



***REGULAR HISTORIC PRESERVATION COMMISSION MEETING
AGENDA***

***Tuesday, July 28, 2026 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.***

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 June 23, 2026

2) PUBLIC COMMENT

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

3) PUBLIC HEARING

A) Alteration to Designated Property Hearing - Montrose Radium Ore Sampler and Montrose Electric Light & Power Co.

The commission will review the application for historic property alteration for conformance with the established criteria for alteration 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 June 23, 2026

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, June 23, 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: Jon Horn, Danielle Godt, John Eloë, Jeremy Omvig, Bethany Maher, Kelly Dyer

Absent: Kenneth Huff, Darlene Mora,

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

Call to Order

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

Approval of Minutes

The Historic Preservation Commission considered the minutes of the regular meeting held on May 26, 2026.

A motion was made by John Eloë, seconded by Danielle Godt, to approve the minutes of May 26, 2026, regular meeting as amended. All voted yes. Motion passed.

Additions or Deletions

None

Public Comment

None

Public Hearing

Historic Designation Hearing - E.A. Lee Garage

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.

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

Jon Horn verified with previous property owners that the original façade was altered during a necessary renovation in 2005, making restoration to its original appearance unlikely. The applicant provided an update on proposed repairs to the front façade and expressed hope that the existing brick could be preserved. The interior trusses continue to show evidence of fire damage, while portions of the building contain newer brick from previous renovations.

The Commission discussed the existing façade, side entrances, and the limited number of available historic photographs. It was determined that the property meets Criterion A. The applicant is seeking historic designation to support future improvements to the façade.

Public comment

None.

Motion

A motion was made by Bethany Maher, seconded by Danielle Godt, to approve the application for the Historic Designation of the E.A. Lee Garage, located at 219 E. Main Street. All voted yes. Motion passed.

Other Discussion

Matt Landt distributed materials and provided an update on the draft nomination form for the Tortilla Flats Historic District. He stated that the nomination is expected to be submitted to the State at the end of September and expressed a desire to complete the City designation beforehand.

The Commission discussed whether Criterion A was the most appropriate designation criterion and how the proposed district boundaries were determined. Mr. Landt explained that the boundaries were developed through extensive records research. The northern and western boundaries generally follow the city limits, the southern boundary includes the historically associated area near Anciano Towers, and the eastern boundary follows the railroad corridor, Selig Avenue, and the former stockyard area. Neighborhood outreach has not yet been completed; however, Mr. Landt does not anticipate significant opposition.

Mr. Landt also reviewed the history of Tortilla Flats, explaining that the area developed as a barrio during the 1940s through the 1960s as residents sought employment and other opportunities in Montrose. The neighborhood became known as Tortilla Flats during the 1970s. He plans to add information about the morada and the church constructed during the 1950s to the nomination packet.

A neighborhood meeting is tentatively planned for late July or early August to allow sufficient time for public notice. Mr. Landt will also coordinate with Ken and Darlene to canvass the neighborhood for historic photographs.

The anticipated timeline includes submission to the State at the end of September, consideration by the State Review Board in January, and subsequent review by the National Park Service. A final determination may be received in February or early March. No formal dedication ceremony is currently planned pending the outcome of the designation process.

The Commission expressed support for the progress made and agreed to review the draft form while awaiting a formal request in the coming months. Jeremy expressed appreciation for the document and had no recommended changes.

Adjournment

A motion was made by John Eloë, seconded by Danielle Godt, to adjourn the meeting at 5:40 pm, with no further action taken.

Jon Horn, Chairperson

Danielle Godt, Secretary



CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Senior Planner
DATE: July 28, 2026
RE: Application for Alteration of a Designated Historic Property located at 112 W Main St and 44 S Grand Ave

Background:

On December 6, 2022, the Montrose City Council approved Ordinance 2604 on second reading to designate the building located at 112 West Main Street (known as the Montrose Radium Ore Sampler), and approved Ordinance 2605 on second reading to designate the building located at 44 South Grand Avenue (known as the Montrose Electric Light & Power Co.) as Historic Properties, pursuant to the requirements in Section 11-3 of the City of Montrose Municipal Code ("Municipal Code"). Please note these two buildings are part of the same parcel. As a Designated Historic Property, alterations to the exterior of the property must be made in accordance with the Alteration provisions in Section 11-3-5 of the Municipal Code. Any alteration to a Designated Historic Property must be approved by the Historic Preservation Commission, as outlined in the following provision of Section 11-3-5 of the Municipal Code:

Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any designated property or property within a historic district including non-contributing properties, the property owner(s) must first submit the proposed work to the Commission under this Section, as well as apply for any other permits required by the City codes.

