



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

***Tuesday, August 11, 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) PUBLIC COMMENT

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

2) PUBLIC HEARING

A) Alteration to Designated Property Hearing - Montrose Post Office

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.

3) ADJOURNMENT



CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Senior Planner
DATE: August 11, 2026
RE: Application for Alteration of a Designated Historic Property located at 25-27 N Cascade Ave

Background:

On March 3, 2026, the Montrose City Council approved Ordinance 2704 on second reading to designate the building located at 25-27 North Cascade Avenue (known as the Montrose Post Office) as a Historic Property, pursuant to the requirements in Section 11-3 of the City of Montrose Municipal Code ("Municipal Code"). 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 25-27 N Cascade Ave seek to complete the alterations to the exterior of the building per the provided information.

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 applicant has provided commentary regarding the proposed work's compliance with the Standards found in the attached narrative. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Findings and Recommendation:

The Architectural Inventory Forms for this property are attached. The form identifies the Post World War II Commercial façade.

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.

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 proposed use is consistent with past uses 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 proposal is consistent with the Post World War II architectural style.



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 proposal maintains distinctive features typical of the Post World War II style.
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.	Recent alterations to the building have removed some historic features.
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.	Chemical treatments are not proposed.
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.
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Findings and Recommendation:

The Architectural Inventory Form for this property is attached. Alterations to the building have diminished its original historic integrity. Post-World War II alterations are historically significant.

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 25-27 N Cascade Ave, Montrose, Colorado based on the findings in the staff report dated August 11, 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 August 11, 2026.

Alternative Motions:

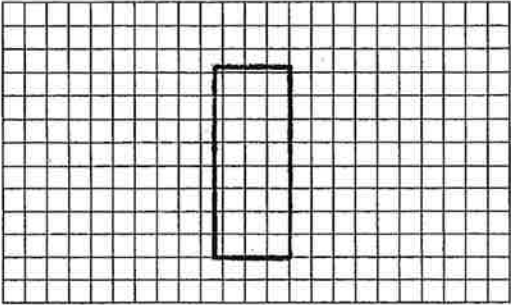
Denial: I move to deny the application for the Alteration of a Designated Historic Property located at 25-27 N Cascade Ave, Montrose, Colorado. The proposed alterations do not meet the code criteria based on the evidence and testimony presented at this hearing and in the staff report.



HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
☐ Eligible	☐ Nominated
☐ Det. Not Eligible	☐ Certified Rehab.
Date _____	020

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

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5MN5043 ORIGINAL OWNER: Unknown SOURCE: THEME(S): Rail Towns, 1870-1920
CONTINUED YES X NO		
CONTINUED YES X NO		
CONTINUED YES X NO		
CONTINUED YES X NO		
CONTINUED YES X NO		
CONTINUED YES X NO		
CONTINUED YES X NO		
CONTINUED YES X NO		



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: Mexican American Development Association
 Bethany Maher, Executive Director

Property: 25 & 27 N Cascade Ave, Montrose CO

Company Profile

MADA, established in 1972, is a community gathering place built by the community in the self-named Tortilla Flats neighborhood of Montrose, CO. We have a new commercial kitchen for rent on a sliding fee scale basis for commissary use, private use and cultural cooking education and demonstrations. We have low-cost office space rented to local nonprofits and businesses as well as a large and small meeting and event space that we rent to local organizations and individuals for private events on a sliding fee scale basis as well. MADA helps those in need and is a strong advocate for those who have been historically underserved.

Project Description

The project will allow MADA to expand its kitchen services to main street where small businesses can transition to a store front for both packaged and prepared foods. There will be a commercial kitchen and several food stalls available. In the middle, will be a central bar servicing the entire space.

The project will encompass both addresses.

Total Project Budget: \$2,000,000

25 N. Cascade		27 N. Cascade	
Demolition	\$ 3,300	Demolition	\$ 6,500
Awning/Flashing	\$ 12,500	Awning/Flashing	\$ 15,500
Doors and Windows	\$ 31,368	Doors and Windows	\$ 33,200
Sub Total	\$ 47,168	Sub Total	\$ 55,200
Total		\$ 102,368	

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

If approved as requested, the applicant will be responsible for 25% of the total cost up to \$6,250 with the city matching a maximum of \$25,000 of the first \$31,250. This would be the same for both properties.

Subject: Online Form Submittal: Facade Improvement Matching Grant Program

Date: Tuesday, December 2, 2025 at 3:42:02 PM Mountain Standard Time

From: noreply@civicplus.com

To: arusso@ci.montrose.co.us, wreis@cityofmontrose.org, mwingfield@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: Mexican American Development Association

Property Owner: Mexican American Development Association

Mailing Address: 17 N 6th Street

Project Address: 25 N Cascade Ave

Parcel Number (available on Montrose County Assessor's website or tax bill): 3767-284-07-003

Phone Number: 7192935044

Email Address: director@montrosemada.org

How did you hear about the Facade Improvement Matching Grant Program? City employees

Is your property historic? Yes

If yes, has it been locally designated? No

PROJECT INFORMATION

Work proposed as part of facade improvements (check all that apply):	Addition of structural awnings, lights, or other exterior amenities, Uncover, preserve, or rehabilitate the building's historic exterior, Removal of non-historic features, Addition of window and/or display areas in facade, Restoration of brickwork, wood, masonry, stucco, or siding, Replacement, repair, or addition of architectural details, Repair or replacement of windows and/or doors, Renovation of entryway to make more accessible
If other, please describe:	<i>Field not completed.</i>
Facades to be renovated (circle all that apply):	Front
Total Estimated Cost of Improvements:	55200
Grant Program Amount Requested:	25000

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:	Bethany Maher
Date	12/2/2025
Property Owner's Signature:	Bethany Maher
Date	12/2/2025

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

PROPOSAL



Mailing Address: 64567 Ranger Rd.

Physical Address: 64567 Ranger Rd.

