REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA
Tuesday, January 25, 2022 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

Public participation will also be available for this meeting via Google Meet at the following link: meet.google.com/ezz-wmqf-ncc

Join by Phone: (US) +1 323-553-0693 (PIN: 810797423)

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 28, 2021

2) ADDITIONS AND DELETIONS

3) PUBLIC COMMENT

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

4) ELECTION OF OFFICERS

5) PUBLIC HEARING

   A) Historic Designation Hearing - S.H. Nye Building

      The commission will review the application for historic property designation for conformance with the established criteria for designation in accordance with § 4-15 of the Official Code of the City of Montrose, Colorado.

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

6) ACTION ITEMS

A) Update to Historic Preservation Commission Bylaws

B) Updates to Historic Downtown Montrose Walking Tour

7) REPORTS/PRESENTATIONS

A) Reports from PastForward Conference

8) ADJOURNMENT

HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
September 28, 2021

A regular meeting of the City of Montrose Historic Preservation Commission was held on **Tuesday, September 28, 2021**, in the City Council Chambers located at 107 S. Cascade Avenue, Montrose, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Jon Horn, Kenneth Huff, John Eloe, Amanda Lloyd, Danielle Godt, Michael Prouty

ABSENT: Ian Atha

GUESTS: Senior Planner Amy Sharp, Planner I William Reis, Deputy City Clerk Mikayla Unruh, Lindsey Flewelling

CALL TO ORDER

The meeting was called to order at 5:01 p.m.

Planner I William Reis introduced History Colorado Preservation Planner Lindsey Flewelling. Ms. Flewelling explained her role as CLG Coordinator with History Colorado to assess the Commission's procedures, design-review process, and to discuss potential training opportunities for the future.

APPROVAL OF MINUTES

The Historic Preservation Commission considered the minutes of the regular meeting held on July 27, 2021. A motion was made by John Eloe, seconded by Michael Prouty, to approve the minutes of the July 27, 2021 regular meeting as presented. All voted yes. Motion passed.

ADDITIONS AND DELETIONS

There were no additions or deletions.

PUBLIC COMMENT

Darlene Mora expressed interest in assisting with the La Raza Park Neighborhood/Tortilla Flats Historic Context Report and Survey project.

REPORTS / PRESENTATIONS

Update on La Raza Park Neighborhood/Tortilla Flats Historic Context Report and Survey
Planner I William Reis provided an update on the La Raza Park Neighborhood/Tortilla Flats Historic Context Report and Survey. Mr. Reis noted that the first kick-off meeting with Logan Simpson and History Colorado was held in July. Since that time, Logan Simpson has been conducting archival research into the neighborhood.

A public meeting to discuss the survey plan was held at the Mexican American Development

Association (MADA) on September 9. This meeting was led by Logan Simpson and provided an opportunity for residents and City staff to discuss historic preservation within the La Raza Park / Tortilla Flats neighborhood and to learn more about the survey process.

Based upon their research, on-the-ground survey efforts, and interviews with residents, Logan Simpson will prepare a historic context report and reconnaissance-level survey of the neighborhood's architectural resources to help identify potential opportunities for historic designation.

DART Board/ Historic Preservation Commission Liaison

Planner I William Reis provided a summary of the updated Development and Revitalization Team (DART) Strategic Plan, noting that a primary DART goal is to promote the importance of historic preservation within the Montrose community. One way DART seeks to do this is through the Façade Improvement Matching Grant Program which awards funds as a matching grant incentive to help property owners cover the costs of exterior façade improvements. While all nongovernmental commercial properties are eligible to apply, properties listed on City of Montrose's Historic Register are eligible for a $0.25 to $1 applicant match through the program.

Several designees and downtown business owners have expressed interest in the program. If they should proceed with the process, the Commission would be asked to review the applications to ensure uniformity with the City's historic preservation goals and design guidelines.

The DART Board has requested a liaison from the Historic Preservation Commission serve on the DART Design Committee to aid in the review of such applications and to provide a historic preservation perspective on the committee's work. Danielle Godt volunteered to serve as the Commission's liaison to the DART Design Committee.

CLG Education Scholarships Information

Planner I William Reis shared that several scholarships are available for upcoming Certified Local Government (CLG) trainings, including the PastForward National Preservation Conference. The conference will be held virtually from November 2-5.

ADJOURNMENT

A motion was made by Danielle Godt, seconded by Kenneth Huff, to adjourn the meeting at 5:47p.m. with no further action taken. All voted yes. Motion passed.

_____
Jon Horn, Chairperson

ATTEST:

_____
Amanda Lloyd, Secretary

CITY OF MONTROSE
Planning Services

MEMO

DATE: January 25, 2021
TO: Montrose Historic Preservation Commission
FROM: William Reis, Planner I
RE: Application for Historic Property Designation of S.H. Nye Building

ATTACHMENTS:

1) Historic Property Designation Application Cover Sheet for S.H. Nye Building
2) Colorado Historical Society Historic Building Inventory Record
3) Montrose County Assessor Property Report Card
4) Sanborn Fire Insurance Maps
5) Historic Newspaper Summary
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 4-15 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 4-15-3 (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 development of downtown Montrose in the early twentieth century, housing stores and offices.
    b. **Connection with persons significant in History**
    This building is significant for its association with Samuel H. Nye, prominent Montrose rancher, businessman, and civic leader.
    c. **Distinctive characteristics of a type, period, method of construction or artisan**
    The building, although altered, is representative of the Twentieth Century Commercial style in its brick construction, restrained ornament, double-hung sash windows with transoms on the upper story, and large storefronts on the lower

story.

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 4-15-3 (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: January 25, 2022

Property Address: 428 E Main St, Montrose, CO 81401
Historic Property Name: S.H. Nye Building
State Site Number (if applicable) (Example: 5MN*nnnnn*)**:** 5MN.1695

Owner Name: Tuan M. Hoang and Vivian Kieugiang Hoang
Owner Address: 12600 Scarsdale Boulevard, Houston, TX 77089
Owner Phone Number: (832) 209-9034
Owner Email Address: hmtdc71@hotmail.com

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

__ X __ 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:

- Flat roof, stepped down toward rear, on top of a large, two-story brick commercial building.
- Stone coping, paneled parapet with two stone plaques which read "S H NYE BUILDING."
- Stone cornice supported by scroll brackets.
- Walls composed of yellow and orange brick.
- Second story is divided into two bays by brick panels.
- Within each panel are four double-hung sash windows with transoms.
- The windows have lintels of gauged brick with stone keystones and rock-faced stone sills which create a continuous course, beneath which is a dentil course.
- The lower story has lap siding above the storefronts, which have large plate glass display windows, inset entrances, and glazed doors with transoms.

Alterations to the property:

- Lower story has altered storefronts.
- Rear facade has been heavily modified.
- Two-story addition in the rear of the building has been removed.
- Iron staircase on rear facade has been removed.

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

Revised form approved: 07-23-2019

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.***

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE
___ Eligible ___ Nominated
___ Det. Not Eligible ___ Certified Rehab.
Date _____ 059

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)

COUNTY: Montrose

CITY: Montrose

STATE ID NO.: 5MN1695

TEMPORARY NO.: 376728404004

CURRENT BUILDING NAME: Conrad's

OWNER: DUTCHER THOMAS L
P O BOX 730
MONTROSE CO 81402

ADDRESS: 428 Main St
Montrose, CO 81401

TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4

HISTORIC NAME: S.H. Nye Building

U.S.G.S. QUAD NAME: Montrose West, Colo.
YEAR: 1962 (PR1983) X 7.5' 15'

DISTRICT NAME:

BLOCK: 87 LOT(S): 5-6
ADDITION: Original Town YR. OF ADDITION: 1882

FILM ROLL NO.: 3
BY: T.H. Simmons

NEGATIVE NO.: 24A

LOCATION OF NEGATIVES: City of Montrose

DATE OF CONSTRUCTION:
ESTIMATE: ACTUAL: 1908
SOURCE:
Montrose County Assessor

ATTACH PHOTOGRAPH HERE

USE:
PRESENT:
Commercial-Store

HISTORIC:
Commercial-Store

CONDITION:
EXCELLENT GOOD
X FAIR DETERIORATING

EXTENT OF ALTERATIONS:
MINOR X MODERATE MAJOR
DESCRIBE:
Lower story has altered storefronts.

CONTINUED YES X NO

STYLE: Twentieth Century Commercial

STORIES: 2

ORIGINAL SITE X MOVED
DATE(S) OF MOVE:

MATERIALS: Brick, Wood, Glass

SQ. FOOTAGE: --

NATIONAL REGISTER ELIGIBILITY

INDIVIDUAL: YES X NO

CONTRIBUTING TO DISTRICT:
YES NO

ARCHITECTURAL DESCRIPTION:
Large two-story brick commercial building with flat roof, stepped down toward rear. Stone coping, paneled parapet with two stone plaques which read "S H NYE BUILDING." Beneath this is stone cornice supported by scroll brackets. Walls composed of yellow and orange brick. Second story is divided into two bays by brick panels. Within each panel are four double-hung sash windows with transoms. The windows have lintels of gauged brick with stone keystones and rock-faced stone sills which create a continuous course, beneath which is a dentil course. The lower story has lap siding above the storefronts, which have large plate glass display windows, inset entrances, and glazed doors with transoms.

