



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Tuesday, March 22, 2022 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 February 22, 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) PUBLIC HEARING

A) Alteration of a Designated Historic Property located at 428 E Main St.

The commission will review the application for alteration of a Designated Historic Property located at 428 E Main St for conformance with the established criteria and in accordance with § 4-15 of the Official Code of the City of Montrose, Colorado.

Action: Accept public comment. Consider approval of the application.

B) Alteration of a Designated Historic Property located at 39 W Main St.

The commission will review the application for alteration of a Designated Historic Property located at 39 W Main St for conformance with the established criteria and in accordance with § 4-15 of the Official Code of the City of Montrose, Colorado.

Action: Accept public comment. Consider approval of the application.

5) ADJOURNMENT



CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Planner I
DATE: March 22, 2022
RE: Application for Alteration of a Designated Historic Property located at 428 E Main St

Background:

On March 1, 2022, the Montrose City Council approved Ordinance 2580 on second reading to designate the property located at 428 E. Main Street (known as the S.H. Nye Building) as a Historic Property, pursuant to the requirements in Section 4-15 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 4-15-5 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 4-15-5 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 this municipal code.

Proposed Alterations:

The owners of 428 E Main St seek to complete the alterations to the exterior of the building consisting of masonry repair. The owners are seeking the additional funding through the Façade Improvement Matching Grant Program that is available to designated properties. The owner may desire to make, and would need to seek approval from the Historic Preservation Commission for other alterations not described here as part of future changes to the building.

Review Criteria:

Section 4-15-5(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 proposed use as a commercial building is consistent with the original commercial use and requires minimal change 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 is not proposing the removal of historic materials.
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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Distinctive features, including the masonry, will be rehabilitated and preserved.

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.	The existing brickwork will be repaired, and where necessary, will have replacement to retain the historical character.
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 or physical treatments that may damage historic materials 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.

Findings and Recommendation:

The Architectural Inventory Form for this property is attached, and describes the walls composed of yellow and orange brick, the second story divided into two bays with brick panels, windows with lintels of gauged brick and rock-faced stone sills, stone coping, and the stone cornice supported by scroll brackets.

The proposed alterations preserve the significant features of the building, assist in the long-term preservation of the property, are necessary to enable the productive and adaptive reuse of this prized historic building, and comply with the intent of the Historic Preservation Ordinance in Section 4-15-1(B) of the Municipal Code:



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.

Further, staff finds that the proposed alterations comply with the Secretary of the Interior's Standards for Historic Properties and the review criteria in Section 4-15-5(D) of the Municipal Code. Staff recommends that the Historic Preservation Commission approve this application for Alteration of a Designated Historic Property.

If the Historic Preservation Commission approves 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 428 E Main St, Montrose, Colorado based on the findings in the staff report dated March 22, 2022. 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 March 22, 2022.





FAÇADE GRANT APPLICATION

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: Kelli Stewart
Property Owner: Kelli and John Stewart
Mailing Address: 15607 Weaver Gulch DR.
Project Address: 428 and 432 E. Main St.
Parcel Number (available on Montrose County Assessor's website or tax bill): 376728404004
Phone Number(s): 303-907-5993
Email: Kelli.stewart02@gmail.com
Is your property historic? yes If yes, has it been locally designated? No

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

- ☐ Addition of structural awnings, lights, or other exterior amenities
- ☐ Uncover, preserve, or rehabilitate the building's historic exterior
- ☐ Elimination of blighted conditions such as dark alleys, broken fixtures, or inaccessible entryways
- ☐ Removal of non-historic features
- ☐ Addition of window and/or display areas in façade
- ☒ 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
- ☐ Other (please describe)

Façades to be renovated (check all that apply): ☒ Front ☐ Back ☐ Side(s)

Projected Start/Finish Dates for Project: undetermined. Hopefully first week of Dec. 2021
Total Estimated Cost of Improvements: \$ 12,000.00
Grant Program Amount Requested: \$ 6,000.00

For Office Use Only:

Date Application Received: _____ Award Letter Sent: _____
Committee Award: _____ Reimbursement (Date/Amount): _____



FAÇADE 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 façade 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 twelve months of approval to be eligible for reimbursement unless extended upon DART Design Committee 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 Design Committee 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.
- ☒ 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 Design Committee 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 Façade Improvement Grant Program.