Montrose, CO 81403

(970) 901-1370 / seth@sagebuiltventures.com

Date: 12/2/2025

Proposal Submitted To:

Name MADA
Street 17 N. 6th St.
City Montrose State CO
Phone n/a

Work To Be Performed At:

Street 25 N. Cascade
City Montrose State CO
Date of Plans N/A
Email:

We propose to supply labor, equipment, and materials for the following:

Front Facade Cascade Kitchen Unit 25:

Demo: \$3,300

demo and dispose of old overhang

demo and dispose of old windows and doors

Overhang: \$12,500.00

Frame and install new entry overhang

Wrap overhang

Install metal roofing

Paint wrap and above overhang

Display wall:

Frame display wall on inside of entry \$4,700.00

Includes drywall, paint, and trim

Doors and windows: \$31,368.00

New commercial doors and windows to be installed by Glass Doctor

TOTAL* \$51,868.00

Note: Excludes any unforeseen conditions that may be present

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial

workmanlike manner for the sum of: Fifty one thousand eight hundred sixty eight dollars and no/100

with payments to be made as follows: 30% deposit (\$) with remainder within 15 days of completion

Respectfully submitted by: Seth Palmer - Owner

Note - This contract may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Signature: _____

Date: _____

Signature: _____

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. In the event any party institutes any action or proceeding against the other party in relation to this Proposal, the prevailing party of such action shall be entitled to recover from the non-prevailing party (in addition to all other remedies provided by law) its attorney's fees and costs in such action or proceeding. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Liability Insurance on above work to be provided by 4 Points Properties.

PROPOSAL



Mailing Address: 64567 Ranger Rd.

Physical Address: 64567 Ranger Rd.

Montrose, CO 81403

(970) 901-1370 / seth@sagebuiltventures.com

Date: 12/2/2025

Proposal Submitted To:

Name MADA
Street 17 N. 6th St.
City Montrose State CO
Phone n/a

Work To Be Performed At:

Street 27 N. Cascade
City Montrose State CO
Date of Plans N/A
Email:

We propose to supply labor, equipment, and materials for the following:

Front Facade Cascade Kitchen Unit 27:

Demo: \$6,500
demo and dispose of old overhang
demo and dispose of old windows and doors

Overhang: \$15,500.00
Frame and install new entry overhang
Wrap overhang
Install metal roofing
Paint wrap and above overhang

Doors and windows: \$33,200.00
New commercial doors and windows to be installed by Glass Doctor

TOTAL* \$55,200.00

Note: Excludes any unforeseen conditions that may be present

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial

workmanlike manner for the sum of: **Fifty five thousand two hundred dollars and no/100's**

with payments to be made as follows: **30% deposit (\$) with remainder within 15 days of completion**

Respectfully submitted by: Seth Palmer - Owner

Note - This contract may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to

do the work as specified. Payment will be made as outlined above.

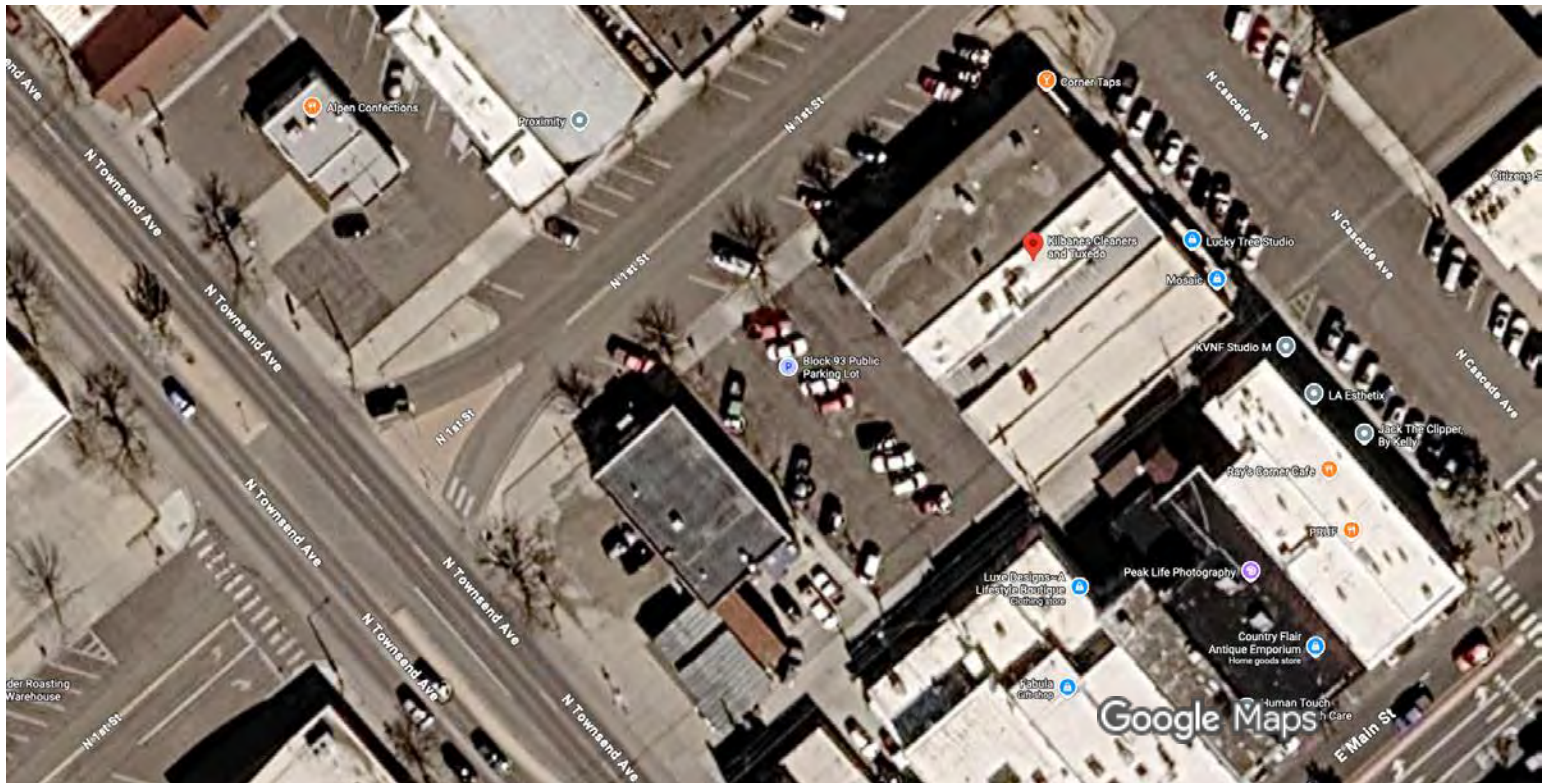
Date: _____
Date: _____

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Kilbanes Cleaners and Tuxedo