CONTINUED? YES X NO

LOCAL LANDMARK DESIGNATION: No

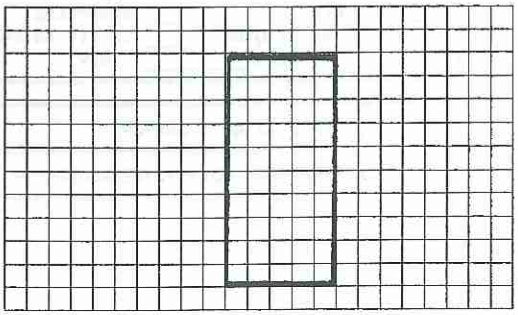
NAME:
DATE:

ASSOCIATED BUILDINGS? YES X NO
TYPE:

IF INVENTORIED, LIST ID NOS.:

ADDITIONAL PAGES: YES X NO

PLAN SHAPE:



ARCHITECT:
Unknown

SOURCE:

BUILDER/CONTRACTOR:
Boyer & Hawkins

SOURCE:
Historic Photograph

STATE ID NO.: 5MN1695

ORIGINAL OWNER:
S.H. Nye

SOURCE:
Montrose Walking Tour

THEME(S):
Rail Towns, 1870-1920

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
Upper story windows replaced at the time of this survey.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
This building was erected in 1908 by S.H. Nye. Samuel H. Nye was one of the first Montrose County commissioners appointed in 1883. He had one of the first farms and orchards in the Olathe area, and ordered the first trees through the Uncompahgre post office. Nye was born in Pittsford, N.Y., in 1848. In 1878 he moved to Colorado Springs, but returned to New York shortly afterward. He returned to Colorado Springs, and, in 1881, left for the Ute reservation which was being opened to settlement. The 1910 city directory lists the Nye Building and Central Business College at this location. In 1912, Bell, Stivers & Jordan, attorneys; J.W. Howe, justice of the peace; and the Union Stores Company, general merchandise, were listed here. The 1912 Sanborn map indicates the building held a general store, and that the first story had iron columns. In 1919, the first story was vacant. In 1931 and 1946, the first story held two storefronts. Nye donated the building to the Congregational Church, and profits from its sale were used to endow the Belle Hannah Nye gymnasium of the church. In 1963, Conrad's and Conrad's Shoe Store were listed at this address. Conrad's continues to occupy 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
- X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:
- X 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 S.H. Nye, prominent Montrose rancher, businessman, and civic leader, and for its association with the development of downtown Montrose in the early twentieth century, housing stores and offices. The building, although altered, is representative of the Twentieth Century Commercial style in its brick construction, restrained ornament, double-hung sash windows with transoms on the upper story, and large storefronts on the lower story.

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 form; Montrose County: Where Apple is King (Montrose: Press Book and Job Printing, 1905), 60; Montrose County Historical Museum photographs: City of Montrose Walking Tour.

CONTINUED YES X NO

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

Account: R0650760

<-Prev 2 of 2 Results

Location

Tax Area Id - 001005

Parcel Number 3767-284-04-004

Situs Address 428 E MAIN ST
432 E MAIN ST

City MONTROSE
MONTROSE

Legal Summary Subd: MONTROSE TOWN OF Block: 87 Lot: 5 AND:- Lot: 6 LESS 3 1/2 INCHES OF LT 6

S: 28 T: 49 R: 9

Business Name REIGN A BEAUTY COLLECTIVE

Map Number

Owner Information

Owner Name HOANG TUAN M & HOANG VIVIAN KIEUGIANG

Owner Address 12600 SCARSDALE BLVD STE C
HOUSTON, TX 77089-6271

Assessment History

Actual (2021) $360,900

Assessed $104,660

Tax Area: 001005 **Mill Levy**: 67.094

Type	Actual	Assessed	Acres	SQFT	Units
Improvements	$302,380	$87,690	0.000	5828.000	0.000
Land	$58,520	$16,970	0.000	6219.000	0.000

Transfers

Reception Number	Book Page	Sale Date	Sale Price	Doc Description
944237		12/01/2021	$365,000	SPECIAL WARRANTY DEED (JT)
894573		02/26/2018	$250,000	WARRANTY DEED (JT)
894572		02/26/2018		STATEMENT OF AUTHORITY
735060		02/24/2005		SPECIAL WARRANTY DEED
	B: 632 P: 696	07/14/1976		WARRANTY DEED
	B: 545 P: 16	07/26/1964	$28,450	WARRANTY DEED

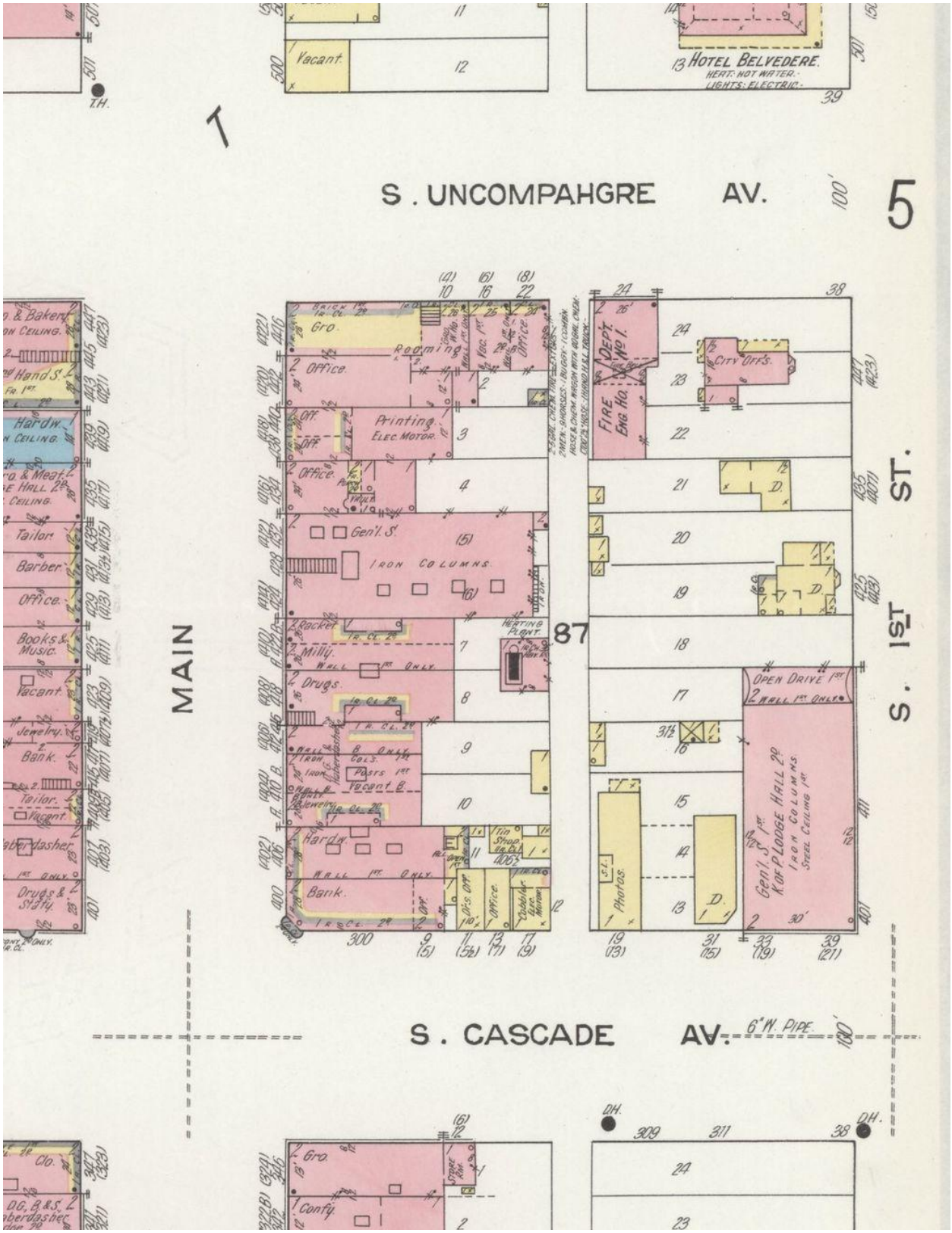
Tax History

Tax Year	Taxes
*2021	$7,022.04
2020	$7,160.28

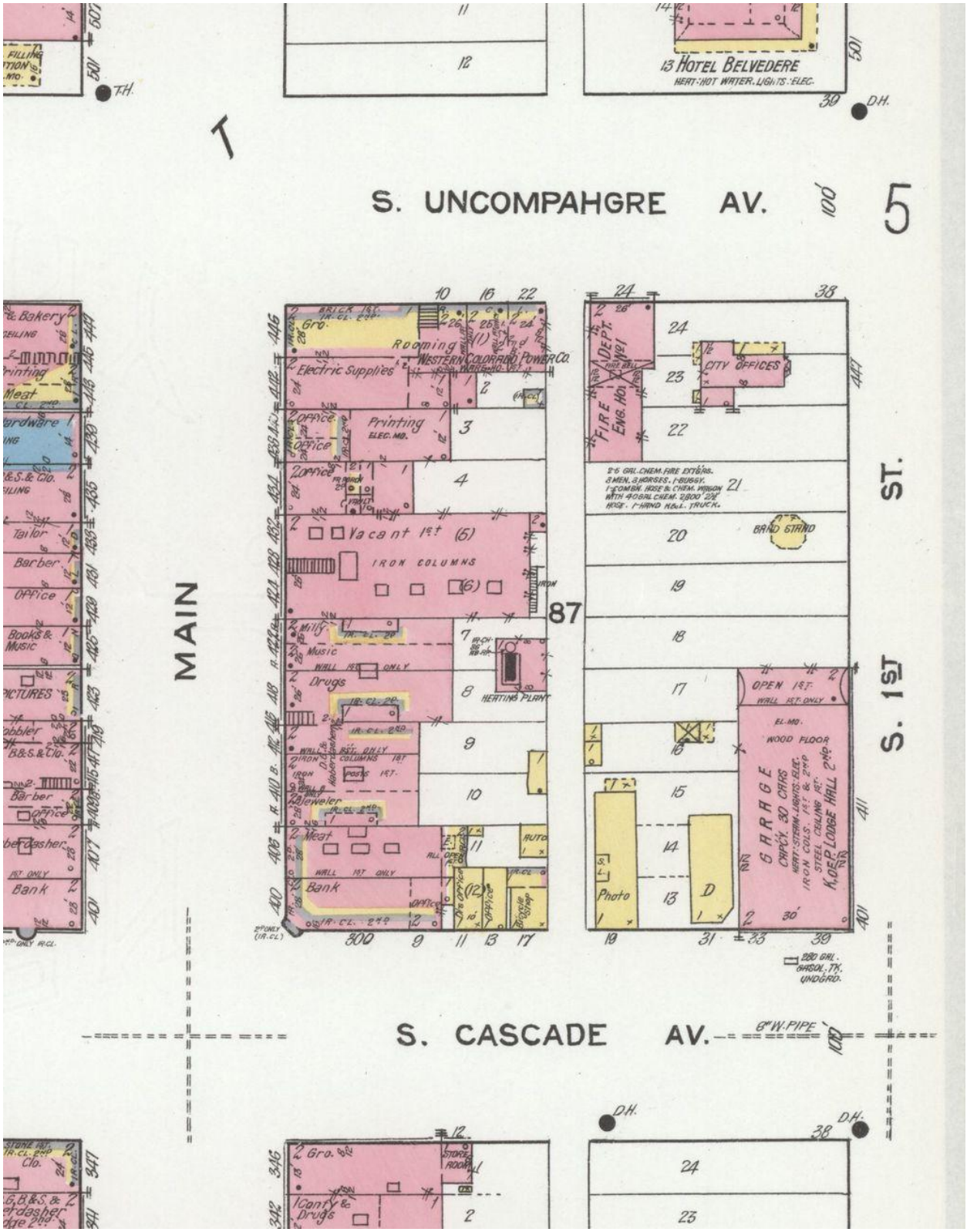
* Estimated

Images

- Photo
- Sketch
-



1912 Sanborn Fire Insurance Map
The building's use is listed as a general store. Note the iron columns inside the building.