Applicant's Signature: _____

Date: 11/16/21

Attest: _____

(If LLC, Corporation or Legal Entity other than Sole Proprietorship)

Property Owner's Signature: _____

Date: 11/16/21

Attest: _____

(If LLC, Corporation or Legal Entity other than Sole Proprietorship)



Kendall Cramer <kramer@ci.montrose.co.us>

FW: Masonry Repair Update

1 message

Adam Renfrow <Adam@renfrowrealty.com>
To: Kendall Cramer <kramer@ci.montrose.co.us>

Mon, Nov 22, 2021 at 9:26 AM

From: Adam Renfrow
Sent: Thursday, November 18, 2021 4:26 PM
To: Tuan "Thomas" Hoang <hmtdc71@hotmail.com>
Cc: Joey Huskey <joey@renfrowrealty.com>
Subject: Masonry Repair Update

Hi Tuan,

I spoke with both masons. Paco Masonry did the brick repair on the back part of the building in the Spring. At that time, Paco had verbally quoted the Stewarts \$8500 to do the brick repair on the corner of building via the roof of the adjoining building. We asked him to do a quote that also included the front work. He sent us the attached bid which jumped to \$12k based on what he said required a lot to renting, construct and tearing down of the scaffolding.

The second mason was Knifer Masonry. I visited the building with him, and I also got on the roof to survey it from the top and take pictures. He said that the front face blocks only needed mortar repair in the joints, and that the front block shelf was cosmetic and not a safety hazard. This was further verified by BJ Kuboske Construction who also visited the building. Attached is Knifer's quote for both the side and the front, along with his explanations. He will do both for \$9,700 if they are done together.

Today, Kelli Stewart submitted both bids along to the City for reimbursement of half the expenses. She will be awaiting their response.

Please let me know if you have any questions.

Thanks for your patience with this process

Adam Renfrow

Broker Associate

2 Cor 12:9



1832 S Townsend Ave.

Montrose, CO 81401-5470

O: (970) 249-5001

C: (970) 901-4673

E: Adam@RenfrowRealty.com

W: www.RenfrowRealty.com

This message contains information which may be confidential and privileged. If you have received this message in error, please notify sender by reply email and delete this message. Thank You.

2 attachments



Knifer Masonry full bid 11-17-21.pdf

28K



Paco's Masonry 11-15-21.pdf

39K

Jody Knifer

Business Number Knifer Masonry
130 Columbia way Montrose co. 81401
970-901-9719
jodyknifer41@gmail.com

DATE
11/17/2021

TOTAL
USD \$8,450.00

TO
Adam Renfrow
adam@renfrowrealty.com

DESCRIPTION	RATE	QTY	AMOUNT
Main St. Building repair	\$0.00	1	\$0.00
This is an estimate to remove and reinstall weathered and damaged second story brick. I estimate that 95% of existing brick is in very good condition (considering buildings age). When building to east was redone in front, they removed the brick on the front of that building and replaced it with a fake brick facade. This new front is 3-4 inches narrower, which causes you to see the end of original brick wall, that appears that brick has fallen off. There are many loose motor joints , I would recommend repairing them for sure. Would be a very simple repair if it was not 30ft. In air. I would recommend on the concrete overhang to at least remove all loose mortor/ concrete and reinstall new grouting. On window sills on second story, concrete finish is starting to flake off. It is more cosmetic than structural.	\$0.00	1	\$0.00
Motor repair/ concrete repair on roof only.	\$8,450.00	1	\$8,450.00
	\$0.00	1	\$0.00
TOTAL			USD \$8,450.00

Jody Knifer

Business Number Knifer Masonry
130 Columbia way Montrose co. 81401
970-901-9719
jodyknifer41@gmail.com

DATE

11/17/2021

TOTAL

USD \$1,250.00

TO

Adam Renfrow

adam@renfrowrealty.com

DESCRIPTION	RATE	QTY	AMOUNT
Main St. Building repair	\$0.00	1	\$0.00
To resurface concrete overhang, and window sill on second story. This pricing contingent if all work is done at same time.	\$1,250.00	1	\$1,250.00
TOTAL			USD \$1,250.00

PACO'S MASONRY LLC.

ESTIMATE

Paco's Cell: (970) 596-2847

Office/Fax: (970) 240-4273

16367 6420 Rd Montrose, CO 81403

KELLY STEWART.

Date; 11/15/2021

Project: STEWART BUILDING.

Project Description: JOINS REPAIRS.

Address: 428 //432 EAST MAIN ST.

Description	Quantity	Unit Price	Cost
LABOR AND MATERIAL			\$12,000.00
		Subtotal	\$12,000.00
			\$0.00
		Total	\$12,000.00

NOTE: PRICE IS BASE ON LABOR AND MATERIAL TO COMPLETE THE JOB. 50% DOWN REQUIRED TO BEGINNING WORK.

Thank you for giving me the opportunity for bidding in my company.



