25 & 27 N Cascade Ave



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



Kilbanes Cleaners and Tuxedo

3.2 ★★★★★ (39)

Dry cleaner

Temporarily closed

Overview

Reviews

About



Directions



Save



Nearby



Send to
phone



Share



27 N Cascade Ave #3920, Montrose, CO 81401



Temporarily closed ▾



(970) 249-4434



F4HC+WX Montrose, Colorado



Your Maps history

Suggest an edit

Add missing information



Photos & videos

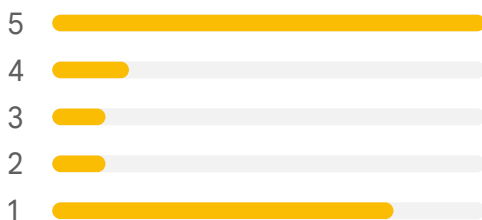
All

Exterior

Street View
& 360°

+ Add photos & videos

Review summary



3.2



39 reviews



"My **husband** gets his **army uniforms** done here and it's always great **service**."



"We will NOT be going back and I highly recommend no one else tries this **place**!"



"Wonderful **folks** work there!"

 Write a review

Reviews



≡ Sort

✓ All

shirt cleaning 2

quick staff 3

starch options 2

friendly staff 13

+6



Agent 711

Local Guide · 60 reviews · 19 photos



★★★★★ a year ago

I get all my shirts cleaned here. Staff is quick and friendly. Let them know if you want med or heavy starch. They get it right. Decent price. And they'll call you if you forget your stuff after a while. Great service.

 Like

 Share



Daniel London

5 reviews · 1 photo



★☆☆☆☆ 2 years ago

Was originally skeptical to take in jeans to get starched as I didn't know if they'd do a good job. Owner assured me they could heavy starch jeans. Went to pick up and there was hardly a crease and nearly no starch in them. Spray in starch ... [More](#)

 2

 Share



reiner seelhoff

3 reviews



★☆☆☆☆ 2 years ago

I rented a tux for a wedding and went to pick it up and nothing fit, not even close. Last minute decision made to go buy a suit and tried to get the deposit back and was told by the owner/manager Jim's Formal Wear does not give back ... [More](#)



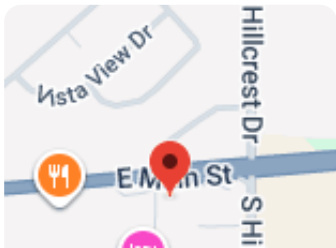
1



Share

[More reviews \(36\)](#)

People also search for



Essential Green L...

4.2 ★ (5)

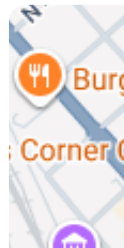
Laundry service



Southside Laundry

4.4 ★ (248)

Laundromat

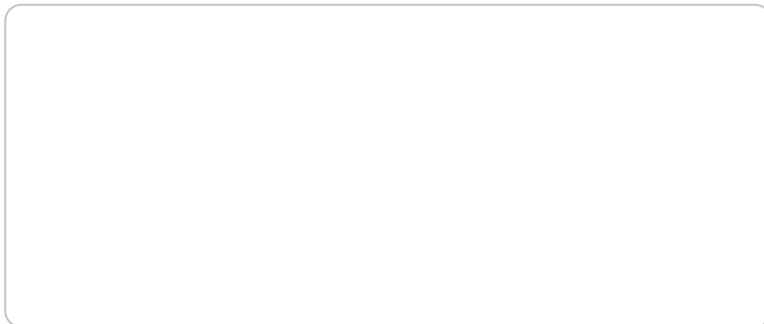


Hanna

5.0 ★

Clothing

Web results



[About this data](#)

NOTES:

DESIGN RECOMMENDATIONS ARE BASED UPON FIELD INSPECTION DURING THE SITE VISIT AND/OR INFORMATION PROVIDED BY THE OWNER/TENANT AND ARE CONCEPTUAL ONLY. THEY ARE NOT INTENDED FOR CONSTRUCTION PURPOSES. ADDITIONAL CONSULTATION, OR THE USE OF SPECIALIZED CONSULTANTS INCLUDING A LICENSED ARCHITECT OR ENGINEER, MAY BE REQUIRED FOR ADDITIONAL DESIGN DEVELOPMENT AND FOR INDIVIDUAL ISSUES OR CONCERNS. PRIOR TO BEGINNING ANY WORK, CONSULT WITH LOCAL OFFICIALS TO ENSURE COMPLIANCE WITH LOCAL CODES AND ORDINANCES.

COLORADO MAIN STREET RECOMMENDATIONS FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. ADDITIONAL INFORMATION ON TECHNICAL GUIDANCE CAN BE FOUND IN PRESERVATION BRIEFS PREPARED BY THE NATIONAL PARK SERVICE.

COLORADO MAIN STREET STAFF IS AVAILABLE TO PROVIDE CONTINUED ASSISTANCE AS THE PROJECT PROGRESSES. PLEASE CONTACT LARRY LUCAS, AIA, WITH ANY QUESTIONS, REQUESTS FOR TECHNICAL INFORMATION OR PROJECT UPDATES.