1919 Sanborn Fire Insurance Map

The first story was vacant at this time. Note the brick addition and iron stairs in the rear that have since been removed.

Nye Building History

Samuel Huntington Nye was born on September 26, 1848, in Pittsford, New York. He grew into adulthood there and reportedly went to Denver in 1878, but was enumerated in the 1880 census living with his parents on their farm. He was one of the earliest settlers in the Uncompahgre Valley, and homesteaded a 160-acre parcel along the Uncompahgre River about 2 miles south of Olathe along River Road just south of Herman Road. When Montrose County was established, he was appointed by the governor of Colorado as one of the first three County Commissioners, along with A. E. Buddecke and O. D. Loutsenhizer, on March 12, 1883. Nye is credited with being the first to grow fruit trees in Montrose County. He is known to have had a 20-acre orchard of pears, cherries, and apples and also grew potatoes and oats. The farm was well known as the Nye de Lisse Orchard (*Montrose Enterprise,* August 12, 1899:1; *Montrose Press,* October 12, 1900:1; June 30, 1904:5). In February 1893, he married Isabelle Hannah (Belle) Redman in St. Louis. She was 15 years younger than he, having been born in Cairo, Illinois, on August 12, 1863. When they sold the farm and orchard to Jacob Maurer for $17,400 in 1906, it reportedly contained 205 acres and had 1,200 apple trees. Samuel and Belle then moved to Montrose, where they purchased a home at 701 S. 1st St., on the southwestern corner of the intersection (*Montrose Enterprise,* October 17, 1905:2; *Delta Independent,* September 7, 1906:6, *Montrose Press,* March 8, 1907; July 31, 1908:10).

In January 1909, it was reported that Nye had purchased two lots from the Odd Fellows on Main Street for $6,560 and planned to build a two-story building there that spring (*Montrose Daily Press,* January 19, 1909:1). The 50-x-125-ft. building with a 30-x-60-ft. basement at the rear was designed by John H. Antrobus. The downstairs had two large storefronts separated by a central stairway to the second floor. The contract to construct the building went to W. C. Boyer and Charles Hawkins of Grand Junction. The dollar amount was not publicized, but it was believed to be over $15,000. The upstairs space included a 26-x-50-ft. room to be used by the Central Business College and rooms in the southeastern corner were built specifically for the U.S. Land Office. In all, 15 upstairs office spaces were included that had outside windows, skylights, or were lit by other means and were equipped with plumbing connections (*Montrose Daily Press,* June 15, 1909:1; *Montrose Press,* June 18, 1909:1). The contract to construct the building was signed in April 1909, and preparations were immediately made to begin. Water lines were in place by early May and excavations for the foundation underway by mid-June. The first load of brick from the Buckley Brick & Tile Company arrived later in June. The brick was the first order of brick from the new Buckley brick plant in Montrose. Brick-laying began in July. The building was originally contracted to be complete by September 1, 1909, so that the Central Business College could move in and begin their school year, but the order for dimensional lumber was delayed. All work beyond basic brickwork was delayed until the lumber arrived in early September. From that point on, extra effort was put into completing the construction project. Upstairs floor studs were installed in early October, and the decorative brickwork on the front of the building was completed by J. I. Parsons of Aspen on October 22.

The ground floor neared completion in early December (*Montrose Press,* April 16, 1909:5; July 2, 1909:4; *Montrose Daily Press,* May 27, 1909:4; ; June 15, 1909:1; June 18, 1909:1; June 29, 1909:1; July 14, 1909:4; September 9, 1909:4; October 1, 1909:6; October 8, 1909:6; October 22, 1909:3; October 23, 1909:4; December 2, 1909:1). Because of the delays in construction, the Central Business School initially delayed their occupancy from September 1 to November 8, then to November 15, and, finally, until January 1910 (*Montrose Daily Press,* October 20, 1909:4; *Montrose Press,* November 12, 1909:6; *Montrose Enterprise,* December 16, 1909:6). After disputes with the contractor, Nye accepted the building as complete in early February 1910 (*Montrose Daily Press,* February 12, 1910:3).

Nye had made arrangements with A. E. Hunter of Council Bluffs to fill the downstairs of the Nye Building with a large clothing store. Hunter paid several months' rent, then changed his plans, and never moved into the space (*Montrose Daily Press,* May 23, 1910:1; July 30, 1910:1; *Montrose Enterprise,* August 1, 1910:6). The Denver Music Company opened a branch store in the Nye Building with M. M. McDonald as their local representative in October 1910 (*Montrose Daily Press,* October 18, 1910:11; October 26, 1911). After a year, they left and the space was leased to the Union Stores Company, dealers in dry goods and groceries, in October 1911. They sold out to Joseph Ellsberg and L. Einstein of Denver by March 1913, and the store closed (*Montrose Daily Press.* October 26, 1911:4; January 24, 1913:2; February 3, 1913:2). In August 1914, the Wonder Mercantile Company moved into the main store spaces. They seem to have persisted until about October 1917, when the space was used temporarily by apple buyers Singer & David Olin of Kansas City for sorting apples and packing them into boxes (*Montrose Daily Press,* August 17, 1914:1; October 16, 1917:1). In March 1918, the Silva Auto Company of Ed Silva and G. P. Broughton moved into half of the downstairs space. They displayed the Studebaker, Chevrolet, and Oldsmobile automobiles they had for sale and offered car accessories, parts, and tires. Silva had previously worked for Hartman Brothers. In order to accommodate their business, they cut a large entrance into the rear of the building and had gasoline service on Main Street (*Montrose Daily Press,* March 26, 1918:1; March 29, 1918:2). Silva Auto Company lasted about a year and was replaced for a short time by the Nichols-Lathrop car dealership in August 1919 (*Montrose Daily Press,* August 20, 1919:2). At about the same time, the Information Bureau opened an office in the Nye Building to help visitors find accommodations. They provided information about Montrose and Montrose County and had a telephone and other conveniences for visitors to use. The short-lived Montrose Hotel Company Headquarters in the Nye Building may have been an outgrowth of the Information Bureau (*Montrose Daily Press,* September 15, 1919:1; December 6, 1919:3). By January 1920, S. L. Boyington leased the entire ground floor for his automobile sales and musical instrument businesses. He offered Kissel Pleasure cars and trucks, phonographs, and pianos (*Montrose Daily Press,* January 22, 1920:2). Boyington had enough space available on the ground floor for J. R. Frank to open a real estate office. Frank took on a partner as Frank and Books, added insurance and loans to the business, and departed for a new location in May 1920 (*Montrose Daily Press,* March 24, 1920:1; May 3, 1920:1). By August 20, 1920, Western Motor Company leased the entire lower floor of the building for a display room and workshop. This became known as the Stewart-Nash Motor Company and the Western Motor and Supply Company. A

large part of the business was car parts and accessories and had a skilled mechanic that specialized in Nash motor cars (*Montrose Daily Press,* August 16, 1920:4; October 1, 1920:2; December 17, 1920:3). The automobile facility evidently down-sized to the rear of the building, and the Army Goods Store Company opened a branch store in the eastern half of the ground floor; the western half was soon filled by the Montrose Music Store (*Montrose Daily Press,* January 6, 1921:2, 4). The Army Goods Store only lasted until early March 1921 and was replaced by The Fashion Shop of Mrs. J. H. Simpson, which opened May 1, 1921 (*Montrose Daily Press,* April 21, 1921:6; May 2, 1921:2).

When the retail spaces were vacant on the ground floor between occupancies by businesses, the building was used for various civic and charitable events. These included church bazaars, revival meetings, World War I relief drives, art and taxidermy exhibits, Chamber of Commerce events, the World War I soldier "Welcome Home Committee," Red Cross events, and a food drive for an orphanage in Pueblo. In addition, open upstairs office space was frequently used for meetings of the Republican Party.