Proposed Alterations:

The owners of 112 W Main St and 44 S Grand Ave seek to complete the alterations to the exterior of the building per the provided narrative.

Review Criteria:

Section 11-3-5(D) of the Municipal Code states that the Historic Preservation Commission shall use the following Review Criteria when reviewing applications for Alterations of Designated Buildings:

Compliance with any Design Guidelines adopted by the City and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Historic Preservation Commission has not adopted any Design Guidelines, thus the review criteria for this application are the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"). The Standards are outlined below as are staff comments regarding how the proposed alterations comply with the Standards. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Standard	Staff Comments Regarding Compliance
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	The use does not require significant changes to the defining characteristics of the building.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	The owner's is not proposing to remove historic materials that characterize the property. Identified historical features will remain.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	The owner does not propose any changes that would create a false sense of the history of the building.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	These changes do not propose to remove any historically significant features from changes over time.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	The historic features are proposed to be restored and/or protected.



6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	Some wood features will need to be replaced. Other historical features will be repaired.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Coating shall be suitable for historical structures. Enhanced water-shedding properties protect historic substrates.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	Significant archeological resources are not affected by this project.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	No new additions are proposed with this application.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	No new additions are proposed with this application.

Findings and Recommendation:

The Architectural Inventory Forms for this property are attached. The form for the Montrose Radium Ore Sampler describes the building's size, height, and gabled roof design reflecting its use as an industrial facility. The form for the Montrose Electric Light & Power Co. describes the brick composition, flat roof, cornice with molded brick, and segmental arched openings with stone lintels with keystones representative of industrial construction of the early twentieth century.

The Historic Preservation Ordinance in Section 11-3-1(B) of the Municipal Code states as follows:

The intention of this ordinance is to create a reasonable balance between private property rights and the public interest in preserving the City's unique historic character through the nomination of buildings, structures, sites, objects and districts for preservation.

Staff finds that proposed façade improvements make minimal change to identified historical characteristics associated with the structure. There is no known information regarding historical paint colors. The applicant has invited the Historic Preservation Commission to weigh in on proposed colors.

If the Historic Preservation Commission approved this application, staff will issue a Certificate of Appropriateness to the owner of the building, and the owner may proceed with the alterations as described to and approved by the Historic Preservation Commission.

Proposed Motion:

I move to approve the application for the Alteration of a Designated Historic Property located at 112 W Main St and 44 S Grand Ave, Montrose, Colorado based on the findings in the staff report dated July 28, 2026. Exterior alterations shall be limited to those within the staff report, as described to and approved by the Historic Preservation Commission during the public hearing on July 28, 2026.

Alternative Motions:

The Historic Preservation Commission may also vote to approve the application with conditions as appropriate, or move to deny the application if the proposal does not meet the code criteria based on the evidence and testimony presented at this hearing.

Sec. 11-3-5. Alterations to listed properties and districts.

(A) Requirements.

- (1) Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any designated property or property within an historic district including non-contributing properties, the property owner must first submit the proposed work to the commission under this Section, as well as apply for any other permits required by the City codes.
- (2) The City shall review any building permit application received to determine whether the property is listed or located in a listed district and, if so, the applicant has completed review by the commission as required by this Section. If a Certificate of Appropriateness has been issued on the permit application and the proposed work conforms thereto, the City shall process it without further action. If no certificate has been issued or if the City determines that the permit application does not conform to the certificate, the City shall not approve the permit application and shall not issue it until a Certificate of Appropriateness has been issued and the permit application conforms thereto.
- (3) No person shall receive a building permit to construct, alter, remove or demolish any building, structure, object or other feature on a site, or element of a district nominated for designation after an application has been filed to initiate the designation of such building, structure, site, object or district. No such building permit shall be approved while proceedings are pending on such designation.

(B) Application.