CONTACT:
LARRY LUCAS, ARCHITECT
COLORADO MAIN STREET
PROGRAM
(720) 402-9303
LARRY.LUCAS@STATE.CO.US

Existing Conditions 01/21/2025
Created by: Larry B. Lucas, II, AIA
Colorado Main Street Program



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CONTACT:
LARRY LUCAS, ARCHITECT
COLORADO MAIN STREET
PROGRAM
(720) 402-9303
LARRY.LUCAS@STATE.CO.US

Concept Design 01/21/2025
Created by: Larry B. Lucas, II, AIA
Colorado Main Street Program



CASCADE FOOD HUB
25-27 N CASCADE
MONTROSE, CO

SHEET
2
OF FOUR

NOTES:

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CASCADE FOOD HUB
25-27 N CASCADE
MONTROSE, CO



SHEET
3
OF FOUR

NOTES:

DESIGN RECOMMENDATIONS ARE BASED UPON FIELD INSPECTION DURING THE SITE VISIT AND/OR INFORMATION PROVIDED BY THE OWNER/TENANT AND ARE CONCEPTUAL ONLY. THEY ARE NOT INTENDED FOR CONSTRUCTION PURPOSES. ADDITIONAL CONSULTATION, OR THE USE OF SPECIALIZED CONSULTANTS INCLUDING A LICENSED ARCHITECT OR ENGINEER, MAY BE REQUIRED FOR ADDITIONAL DESIGN DEVELOPMENT AND FOR INDIVIDUAL ISSUES OR CONCERNS. PRIOR TO BEGINNING ANY WORK, CONSULT WITH LOCAL OFFICIALS TO ENSURE COMPLIANCE WITH LOCAL CODES AND ORDINANCES.

COLORADO MAIN STREET RECOMMENDATIONS FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. ADDITIONAL INFORMATION ON TECHNICAL GUIDANCE CAN BE FOUND IN PRESERVATION BRIEFS PREPARED BY THE NATIONAL PARK SERVICE.

COLORADO MAIN STREET STAFF IS AVAILABLE TO PROVIDE CONTINUED ASSISTANCE AS THE PROJECT PROGRESSES. PLEASE CONTACT LARRY LUCAS, AIA, WITH ANY QUESTIONS, REQUESTS FOR TECHNICAL INFORMATION OR PROJECT UPDATES.

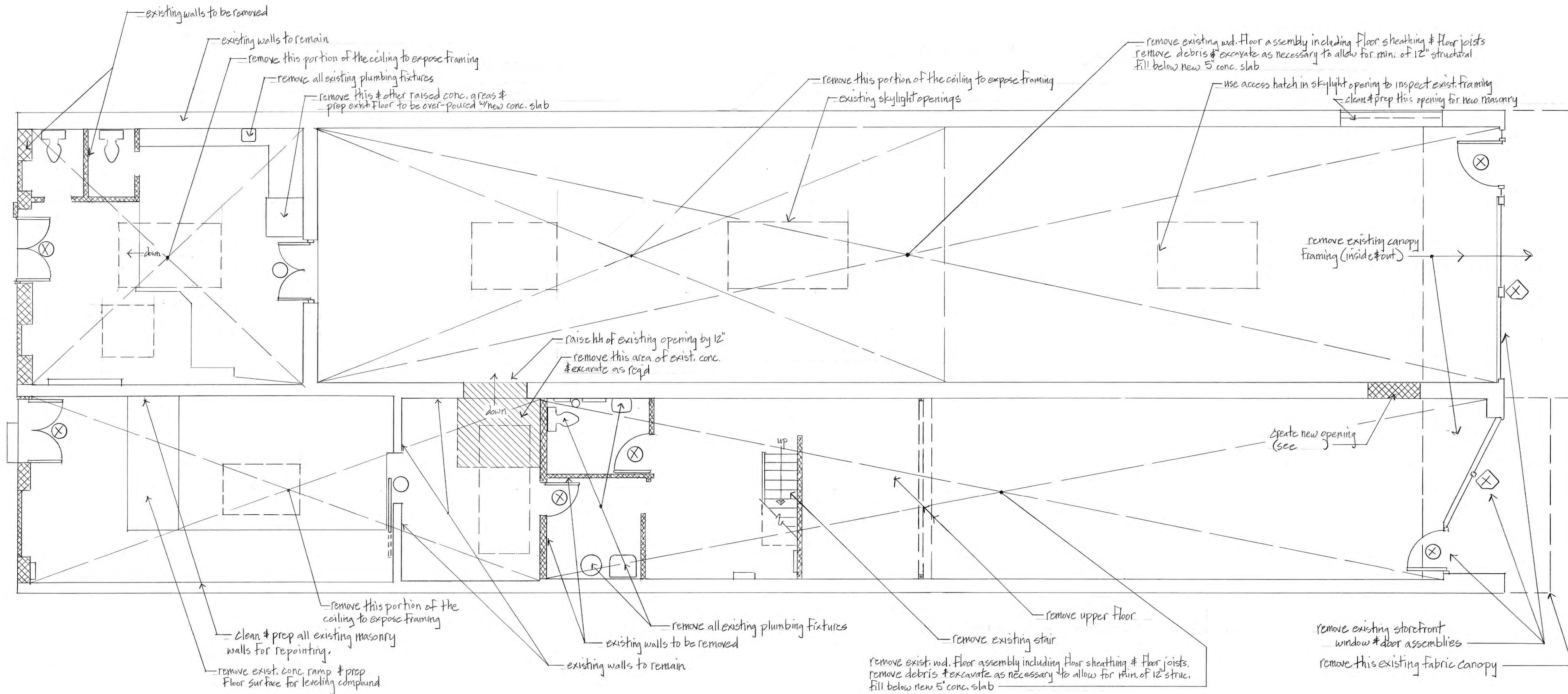
CONTACT:
LARRY LUCAS, ARCHITECT
COLORADO MAIN STREET
PROGRAM
(720) 402-9303
LARRY.LUCAS@STATE.CO.US

Concept Design 01/21/2025
Created by: Larry B. Lucas, II, AIA
Colorado Main Street Program



