



REGULAR HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Tuesday, April 26, 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 March 22, 2022

2) PUBLIC COMMENT

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

3) 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.

4) ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
March 22, 2022**

A regular meeting of the City of Montrose Historic Preservation Commission was held on **Tuesday, March 22, 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.

PRESENT: Jon Horn, Kenneth Huff, Danielle Godt, John Eloë, Amanda Lloyd, Michael Prouty, Ian Atha, Jeremy Omvig

GUESTS: Planner I William Reis, Deputy City Clerk Mikayla Unruh, Tuan Hoang, David Fishing, Greg Fishing

CALL TO ORDER

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

APPROVAL OF MINUTES

The Historic Preservation Commission considered the minutes of the regular meeting held on February 22, 2022. A motion was made by John Eloë, seconded by Jeremy Omvig, to approve the minutes of the February 22, 2022 regular meeting as presented. All voted yes. Motion passed.

ADDITIONS AND DELETIONS

No changes were made to the agenda.

PUBLIC COMMENT

No public comments were received.

PUBLIC HEARING

Alteration of a Designated Historic Property Located at 39 W Main Street

Chairperson Jon Horn recused himself from the hearing due to his work with the property owners regarding the application process.

Planner I William Reis provided an overview of the proposed alterations to the Montrose Potato Growers Building, located at 39 W Main Street, including masonry restoration and graffiti removal, rehabilitation of the building's barn doors, windows, west deck, east deck, and roof, reconstruction of the building's south deck and the addition of entry storefronts.

City staff finds that the proposed alterations are consistent with the intent of the City's Historic Preservation Ordinance and are necessary to preserve the building's significant historic features,

support the long-term preservation of the property, and to allow for productive and adaptive reuse of the building.

Vice Chairperson Kenneth Huff opened the hearing.

David Fishering, the property owner, noted that the proposed addition of a new deck will match the building's original deck, with the addition of new ADA compliant railings.

Public comment was accepted. No comments were received.

Vice Chairperson Huff closed the hearing.

A motion was made by Michael Prouty, seconded by Danielle Godt, to approve the application for the Alteration of a Designated Historic Property located at 39 W Main Street, Montrose, Colorado based on the findings in the staff report dated March 22, 2022. All commissioners present voted yes. Motion passed.

Mr. Horn returned to the meeting.

Alteration of a Designated Historic Property Located at 428 E Main Street

Planner I William Reis provided a summary of proposed alterations to the S.H. Nye Building, located at 428 E Main Street. The proposed alterations are focused on exterior masonry repair and will maintain the historic features and aesthetic of the building's original brick and stone elements. Mr. Reis noted that while the proposed changes are relatively minor, the applicant is planning to apply for the City of Montrose's Façade Improvement Matching Grant Program and as such, must receive approval from the Historic Preservation Commission before proceeding.

City staff finds that the alternations fit the intent of the City's Historic Preservation Ordinance and do not pose a threat to the historic nature of the building.

Chairperson Jon Horn opened the hearing.

Public comment was accepted. No comments were received.

Mr. Horn highlighted the importance of insuring any replaced brick or mortar will match the original color of the elements used in construction. Tuan Hoang, the property owner, explained that based upon several contractors' assessments of the building, none of the brick currently needs to be replaced. Mr. Hoang noted that if such a need should arise, the colors would be carefully matched to preserve the building's historic aesthetic.

Chairperson Horn closed the hearing.

A motion was made by Kenneth Huff, seconded by John Eloie, to approve the application for the Alteration of a Designated Historic Property located at 428 E Main Street, Montrose, Colorado based on the findings in the staff report dated March 22, 2022. All voted yes. Motion passed.

ADJOURNMENT

A motion was made by Danielle Godt, seconded by Amanda Lloyd, to adjourn the meeting at 5:32 p.m. with no further action taken. All voted yes. Motion passed.

Jon Horn, Chairperson

ATTEST:

Amanda Lloyd, Secretary



CITY OF MONTROSE
Planning Services

MEMO

TO: Historic Preservation Commission
FROM: William Reis, Planner I
DATE: April 26, 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 adding canvas awnings above the windows. The owners are seeking the additional funding through the FaçadeImprovement 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 awnings are consistent with the building's historic purpose.
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 will be 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.	This application does not propose replacement or repair of deteriorated 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 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.	New additions will not destroy historic materials, are differentiated from the old, and are compatible with existing features.
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 features will be able to be removed without impacting the form and integrity.

Findings and Recommendation:

The Architectural Inventory Form for this property is attached, and describes the architectural features of the building.

The proposed alterations do not adversely impact the significant features of the building. They 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 April 26, 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 April 26, 2022.



Canvas Products, Inc.
 580 25 RD
 GRAND JUNCTION, CO
 81505-1230
 (970) 242-1453
 info@canvas-products.com



Estimate

ADDRESS

Commercial Business
 Tuan Hoang
 428 E Main St
 Montrose, CO 81401

SHIP TO

Commercial Business
 Jobsite: same
 428 E Main St
 Montrose, CO 81401

ESTIMATE # 609

DATE 03/11/2022

EXPIRATION DATE 06/11/2022

PHONE NUMBER

832-209-9034

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Awning - Commercial	Awnings for upper windows. Frames to be approx 43" wide x 42" tall x 24" projection. Fabric to be solid colored Tempotest (10 year UV warranty).	8	750.00	6,000.00T
Awning - Commercial	Awnings for lower windows. Frames to be approx 206" wide x 54" tall x 30" projection. Fabric to be solid colored Tempotest (10 year UV warranty).	2	2,330.00	4,660.00T
Option	Option to paint frames to match fabric (standard finish silver mill finish).	1	600.00	600.00T
Option	Option to paint window trim on upper windows to match frames.	8	150.00	1,200.00T
Installation - Commercial	Installation - includes rental of a scissor lift for upper window awning installation.	1	960.00	960.00
Terms 50/50	50% deposit required upon acceptance of this quote. Balance due at time of installation. This proposal does not include any electrical wiring, fees, permits or engineering drawings. Homeowner Association approval, if required, is the sole responsibility of the purchaser.	1	0.00	0.00
Discount	Discount of 5% by paying by check applied below subtotal. (\$671)	1	0.00	0.00

SUBTOTAL	13,420.00
DISCOUNT 5%	-671.00
TAX	623.81
TOTAL	\$13,372.81

Accepted By

Accepted Date

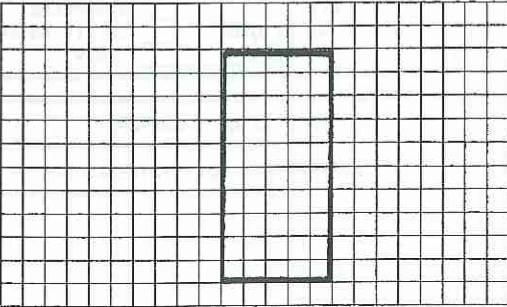




HISTORIC BUILDING INVENTORY RECORD

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		