In addition to the Central Business School, the upstairs office spaces were filled with numerous professionals. Despite having office space specifically designed for the U.S. Land Office, the delay in completion of construction resulted in them finding office space elsewhere until they finally moved in September 1912; they remained there until August 1920. To capitalize on his experience as the former Receiver at the Land Office, W. C. Blair opened an office next to it in December 1913 in order to assist clients in Land Office business (*Montrose Daily Press,* September 20, 1912:6; December 1, 1913:2; August 2, 1920:1). In May 1910, the Montrose Trades and Labor Union Hall in the Nye Building was dedicated (*Montrose Daily Press,* May 12, 1910:1). Delays in completing a new high school resulted in seven of the office spaces being leased in the Nye Building from September through December 1910 by the school district as classrooms (*Montrose Enterprise,* August 29, 1910:1; *Montrose Daily Press,* December 29, 1910:1). L. D. Kunkel opened a box ball bowling alley upstairs in September 1910, which was advertised as a game for ladies and gentlemen. He quickly sold the business to A. J. Benson of Chicago, who unsuccessfully looked for a new buyer in February 1911 (*Montrose Daily Press,* September 19, 1910:1; October 10, 1910:1; February 2, 1911:5). The first doctors to take up practice in the building were Drs. J. Q. Allen and Fred Schermerhorn in Rooms 6, 7, and 8 in February 1912. Attorneys John C. Bell, John L. Stivers, and L. W. Jordan opened offices that same month, and Attorney Walter P. Crose took Rooms 9 and 10, sharing space with George L. Price and R. J. McClure's real estate business in August1912. When Bell was elected Judge, he and Jordan left the partnership in early 1913, but Stivers retained the office space. Bell returned to the practice in August 1915 (*Montrose Daily Press,* February 1, 1912:1; August 31, 1912:3; February 27, 1913:2; August 26, 1915:1; *Montrose Enterprise,* August 29, 1912:5). In January 1913, Justice of the Peace J. N. Austin moved into Room 5. Police Magistrate J. W. Howe and realtor and insurance broker E. D. Nichols, doing business as Howe and Nichols moved into office space in February 1913; Howe departed in late 1915 (*Montrose Daily Press,*

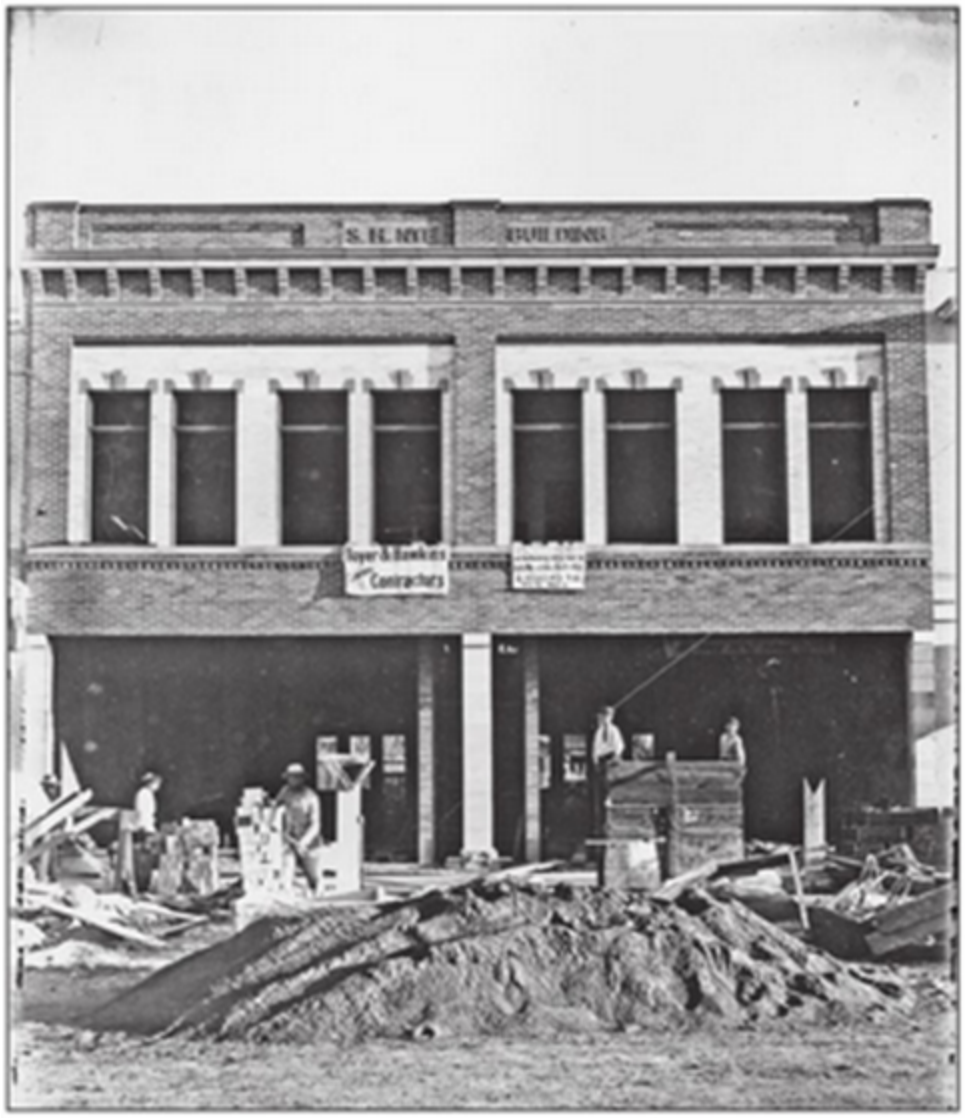
January 30, 1913:5; February 11, 1913:4; *Montrose Enterprise,* December 2, 1915:1). T. C. White retained an office in the building for a short time, though his plumbing, steam and hot water heating, and sewer shops were on Townsend Avenue. In October 1913, R. G. Trotter & Company opened a real estate office in the building (*Montrose Daily Press,* July 12, 1913:4; October 22, 1913:1). After the departure of J. N. Austin, the law and real estate office of H. C. Fink and B. R. Wood moved into Rooms 4 and 5 in October 1914; Fink moved his law office into Rooms 8 and 9 in August 1920 (*Montrose Daily Press,* October 30, 1914:8; August 25, 1920:6). In April 1916, real estate dealer I. N. Pepper moved into Room 11 (*Montrose Enterprise,* April 6, 1916:8). Judge Sterling S. Sherman evidently had office space in the building, as he was reported to be moving to new quarters in January 1917 (*Montrose Daily Press,* January 4, 1917:1). At some point Walter P. Crose had moved from the building, but returned to occupy his former office space in Rooms 9 and 10 in March 1918 (*Montrose Daily Press,* March 29, 1918:4). Soon thereafter, Justice of the Peace W. H. Franklin took an office in the building (*Montrose Daily Press,* May 10, 1918:6).

On May 4, 1919, a fire broke out inside the building at 1:05 AM, likely caused by a cigarette thrown into a box of sawdust used as a spittoon. The fire started in the U.S. Land Office, but the fire department was able to put out the fire quickly with it causing a small amount of additional damage to the office of Bell and Stivers. Some of the records in the Land Office suffered water damage. Total damage was estimated to be about $300 (*Montrose Daily Press*, May 5, 1919:1; *Montrose Press,* May 9, 1919:3).

Dr. D. C. Groves, returning from service as a doctor in World War I, opened a doctor's office in Room 10 in September 1919, perhaps indicating the Crose had moved out (*Montrose Daily Press,* September 23, 1919:1). The next month, T. C. Newson opened a tailor shop with a display room for Kahn Made-to-Measure men's special-order clothing (*Montrose Daily Press,* October 2, 1919:1). Real estate agent J. R. Blanchard moved into Room 12 in August 1920, and Dr. B. F. Estes, optometrist, moved into Rooms 4 and 5 vacated by H. C. Fink for his Estes Optical Company in September 1920 (*Montrose Daily Press,* August 27, 1920:2; September 9, 1920:5). With the departure of the U. S. Land Office, it appears that Dr. T. A. Gresham opened his chiropractic offices in their space in October 1920. He offered a female chiropractor for his women clients (*Montrose Daily Press,* October 13, 1920:1). Sheep rancher Larry Finch opened an office in November 1920 (*Montrose Daily Press,* November 30, 1920:1). By April 1921, Dr. Groves and Mr. Pepper had vacated Rooms 10 and 11. The LeGall & Lund Beauty Shop, of Myrtle Lund and Miliss LeGall, quickly just the LeGall Beauty Shop, filled Rooms 10, 11, and 12. Walter P. Crose, returned once again to fill an office space that same month. The next month, irrigation engineer H. C. Getty took an office in the building (*Montrose Daily Press,* April 9, 1921:5; April 29, 1921:3; May 6, 1921:3; May 27, 1921:1).

Belle Nye died on September 19, 1919. She had surgery at St. Luke's Hospital in Montrose in June 1919 and appeared to be improving, but relapsed in late August. She and Samuel had been members of the Union Congregational Church. The church, at the corner of S. 3rd Street and Townsend, was destroyed by fire in 1917. A new church was being erected on the southwestern corner of S. 1st. St. and Uncompahgre in 1920, where the Montrose Police Department is now situated. To honor his wife, Samuel transferred ownership in the Nye Building to the Union Congregational Church as an endowment for a gymnasium attached to the church. Evidently, the endowment was to come from rental of retail and office space in the Nye Building. His requirements were that the church was to maintain Belle's grave, that the gymnasium be named the Belle Hannah Nye Memorial Gymnasium, and that a stone tablet be installed with the gym name and mention that it had been endowed by Samuel H. Nye. In addition, the church was to pay Nye $215 per month for the remainder of his life so he could retire. The payments to Nye were not required for long, as he died in Salida on April 13, 1922, after undergoing surgery there (*Montrose Daily Press,* September 27, 1920:1, 4; *Salida Record,* April 14, 1922:8).

Soon after the Nye Building was turned over to the Union Congregational Church, it seems that attorney John L. Stivers, who kept an office in the building, took over the business of managing the property. He immediately advertised the availability of seven office spaces on the second floor and retail space in half of the first floor level (*Montrose Daily Press,* November 19, 1920:2). Realizing that some renovations were necessary to optimize the office spaces, the church had architect John Antrobus develop design plans in early 1921 for remodeling the second floor office spaces and to do some improvements on the first level. Work was completed by early June. The old U. S. Land Office was divided into single-room suites for Dr. Gresham and Walter P. Crose. A hallway was widened near the rear of Judge Bell's office that enabled additional access into the Bell's office and the offices of John L. Stivers and Paul Littler. The reception area that served all three of the offices was also improved (*Montrose Daily Press,* April 21, 1921:4, 6; June 8, 1921:2). Anticipating the construction of a new church, the Congregational Church sold the Nye Building to James A. Dutcher Jr. and Thomas L. Dutcher in 1964 (Montrose County Clerk's Office, Deed Book 545, Page 16). The proceeds of the sale probably went toward the construction of Hillcrest Congregational Church in 1966. The Nye Building remained in the hands of the Dutcher family until 2018, when it was sold to Kelli R. Stewart and John Stewart (Montrose County Clerk's Office, Reception No. 894573). It was sold again in 2021 to Tuan M. Hoang and Vivian Kieugiang Hoang (Montrose County Clerk's Office, Reception No. 944237).