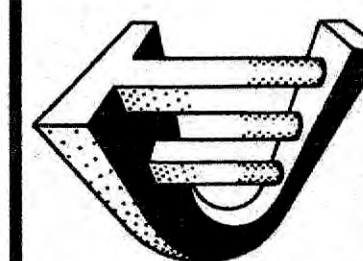
CASCADE FOOD HUB
25-27 N CASCADE
MONTROSE, CO

SHEET
4
OF FOUR



1 EXISTING FLOOR PLAN
1/4" = 1'-0" North Ref. North

REVISIONS:	BY



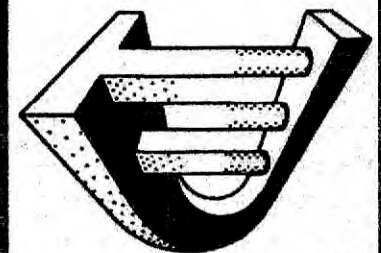
Thomas R. Chamberlain
ARCHITECT
14401 6215 Road
Montrose, Colorado 81403
970-240-7995 (Phone & Fax)

CASCADE FOOD HUB

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TFC
CHECKED
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JOB NUMBER
SHEET

EX-1

REVISIONS:	BY:

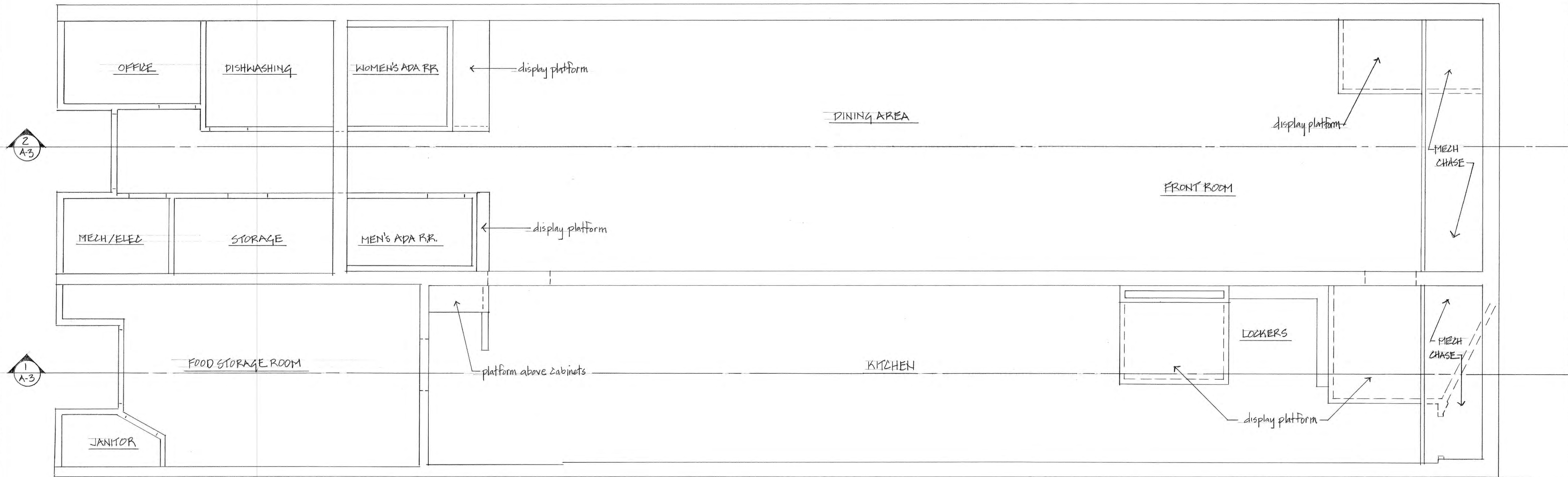


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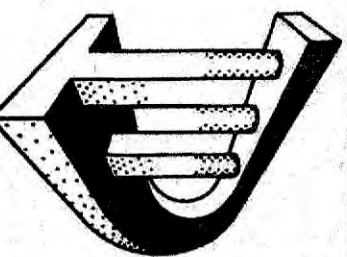
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A-2