- (1) A request for alteration shall be initiated by the property owner. Such application shall be submitted to the City for consideration on a form provided by the commission. The application shall include anything the City deems necessary, including, without limitation and as applicable, a description of the type of work proposed and its effect or impact upon the designated building, structure, site, object or district and plans and specifications showing the proposed exterior appearance, with texture, materials, samples of materials and architectural design and detail.
- (2) If the City determines the application is complete, the City shall promptly refer the application to the commission. If the City determines the application is incomplete, the applicant shall be advised of the reasons in writing within 30 days of submittal.

(C) Alteration Hearing. Within 45 days after an application is determined complete by the City, or within a time frame agreed upon by the applicant and the City, a public hearing shall be held by the commission. Such notice and hearing shall be conducted in conformance with the procedures set forth in Section 11-3-4(B)(1)(a) through (c).

(D) Review Criteria.

- (1) Compliance with any design guidelines adopted by the City and the Secretary of the Interior's standards for the treatment of historic properties.
- (2) For non-contributing buildings within an historic district:
 - (a) Compatibility with the property's current design, materials, features, size, scale and proportion, and massing; or
 - (b) Compatibility with the district's design, materials, features, size, scale and proportion, and massing.
- (3) Infill construction within historic districts shall be differentiated from the old but be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the district and its environment.

(E) Commission Review.

-
- (1) The commission shall:
 - (a) Approve;
 - (b) Approve with conditions; or
 - (c) Disapprove of the application.

The commission shall set forth in writing its findings of fact which constitute the basis of its recommendation.

- (2) If the commission approves or approves with conditions the application, the commission shall issue and send a Certificate of Appropriateness to the applicant and any other person who has requested in writing to receive the same within 30 days. If approved with conditions, such conditions shall be stated in writing in the Certificate of Appropriateness.
- (3) If the commission disapproves the application, the commission shall deny a Certificate of Appropriateness and notify, in writing, the applicant and any other person who has requested in writing to receive the same within 30 days of such denial. Such denial shall state the reasons for the denial and the procedures for appeal to the City Council.
- (4) The commission may issue an order continuing the alteration application process if the commission would like additional information necessary to make a decision. If the hearing is continued, the time, date and place of the continuation shall be established and announced to those present when the current session is to be adjourned. In no case, can a hearing be continued more than 30 days without the express consent of the applicant.
- (5) The applicant may resubmit an amended application or reapply for a building permit that takes into consideration the recommendations of the commission, or appeal the denial to the City Council.
- (6) If an application for a Certificate of Appropriateness is denied, no person may submit a subsequent application for the same alteration or construction within one year from the date of the final action upon the earlier application.

(F) *Appeal of Denial of Certificate of Appropriateness.*

- (1) If a Certificate of Appropriateness is denied by the commission, the applicant may appeal the denial to the City Council by filing a written notice with the City Clerk within 15 days after receipt of the commission's denial.
- (2) Within 45 days after an appeal is received by the City Clerk, or within a time frame agreed upon by the applicant and the City, a public hearing shall be held by the City Council.
- (3) Notice of the City Council's consideration of the appeal and hearing shall be provided in accordance with Section 11-3-4 (B)(1)(a) through (c), except the City Clerk shall perform the responsibilities of the Secretary.
- (4) The City Council shall consider the notice of appeal, the commission's reasons for denial of the application, the comments related thereto made during the commission hearing and any evidence it deems relevant to the application.
- (5) The City Council shall apply the criteria in Subsection (D) of this Section in making its decision.
- (6) The decision of the City Council shall be final.

(Ord. No. 2626, § 3(exh. A), 5-16-2023; Ord. No. 2677, § 2, 12-17-2024)



CITY OF MONTROSE

OFFICE OF THE CITY MANAGER



William E. Bell, City Manager
Direct Dial: 970.901.8580
E-mail: wbell@ci.montrose.co.us

Summary Sheet

Applicant: Robin Grossman

Property: 112 W. Main Street & 16 S Grand Ave

Focused on 112 W Main for this Grant

Façade Improvement Cost*

Façade Restoration

Front Façade	\$5,007.40
End of Building	\$7,369.46
Back Façade	\$4,585.77
Roof-Area Surfaces	\$3,543.52
Administrative project management	\$3,750.00
Wood Restoration (two-coat semi-transparent system)	\$3,358.07
Remaining Siding – Full Repaint Package	\$9,319.30
Total:	\$36,933.52

If approved, this project qualifies for the .25-to-1 match as the building is designated on the local historical registry.