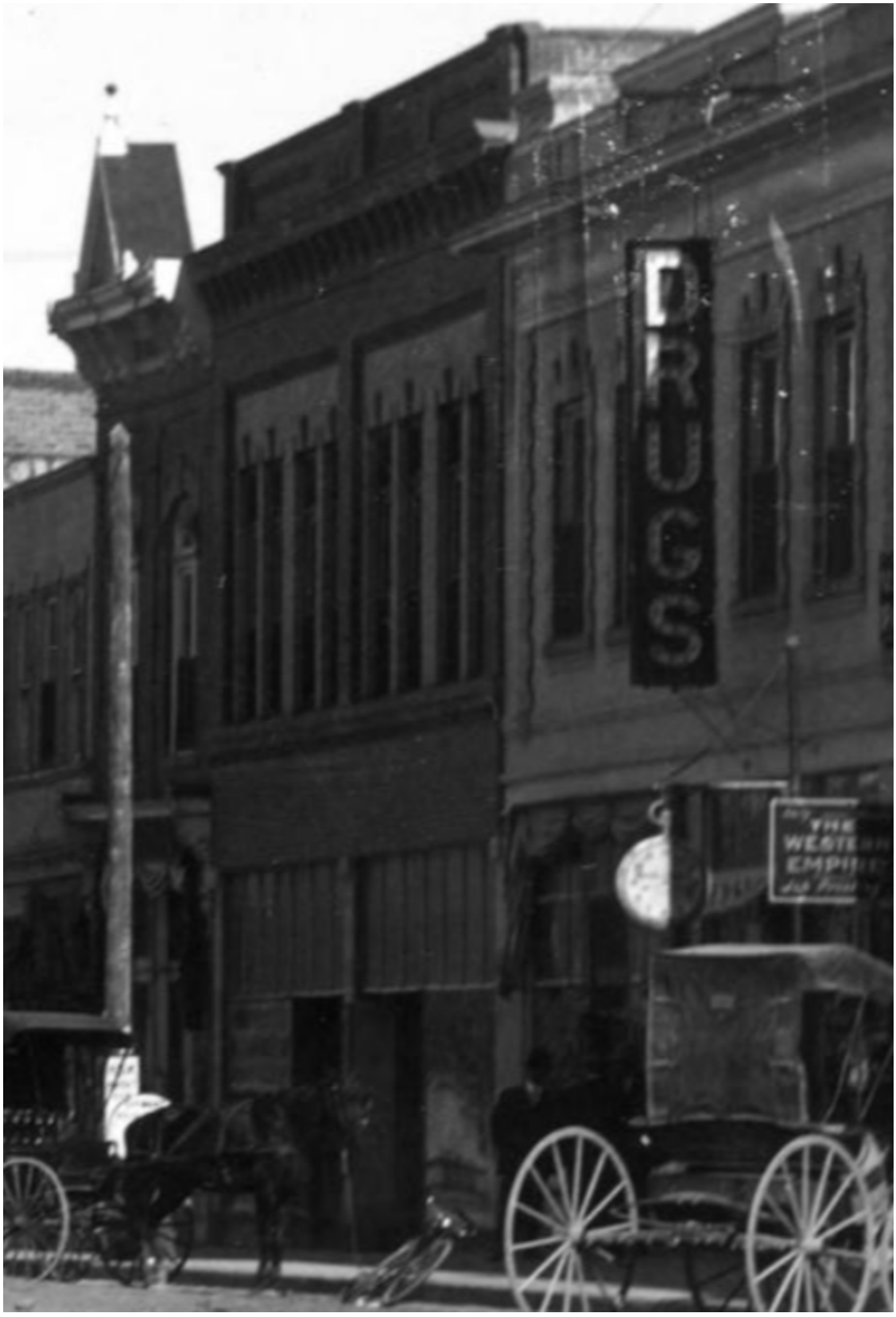
S.H. Nye Building under construction, 1909.

(Montrose County Historical Society & Museum 2017:102; Byers Photo, Walker Art Studio Collection, Montrose, Colorado, on file at the Center of Southwest Studies, Fort Lewis College, Durango, Colorado. Negative 1720).

Montrose County Historical Society & Museum

2017 *Images of America, Montrose.* Arcadia Publishing, Charleston, South Carolina.

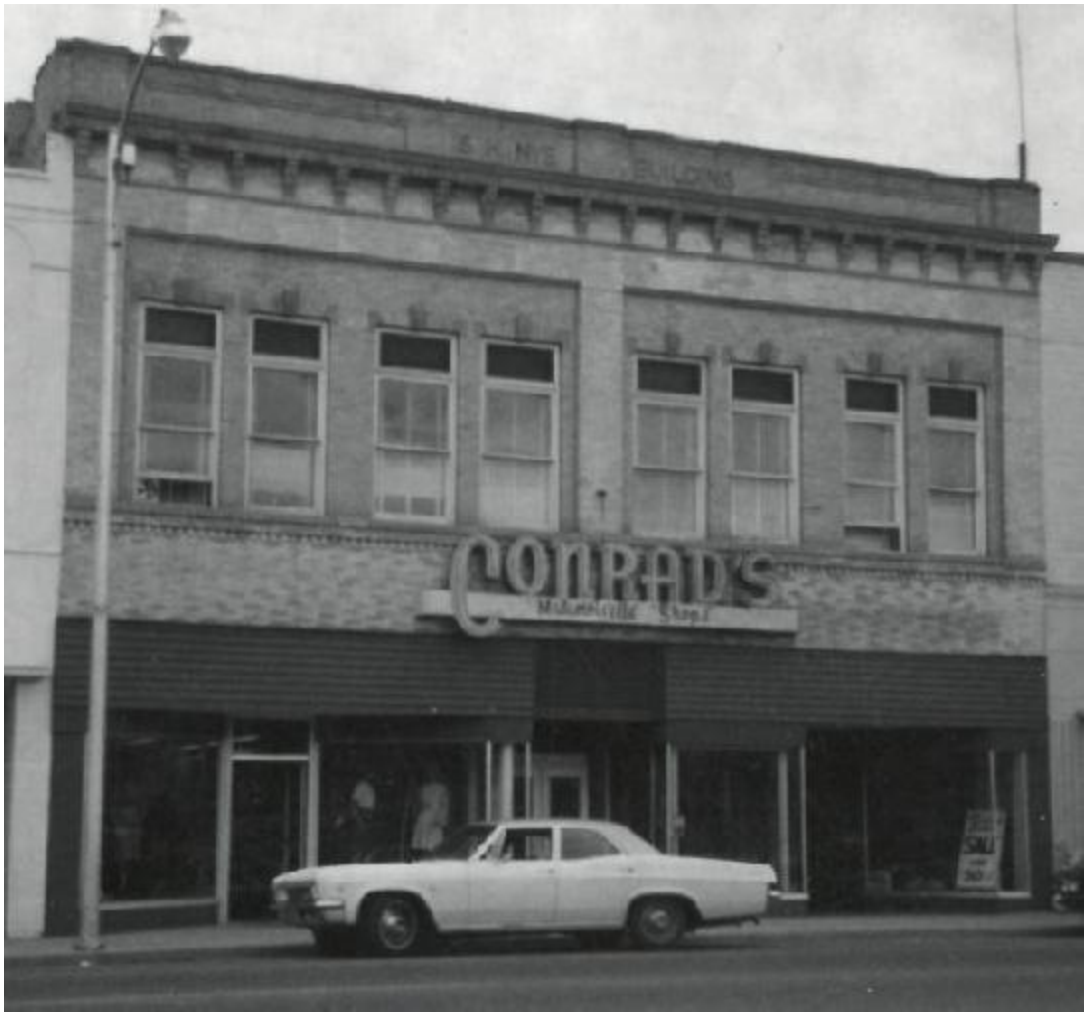
1915 Street Scene. The S.H. Nye Building is located on the right side of the street.
(Denver Public Library)



This is the same photograph zoomed in. Note the second story divided into two bays. Within each panel are four double-hung sash windows with transoms.

Paving the streets of Montrose in 1919. The S.H. Nye Building is on the left side of the street. (Denver Public Library)

Zoomed in photograph. Visible is the paneled parapet with stone plaques reading “S H NYE BUILDING.” Also note the stone cornice supported by scroll brackets.



Photograph of Conrad's Shoe Store. Storefronts have already been altered in this photograph, and would be further altered as different businesses occupied the first story.
(Montrose County Assessor's Office)

Northwest facade. Walls are composed of yellow and orange brick, similar to other buildings of the time period in downtown Montrose, and often used by architect John Antrobus. Note the stone coping and paneled parapet with stone plaques reading “S H NYE BUILDING.” Below is the stone cornice supported by scroll brackets. The second story is divided into two bays, each housing four double-hung sash windows with transoms. The windows have lintels of gauged brick with stone keystones and rock-faced stone sills, with a dentil course below. The storefronts in the lower story have been altered.

Southwest side. Note the stepped parapet on the roof. A window closest to the rear facade has been covered. The other windows are not original. Note the evidence of a former sill beneath the rightmost window.

Southeast rear. This side of the building has been heavily altered, and little to no historical characteristics remain.

Northeast side. This facade retains the yellow and orange brick. Also note the stone sills beneath the windows, the arched lintels, and the stepped parapet.

CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Planner I
DATE: January 25, 2022
RE: City of Montrose Historic Preservation Commission Bylaws Update

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City staff have undertaken a review of the Historic Preservation Commission Bylaws in order to better explain the process of appointment of an alternate Historic Preservation Commission member, and clarifies the role of the alternate member, as well as defining a quorum.

Recommended Actions:

1. Make a recommendation to City Council to update Section 4-8 of the Historic Preservation Commission Bylaws.

Proposed Language:
The language below is proposed to be changed in Section 4-8 of the Historic Preservation Commission Bylaws:

Section 4-8: Meetings of the Commission

No official business of the Commission shall be conducted unless a quorum is present. The presence of four (4) Commissioners in the case of a 7-member Commission at any meeting shall constitute a quorum for transacting business and taking official action for all matters. The concurring vote of a quorum is necessary to constitute an official act of the Commission. Alternates shall assume the seat of any Commissioner in their absence or disability, and so seated shall be counted towards a quorum. Alternates are ex-officio at meetings and may contribute to discussion but may not cast a vote or make or second a motion, unless they assume a vacant Commissioner's seat, in which case they are required to cast a vote and may make or second a motion.

