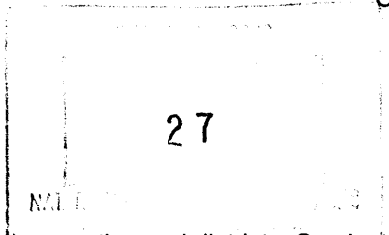


United States Department of the Interior National Park Service National Register of Historic Places Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sherman and Ross Block Building

other names/site number 5MN.1653

2. Location

street & number 232-236 Main St. [N/A] not for publication

city or town Montrose [N/A] vicinity

state Colorado code CO county Montrose code 085 zip code 81401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Garguiera Cortezuela State Historic Preservation Officer February 20, 2003
 Signature of certifying official/Title Date

Office of Archaeology and Historic Preservation, Colorado Historical Society
 State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [] See continuation sheet.
- determined eligible for the National Register [] See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
- other, explain [] See continuation sheet.

Edson R. Ball Signature of the Keeper 4.11.03 Date of Action

Sherman and Ross Block Building
Name of Property

Montrose County/CO
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Commerce- Professional
Commerce- Specialty Store
Multiple dwelling

Current Functions

(Enter categories from instructions)

Commerce/Trade- Specialty Store
Multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th Century and Early 20th Century
American Movements: Commercial

Materials

(Enter categories from instructions)

foundation Concrete
walls Brick
Concrete
roof Asphalt
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Sherman and Ross Block Building

Section number 7 Page 1**DESCRIPTION**

The 1910 Sherman and Ross Block Building occupies two 25 foot lots adjacent to the Demoret City Park on the southwest corner of Townsend Avenue (U.S. Highway 550) and East Main Street (U.S. Highway 50) in the center of downtown Montrose. The building, a large two-story rectangular brick block, faces north onto Main Street, the primary business street in town. The building measures 50' wide by 85' long on lots 125' deep, standard commercial block construction for the time in which it was built.

When facing the building, the first floor consists of a double storefront divided by a central entrance that leads to apartments on the second story. A cloth awning shelters the center entry. Each storefront contains display windows flanking a central recessed entry door of aluminum and glass. The east (left) storefront has a cloth awning similar to the central entry with the business name "Colorado Edge." Hidden from view on the exterior by the awning but seen from the interior are the divided light transoms above the storefront windows. The west (right) storefront has a Radio Shack sign placed above the storefront windows on panels of an unknown material.

The second story of the façade contains eight original windows, four over each storefront. In between the window groupings is a large name plaque upon which "Sherman and Ross Block 1910" is imprinted. The first and second stories are divided by a continuous sandstone sill, which also serves as a sill for the second-story windows. Above the windows is a corbelled cornice anchored on each end by a crown capped with sandstone. Evenly spaced across the façade above the second-story windows are four vents with decorative grilles.

The east side of the building is made up of cinderblock, dating to the late 1980s. Four awnings of varying lengths are spaced along the side of the building at the same height as the awnings on the façade. A simple rectangular sign is placed above the second awning, slightly off center. The stepped wall of the building can be clearly seen on this side.

The south (rear) side of the building has four doors, two on the first story and two on the second story, and eleven double-hung windows, both single and paired. The first story has one original wood door on the east (right) and a modern six-panel door on the west (left). All windows have their original wood sashes and are capped with brick segmental arches. Each of the four doorways is capped with a brick segmental arch and the three original wood doors have arched transoms as well. Towards the east side is a brick chimney, extending just above the roofline. The second story of the building is accessible by the original steel fire escape, complete with stairway and handrails. At the top of the rear wall are two decorative vents with a double "X" design. A large air conditioning unit is mounted to the wall at the center of the first story, just above the two small segmental arch windows and below the fire escape. A number of wires and electrical boxes are attached in various places.

The west side of the building shares a common first story brick wall with the adjacent property. The second story is exposed and reveals the stepped wall also seen on the east side. There are two windows, one located toward the front of the building, one toward the rear. The front window is a casement with its original wood sash and glass. The rear window is an original double-hung with some original glass.

The building is heated with a gas-fired boiler and hot water radiators. The building was wired for electricity at the time of construction.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Sherman and Ross Block Building

Section number 7 Page 2

Interior

The Sherman and Ross Block retains many of its original interior features including: tin ceilings in the commercial areas, wood trim around the doors and windows, hardware, central entrance stairwell, and transoms. The overall configuration of the interior spaces remains much as it did when constructed, though some interior treatments have been covered. The condition of the original interior materials is in moderate to good condition.