If approved as requested, the applicant will be responsible for a minimum of \$6,250 with the city matching up to \$25,000. These amounts are less than the total estimated project cost of \$36,933.52.

Subject: Online Form Submittal: Facade Improvement Matching Grant Program

Date: Thursday, December 4, 2025 at 5:08:33 PM Mountain Standard Time

From: noreply@civicplus.com

To: arusso@ci.montrose.co.us, wreis@cityofmontrose.org, mwingfield@cityofmontrose.org,
mwingfield@ci.montrose.co.us, lwhittaker@cityofmontrose.org, bsherrill@ci.montrose.co.us,
joslund@cityofmontrose.org

Facade Improvement Matching Grant Program

GET YOUR APPLICATION STARTED!

Thank you for your interest in the Facade Improvement Matching Grant Program.

Please complete and submit this simple form to begin the qualification process. We will be in touch with you shortly about your application.

GENERAL INFORMATION

The following information must be submitted with your application: site plans; samples or depictions of finishes to be used; photos of the existing condition of the property; historic photos of the property, if available; detailed budget of the project including at least two attempted cost estimates by contractors.

Applicant:	Robin Grossman
Property Owner:	GRAND SQUARE LLC
Mailing Address:	702 Orion Dr, Colorado Springs, CO 80906
Project Address:	112 W. Main Street & 16 S Grand Ave
Parcel Number (available on Montrose County Assessor's website or tax bill):	3767-284-40-003
Phone Number:	5757703763
Email Address:	grossman.consult@gmail.com
How did you hear about the Facade Improvement Matching Grant Program?	We have been in touch with the economic development and Anthony Russo.
Is your property historic?	Yes
If yes, has it been locally	

designated? Yes

PROJECT INFORMATION

Work proposed as part of facade improvements (check all that apply): Other

If other, please describe: Exterior restoration and repainting of historic wood, and trim surfaces on the north facade to protect and preserve the building's historic character

Facades to be renovated (circle all that apply): Front, Back, Side(s)

Total Estimated Cost of Improvements: 36,933.52

Grant Program Amount Requested: 25,000

FACADE GRANT AGREEMENTS AND CONDITIONS

By submitting and signing the application, the Applicant certifies and agrees to all terms and conditions of the program, including:

- The Applicant is in good standing by payment of taxes and assessments.
- The Applicant agrees to be bound by the terms as stated herein. Furthermore, the applicant agrees to adhere to the guidelines of the City of Montrose Comprehensive Plan when making decisions regarding the aesthetic quality of the façade design.
- The Applicant agrees that all improvements to be undertaken will be consistent with all applicable zoning and building codes and Historic Preservation regulations. Any review and approval required by the City of Montrose must occur prior to work on the facade improvement (i.e. Buildings designated on the City of Montrose Historic Register). All permits and other requirements are the Applicant's sole responsibility.
- The project must be started within three months of approval and completed within 12 months of approval to be eligible for reimbursement unless extended upon DART Board and/or city manager. Any work done on the project prior to the approval of the application is ineligible for reimbursement.
- Only the work that is described in the application and approved by the DART Board shall be eligible for reimbursement. Disbursement of funds will be made only after the entire project is complete and passes required inspections.
- The Applicant must submit copies of invoices to the City of Montrose along

with approval to pay the contractor in addition to documentation that the grant match has been met.

- The Applicant understands that he/she is responsible for all construction management.
- The project grant award will at all times be within the program guidelines. The amount designated by the DART Board will not be increased due to cost overruns, changes in scope, or other changes made or necessitated by the applicant, its agents, and/or financiers.
- It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all applicable regulations, codes, and ordinances.
- The Applicant shall indemnify, protect, defend, and hold harmless DART and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating in any way to the DART Facade Improvement Grant Program.
- The Applicant agrees and understands that DART may promote the Facade Improvement Matching Grant Program and grant-funded projects.

Applicant's Signature:	Robin Grossman
Date	12/4/2025
Property Owner's Signature:	Nick Kohli
Date	12/4/2025

Email not displaying correctly? [View it in your browser.](#)



4/24/2026

Anthony Russo

City of Montrose

Business Development

RE: Façade Improvement Matching Grant Program – Grand Square, LLC

In accordance with the Intergovernmental Agreement (IGA) dated September 19, 2017, Region 10 provides analysis of business loans and incentive requests, including grant applications, for the purpose of business development.

