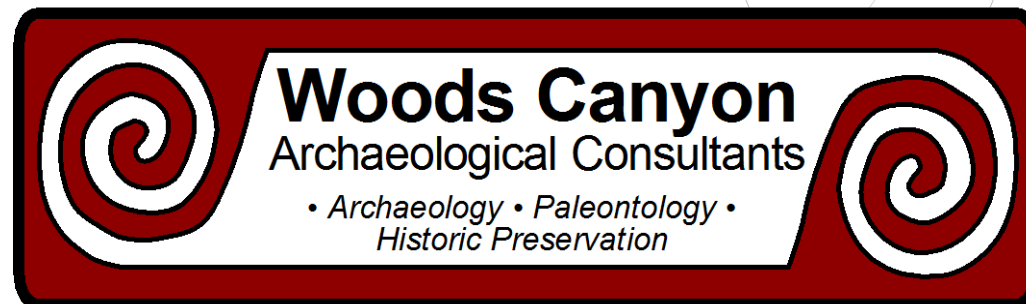
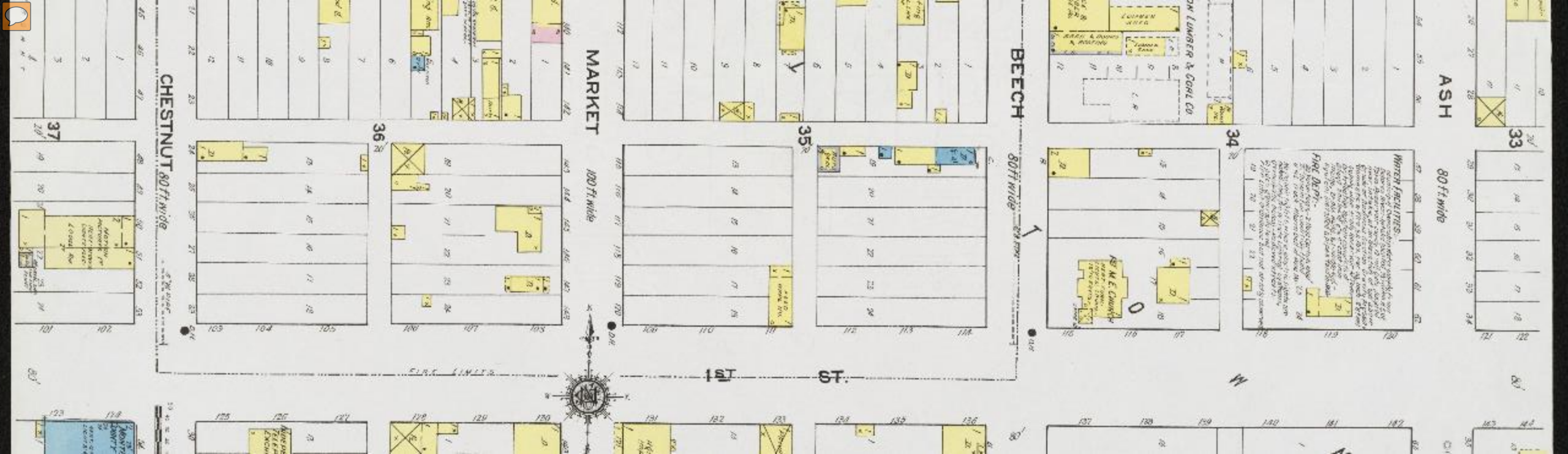




SURVEY OF 22 HISTORIC PROPERTIES WITHIN THE ORIGINAL TOWNSITE OF CORTEZ, MONTEZUMA COUNTY, COLORADO

HISTORY COLORADO CERTIFIED LOCAL GOVERNMENT GRANT #CO-19-10001





INTRODUCTION



Sixth in a series of intensive level surveys of buildings in the original Cortez town plat
Selective survey of 22 potential historic properties South of Main Street and along 1st Street within
the original Cortez town plat

