

**ORDINANCE NO. 2487**

**AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, DESIGNATING  
39 W. MAIN STREET, MONTROSE, COLORADO AS A CITY OF MONTROSE  
HISTORIC PROPERTY PURSUANT TO § 4-15 OF THE OFFICIAL CODE OF THE  
CITY OF MONTROSE**

WHEREAS, pursuant to City Code § 4-15, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic properties with the City; and

WHEREAS, by motion approved on August 27th, 2019, the City of Montrose Historic Preservation Commission (the "Commission") determined 39 W. Main Street in Montrose, as more specifically described in the legal description below (the "Property"), is eligible for the historic property designation pursuant to City Code § 4-15-3, summarized as follows:

The Property is over fifty (50) years old. The Property is significant for its association with the agricultural history of Montrose and the Western Slope. In late 1908, the Property was erected as a warehouse and office for the Montrose Fruit Growers Association, the Montrose Fruit and Produce Association, and, later, served as a warehouse for the Montrose Potato Growers Association until the mid-1960s. Montrose was and continues to be the center of a productive agricultural area. The Property is significant as a very intact representation of an agricultural warehouse, as reflected in the brick walls, stone foundation, flat roof, loading docks, and minimal ornamentation. The Property was found to meet the integrity criteria per Montrose Municipal Code 4-15-3 (C).

Further, the Commission relies on and incorporates Exhibit A, August 13, 2019 City of Montrose Memo, which articulates the findings and staff recommendation adopted by the Commission.

WHEREAS, the Commission further determined the Property meets the criteria set forth in City Code § 4-15, is eligible for designation as a historic property, and has recommended to the City Council the Property be designated as a historic property; and

WHEREAS, the owner of the Property has consented to such historic property designation and desires to protect the Property; and

WHEREAS, such historic property designation will preserve the Property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to follow such recommendation and designate the Property as a historic property; and

WHEREAS, designation of the Property as a historic property is necessary for the prosperity, civic pride, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO as follows:

Section 1. The City Council hereby make and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The Property located in the City of Montrose, Montrose County, Colorado, is described as follows, to wit:

SELIGS ADDN Block: 92 Lot: 13 THRU:- Lot: 19 FRAC LTS 20 & 21 S: 28 T: 49 R: 9 ALSO SHOWN ON PLAT #884035 (Commercial Occurrence 2)

Section 3. Alteration, additions and other changes to the building and structures located on the Property will be reviewed for compliance with City Code § 4-15, as currently enacted or hereafter amended.

Please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the 17th day of September, 2019, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 17th day of September, 2019.

ATTEST:

Lisa DelPiccolo  
Lisa DelPiccolo, City Clerk



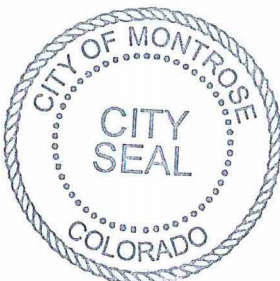
Dave Bowman  
Dave Bowman, Mayor

INTRODUCED, READ and ADOPTED on second reading this 1st day of October, 2019.

ATTEST:

Lisa DelPiccolo  
Lisa DelPiccolo, City Clerk

Dave Bowman  
Dave Bowman, Mayor





CITY OF MONTROSE  
Innovation and Citizen Engagement

# MEMO

DATE: August 13, 2019  
TO: Montrose Historic Preservation Commission  
CC: Rachel Allen, Assistant City Attorney  
FROM: Virgil Turner  
RE: Application for Historic Property Designation of Montrose Potato Growers Assn. Building  
ATTACHMENT: Historic Property Designation Application Cover Sheet for 39 W. Main St. (5MN5270)

The City has received an application for landmark designation of 39 W. Main St. (Montrose Potato Growers Assn. Building). Staff finds the application to be complete and has recommended it to be considered by the Montrose Historic Preservation Commission according to Section 4-15 of the Montrose Municipal Code.

In reviewing the application, staff submits the following findings:

1. The structure meets the eligibility criteria per Montrose Municipal Code 4-15-3 (B) as follows:
  - a. The building is over fifty years old, and
  - b. The building is significant for its association with the agricultural history of Montrose and the Western Slope, having been erected in late 1908 as a warehouse and office for the Montrose Fruit Growers Association, the Montrose Fruit and Produce Association, and, later, serving as a warehouse for the Montrose Potato Growers Association, the function it continued to fulfill until the mid-1960s. Montrose was and continues to be the center of a productive agricultural area, and
  - c. The building is significant as a very intact representation of an agricultural warehouse, as reflected in the brick walls, stone foundation, flat roof, loading docks, and minimal ornamentation.
2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 4-15-3 (C).

Recommendation:

Staff recommends approval of this application by the Montrose Historic Preservation Commission based on the above findings.