CITY OF MONTROSE
HISTORIC PRESERVATION COMMISSION
BYLAWS

SECTION 1. NAME AND PURPOSE

1. The name of this organization shall be CITY OF MONTROSE HISTORIC PRESERVATION COMMISSION, hereafter referred to as the Commission.

2. The purpose of the Commission is to carry out the provisions of City of Montrose Ordinance No. 2451 (approved June 18, 2018) adding Section 4-15 to the Official Code of the City of Montrose. The ordinance provides for the protection and preservation of local historic buildings, structures, sites, objects, and districts through a variety of means.

SECTION 2. CODE OF ETHICS

1. The Commission members shall abide by Colorado State Laws concerning ethics and conflicts of interests for Municipal Officials and Employees, pursuant to C.R.S. 24-18-101 *et seq*.; C.R.S. 24-18-201 *et seq*., C.R.S. 31-4-404(2) and (3), and C.R.S. 18-8-308.

2. Commission members shall also abide by the National Alliance of Preservation Commissions Code of Ethics for Commissions and Staff.

SECTION 3. ELECTION OF OFFICERS

1. The Commission shall hold an election of officers at the regular meeting in February of each calendar year.

2. The Commission shall elect a Chairperson, a Vice-Chairperson, and a Secretary who shall hold office for one (1) year or until their successors are selected and qualified. All officers may serve any number of terms.

3. The Chairperson shall preside at all meetings and shall be responsible for the conduct of such meetings in a manner to ensure majority rule, secure the rights of all members (including the minority and those absent at meetings), and promote order, fairness, decorum, and efficiency.

4. The Vice-Chairperson shall perform the duties of the Chairperson in the event of the Chairperson's absence. In the event the Chairperson and Vice-Chairperson are both absent, the remaining members shall vote for a Chairperson *pro tempore*, who shall chair only that meeting, and only so long as the Chairperson and Vice-Chairperson remain absent.

5. The Secretary shall ensure a record of the minutes of the meeting and file such minutes along with documents presented at the meeting with the City within 15 days following the approval of such minutes.

6. Should the office of Chairperson, Vice-Chairperson, or Secretary become vacant, the Commission shall elect a successor from its membership at the next meeting to fill the unexpired term of said office.

SECTION 4. MEETINGS OF THE COMMISSION

1. Through resolution, the Commission may provide the time and place, either within or outside of the State of Colorado, of regular meetings. A notice of all regular meetings shall be provided in accordance with C.R.S. 24-6-402 *et seq*. (referred to as the "Colorado Sunshine Law"). Members may attend and vote by telephone, video conferencing, or other electronic means. The Commission must meet at least four (4) times annually.

2. Special meetings of the Commission may be called at the request of any three (3) Board members. The person or persons authorized to call special meetings may fix any place or time, either within or outside of the State of Colorado, as the place for holding any special meeting of the Commission called by them. Notice of all special meetings shall be provided in accordance with C.R.S. 24-6-402 *et seq*. Board members may attend and vote by telephone, video conferencing, or other electronic means.

3. Notice of all regular and special meetings shall be posted at the official notice locations of the City of Montrose.

4. The Chairperson, absent objection by any member, may cancel meetings (except those held for the purpose of conducting a public hearing) for cause, including absence of a quorum, lack of business to conduct, or other unforeseeable circumstances. Notice of such cancellation shall be given to the members at least 24 hours in advance of the time of the meeting, if feasible. Cancelled meetings do not count towards the Commission's minimum annual meeting requirement.

5. The Chairperson shall have the agenda prepared for each regular meeting. This agenda shall constitute written notice as specified above in this Section.

6. The Secretary shall ensure the preparation and the making available of the minutes of each meeting no more than 30 days following each meeting to all members.

7. On any matter not quasi-judicial in nature, proxy voting may be done by any member who is unable to attend a meeting, providing the matter to be voted upon is specific and the proxy vote is either in the affirmative or negative and presented to the Chairperson prior to the meeting.

8. No official business of the Commission shall be conducted unless a quorum is present. The presence of four (4) Commissioners in the case of a 7-member Commission at any meeting shall constitute a quorum for transacting business and taking official action for all matters. The concurring vote of a quorum is necessary to constitute an official act of the Commission. Alternates shall assume the seat of any Commissioner in their absence or disability, and so seated shall be counted towards a quorum. Alternates are ex-officio at meetings and may contribute to discussion but may not cast a vote or make or second a motion, unless they assume a vacant Commissioner's seat, in which case they are required to cast a vote and may make or second a motion.

SECTION 5. PUBLIC HEARINGS

1. Each regular meeting of the Commission shall provide for an opportunity for the public to speak on any topic not included on the agenda for that meeting. Each person will have three (3) minutes to present, unless the time allotment is changed by a vote of the Commission for all presenters at said regular meeting.

2. First opportunity to be heard for any public hearing on the agenda shall be a ten (10) minute period afforded to any and all persons submitting a proposal and their representatives. This includes time for the applicant and applicant representatives to speak.

3. Second opportunity to be heard for any public hearing on the agenda shall be a ten (10) minute period afforded to any and all persons having a legal interest in the subject property, including their representatives, provided that those having a legal interest in the subject property did not submit the proposal and speak in accordance with Subsection One (1) within this Section. However, for proposed historic district-designation public hearings, any owner of a property that may be included in the historic designation, other than owner(s) submitting a proposal, shall speak in accordance with Subsection Four (4) within this Section.

4. Third opportunity to be heard for any public hearing on the agenda shall be given to any associated neighborhood and/or historic preservation organizations. Presentations shall be limited to three (3) minutes, but the majority of the Commission members present may vote to extend or shorten this time. This includes all representatives of that organization. Organizations may not give their time to other organizations or speakers.

5. Other interested parties shall be given the opportunity to be heard for any public hearings on the agenda. Individual presentations shall be limited to three (3) minutes, but the majority of the Commission members present may vote to extend or shorten this time. Speakers may not give their time to other speakers.

6. All persons wishing to speak shall register with the Chairperson prior to the Chairperson opening the public hearing.

7. The Chairperson shall determine the order of speakers in accordance with the order presented in Subsections Two (2) through Five (5), above.

SECTION 6. COMMITTEES AND SUBCOMMITTEES

1. The Chairperson is empowered to appoint working committees and subcommittees as necessary to carry out the work of the Commission. Such appointments shall be subject to approval by the Commission as a whole.

2. A committee shall be an *ad hoc* committee of Commission members only, appointed to perform specified tasks.

3. A subcommittee shall be an *ad hoc* committee consisting of persons who may or may not be Commission members. Subcommittees shall be appointed to perform specified tasks.

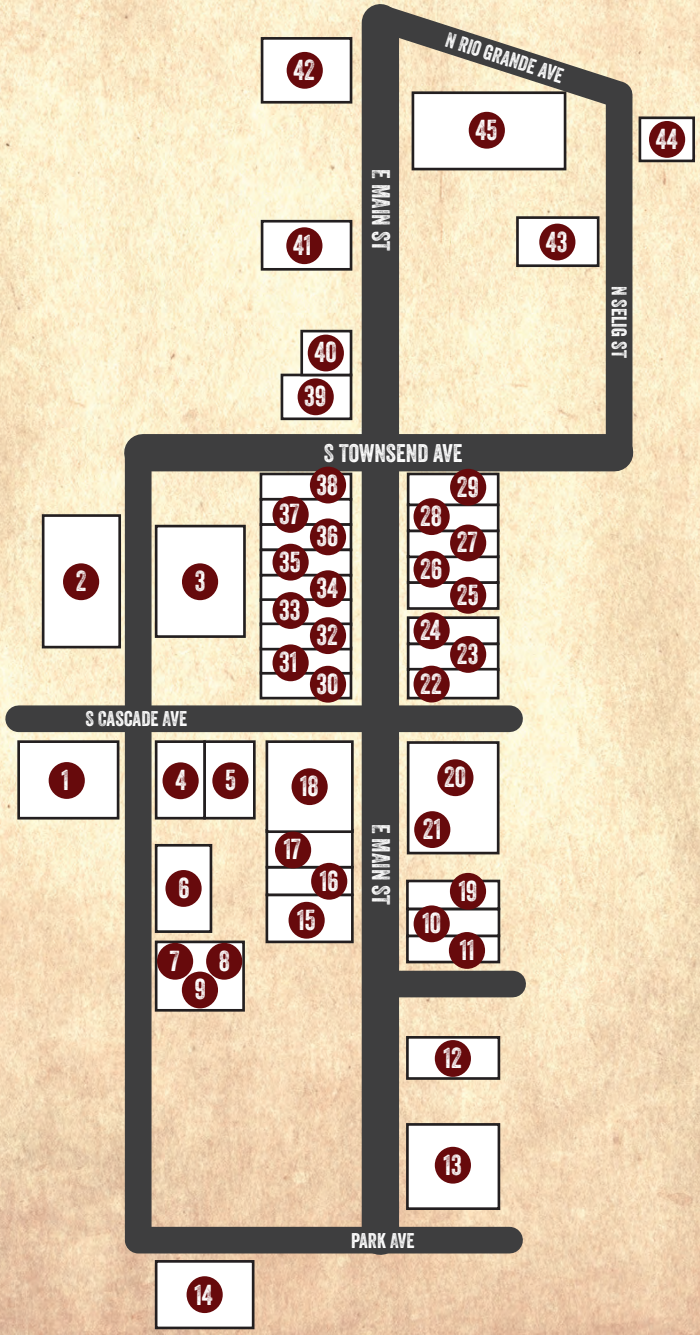
SECTION 7. AMENDMENTS

1. These by-laws may be amended (consistent with the terms of the ordinance creating the Commission) at any regular Commission meeting by the concurring vote of a quorum, provided that written notice of such amendments shall be given at least five (5) days prior to such meeting.

HISTORIC DOWNTOWN MONTROSE WALKING TOUR

TOUR LOCATIONS

★ National Register of Historic Places



1

MONTROSE ELKS LODGE
107 S CASCADE

Built in 1927, this building was the Montrose Elks', B.P.O.E. #1053, original lodge (note the brick B.P.O.E. lettering above the balcony). Colorado Western College leased the building's main level beginning in 1967 while the upper level hosted dances, banquets, and more. The basement also housed two bowling alleys. The City of Montrose purchased the building and it is now home to the Montrose Visitor Center and the City Council Chambers.