1 INTERMEDIATE LEVEL FLOOR PLAN
 1/4"=1'-0" North Ref. North

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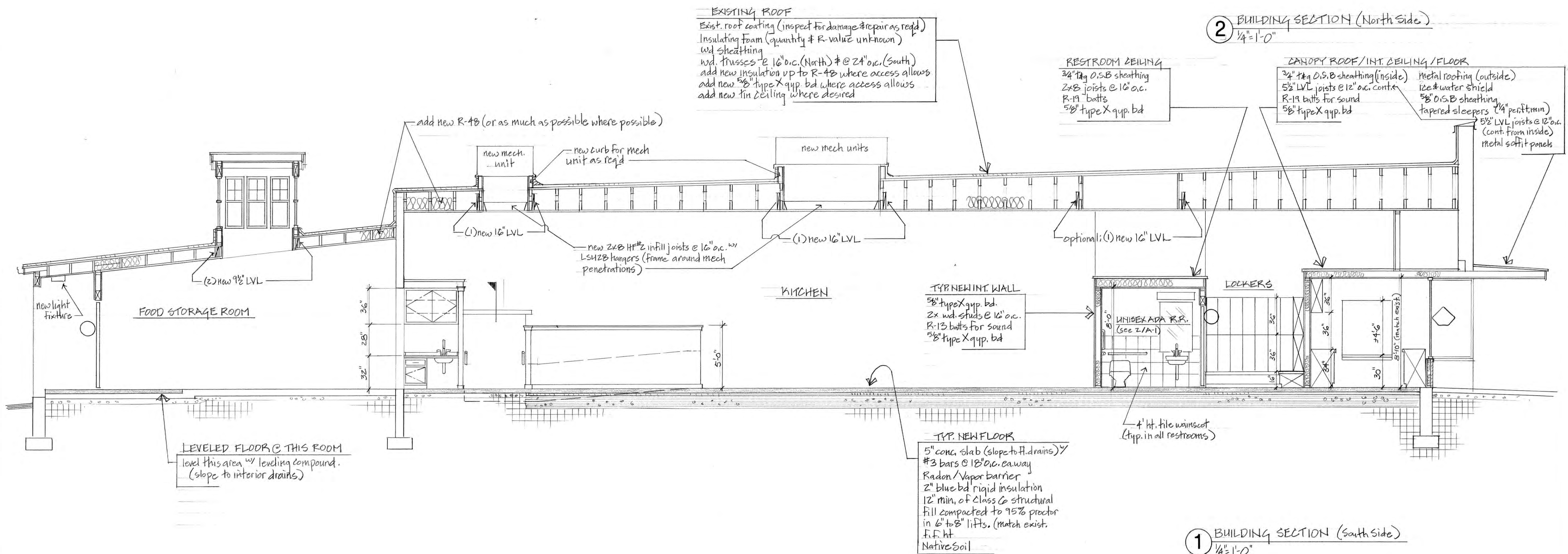
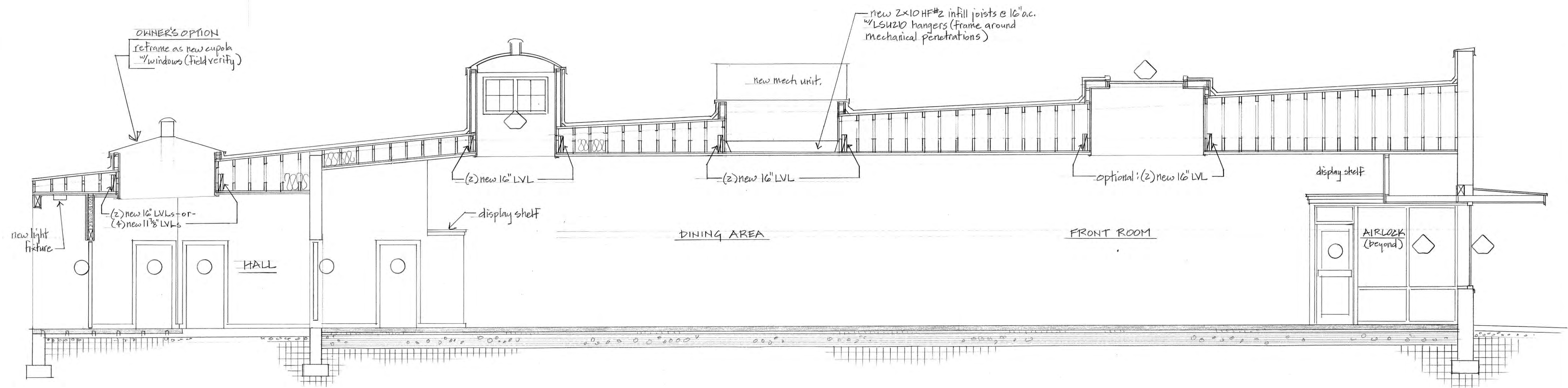
**Thomas R. Chamberlain
ARCHITECT**

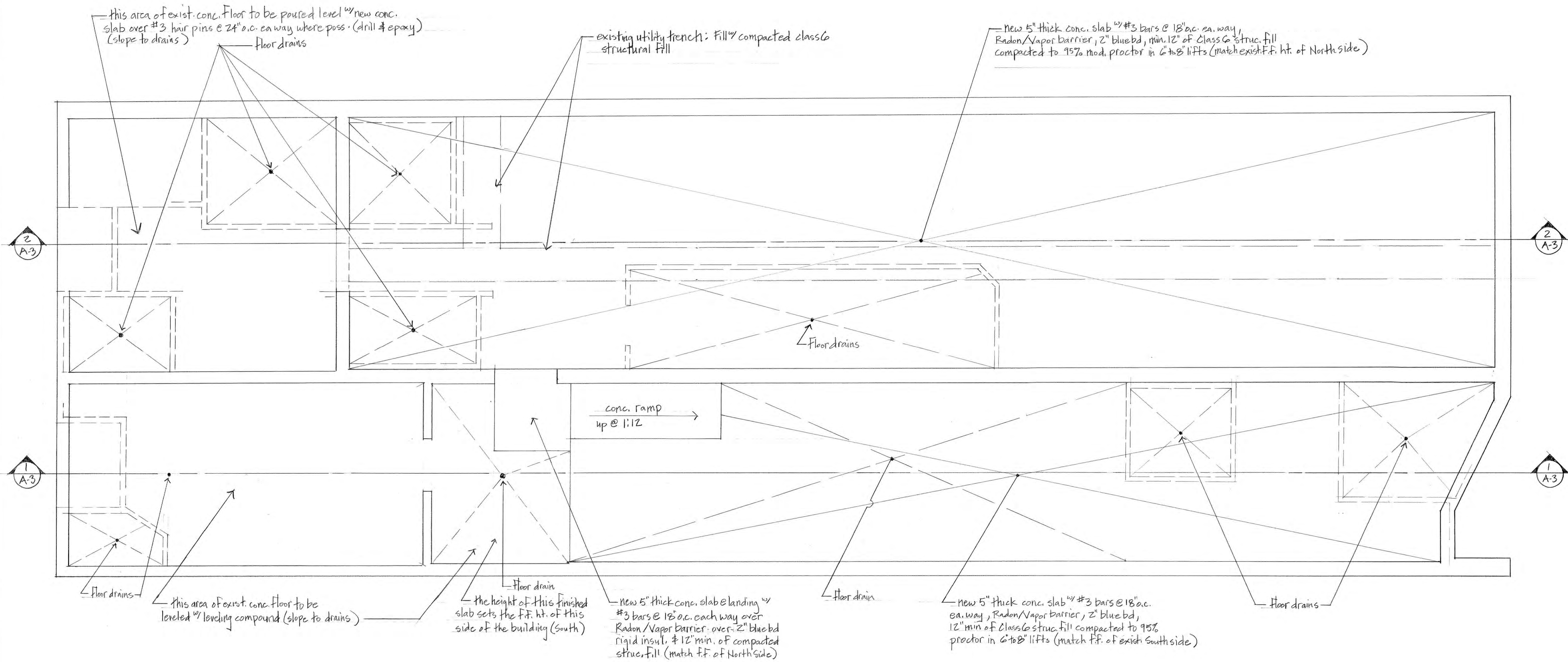
14401 6215 Road
Montrose, Colorado 81403
970-240-7995 (Phone & Fax)