428 430 432 E Main St Masonry Rep



Northeast corner bricks

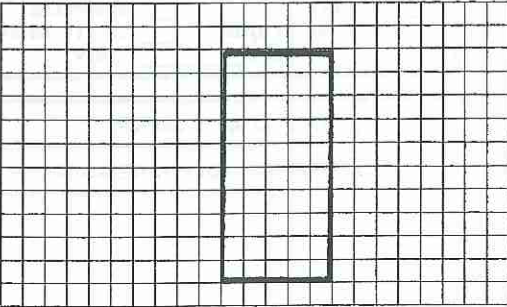
The decorative ledge with supports



HISTORIC BUILDING INVENTORY RECORD

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

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN1695
CURRENT BUILDING NAME: Conrad's		OWNER: DUTCHER THOMAS L P O BOX 730 MONTROSE CO 81402		
ADDRESS: 428 Main St Montrose, CO 81401		TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4		
HISTORIC NAME: S.H. Nye Building		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 87 LOT(S): 5-6 ADDITION: Original Town YR. OF ADDITION: 1882		
FILM ROLL NO.: 3 BY: T.H. Simmons	NEGATIVE NO.: 24A	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1908 SOURCE: Montrose County Assessor	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Commercial-Store HISTORIC: Commercial-Store	
			CONDITION: EXCELLENT GOOD X FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Lower story has altered storefronts.	
			CONTINUED YES X NO	
STYLE: Twentieth Century Commercial		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Wood, Glass		SQ. FOOTAGE: --	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Large two-story brick commercial building with flat roof, stepped down toward rear. Stone coping, paneled parapet with two stone plaques which read "S H NYE BUILDING." Beneath this is stone cornice supported by scroll brackets. Walls composed of yellow and orange brick. Second story is divided into two bays by brick panels. Within each panel are four double-hung sash windows with transoms. The windows have lintels of gauged brick with stone keystones and rock-faced stone sills which create a continuous course, beneath which is a dentil course. The lower story has lap siding above the storefronts, which have large plate glass display windows, inset entrances, and glazed doors with transoms. CONTINUED? YES X NO			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
ADDITIONAL PAGES: YES X NO			ASSOCIATED BUILDINGS? YES X NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Boyer & Hawkins SOURCE: Historic Photograph	STATE ID NO.: 5MN1695 ORIGINAL OWNER: S.H. Nye SOURCE: Montrose Walking Tour THEME(S): Rail Towns, 1870-1920		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): Upper story windows replaced at the time of this survey.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This building was erected in 1908 by S.H. Nye. Samuel H. Nye was one of the first Montrose County commissioners appointed in 1883. He had one of the first farms and orchards in the Olathe area, and ordered the first trees through the Uncompahgre post office. Nye was born in Pittsford, N.Y., in 1848. In 1878 he moved to Colorado Springs, but returned to New York shortly afterward. He returned to Colorado Springs, and, in 1881, left for the Ute reservation which was being opened to settlement. The 1910 city directory lists the Nye Building and Central Business College at this location. In 1912, Bell, Stivers & Jordan, attorneys; J.W. Howe, justice of the peace; and the Union Stores Company, general merchandise, were listed here. The 1912 Sanborn map indicates the building held a general store, and that the first story had iron columns. In 1919, the first story was vacant. In 1931 and 1946, the first story held two storefronts. Nye donated the building to the Congregational Church, and profits from its sale were used to endow the Belle Hannah Nye gymnasium of the church. In 1963, Conrad's and Conrad's Shoe Store were listed at this address. Conrad's continues to occupy the building.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <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 ☒ REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ☒ ASSOCIATED WITH SIGNIFICANT PERSONS ☒ 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 ☒ 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
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STATEMENT OF SIGNIFICANCE: This building is significant for its association with S.H. Nye, prominent Montrose rancher, businessman, and civic leader, and for its association with the development of downtown Montrose in the early twentieth century, housing stores and offices. The building, although altered, is representative of the Twentieth Century Commercial style in its brick construction, restrained ornament, double-hung sash windows with transoms on the upper story, and large storefronts on the lower story.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Montrose County Assessor records; Montrose City Directories, 1910, 1912, 1963, 1970; Sanborn Insurance Maps, 1886, 1890, 1893, 1899, 1904, 1908, 1912, 1919, 1931, 1946; Marilyn Cox, Unpublished Walking Tour of Montrose; Colorado Historical Society, Colorado Cultural Resource Survey Inventory Record form; Montrose County: Where Apple is King (Montrose: Press Book and Job Printing, 1905), 60; Montrose County Historical Museum photographs; City of Montrose Walking Tour.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: May 1999		



CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Planner I
DATE: March 22, 2022
RE: Application for Alteration of a Designated Historic Property located at 39 W Main St

Background:

On October 1, 2019, the Montrose City Council approved Ordinance 2487 on second reading to designate the property located at 39 W. Main Street (known as the Montrose Potato Growers Association) as a Historic Property, pursuant to the requirements in Section 4-15 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 4-15-5 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 4-15-5 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 this municipal code.

Proposed Alterations:

The owners of 39 W Main St seek to complete the alterations to the exterior of the building described below.