Background:

Region 10 received a grant application from Grand Square, LLC in the amount of \$25,000. All required documentation has been submitted by the applicant. Grand Square, LLC is the parent company for Sampler Square located at 112 W. Main St and 44 S. Grand Ave., Montrose, CO.

Sampler Square is a connected historic, mixed-use commercial property located in downtown Montrose with visibility and access from both Main Street and Grand Avenue. The building supports locally owned food, retail, and service businesses and functions as a daily-use downtown destination where residents and visitors can get a coffee, eat a meal, shop locally, and walk the corridor.

The purpose of this façade improvement project is to restore and protect historic exterior elements, improve the public-facing condition of the building, and strengthen the surrounding downtown corridor as a walkable, active commercial environment.

Financial Analysis:

The applicant submitted both a plan and a financial summary. Based on these documents, the project appears reasonable and attainable. The plan outlines the owners' desire to upgrade the building to enhance the West Main corridor and contribute to the commercial redevelopment of the area.

Grant Request:

The grant is needed to fund exterior improvements to the building for safety and beautification, including:

Sampler Square includes two connected historic structures at 112 W. Main Street (Montrose Radium Ore Sampler) and 44 S. Grand Avenue (Montrose Electric Light & Power Co.). Improvements will be phased by building/elevation for efficient execution and maximum public-facing impact.

Phase 1 – 112 W. Main Street Structure (Initial Grant-Funded Façade Work)

- Restore and repaint historic exterior wood/trim and related façade elements on the first targeted exterior elevations of the Radium Ore Sampler structure.
- Prioritize the most visible and highest-need areas to deliver immediate aesthetic improvement and preservation benefit.

Phase 2 – 44 S. Grand Avenue Structure (Subsequent Façade Work)

- Extend exterior restoration and repainting the Electric Light & Power Co. structure elevations.
- Complete a cohesive visual experience across the full connected property along the downtown corridor.

Conclusion:

Based on the purpose of the Façade Improvement Matching Grant Program and the total project cost, Region 10 finds this request aligned with program goals. Funding this project will significantly enhance the appearance of the downtown corridor and support ongoing business development.

Sincerely,



Amy Crick

Business Loan Fund Manager



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft

Business Plan – Façade Improvement Matching Grant

Sampler Square | 112 W. Main St & 44 S. Grand Ave | Montrose, CO

Owner: Grand Square LLC

Project Purpose:

Sampler Square is a connected historic, mixed-use commercial property located in downtown Montrose with visibility and access from both Main Street and Grand Avenue. The building supports locally owned food, retail, and service businesses and functions as a daily-use downtown destination where residents and visitors can get a coffee, eat a meal, shop locally, and walk the corridor.

The purpose of this façade improvement project is to restore and protect historic exterior elements, improve the public-facing condition of the building, and strengthen the surrounding downtown corridor as a walkable, active commercial environment.

Alignment with Downtown Montrose Economic Development

The City of Montrose prioritizes downtown revitalization, historic preservation, and place-based economic development that increases foot traffic, supports local businesses, and encourages long-term investment. Façade improvements are a proven economic development tool because they create immediate visual impact, improve corridor aesthetics, and increase confidence in downtown locations.

This project aligns with those goals by improving a highly visible historic property while keeping existing businesses in place and operational.

Operational Plan

- The building will continue operating as a mixed-use commercial property with its current tenant mix
- Façade improvements will be completed in phases to avoid disruption to tenants and customers

- All work focuses on permanent exterior restoration consistent with historic preservation standards
- No change in building use is proposed as part of this grant

Phased Façade Improvement Strategy

Sampler Square includes two connected historic structures at 112 W. Main Street (Montrose Radium Ore Sampler) and 44 S. Grand Avenue (Montrose Electric Light & Power Co.). Improvements will be phased by building/elevation for efficient execution and maximum public-facing impact.

Phase 1 – 112 W. Main Street Structure (Initial Grant-Funded Façade Work)

- Restore and repaint historic exterior wood/trim and related façade elements on the first targeted exterior elevations of the Radium Ore Sampler structure.
- Prioritize the most visible and highest-need areas to deliver immediate aesthetic improvement and preservation benefit.

Phase 2 – 44 S. Grand Avenue Structure (Subsequent Façade Work)

- Extend exterior restoration and repainting to the Electric Light & Power Co. structure elevations.
- Complete a cohesive visual experience across the full connected property along the downtown corridor.