PROJECT DESCRIPTION

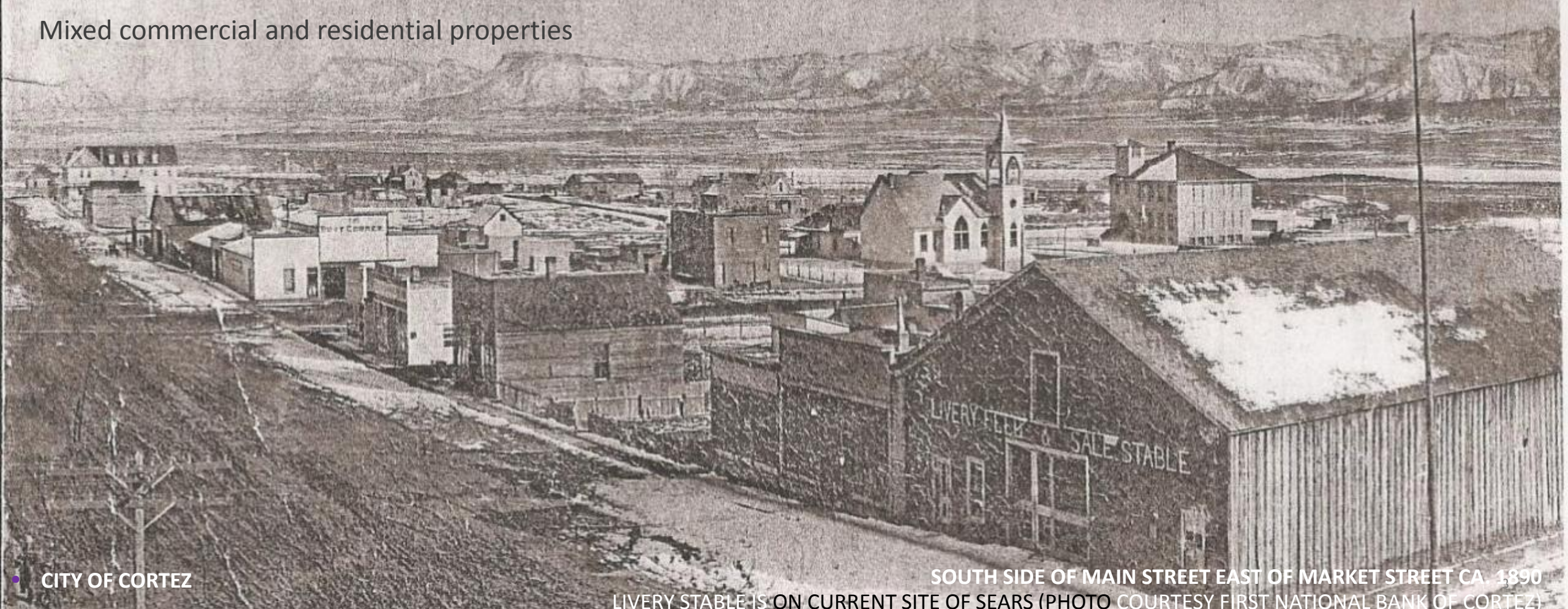
Intensive level architectural surveys

1st Street between 400 West and 250 East

Maple, Beech, Chestnut, Linden, Market and Ash Streets between Main and 1st Street