Alterations

Most commercial buildings experience changes to the storefronts over the years. This is true of the Sherman and Ross Block as well. Both storefronts have aluminum display windows leading to recessed entries with aluminum and glass doors. While the central grand entrance to the second story remains in place, it has also been changed to an aluminum glass door. Awnings have been added above the central entrance and to the east storefront. The west storefront transom has been replaced with panels of an unknown material upon which the Radio Shack sign is affixed. The east wall has been replaced with cinderblock. Originally the Sherman and Ross Block building shared a common wall with the 1907 Hodges Building. The Hodges Building burned in 1988 and the destroyed common wall was rebuilt in cinderblock. The adjacent lot is currently the Demoret City Park with benches, tables, trees, and a brick walkway. Changes to the south (rear) side of the building include an area of infill around the one modern door on the west side of the first floor. The transom above the east side first floor door has been covered up. Metal paneling covers the cellar doors on the ground.

Sherman and Ross Block Building
Name of Property

Montrose County/ CO
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Periods of Significance

1910-1953

Significant Dates

1910

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering Record
- # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society
Montrose County Museum

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Sherman and Ross Block Building
Montrose County, ColoradoSection number 8 Page 3**SIGNIFICANCE**

The Sherman and Ross Block Building is significant under Criterion C for architecture. The building is perhaps the best preserved of any of downtown Montrose's historic commercial buildings. In addition, it is one of the few intact two-part two-story commercial buildings remaining in town. It is also significant under Criterion A for commerce. Its history typifies the pattern of commercial activity experienced in the 20-30 years after initial settlement. A variety of commercial establishments continuously occupied the Sherman and Ross Block Building during its period of significance, making an important contribution to the commercial success of downtown Montrose.

The Sherman and Ross Block building is one of the largest buildings erected in the downtown business district during the first decade of the 20th century. The building represents the 20th Century Commercial style with its flat roof, brick cornice, enframed windows, recessed entries, and storefront windows. All of these elements are intact, unlike other buildings of the same time and style in town. The Knights of Pythias building at 317-321 Main Street was built in 1909. The J.C. Frees Block at 447 Main Street was built in 1905. The S.H. Nye Building at 428 Main Street was built in 1908. All of these are two-part, two-story commercial buildings. And all of these buildings have remodeled first-story storefronts and replaced second-story windows. In addition, siding has been applied to the façade of all three and the central entry has been altered on the J.C. Frees Block. Although the first story of the Sherman and Ross Block has replaced windows and doors on the first floor, the building retains its original placement of exterior openings and elements as well as its original second-story windows. Compared with other contemporary buildings, the Sherman and Ross Block stands out as one of the most intact commercial buildings in town.

Another notable element on this building is the central entrance that leads to second-story apartments, making the upper floor prominent. Often times the door to the upper story was placed at the side and made to blend in with its background. Proprietors did not want to draw attention or people upstairs to private space. By placing the door at the center, attention is drawn to the entrance and the rooming space available to the public. This separate entrance denotes a use separate from the commercial spaces on the first story. The Sherman and Ross Block appears to be the only remaining commercial building with its central entrance intact.

In the decades following settlement and development of a town, needs arise beyond the basic services. At first, people are fairly self-sufficient. The court and judicial system is typically established first. There might also be a post office, a local doctor, even a general store with some of the basic goods people needed out on the frontier. Then in the 20-30 years after the initial settlement, the population often increases, requiring goods and services provided by others. It is at this point in time when the sale of goods and services emerged through the establishment of businesses in town. Founded in 1882, Montrose's population doubled in the years 1900 to 1910, following the pattern of many other places across the state. With the construction of the Gunnison Tunnel, a new optimism fueled economic growth. Montrose's greatest growth was seen in this first decade of the 20th century through construction of many of the commercial buildings in the downtown. This commercial growth necessitated the need for housing in town for those who worked in the newly created businesses and provided these goods and services to other residents. Buildings such as the Sherman and Ross Block helped address the increasing need for housing in a town with rapid growth, and is representative of that time in Montrose's history.

Not only did the Sherman and Ross Block Building start out as a commercial and apartment building, serving as the residence and law office for Mr. Sherman, but it remains in commercial and residential

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Sherman and Ross Block Building
Montrose County, ColoradoSection number 8 Page 4

use today. It has hosted a variety of businesses over the years such as an engineering firm's office in 1910, a pool hall and theater in 1912, a second hand store and undertaker in 1919, businesses in 1931 and 1946, and various other shops and stores since that time. Today it contains two businesses, Colorado Edge and Radio Shack, and still has an apartment on the second floor in use, continuing its original form and function 92 years later. The Sherman Ross Block Building, standing tall at the corner of Main and Townsend, remains an important link to Montrose's past.