- Masonry Restoration and Graffiti Removal
- Door Opening Stabilization
- Barn Door Rehabilitation
- Window Rehabilitation
- Entry Storefronts
- West Deck and Roof Rehabilitation
- East Deck Rehabilitation and Ramp
- South Deck Reconstruction

Please refer to the materials provided by the owner, their architect, and structural engineer as attachments to this memo for detailed information about alterations.

The owner may desire to make, and would need to seek approval from the Historic Preservation Commission for other alterations not described here as part of future changes to the building.

Review Criteria:

Section 4-15-5(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 proposed use as a commercial building is consistent with the original warehouse use and requires minimal change 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 proposes to remove historic materials only where necessary to increase the structural integrity of the building.
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.	This phase of rehabilitation does not propose to remove any historically significant features.



5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Distinctive features, such as the masonry, door and window openings, and decks will be rehabilitated and preserved.
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.	Existing historical features will be rehabilitated, and the proposal is consistent with the historic design and function.
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 or physical treatments that may damage historic materials 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.	Exterior additions as proposed do not destroy historical materials, with the goal of stabilizing the building and protecting the historic integrity of the property. Character defining features will not be altered, and the new work is differentiated from the older construction.
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.	New additions would be able to be removed without compromising the historical integrity.

Findings and Recommendation:

The Architectural Inventory Form for this property is attached, and describes the segmental arched opening with double wood doors, arched openings with triple 4/4-light double-hung sash windows, wood loading docks, and shed roofed leading area with lattice of boards creating walls, which are historically and architecturally significant features of the building. Historical photographs show the historical existence of the south deck.

The proposed alterations preserve the significant features of the building, assist in the long-term preservation of the property, are necessary to enable the productive and adaptive reuse of this prized historic building, and comply with the intent of the Historic Preservation Ordinance in Section 4-15-1(B) of the Municipal Code:

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.

Further, staff finds that the proposed alterations comply with the Secretary of the Interior's Standards for Historic Properties and the review criteria in Section 4-15-5(D) of the Municipal Code. Staff recommends that the Historic Preservation Commission approve this application for Alteration of a Designated Historic Property.

If the Historic Preservation Commission approves 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 39 W Main St, Montrose, Colorado based on the findings in the staff report dated March 22, 2022. 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 March 22, 2022.



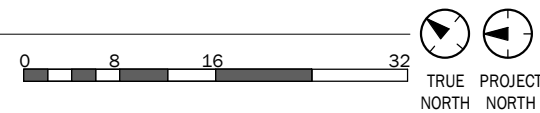
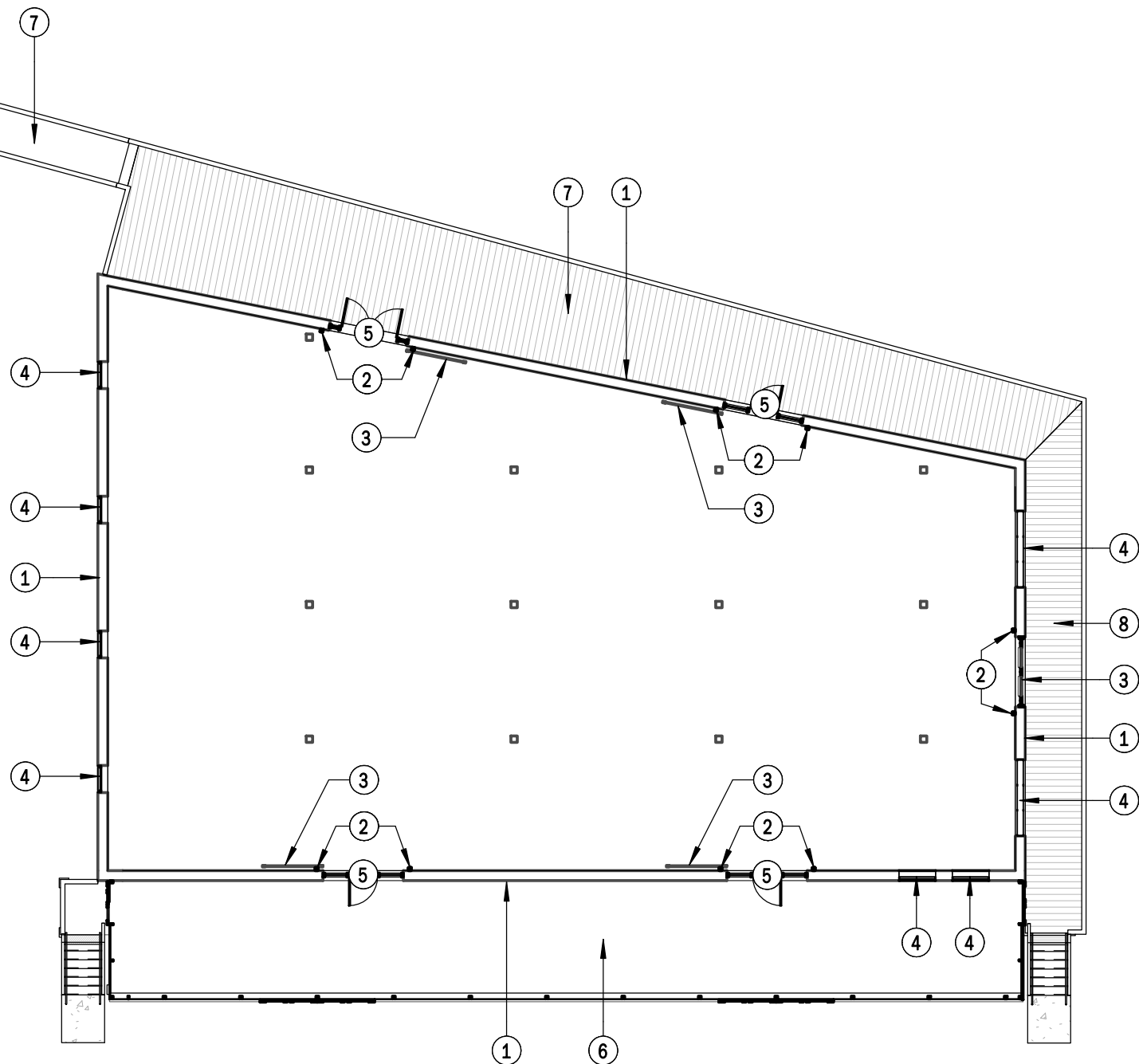
Montrose Fruit & Produce Assoc. Building
SHF Project # 2022-01-025

