the classification of hardware. In addition to this he has three mammoth warehouses covering three entire lots and under the roofs of which are placed the best specimens of vehicles and farming implements to be found in the west. Farming implements, hardware, ranch supplies, wagons and buggies are here displayed in profusion.

Mr. Lathrop while accumulating considerable wealth, and developing a business that is now far above his expectation in magnitude, did not discard the public spiritedness that was known as a trait of the younger man of business; on the contrary with the expansion of personal aggrandizement came an extension of the qualities that makes the ideal citizen. There has never been a movement for the advancement of the present city, and for an early realization of the greater Montrose that he did not contribute the prestige that goes with the Lathrop name. Time and money was at the command of the public welfare.

His stock is without question the largest in the west, and there is no article that can be used in practical service on either ranch or farm that cannot be procured at his place. Himself, a personification of true courtesy, the natural example set by the employer has a wholesome effect on

every man and woman in his employ. Trading ~~love~~ becomes a pleasure, for the wants are satisfied, and that in such a style that a mutual bond of co-operation is inevitably established between the customer and the house. These virtues of buisness as amplified in the history of the establishment which has met with the well merited reward.

The Montrose Enterprise, Volume XX, Number 81, October 9, 1908  —
BURGLARS MAKE A HAUL AT LATHROP'S [ARTICLE]

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BURGLARS MAKE A HAUL AT LATHROP'S Get Away With About \$600 Worth of Cash and Other Articles

The J. V. Lathrop hardware store was entered by burglars Monday night and relieved of valuables to the amount of something like \$400. The unique feature of the burglary was the fact that it was done within the space of half an hour, between the time Clay Showalter, one of the clerks, left the store at 6:30 and the time Mr. Lathrop arrived at the store a few minutes after seven.

The burglars gained entrance into the building through a window in the basement at the rear end of the store. The door leading upstairs was forced open and the burglars then had easy access to the store room above. The safe had been left open in view of the fact that Mr. Lathrop intended to return after supper. From the safe the burglars secured \$2 and checks aggregating \$400. A show case in the front of the store was also relieved of about \$200 worth of revolvers, pocket knives, etc.

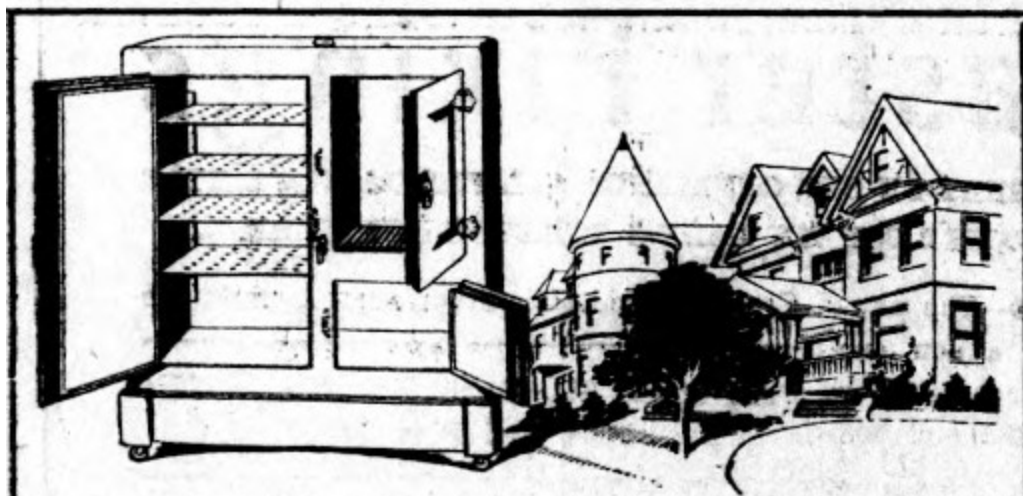
Mr. Lathrop discovered the robbery as soon as he returned and at once put the officers on the trail of the burglars, but up to this writing nothing definite had been discovered. The only clue were the tracks of two men which could be seen around the rear window. One of the checks secured by the burglars was one on the Montrose National bank for \$200 signed by R. Butterfield and one for \$142.50 on the First National bank signed by the Montrose Realty Co.

Montrose Daily Press, Volume 2, Number 209, March 23, 1910 —
Page 4 Advertisements Column 1 [ADVERTISEMENT]

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Advertised Letter, List.

W. J. Blaftne, Mrs. Ellen Brown-
ing, Miss Mabel Cole, Joe A. Clarke,
Jack Frost, Mrs. Robert Harrison, T.
S. Kelley, J. G. McDonald, Jack
Swain, Miss Edith Whitner, Mrs. G.
H. Waulless.
GEO. A. HERRINGTON, P. M.



Yes, it's about time you were thinking about the Refrigerator
We have them and they are the best.

**Eight Walls
Ice Savers**

Come in and investigate. The goods are right; the prices
right and they will give you the right kind of service.

J. V. LATHROP

**Hardware, Implements, Vehicles and Harness
MONTROSE, COLO.**



Montrose Daily Press, Volume III, Number 203, February 7, 1911 —
HARDWARE COMPANY FORMED [ARTICLE]

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HARDWARE COMPANY FORMED

WELL-KNOWN FIRM EXPANDS
TO TAKE CARE OF INCREAS-
ING BUSINESS


Lathrop Hardware Company With
Capital of \$30,000, Will Be
More Prominent Figure

In order to more properly care for its immense and growing business, and in order to enable it to expand into new and larger fields was the purpose of the reorganization of the firm of J. V. Lathrop, which took place yesterday afternoon. A corporation, known as the Lathrop Hardware company with a capital of \$30,000, has been formed, and the company will do a wholesale and retail hardware business.

J. V. Lathrop is the president of the new concern; I. O. McIntyre is vice-president and manager and J. E. Lathrop is the secretary and treasurer. Mr. McIntyre is a recent comer to Montrose. He came here from Wolvach, Nebraska, where he

had been prominent in business circles for a dozen years. He was connected with a big hardware establishment in his home town, and knows the hardware business in every detail.

Mr. Lathrop has worked hard and faithfully for many years in building up the business to its present enviable standing, and it is his desire to be able to in future escape some of the exacting duties of the store. He feels that he has earned a rest, and will devote but little time to the active conduct of the business.

Montrose Daily Press, Volume V, Number 32, August 12, 1912  —
INCREASES SIZE OF THE STORE [ARTICLE]

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INCREASES SIZE OF THE STORE

The Lathrop Hardware company finds its present store room too small for the transaction of its large business and is adding one-third more space. The back part of the building, which extends to the alley, occupying about one-third of the space, has heretofore been used for a store room, but it is now being plastered, a new floor laid and windows placed in the end for additional light. The partition that has separated it is to be removed and the sides will be lined with shelving for the accommodation of the large stock of shelf hardware.

When completed the new improvement will add much to the size of the store and the convenience with which the goods can be handled and displayed.