Historic Background

Sterling Samuel Sherman, a prominent Montrose lawyer and judge, erected the building in 1910. The building was named after Sherman and his law partner, Frank Ross. Ross was a partner with Sherman only for a short period of time during the construction of the building. Though he did not remain in practice with Sherman, the building still bears his name. Sherman, however, had a long-time association with the building living and working in it until his death in 1936.

Sherman was born in 1852 in Hebron, New York. He attended schools in New York and was sent to Switzerland to study civil engineering. He later transferred to the Polytechnic University in Germany. Returning to the United States, Sherman taught school and then studied law. He was admitted to the Bar in 1879, and went to Lake City, Colorado, where he was associated with Judge N. B Gerry. He married Mary Elizabeth Masters in 1882. In Lake City, he became acquainted with Judge John C. Bell. The Shermans moved to Delta in 1884, where Mr. Sherman practiced law and served as mayor from 1887-1888.

In 1888, the family moved to Montrose, where Sherman formed a seven-year partnership with F. C. Goudy, former partner of Judge John C. Bell. Sherman had a succession of partners until his son Edward joined the firm in 1908. In 1916, Sterling Sherman became a county judge, a position he occupied for eight years. He served as President of the Montrose County Bar Association from 1888-1916; as attorney for the Delta and Montrose Canal Company for 20 years; attorney for the First National Bank; attorney for the City of Montrose; attorney for Montrose County; and as the Montrose County Judge. Interestingly, when Sherman died at the age of 84, his funeral was held at the Addington Mortuary, which was housed in the Sherman and Ross Block building.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Sherman and Ross Block Building
Montrose County, ColoradoSection number 9 Page 5

BIBLIOGRAPHY

Cox, Marilyn. *Walking Tour of Montrose*. Unpublished.

Front Range Research Associates, Inc. *Historic Buildings Survey, Montrose, Colorado 1999*. Denver, CO: Private printing, 2000.

Longstreth, Richard. *The Buildings of Main Street, A Guide to American Commercial Architecture*. Washington, D.C.: The Preservation Press, 1987.

Montrose City Directories, 1910, 1912, 1963, 1970.

Montrose County Assessor Records, 320 S. First Street, Montrose, CO 81401

Montrose County Museum, Sterling Samuel Sherman file, 1990

Sanborn Insurance Maps, 1886, 1890, 1893, 1899, 1904, 1908, 1912, 1919, 1931, 1946.

Sherman and Ross Block Building

Name of Property

Montrose County/ CO

County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 249000 4262600
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Viola Garcia

organization _____ date October 10, 2002

street & number 2455 Arbor Way telephone (970) 252-0304

city or town Montrose state CO zip code 81401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Roy Dantzman

street & number 236 Main Street telephone (970) 249-3332

city or town Montrose state CO zip code 81401

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet**

**United States Department of the Interior
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Sherman and Ross Block Building

Section number 10 Page 6

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lots 4 & 5 of Block 61, Montrose West original townsite.

BOUNDARY JUSTIFICATION

The boundary includes the entire parcel historically associated with the building.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Sherman and Ross Block Building

Section number ___ Page 7

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-20 except as noted:

Name of Property: Sherman and Ross Block Building
 Location: Montrose, Colorado
 Photographer: Roy Dantzman
 Date of Photographs: October 2002, December 2002
 Negatives: Roy Dantzman

<u>Photo No.</u>	<u>Photographic Information</u>
1	Façade, north side, camera facing south.
2	Façade, north side, camera facing south.
3	Façade and east side, camera facing southwest.
4	East side, camera facing west.
5	South side (rear), east half of first floor, camera facing north.
6	South side (rear), west half of first floor, camera facing north.
7	South side (rear), close-up of east half, cellar doors, camera facing north.
8	South side (rear), close-up of window, camera facing north.
9	Façade, east storefront- entry door and transom, camera facing south.
10	Façade, central entry door and transom, camera facing south.
11	Interior, central entry transom and original tin ceiling, camera facing north.
12	Interior, looking out of east storefront, original tin ceiling, camera facing north.
13	Interior, central stairway to second-story, original tin ceiling, camera facing south.
14	Interior, view down the central stairway from second story, camera facing north.
15	Interior, view of railing and newel post at top of stairs, camera facing northeast.
16	Interior, doorway to northeast apartment on second story, camera facing northeast.
17	Interior, close-up of newel post at top of stairs, camera facing northeast.
18	Interior, NW apartment bathroom door, camera facing south.
19	Interior, NE apartment, doorway between hallway and living room, camera facing southwest.
20	Interior, NE apartment, opening between living room and parlor, kitchen doorway in background, camera facing south.