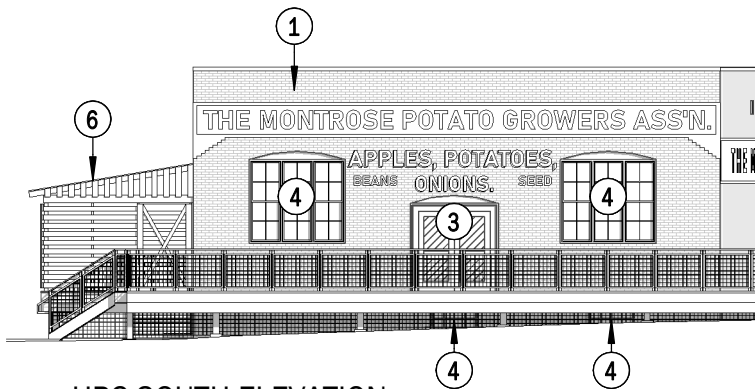
Proposed Scope of Work

1. Masonry Restoration and Graffiti Removal
 - a. Selective repointing of masonry joints using historic lime mortar.
 - b. Graffiti removal.
2. Door Opening Stabilization
 - a. Steel stabilization frame on interior side of existing exterior brick walls around barn door openings.
 - b. Fastened to existing wall with epoxy anchors.
 - c. Through-bolts may be installed and secured with square shaped steel washers, installed in a diamond orientation on the exterior wall surface if epoxy anchors result in damage to existing masonry.
3. Barn Door Rehabilitation:
 - a. Existing barn doors to be rehabilitated and pinned in the open position on interior side of existing exterior walls, adjacent to the existing openings.
4. Window Rehabilitation:
 - a. Rehabilitation of all existing windows.
5. Entry Storefronts:
 - a. New wood storefront walls and doors in existing barn door openings.
6. West Deck and Roof Rehabilitation:
 - a. New concrete footings.
 - b. Rehabilitation of select heavy timber beams.
 - c. Rehabilitation of existing joists, decking, slat wall enclosure, and rafters.
7. East Deck Rehabilitation and Ramp:
 - a. Reconstruction of historic wood deck.
 - b. Wood decking over rough sawn timber joists, over heavy timber beams in exiting masonry beam pockets.
 - c. Addition of new steel railing.
 - d. Addition of new steel ramp.
8. South Deck:
 - a. Reconstruction of original deck based on historic photograph.
 - b. Wood decking over rough sawn timber joists, over heavy timber beams in exiting masonry beam pockets.
 - c. Addition of new steel railing.
 - d. Addition of new steel stair.

