



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Tuesday, February 22, 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/ziv-szsj-yqe

Join by phone: (US) +1 260-333-9686 PIN: 529 985 608#

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 January 25, 2022
- 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) REPORTS/PRESENTATIONS
 - A) Reports from PastForward and Saving Places Conferences
 - B) Goals and Objectives for 2022
- 6) ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
January 25, 2022**

A regular meeting of the City of Montrose Historic Preservation Commission was held on **Tuesday, January 25, 2022**, in the City Council Chambers located at 107 S. Cascade Avenue in Montrose, Colorado. Said meeting was posted in accordance with the Sunshine Law. Public participation for this meeting was held in person and via Google Meet. The meeting agenda included a Google Meet link and phone numbers for public participation.

PRESENT: Jon Horn, Kenneth Huff, John Eloë, Michael Prouty, Jeremy Omvig

ABSENT: Ian Atha, Danielle Godt, Amanda Lloyd

GUESTS: Senior Planner Amy Sharp, Planner I William Reis, Deputy City Clerk Mikayla Unruh, Tuan Hoang

CALL TO ORDER

The meeting was called to order at 5:02 p.m.

Planner I William Reis introduced Jeremy Omvig who was appointed as an alternate member to the Historic Preservation Commission at the October 19, 2021 City Council meeting. Mr. Reis explained that as an alternate member, Mr. Omvig is eligible to vote on matters before the Commission in the absence of any regular member.

APPROVAL OF MINUTES

The Historic Preservation Commission considered the minutes of the regular meeting held on September 28, 2021. A motion was made by John Eloë, seconded by Michael Prouty, to approve the minutes of the September 28, 2021 regular meeting as presented. All voted yes. Motion passed.

ADDITIONS AND DELETIONS

There were no additions or deletions.

PUBLIC COMMENT

No public comment was received.

PUBLIC HEARING

Historic Designation Hearing – S.H. Nye Building

Planner I William Reis presented an application for historic property designation for the S.H. Nye building, located at 428 E. Main Street in Montrose.

Mr. Reis provided an overview of the building's history and architectural relevance, noting that construction was completed in 1910 and that the building is significant for its role in the early development of downtown Montrose and for its association with Samuel H. Nye, a prominent businessman, rancher, and civic leader in the Montrose community.

Mr. Reis explained that the building was constructed in the Twentieth Century Commercial style. The building's character-defining attributes include stone coping and paneled parapet with two stone plaques engraved with "S.H. Nye Building," walls constructed of orange and yellow brick, stone cornice supported by scroll brackets, and four double-hung sash windows with transoms located within each of the two distinct second-story bays divided by brick panels.

Mr. Reis noted that several alterations have been to the building including the alteration of the lower-level storefronts, the removal of a two-story addition from the rear of the building, heavy modification of the rear façade, and the removal of an iron staircase from the rear façade.

City staff finds that the building meets the eligibility criteria for designation and recommends approval of the application for historic designation.

A motion was made by Kenneth Huff, seconded by Michael Prouty, to approve the application for historic property designation for the S.H. Nye Building, located at 428 E. Main Street. All voted yes. Motion passed.

ACTION ITEMS

Update to Historic Preservation Commission Bylaws

Senior Planner Amy Sharp presented several proposed changes to the Historic Preservation Commission Bylaws, including the creation of an alternate position and the addition clarifying language for the establishment of a quorum at Commission meetings.

Ms. Sharp noted that the proposed revisions reflect current Commission procedures and will allow City Council to codify these changes in the Commission's official bylaws.

Ms. Sharp explained that the City of Montrose has retained outside legal counsel to evaluate and revise the City's entire zoning code. As part of this review, counsel will conduct a complete examination of the Historic Preservation Commission's founding documents and bylaws to assess the need for any additional amendments.

A motion was made by Michael Prouty, seconded by Kenneth Huff, to accept the proposed revisions to the Historic Preservation Commission Bylaws as presented. All voted yes. Motion passed.

Updates to Historic Downtown Montrose Walking Tour

Planner I William Reis presented a proposal to revise and update the City's Historic Downtown Montrose Walking Tour brochure.

Mr. Reis explained that before the City's Visitor Center orders a new supply of brochures, the Commission will have an opportunity to recommend revisions and/or additions to the tour.

The Commission recommended adding a compass or directional arrow to the tour map, updating the list of locally designated historic properties to reflect recent designations, and revising the order of properties highlighted on the tour to create a more logical route for visitors to follow.

REPORTS/PRESENTATIONS

Reports from PastForward Conference

Planner I William Reis and Jon Horn provided a summary of their recent attendance at the PastForward Conference.

Mr. Horn explained that many of the conference sessions focused on the environmentally-conscious importance of preserving historic buildings, including opportunities to install solar panels on typically under-utilized flat roofs of downtown buildings.

Planner I William Reis shared that in addition to Mr. Horn's observations, many of the sessions he attended focused on historic preservation and affordable housing, namely dispelling the notion that historic preservation efforts can negate new housing development. In actuality, historic areas often allow for greater density and may be able to provide more affordable housing options in the future.

ADJOURNMENT

A motion was made by John Eloie, seconded by Kenneth Huff, to adjourn the meeting at 6:20 p.m. with no further action taken. All voted yes. Motion passed.

ATTEST:

Jon Horn, Chairperson

Amanda Lloyd, Secretary