2

MONTROSE COUNTY COURTHOUSE
320 S 1ST ST

In 1922, the Montrose County Courthouse was erected and dedicated as a memorial to Montrose County soldiers who served in World War I. The building was constructed from native stone, quarried just five miles outside of Montrose. Inside the building, be sure to locate the Montrose County Roll of Honor, a bronze tablet listing the names of Montrose County's fallen World War I veterans.

To the west of the courthouse, look for the county jail, a Works Progress Administration project, completed in 1936. The facility was operational until 1968.

3

U.S. POST OFFICE

321 S 1ST ST

After moving to several locations on Main St, the Montrose Post Office was officially established here in 1932. Built in Renaissance Revival style, the terracotta roof was sourced from the Northwestern Terra Cotta Company in Denver.

The city's first postmaster, N.K. Hunter, could not read. Each evening, Montrose founding father Joseph Selig would help Hunter sort the mail. As you might imagine, this system led to a few infamous mix-ups, including a scandal over a few infamous "red-hot love letters."

4

KNIGHTS OF PYTHIAS

33 S CASCADE AVE

Built in 1909, this building functioned as the permanent lodge for the Knights of Pythias fraternal order. Upstairs, the lodge hall housed four large club rooms, used for meetings and community social functions. The main floor housed a variety of businesses, including Hupp Furniture, Safeway, and Mash Appliances. It is one of the oldest remaining buildings in Montrose.

5

FOX THEATER

27 S CASCADE AVE

A long-time feature of the Montrose downtown, the Fox Theater was completed on October 31, 1929, just two days after the Stock Market crashed. Designed in Moorish Exotic Revival style, the building sought to convey fantasy, as with much 1920s architecture. Throughout the Depression,the theater was a common gathering place with wild gimmicks like pajama contests, pillow fights, vaudeville acts, and "Bank Nights" to help Montroseans escape daily life. Though altered slightly, the theater still maintains its prominent dome and minaret. Step inside and go back in time with the theater's intricate tile work and unique stained glass art.

6

CITY HALL

433 S 1ST ST

Spearheaded by a group of progressive Montrose women, the cornerstone for Montrose's first official city hall was laid in 1926. The building was completed in 1927 and still acts as City Hall. For several decades, the Montrose Library occupied a wing of the building.

7 IRON MIKE
CENTENNIAL PLAZA, UNCOMPAHGRE & 1ST ST

In 1888, the Iron Mike artesian well was sunk by George Smith, Montrose's first blacksmith. The well was thought to have medicinal properties due to its high mineral content. Local legend holds that those who drank from the waters of Iron Mike would forever wish to return to Montrose.

8

THE MONTROSE FIREHOUSE
26 S UNCOMPAHGRE

Now connected to City Hall, this building was constructed between 1909 and 1910 and housed Montrose's main firehouse until 1980. The lower level served as a stable while firemen were housed upstairs.

9

THE SECOND BELVEDERE HOTEL
CENTENNIAL PLAZA

After the original hotel mysteriously burned down, the Second Belvedere was constructed in this spot in 1896. The hotel was connected to a public bathhouse, drawing from the waters of Iron Mike. The building was torn down in 1975 and citizens had the chance to claim pieces of it.

10

LATHROP HARDWARE
439 E MAIN ST

In 1889, J.V. Lathrop commissioned this building to house the Lathrop Hardware Store. The store remained here until the 1980s. Lathrop was so successful during the early 1900s that he was able to construct the then largest house in Montrose.

11

THE FREES BUILDING
444 - 447 E MAIN ST

J.C. Frees started the first store in Montrose. When the city moved north to be closer to the railroad tracks, Frees moved his store to this location and it became the Montrose Mercantile of Frees, Osborn, and Davis. This building was erected in 1905 and later housed the Montrose Grocery and Bakery while a rooming house occupied the upper level.

12

MASONIC TEMPLE

509-517 E MAIN ST

Home to the Montrose Masonic Lodge #63, this building was completed in 1911. The Masons met upstairs until 1982 when a new hall was constructed. To help finance the elaborate construction, the ground floor was rented as storefronts, primarily to the White, Young, and Fliniau Undertakers. In 1924, Chipeta, wife of the Ute Indian leader Chief Ouray, was brought here after her death in Utah. She was later laid to rest south of Montrose.

13

HARTMAN BROTHERS

523 - 531 E MAIN

The Hartman family has been a staple of the Montrose community since its inception. Throughout the years, they have owned a variety of businesses including an automobile repair shop and a sanitarium. The original Hartman Bros. automobile repair shop was built on this site in 1912. The current structure is still owned by the Hartman family.

14

METHODIST CHURCH

19 S PARK AVE

A longstanding feature of the Montrose community, the Methodist Church had several locations before establishing this building in 1917. The church is constructed in Romanesque Revival style and is known for its distinct stain glass windows and bell.

15

THE THOMAS HOTEL

448 E MAIN ST

Built in 1906 by W.A. Thomas, the director of the First National Bank, the Thomas Hotel took up the top floor of this building while the lower level housed the Reinhold Gallaway Grocery Company in 1910. Later, the storefronts housed real estate and land offices. Around 1921, an indoor mini golf course was opened in the building. During the 1950s-1970s, the Chipeta Cafe and Lounge operated here, quickly becoming a local favorite.

16

BELL & CATLIN BUILDING
434-436 E MAIN ST

Completed in 1890, this building originally housed Frank D. Catlin's law office. A prominent water attorney and judge, Catlin hosted President Taft in his own home in 1909 during the Gunnison Tunnel dedication. Catlin's law partner, John C. Bell, was a U.S. congressman, Colorado jurist, and key member of the Democratic Party for nearly 50 years. Bell was called the "Father of Reclamation" due to his influence in water projects such as the Gunnison Tunnel. During the 1950s, the law offices of Bryant, Petrie, and Wildeck were housed here. The building was re-faced in 2003, altering the historic facade.

17

S.H. NYE BUILDING
428 E MAIN ST

The Nye Building was erected in 1908. It is named for Samuel H. Nye, one of the first Montrose County commissioners. In 1910, the building was occupied by the Central Business College. In 1912, the lower level was occupied by the Union Stores Company while the Bell, Stivers & Jordan law offices and J.W. Howe, Justice of the Peace had offices upstairs.

18

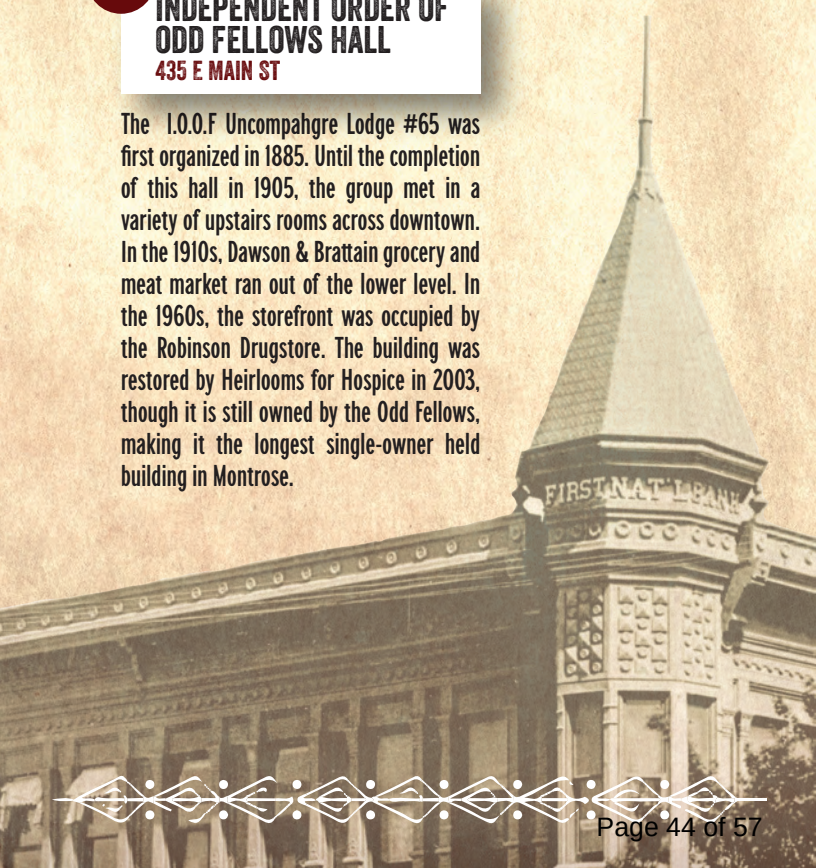
FIRST NATIONAL BANK
400 E MAIN ST

This prominent structure was constructed in 1889 and was known for its distinct copula. Montrose Dry Goods occupied a storefront on the building's east side. The upper level housed rental apartments. The First National Bank was a central part of downtwon Montrose for several decades before it was condemned and torn down due to safety concerns.

19

INDEPENDENT ORDER OF ODD FELLOWS HALL
435 E MAIN ST

The I.O.O.F Uncompahgre Lodge #65 was first organized in 1885. Until the completion of this hall in 1905, the group met in a variety of upstairs rooms across downtown. In the 1910s, Dawson & Brattain grocery and meat market ran out of the lower level. In the 1960s, the storefront was occupied by the Robinson Drugstore. The building was restored by Heirlooms for Hospice in 2003, though it is still owned by the Odd Fellows, making it the longest single-owner held building in Montrose.



20

HOME STATE BANK
WINN PHOTO

21

LOTS HOTEL
KREBS AND MABRY BUILDING
401 E MAIN ST

Lot's Hotel was built in 1883 by Otto Mears. It was named for Montrose founder and proprietor, O.D. Loutsenhizer, known locally as "Lot." Upstairs, rooms were separated only by canvas sheets while the lower level featured a bar and gambling tables. During its early years, the J.C. Sanderson Company operated out of the hotel, running daily stagecoaches to Gunnison, Ouray, and Telluride. Lot first visited the Montrose area in 1873 with a gold-seeking party led by Alferd Packer. He later returned to the area and joined Joseph Selig in creating the Montrose townsite. The building burned down in 1897 and was replaced by the Krebs and Mabry Building in 1898 which housed the Home State Bank, a dry goods store, and a hat shop. The Montrose National Bank moved to this location in 1922. From 1931 - the mid 1970s, the Busy Corner Pharmacy and a soda fountain operated on the main floor. The building was demolished in 1974 and replaced with the current structure.