KEYNOTE LEGEND	
1	MASONRY RESTORATION AND GRAFFITI REMOVAL
2	DOOR OPENING STABILIZATION
3	BARN DOOR REHABILITATION
4	WINDOW REHABILITATION
5	ENTRY STOREFRONTS
6	WEST DECK AND ROOF REHABILITATION
7	EAST DECK REHABILITATION AND RAMP
8	SOUTH DECK RECONSTRUCTION

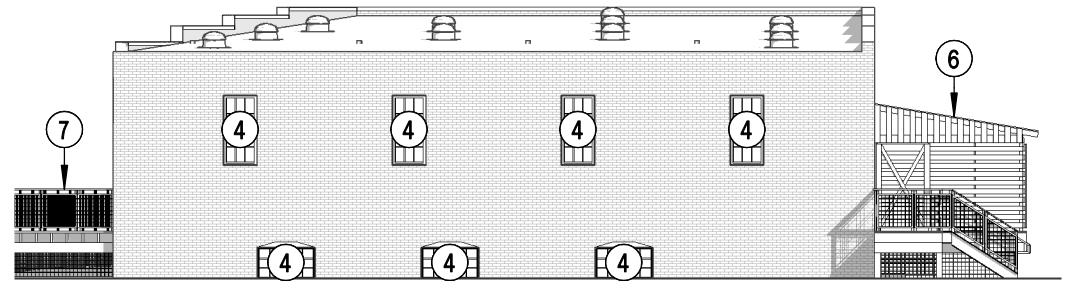
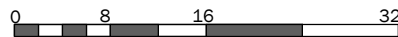
1 FIRST FLOOR PLAN
1/16" = 1'-0"





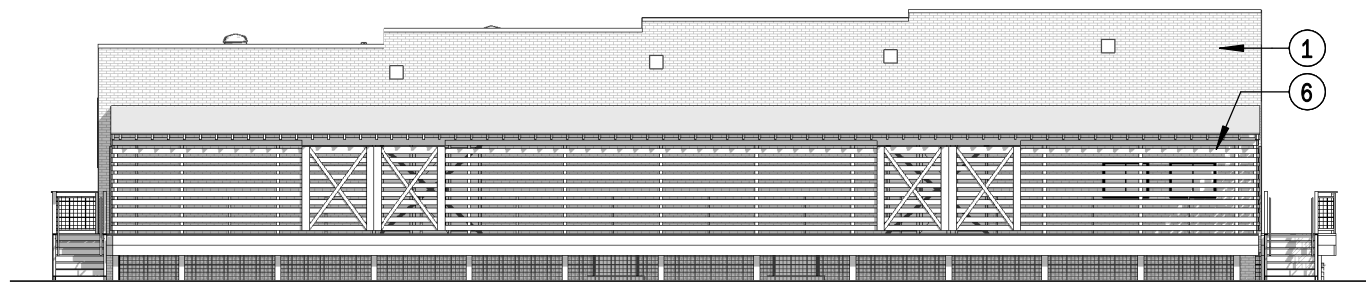
1 HPC SOUTH ELEVATION

1/16" = 1'-0"



2 HPC NORTH ELEVATION

1/16" = 1'-0"

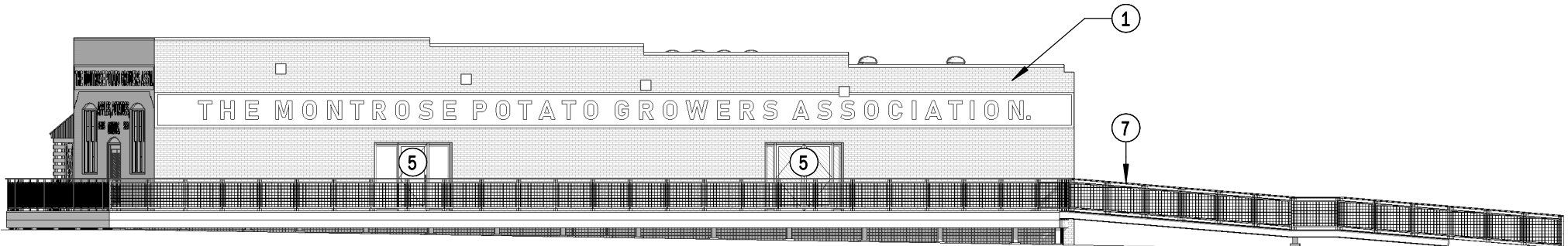


3 HPC WEST ELEVATION

1/16" = 1'-0"

KEYNOTE LEGEND

1	MASONRY RESTORATION AND GRAFFITI REMOVAL
2	DOOR OPENING STABILIZATION
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4 HPC EAST ELEVATION

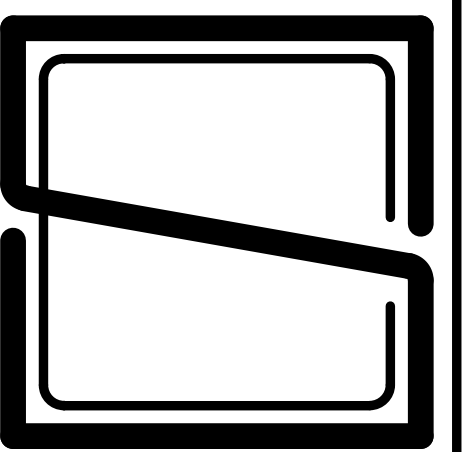
1/16" = 1'-0"