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A-3





1 FOUNDATION & FLOOR SLAB PLAN
1/4"=1'-0" North

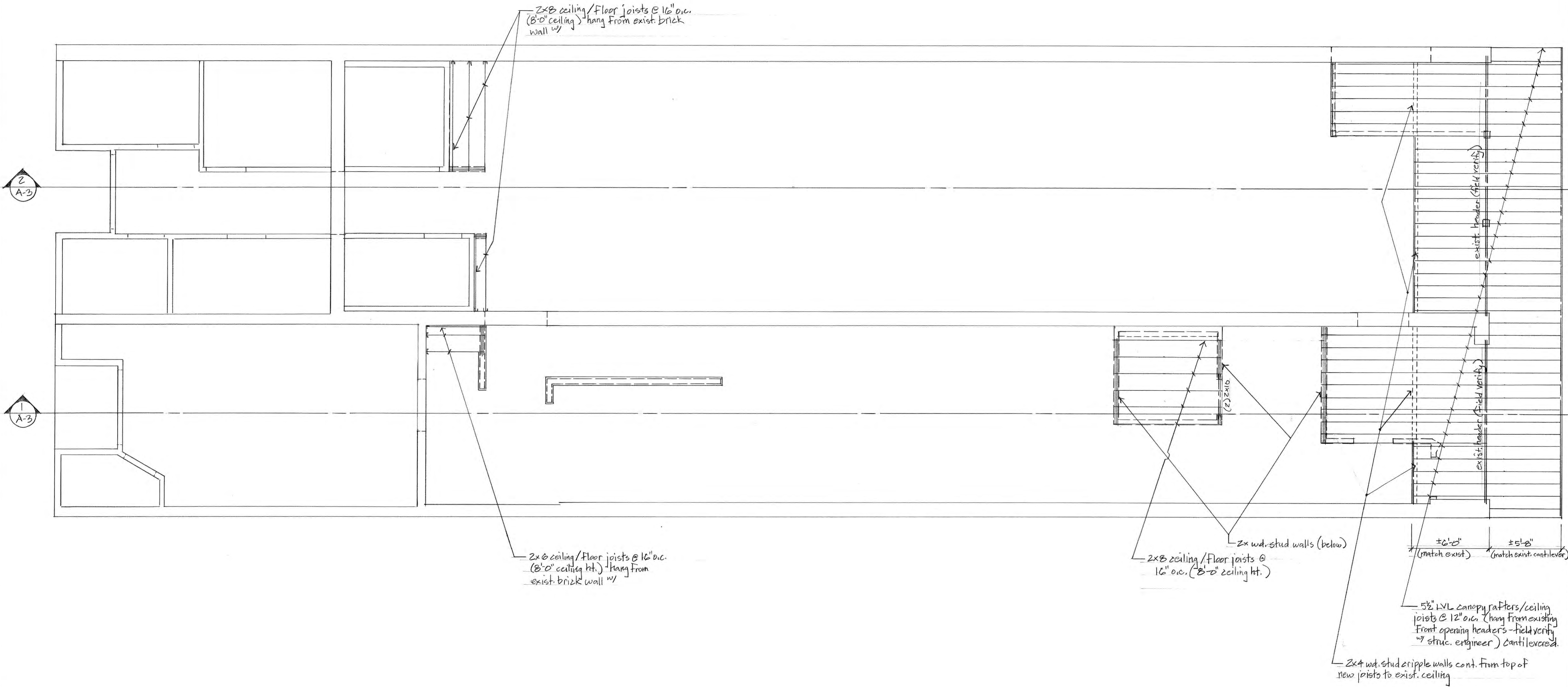
REVISIONS:	BY



Thomas R. Chamberlain
ARCHITECT
14401 6215 Road
Montrose, Colorado 81403
970-240-7995 (Phone & Fax)

CASCADE FOOD HUB

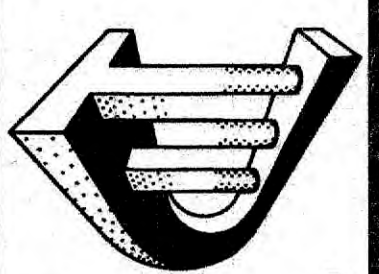
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S-1



1 INTERMEDIATE LEVEL FRAMING PLAN
1/4"=1'-0"



REVISIONS:	BY



Thomas R. Chamberlain
ARCHITECT
14401 6215 Road
Montrose, Colorado 81403
970-240-7995 (Phone & Fax)