This phased approach ensures responsible use of funds, protects historic character, and maintains tenant operations.

Support for Existing & Future Downtown Businesses

Improved exterior condition supports existing tenants by increasing visibility, customer confidence, and pedestrian engagement. A well-maintained façade helps current businesses perform more consistently and encourages longer-term tenancy.

For prospective tenants, exterior condition is a key signal of stability and long-term viability. By improving the building's appearance and preservation condition, the project strengthens the downtown business environment and helps attract businesses seeking to establish durable operations in Montrose.

Business Stability & Long-Term Lease Sustainability

The goal is to support business stability and continuity, not short-term turnover. Improved building condition supports longer lease durations by giving tenants confidence to invest in their businesses and build lasting customer relationships.

Longer leases benefit downtown by reducing vacancy and turnover, supporting consistent local employment, and maintaining active storefronts that contribute to corridor vitality.

Summary

The façade improvement at Sampler Square is a low-risk, high-visibility investment that supports local businesses, preserves historic character, strengthens walkability, and reinforces long-term economic health in downtown Montrose. The phased approach improves the property while it remains operational, contributing to a stable and vibrant downtown corridor.



Traum Construction LLC

Facade Restoration Proposal & Bid

Submitted to: City of Montrose – Facade Improvement Matching Grant Program

Project Address: 72 South Grand Avenue, Montrose, CO 81401

Date: April 16th

Prepared By: Traum Construction LLC

EIN: 33-2333820

Project Overview

Traum Construction LLC will serve as the general contractor of record for the full exterior restoration and repainting of the historic building at 72 S Grand Avenue.

To comply with Montrose's Facade Improvement Matching Grant Program, Traum will provide:

- Complete management of the project from start to finish
- Site supervision, scheduling, and quality control
- All labor, materials, and coatings associated with the scope
- All required surface preparation, equipment, and safety precautions
- Carpentry support is limited to painted wood areas only, cleanup, minor repair, and fastening of loose siding.
- Coordination with the Historic Preservation Committee for color selection
- Documentation and communication required by the City for grant approval

Wood restoration in this scope applies only to painted wood elements.

Any additional exterior or structural repairs can be quoted separately.

All historic color selections must be finalized before work begins to eliminate any possibility of rework after coatings are applied.

Historic Color Compliance

Because the building is within a historic corridor, final paint colors will be selected in coordination with the Historic Preservation Committee.

Scope of Work

Traum Construction or its subcontractors will complete the following work:

A. Surface Preparation

- Pressure washing of all designated exterior surfaces
- Scraping, sanding, and feathering of failing paint
- Caulking at joints, gaps, fascia, soffits, and trim
- Masking and surface protection
- Priming with a high-bond exterior primer appropriate for historic substrates

B. Exterior Coating System

Traum will apply the highest-grade exterior coating system proposed, including:

- PrimeRx Peel Bonding Primer (or equivalent)
- Two coats of premium, self-cleaning architectural coating suitable for historic structures
- Application down to 35°F, with superior adhesion, mildew resistance, and long-term durability
- Enhanced water-shedding properties to protect historic substrates

C. Wood Trim & Siding Work

- Cleanup, sanding, and repair of wood trim
- Fastening of any loose siding
- Replacement of minor wood components as needed (material included for small repairs)
- Optional full wood restoration package (detailed below)

D. Carpentry & Site Support

- Site protection
- Cleanup and debris removal
- Final walkthrough and punch list completion

E. Project Management & Delivery

- Oversight and QC
- Historic-color coordination
- Scheduling and sequencing
- Safety management
- Grant compliance documentation
- Warranty coordination

Project Pricing

Pricing includes all labor, materials, coatings, equipment, preparation, carpentry, and GC oversight.