1 SOUTH DECK PERSPECTIVE



2 SOUTHEAST PERSPECTIVE



SULLIVAN CONSTRUCTION

GENERAL CONTRACTING
& ARCHITECTURE

1000 SAN SOPHIA DRIVE
MONTROSE, CO 81403

DRAWN BY
TYREL SULLIVAN,
REGISTERED ARCHITECT
970.209.3502

SEAL

PROJECT NAME

**MONTROSE
FRUIT &
PRODUCE
ASSOC.
BUILDING -
SHF #
2022-01-025**

PROJECT LOCATION

39 WEST MAIN ST
MONTROSE, CO 81401

PHASE

SD

DATE

03/15/22

REVISIONS

DATE REMARKS

SHEET NAME

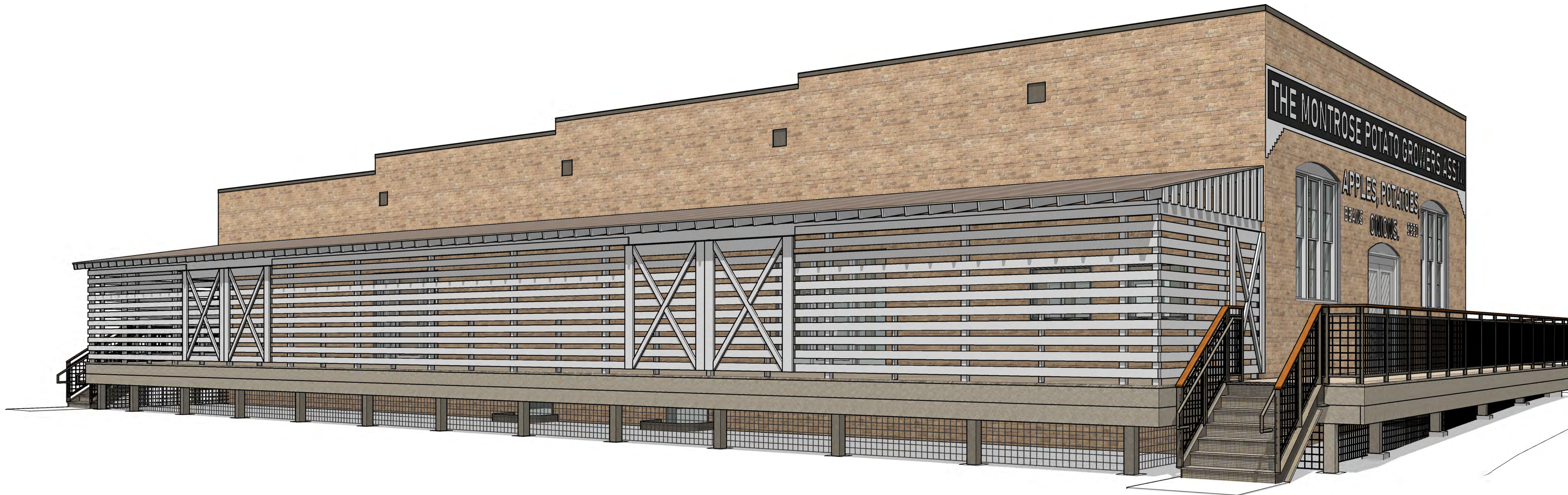
PERSPECTIVES

SHEET NUMBER

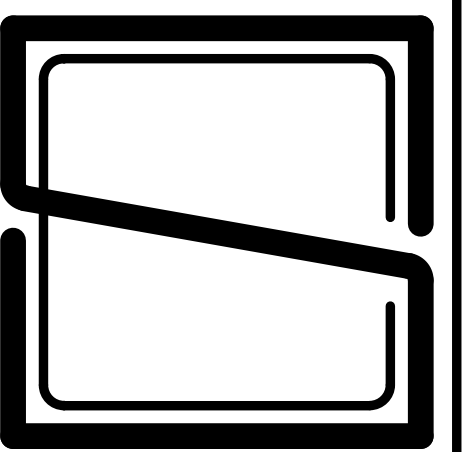
A5.1



1 NORTHWEST PERSPECTIVE



2 WEST DECK PERSPECTIVE



SULLIVAN CONSTRUCTION

GENERAL CONTRACTING
& ARCHITECTURE

1000 SAN SOPHIA DRIVE
MONTROSE, CO 81403

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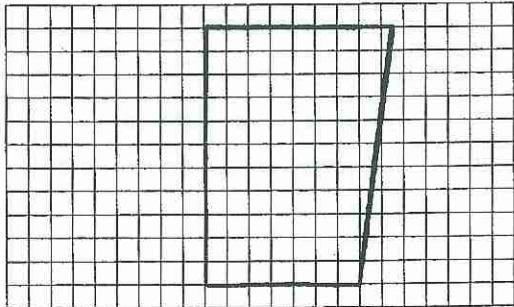
SHEET NAME
PERSPECTIVES