22

MISSOURI BUILDING
347 E MAIN ST

This site was first home to the Diehl Dry Goods store from 1882-1899. In 1882, the city's first water system was established with a hand dug well. In 1889, the current building was completed and housed the J.F. Wilson Clothing Company and several doctors and dentists upstairs.

23

DIEHL'S DRY GOODS
345 E MAIN ST

Built in 1886, R.C. Diel's Dry Goods Store was the first brick building on this block. In 1910, the A.M. Harris Dry Goods store opened in the lower level along with a haberdashery and billiards room.

24

TOWNSEND BUILDING
337 E MAIN ST

T.B. Townsend, a Montrose founder, merchant, and prominent banker, erected this building in 1896 to replace his original adobe hovel store built in 1883. which housed the Montrose Hardware Company and furniture store from 1896-1899. The upper level housed a Green Stamp Redemption Center for many years.

25

GETZ DRUGS
WESTERN SLOPE BANK
FIRST KNIGHTS OF PYTHIAS

317 - 321 E MAIN ST

Constructed in 1889, Getz Drugs was the premier pharmacy in Montrose. This building also housed the Western Slope Bank while the upstairs hosted the Knights of Pythias until the completion of their lodge. From the early 1930s - 1979, the W.D. Austin Drug Store was housed on the lower level.

26

HUMPHREY'S MERCANTILE

307 - 309 E MAIN ST

This building was completed in 1905 and became one of Montrose' top mercantile shops. Though a 1908 fire destroyed the store's inventory, the building was spared. In the 1930s, Dr. Good kept his medical office here. From 1951 through the early 1960s, the building was occupied by Gordon's Department Store. In 1963, the building housed the Central Hotel and Levine's Inc.

27

WESTERN SLOPE MEAT & LIVESTOCK COMPANY

307 - 309 E MAIN ST

This building opened in 1899 and held the Western Slope Meat & Livestock Company until 1904. In 1910, the J.W. Page Meat Market moved into this facility.

28

J.C. TAYLOR GROCERY & BAKERY

303 E MAIN ST

In 1904, Montrose County sheriff J.C. Taylor opened a bakery here and refused to run for a second term, choosing instead to keep up his bakery. Taylor was known throughout Montrose for making bread "just like your mother." In the 1910s, the Spencer & Gage Grocery took over the storefront.

29

O'NEILL BROTHERS KIRK'S HOTEL

301 E MAIN ST

Completed in 1898, Kirk's Hotel boasted 22 furnished rooms, steam heat, hot and cold running water, an upscale restaurant and a pool hall. In the 1920s, the Bantley Grocery occupied the lower level. In the 1940s, the building was re-established as the Chipeta Hotel and Restaurant.

30

E.J. MATTHEWS MERCANTILE

346 E MAIN ST

Constructed between 1886 and 1893, this building first housed Pinkstaff's Grocery. In 1908, a cigar store opened behind the storefront, replaced years later by the Calloway Brothers Grocery. In 1989, the Daily Bread Bakery opened its doors, becoming a Main Street staple for years to come.

31

DILWORTH BROTHERS MEAT MARKET

344 E MAIN ST

In 1893, the Dilworth Brothers Meat Market opened here. From 1899 - 1908, two furnishing stores opened here. From 1910 onwards, a variety of confectionaries and drug stores occupied the store front.

32

A. WALTERS DRY GOODS
340 E MAIN ST

Built in 1893, this building was originally a furniture store. In 1899, the J.W. Page Meat Market moved here. In 1919, the J.H. Rose Second Hand Store opened here. In 1963, the building became the Walker Art Studio.

33

J.W. PAGE MEAT MARKET
330-336 E MAIN ST

The original location of the J.W. Page Meat Market, this building, erected in 1893, later housed a barbershop (332 E Main), second hand store (336 E Main), and most famously, the No Delay Cafe & Bar (330 E Main) begining in 1946.

34

REDDING FURNITURE
324-328 E MAIN ST

Built in 1902, the Redding Furniture store was a prominent Main Street business, selling a variety of home furnishings and decor. The business also ran a mortuary out of this location.

35

PASTIMES
STOCKMEN'S CAFE & BAR
320 E MAIN ST

A true Montrose legend, the Pastimes gentlemen's resort opened here in 1892 with a pool hall, bowling alley, and bar. During the 1930s, Allen's Cafe & Buffet occupied the storefront. In 1946, Stockmen's Cafe & Bar opened, operating out of this location for 50 years. The restaurant was a popular gathering place for area ranchers and hosted many famous guests. John Wayne and Glen Campbell were Stockmen's regulars during the filming of "True Grit." The original bar tops from the restaurant are now preserved at the Montrose County Historical Museum and the original Stockmen's sign is preserved behind Demoret Park.

36

MUSGRAVE & OSBORNE
312-316 E MAIN ST

In 1893, Musgrave & Osborne opened their sadlemaking shop at this location. The business later became Allison Saddle, a well-known company regionally whose saddles are now collector's items. The saddle makers designed one of many saddles sent to Admiral Bull Halsey from around the nation following his rallying cry to ride Emperor Hirohito's horse through Tokyo after the U.S. won World War II.

37

REED'S MILLINERY COMPANY
308 E MAIN ST

From 1910-1912, this building was occupied by the Reed's hat shop. In 1963, Hadley's Pool Hall opened here. The original phone booth from the lounge be seen at the MCHS Museum. In 1981, Creative Photography, the current tenant, opened shop here.

38

WONDER-WEIR MERCANTILE COMPANY

300-306 E MAIN ST

First opened in 1905, this location was home to the Wonder-Weir Mercantile, the largest wholesale retailer on Colorado's western slope. In 1910, the I. Tarkoff Clothing and Shoe Store occupied the storefront until 1912. The building lacked a steady tenant until 1963, when an Army surplus store and the Montrose Liquor Store opened here.

39

HODGES BUILDING DEMORET PARK

240 E MAIN ST

Built in 1910, the Hodges Building was home to a variety of law firms and doctors offices. Soon after, the Montrose townspeople lobbied for more clothing stores and the 21st J.C. Penney store in the country was opened here by Mr. J.C. Penney himself. The upper level of the building housed the Moose lodge and was the site of boxer Jack Dempsey's first professional fight against local blacksmith Fred Wood. The building was destroyed by a mysterious fire in 1986.

40

SHERMAN AND ROSS BLOCK

232-238 E MAIN ST

Constructed in 1910, this building was named for Sterling Samuel Sherman, the Montrose Mayor, City Attorney, and Montrose County Judge and Attorney and his law partner, Frank Ross. The building housed the Crystal theater and C.F. Pennington Pool Hall beginning in 1912. Prominent Montrose residents Sam Selig, W.H. Wright, and Jacob Ross had apartments upstairs.

41

ORIGINAL MOUNTROSE COUNTY COURTHOUSE & ROLLER SKATING RINK

202 E MAIN ST

Originally built as a roller skating rink by founder Joseph Selig in 1884, this building also housed the first county courthouse. In winter time, Selig would have the floor flooded to create an indoor ice skating rink. During Prohibition, confiscated alcohol was kept in the basement of the building. Those with medical needs could come to the courthouse to get their prescription for alcohol as well.

42

FIRST BELVEDERE HOTEL

CORNER OF MAIN & SELIG

This lavish building was completed in 1889. With three stories, 100 rooms, a bar, and a double lobby, the Belvedere was the height of Montrose luxury until it began facing financial troubles in the 1890s. In an attempt to restore the hotel to its former glory, the owners hosted a grand Firemen's Ball on New Year's Eve to celebrate the community firefighters and ring in the new year. During the ball, a fire mysteriously broke out on the hotel roof. With no equipment, the firemen rushed from the hotel to the firehouse, but were too late upon return to salvage it.

43 COORS BUILDING
134 N SELIG ST

Constructed in 1908, this building was one of several Coors brewing building in Colorado. In 1912, the Gladstone Hotel was housted upstairs. During prohibition, the Coors Saloon closed and the building became the Vandenburg Hotel. In 1940, the Cassias Pool Hall, a local gathering place for Mexican men not allowed in other establishments, was opened in the back of the building.

44

J.F. WARREN STORE
147 N 1ST ST

Opened in 1915, J.F. Warren operated this building as a shipping and storage facility for local produce, namely onions, potatoes, and apples. In the 1960s, the building changed hands, but remained a freight and shipping warehouse.

45

DENVER & RIO GRANDE RAILROAD DEPOT
21 N RIO GRANDE AVE

The depot, completed in 1912, was constructed in mission-revival style and was the heart of Montrose's burgeoning railroad community, freighting industry, and travel as the city continued to grow in the supply and transportation hub of the Western Slope. The building is now home to the Montrose County Historical Museum.

OFF THE BEATEN PATH

LATHROP HOUSE ★
718 E MAIN ST

MORGAN SCHOOL
245 S CASCADE AVE

SAMPLER SQUARE
72 S GRAND AVE

TOWNSEND HOUSE ★
222 S 5TH ST

UNCOMPAHGRE VALLEY WATER USERS ASSOCIATION ★
601 N PARK AVE

UTE MEMORIAL SITE, CHIEF OURAY'S RANCH ★
2 MILES S OF MONTROSE, U.S. 550

MONTROSE COUNTY
HISTORICAL
MUSEUM

Montrose County Historical Museum
21 N Rio Grande Ave
970.249.2085

MUSEUM OF THE
MOUNTAIN WEST
MONTROSE, COLORADO

Museum of the Mountain West
68169 Miami Rd
970.240.3400

UTE INDIAN MUSEUM
a Community Museum History Colorado

History Colorado Ute Indian Museum
17353 Chipeta Rd
970.249.3098

Stay here. Play everywhere.
MONTROSE COLORADO

IN PARTNERSHIP WITH

MONTROSE COUNTY
HISTORICAL
MUSEUM

"The incomparable valley with the unpronounceable name."
- President William H. Taft