Base Facade Restoration (All Primary Surfaces):

- Front Facade: **\$5,007.40**
- End of Building: **\$7,369.46**
- Back Facade: **\$4,585.77**
- Roof-Area Surfaces: **\$3,543.52**
- Administrative project management: **3,750.00**

Total Base Project Cost: \$24,256.15

Optional Add-Ons

Optional Work	Cost
Wood Restoration (two-coat semi-transparent system)	\$3,358.07
Remaining Siding – Full Repaint Package	\$9,319.30

Total With All Options: \$36,933.52

Acceptance

Owner / Applicant: _____ Date: _____

Traum Construction, LLC

Authorized Representative: _____ Date: _____

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 _____	088

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN2726
		TEMPORARY NO.: 376728440003		
CURRENT BUILDING NAME: Sampler Square		OWNER: GENUIT GREGORY C P O BOX 531 OURAY CO 81427		
ADDRESS: 112 W Main St. Montrose, CO 81401		TOWNSHIP 49N RANGE 9W SECTION 28 SW 1/4 SE 1/4		
HISTORIC NAME: Montrose Radium Ore Sampler		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 12 LOT(S): 1-7 ADDITION: Willerup's Sub. YR. OF ADDITION: N/A		
FILM ROLL NO.: 7 BY: T.H. Simmons	NEGATIVE NO.: 31, 35	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: 1919 ACTUAL: SOURCE: Sanborn Maps, Directories	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial	
			HISTORIC: Radium Ore Sampler	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: New siding, new windows, attached to building on south.	
STYLE: No Style/Industrial			STORIES: 2- 3	ORIGINAL SITE X DATE(S) OF MOVE: MOVED
MATERIALS: Wood, Concrete, Stucco, Brick			SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY
ARCHITECTURAL DESCRIPTION: Gable roof building which varies from two to three stories in height. Vertical panel siding and stucco wall cladding. Small gabled dormer on north. Brick at first story level on north and west. Brick chimneys on north roof slope. Widely spaced 1/1-light double-hung sash windows set in panels of contrasting siding. Shed roof one-story projection on east has paired and single windows. Shed roof projecting entrance bay toward south end of facade has brick base and vertical panel siding. Attached to former powerplant building on south.			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: NAME: DATE:	
			ASSOCIATED BUILDINGS? X YES NO TYPE: Powerplant	
			IF INVENTORIED, LIST ID NOS.: 5MN5271	
ADDITIONAL PAGES: YES NO			CONTINUED? YES X NO	

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5MN2726	
	SOURCE:	ORIGINAL OWNER: Montrose Ore Sampler Co.	
	BUILDER/CONTRACTOR: Unknown	SOURCE: Denver Post, 20 July 1919	
	SOURCE:	THEME(S): Rail Towns, 1870-1920	
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):			
CONTINUED YES X NO			
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): The Montrose Ore Sampler Company was erected about 1919 and operated for several years by O. Barlow Wilmarth (who may have previously operated a flour mill in the building). Military uses of radium during World War I stimulated production in Western Colorado in the Paradox Valley, at McIntyre, and at Gateway. A July 1919 "Denver Post" article reported that the sampler had been in operation a "few months," and that "Montrose is rapidly becoming the radium ore market of the world. Hundreds of persons and companies send their shipments, both large and small, to this plant to be assayed and then to be shipped to the Eastern market. The local plant pulverizes all of this ore, using twenty mesh screens." The plant was then described as "the only commercial radium sampler in the world." During the war, radium was used in illuminating paint and on airplane parts. The end of the war brought a drop in radium prices. By 1941, H.G. and Carl A. Burtis were operating a wholesale meat distribution plant in the sampler building, which continued at that location into the 1960s. In 1974, the building was joined to the one to the south to create Sampler Square, a collection of specialty stores, offices, and restaurants. At that date, the Hill Petroleum Company had offices in the former sampler building.			
CONTINUED YES X NO			
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):			
ARCHITECTURAL SIGNIFICANCE: ☐ REPRESENTS THE WORK OF A MASTER ☐ POSSESSES HIGH ARTISTIC VALUES ☒ REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION		HISTORICAL SIGNIFICANCE: ☐ ASSOCIATED WITH SIGNIFICANT PERSONS ☒ ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS ☐ CONTRIBUTES TO AN HISTORIC DISTRICT	
STATEMENT OF SIGNIFICANCE: This building is associated with the industrial history of Montrose, having been erected as a radium ore sampler about 1919, and at one time having been reportedly the only commercial radium sampler in the world. The building reflects Montrose's history as a radium ore market. The building's size, height, and gabled roof design reflect its use as an industrial facility.			
CONTINUED YES X NO			
REFERENCES (BE SPECIFIC): Sanborn fire insurance maps, 1908-1946; Montrose City Directories, 1910-1980; Montrose County: Where Apple is King, 1905; 100 Years; Denver Post, 20 July 1919, 12; 112 W. Main St., 5MN2726, historic resources survey form, in the files of the Colorado Historical Society, Denver, Colorado.			
CONTINUED YES X NO			
SURVEYED BY: R.L. Simmons/T.H. Simmons		AFFILIATION: Front Range Research Associates, Inc.	
DATE: January 2000			