National Register of Historic Places Continuation Sheet

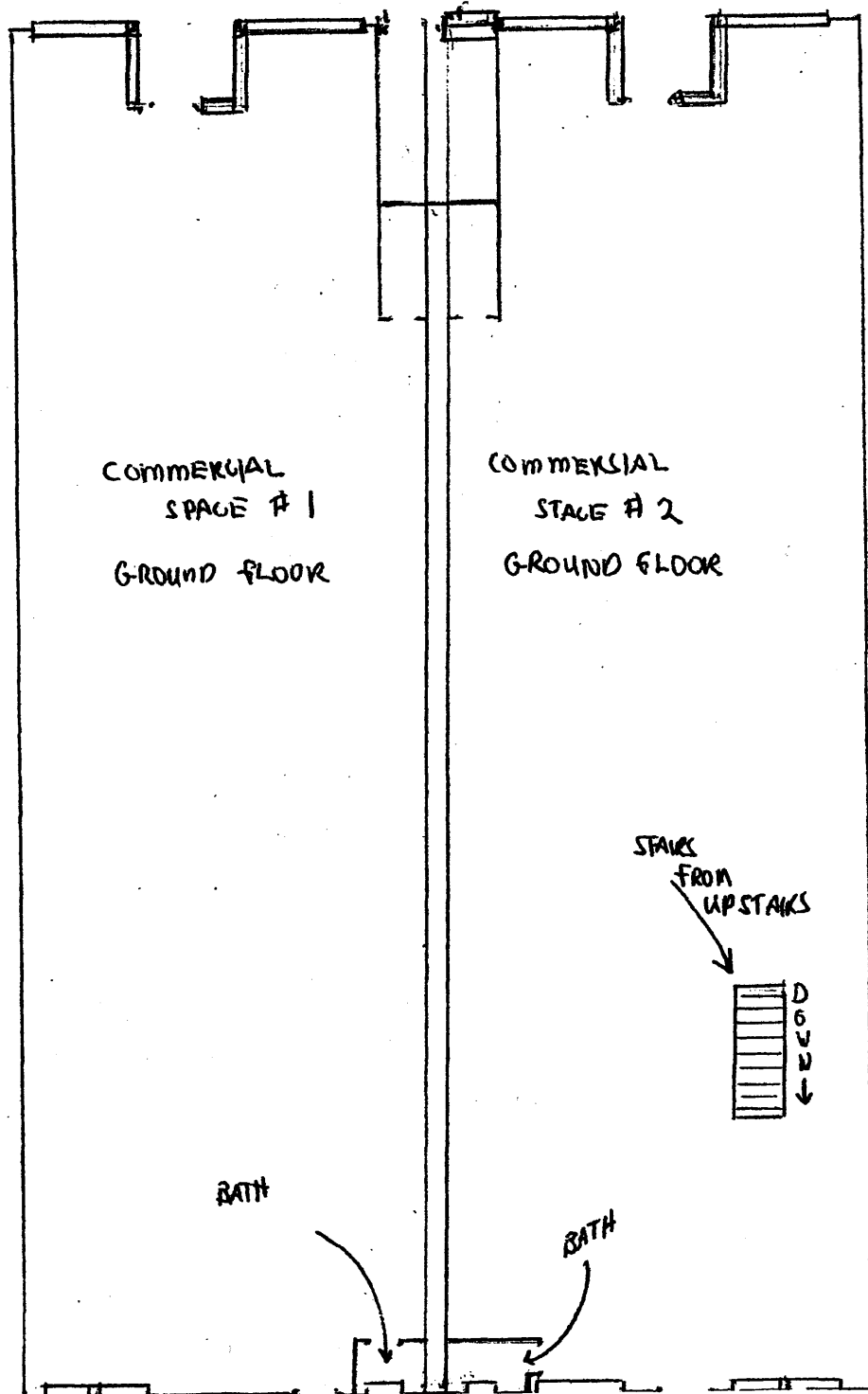
United States Department of the Interior
National Park Service