SHEET NUMBER
A5.0

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE			
☐ Eligible	☐ Nominated		
☐ Det. Not Eligible	☐ Certified Rehab.		
Date		080	

PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060)		COUNTY: Montrose	CITY: Montrose	STATE ID NO.: 5MN5270
		TEMPORARY NO.: 376728430003		
CURRENT BUILDING NAME: Montrose Potato Growers Association		OWNER: MONTROSE POTATO GROWERS ASSOCIATION P O BOX 65 MONTROSE CO 81402		
ADDRESS: 39 W Main St Montrose, CO 81401		TOWNSHIP 49N RANGE 9W SECTION 28 SW 1/4 SE 1/4		
HISTORIC NAME: Montrose Potato Growers Association		U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 92 LOT(S): 13-19 ADDITION: Selig's Addition YR. OF ADDITION: 1882		
FILM ROLL NO.: 7 BY: T.H. Simmons	NEGATIVE NO.: 2, 4	LOCATION OF NEGATIVES: City of Montrose	DATE OF CONSTRUCTION: ESTIMATE: 1908-09 ACTUAL: SOURCE: Sanborn ins. map, 1908	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Warehouse	
			HISTORIC: Warehouse	
			CONDITION: EXCELLENT GOOD X FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: Dock facing entrance is gone.	
			CONTINUED YES X NO	
STYLE: Factory/Warehouse		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 with flat roof which is stepped down toward rear. Corbelled brick at cornice line and painted sign which reads "The Montrose Potato Growers Ass'n." Short brick chimney. Walls composed of light orange/tan brick; raised, rock-faced stone foundation. Facade has central segmental arched opening with double wood doors. Flanking entrance are large segmental arched openings with triple 4/4-light double-hung sash windows with stone sills. Two segmental arched basement windows on front wall. Wood loading dock on east with large segmental arched openings facing dock which are boarded up. Small vents on upper east wall. On west is shed roofed loading area with "lattice" of boards creating walls; enclosed with corrugated metal on north. Rear wall clad with corrugated metal has four-light windows.			INDIVIDUAL: X YES NO	
			CONTRIBUTING TO DISTRICT: YES NO	
			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
ADDITIONAL PAGES: YES X NO			ASSOCIATED BUILDINGS? YES X NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	

PLAN SHAPE:	ARCHITECT: Unknown	STATE ID NO.: 5MN5270
	SOURCE:	ORIGINAL OWNER: Montrose Fruit Growers Assn.
	BUILDER/CONTRACTOR: Unknown	SOURCE: Sanborn Map, 1908
	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 1908 Sanborn fire insurance map shows this building as the Montrose Fruit Growers Association fruit warehouse with the notation "from plans." The 1910 city directory listed Rollo Butterfield as president and A.N. Blessing as secretary/treasurer of the MFGA. The 1912 and 1919 Sanborns labeled the building as the Montrose Fruit & Produce Assn. warehouse. A railroad siding served the east side of the building and scales are shown in the street south of the building on the 1931 through 1946 Sanborn maps. By 1951, the building was listed in city directories as the Montrose Potato Growers Assn. warehouse (sometimes referred to as the annex). Robert W. Wissell was manager of the association in 1970; Steven D. Mosher was manager in the late 1990s. A second building was erected on the south side of Main Street (#38) between 1919 and 1931 that served as a potato warehouse and cellar. The latter building now houses the offices of the Montrose Potato Growers Association.		
CONTINUED YES X NO		
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):		
ARCHITECTURAL SIGNIFICANCE:	HISTORICAL SIGNIFICANCE:	
REPRESENTS THE WORK OF A MASTER	ASSOCIATED WITH SIGNIFICANT PERSONS	
POSSESSES HIGH ARTISTIC VALUES	X	ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION		CONTRIBUTES TO AN HISTORIC DISTRICT
STATEMENT OF SIGNIFICANCE: This building is significant for its association with the agricultural history of Montrose, having been erected about 1908 as a warehouse for the Montrose Fruit Growers Association, and later serving as a warehouse for the Montrose Potato Growers Association, the function it continues to fulfill today. Montrose was, and continues to be, the center of a productive agricultural area. This building is significant as a very intact representative of an agricultural warehouse, as reflected in the brick walls, stone foundation, flat roof, loading docks, and minimal exterior ornamentation.		
CONTINUED YES X NO		
REFERENCES (BE SPECIFIC): Sanborn fire insurance maps, 1908-1946; City Directories, 1910-1970; Montrose Centennial Commemorative Booklet Committee, "Montrose, Colorado Centennial, 1882-1982" (Grand Junction, Colo.: Greater Montrose Cenntennial, Inc., 1982), 74.		
CONTINUED YES X NO		
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: January 2000