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
☐ Eligible	☐ Nominated
☐ Det. Not Eligible	☐ Certified Rehab.
Date _____	081

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN5271
		TEMPORARY NO.: 376728440003		
CURRENT BUILDING NAME: Sampler Square		OWNER: GENUIT GREGORY C P O BOX 531 OURAY CO 81427		
ADDRESS: 44 S Grand Ave Montrose, CO 81401		TOWNSHIP 49N RANGE 9W SECTION 28 SW 1/4 SE 1/4		
HISTORIC NAME: Montrose Electric Light & Power Co.		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 12 LOT(S): 1-7 ADDITION: Willerup's Sub. YR. OF ADDITION: N/A		
FILM ROLL NO.: 7 BY: T.H. Simmons	NEGATIVE NO.: 29, 33	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1904 SOURCE: On building.	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial	
			HISTORIC: Industrial	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: New doors; bay window added to facade; patio on west; connected with series of additions to building on north; southern part of building demolished.	
STYLE: No Style (Vernacular Masonry)			STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:
MATERIALS: Brick, Stone, Wood			SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY
ARCHITECTURAL DESCRIPTION: One-story rectangular brick building connected with series of additions to former radium sampler building on north. Building has bands of molded brick at cornice, walls of orange brick, and raised stone foundation. Very tall windows with segmental arched lintels with keystones, 6/6-light double-hung sash windows, tooled stone sills. Double paneled and glazed door with arched transom with decorative glass and arched stone lintel with keystone reading "1904." On front (east) is hipped roof bay window with shingled roof with tapered base. Two raised stoops toward the north end of the front have metal balustrades, concrete steps, and metal railings. Second door toward north has arched lintel with keystone, narrow transom, and sidelights. Third door toward north has stone lintel and keystone, narrow transom, slab door with vertical light. Fenced			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
ASSOCIATED BUILDINGS? X YES NO TYPE: Radium sampler			IF INVENTORIED, LIST ID NOS.: 5MN2726	
REPRODUCTION PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5MN5271 ORIGINAL OWNER: Montrose Elec. Light & Power Co. SOURCE: Montrose County: Where Apple... THEME(S): Rail Towns, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): Architectural Desc., Cont.--Rear brick part has segmental arched openings, two doors, and four windows. Portions of windows covered up. Low brick and stuccoed projection on north end of this section. Added section on north has mansard shingled overhang, large bay window, off-center entrance, raised brick stoop. Lower flat roof section to north has stucco, vertical panel siding, and plate glass windows.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): The present building resulted from additions which joined the long, one-story brick power plant on the south with an ore sampling building on the north. The Montrose Electric Light & Power Company erected the power plant in 1904. In 1905, the facility was described as "a large and imposing brick structure and a trip thru the interior would lead strangers to imagine they were in a metropolitan plant. Everything is kept as neat as wax and in perfect condition." W.W. Torrence was the manager in 1905. The plant included a 40-ton York Ice Machine Manufacturing Co. ice plant. The 1908 Sanborn map shows the Robert Halley general warehouse in the north end of the power plant building, an engine and dynamo room in the central portion, and a boiler room and smokestacks at the southern end. The 1913 creation of the Western Colorado Power Company led to the consolidation of eight smaller electric systems, including that of Montrose. By 1931, the plant was labeled "used as reserve plant only." The northern portion housed a branch plant of the Nuckolls Packing Company in 1923.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X 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
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STATEMENT OF SIGNIFICANCE: This building, erected as a facility of the Montrose Electric Light and Power Company, is associated with the history of utilities in Montrose. The building is representative of industrial construction of the early twentieth century in its brick composition, flat roof, cornice with molded brick, and segmental arched openings with stone lintels with keystones.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Sanborn fire insurance maps, 1908-1946; Montrose City Directories, 1910-1980; Montrose County: Where Apple is King, 1905; Dona Freeman, "100 Years: Montrose, Colorado" (N.p., 1982), 29, 42, 44, 51, 64, 70, 71, 77-78, 102; Denver Post, 20 July 1919, 12.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: January 2000		