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REVISIONS:	BY

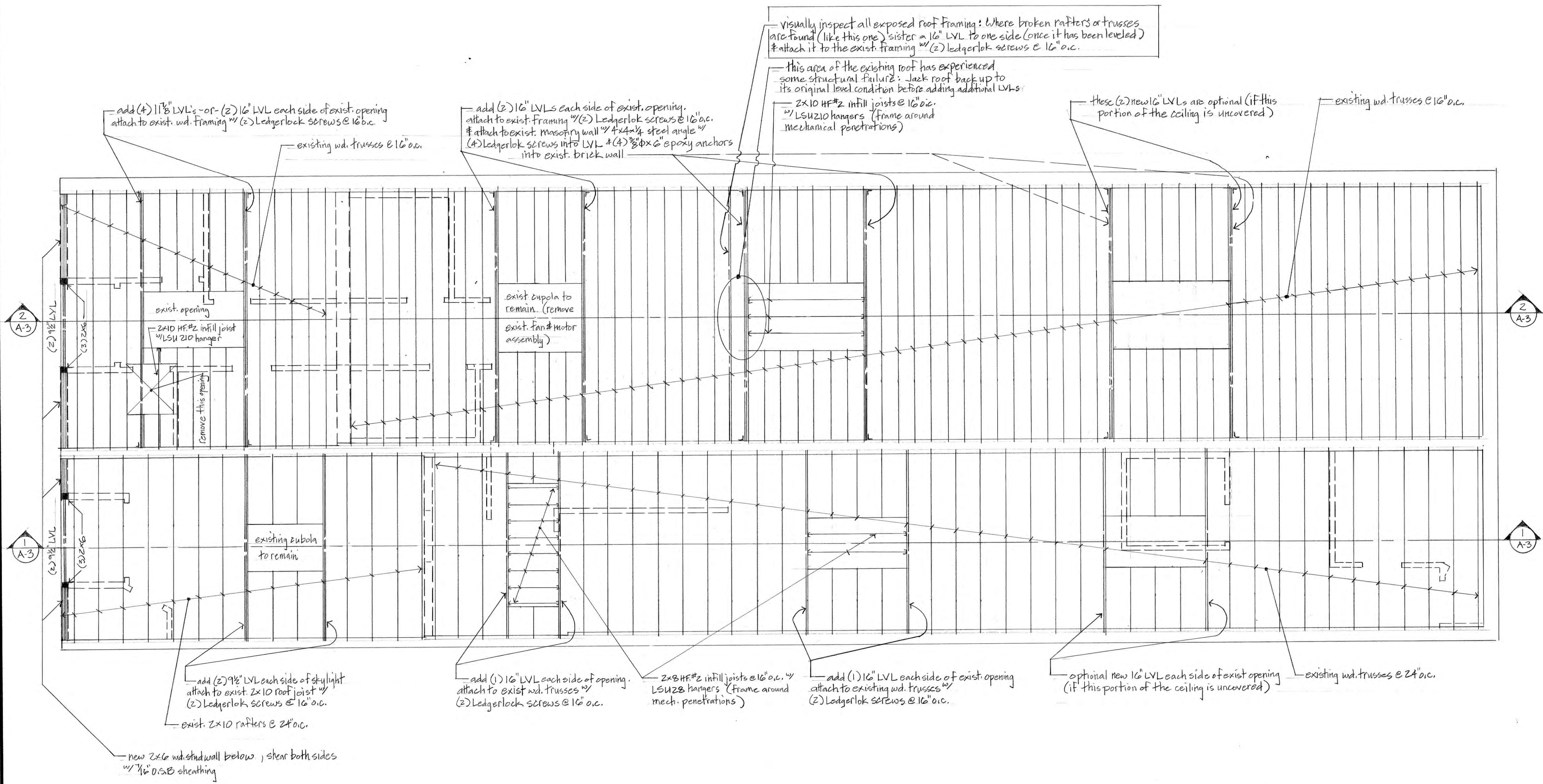


Thomas R. Chamberlain
ARCHITECT
14401 6215 Road
Monrovia, Colorado 81403
970-240-7995 (Phone & Fax)

CASCADE FOOD HUB

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S-3



1 REMODELED ROOF FRAMING PLAN 1/4"=1'-0" North Ref. North

THE PROJECT



- ▶ 2 Downtown Buildings, side by side & connected with viewing window
- ▶ Commercial Kitchen with multiple stations, varying equipment & food manufacturing
- ▶ Food Hall to include Bar, Coffee Bar, Grab n 'Go food & sit down service next to kitchen, outdoor seating
- ▶ Business, food safety & restaurant resources
- ▶ Licensed and fully compliant with local regulations

The Kitchen (La Cocina)



Food hall



About Us!

Founded in 1972, MADA was an organization created by the community and self-built the original building on N. 6th , in the self-named neighborhood of Tortilla Flats - for the smell of tortillas cooking in the community! The organization was founded to help those in need through advocacy, housing, workforce development and tackling social issues providing necessary resources, education & empowerment. MADA had a diversion from that mission for many years and has worked hard to get back to it's roots & is dedicated to these original values and mission. We are a community organization and hub dedicated to providing resources, unity and empowerment through education, leadership development & access to resources so all people can thrive.



**FROM KITCHEN TO
MARKET - POWERED BY
COMMUNITY.**

**A PLACE TO START,
GROW & CONNECT.**

**MAKING DREAMS A
REALITY.**

LA RAZA KITCHEN DOWNTOWN EXPANSION & FOOD HALL

TIME TO
GROW



LAUNCH.GROW.GATHER

- ✓ Inspire Entrepreneurship
- ✓ Provide opportunity
- ✓ Build economic development
- ✓ Revitalize historic buildings
- ✓ Activate downtown Montrose
- ✓ Create sense of community

Donor Opportunities

- ✦ \$10,000+ Matching Partner
 - Permanent large tile with your business/name featured in prime placement in the food hall
 - Custom coffee mug & MADA-Rita glass for use at the bar and café
 - Recognition on our construction banner and donor materials
- ✦ \$5,000
 - Permanent Medium floor tile with your name or business
 - Custom La Raza coffee mug for use at the bar and café
 - Name listed on construction banner and donor wall
- ✦ \$2,500
 - Permanent Small floor tile with your name/business
 - Custom La Raza coffee mug for use at the bar and café
 - Name listed on donor wall
- ✦ \$1,000
 - Small commemorative tile in the food hall
 - Name listed on donor wall
- ✦ \$500 and under
 - Name or business listed on our Wall of Donors inside the food hall

All donors will be invited to an Early Access Party!

Contact us to pledge a gift or become a matching donor:

Bethany Maher
director@montrosemada.org
719-293-5044

**GROWING SMALL
BUSINESSES, ONE BITE AT
A TIME.**

Historic Preservation

- Restores a meaningful landmark
- Enhances downtown character
- Boosts property values & foot traffic

Kitchen Incubator

- Supports local food startups
- Low-barrier access for underserved entrepreneurs
- Sparks small business growth

Food Hub & Market

- Creates jobs & new career paths
- Generates tax revenue
- Increases access to local, cultural & healthy food

Community Impact

- Encourages downtown activity
- Builds local pride & ownership
- Acts as a catalyst for future development

La Raza Kitchen at MADA has outgrown itself & the need for a larger incubator kitchen including space to sell, serve & more has been proven to be a great need for our entrepreneurs so we can continue to meet the growing demand!

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)