Sherman and Ross Block Building

Section number ___ Page 8

First Floor Plan

NORTH FRONT SHERMAN AND ROSS BLOCK BLD.
3/32 SCALE 1ST FLOOR



National Register of Historic Places Continuation Sheet

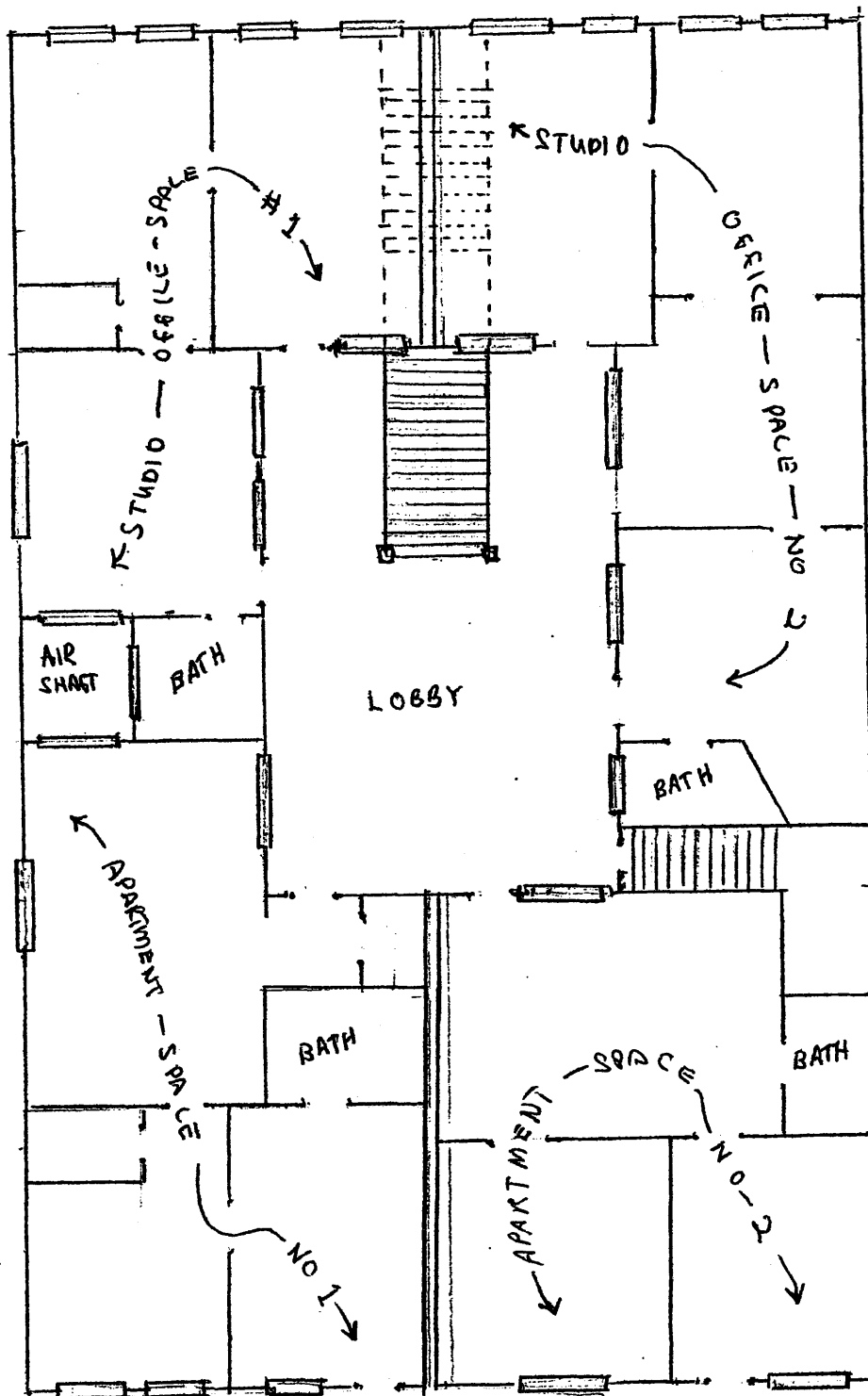
United States Department of the Interior National Park Service

Sherman and Ross Block Building

Section number ___ Page 9

Second Floor Plan

NORTH FRONT SHERMAN AND ROSS BLOCK BLD.
3/32 SCALE 2ND FLOOR



National Register of Historic Places Continuation Sheet

United States Department of the Interior
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Sherman and Ross Block Building

Section number Page 10

USGS TOPOGRAPHIC MAP
Quadrangle, Colorado

UTM: Zone 13 / 249000E / 4262600N
PLSS: NM PM, T49N, R9W, Sec. 28
SE¼ SW ¼ NE SE¼
Elevation: 5800 feet

7.5 Minute Series