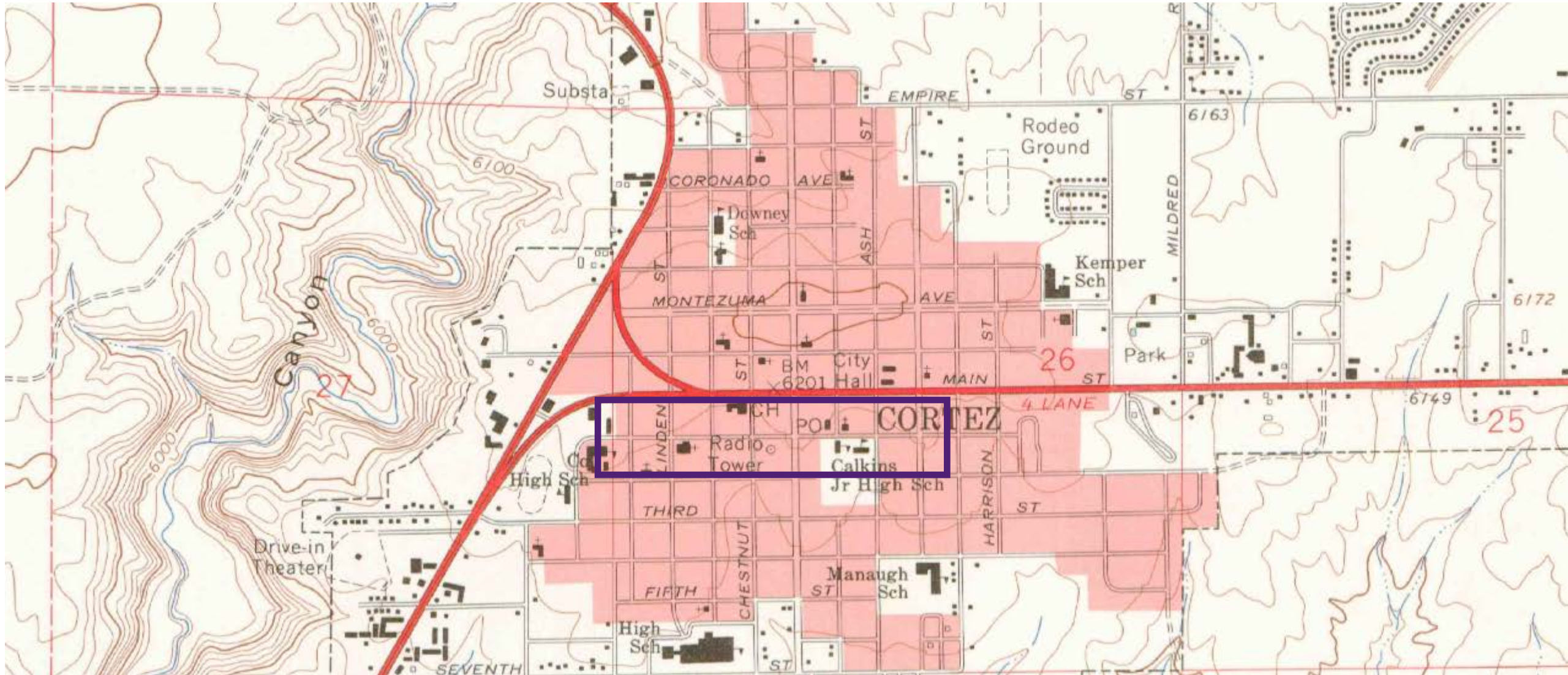
Plus 345 West Main Street

Mixed commercial and residential properties





SURVEY AREA





SURVEY AREA CLOSEUP





PROPERTIES

ADDRESS	HISTORIC PROPERTY NAME	CONSTRUCTION DATE
15 East 1st Street	Arthur C & Celia Kittell Commercial Building	1926
22 East 1st Street	Tschop Blacksmith Commercial Building	1928
30 West 1st Street	Seventh Day Adventist Church of Cortez	1952
207 East 1st Street	William J & Clara Blatchford House	1889
35 West 1st Street	Mountain States Telephone Company Central Office Building	1954
120 South Linden Street	First Assembly of God Church of Cortez	1957
321 West 1st Street	Beverley & Althea Haley House	1940
219 East 1st Street	Oren S & Gifford H Pruner House	1930
25 South Beech Street	Nathaniel E Carpenter Barbershop	1918
35 South Beech Street	Cortez Post Office Building	1959
35 South Chestnut Street	Montgomery Ward Department Store	1958



PROPERTIES (continued)

ADDRESS	HISTORIC PROPERTY NAME	CONSTRUCTION DATE
25 South Elm Street	T.J. & Dorothy Roseberry House	1920/1945
27 South Elm Street	W.A. & Aristeen Cowling House	1920/1945
29 South Elm Street	Aristeen Cowling Optometry Office and Residence	1920/1945
345 West Main Street	Taylor's Food Market	1962
7 West 1st Street	George & Willie McEwen House	1922/1947
33 South Maple Street	The Cortez Sentinel Newspaper Building	1920/1946
41 South Maple Street	George & Edward Winbourn House	1909
23 South Market Street	Walkers Incorporated Commercial Building	1936
33 South Market Street	Charles Powers House	1888
122 East 1st Street	Sturtevant Apartment Building	1940
1 West 1st Street	Hiram & Harriett McEwen House	1907



METHODOLOGY

- Cortez Historic Preservation Board identifies properties in the survey area which are possibly historically significant
- Review previous work in the area
 - Phase I through Phase V surveys
 - 1995 Preservation Partnership Study and 1981 Planning Study
- Meeting with City of Cortez Historic Preservation Board, City of Cortez representatives, History Colorado representatives
- Conduct a public meeting with notices to property owners
- Conduct research at the Montezuma County Recorder and Assessor's office for ownership history and historic tax assessments
- Create an intensive level survey for each of 22 properties
 - Describe the current building according to the Field Guide to *Colorado's Historic Architecture and Engineering Guide*
 - Identify and describe any changes or additions
 - Chronologically describe the ownership of the property and research the significance of owners
 - Evaluate the property for historic integrity and significance
 - Digitally photograph each façade and outbuilding
 - Create GIS map and site plans to visually describe the property and location
 - Complete OAHF Form 1403 on each property



CULTURAL RESOURCES EVALUATION

- Cultural resource evaluations of significance are based on historic contexts using property types or groups of resources having similar physical or associative characteristics
 - Building types such as bungalow or false-front commercial
 - Building styles such as Victorian or Modern
- Cortez Historic Contexts
 - Early settlement and Euro-American Contact: 400 A.D.—1886
 - Founding and Early Development of Cortez: 1886—1904
 - Agriculture, Water and Prosperity: 1904—1920
 - The Automobile, Mobility and Tourism: 1920—1945
 - Vaulting into the Modern Age: 1945—1970
 - Commercial Development of Main Street between 1900 and 1970
- Each property is evaluated for eligibility for the National Register of Historic Places, the Colorado State Register of Historic Properties, the Cortez City Register of Historic Sites, Structures and Districts and if the property would be contributing to a National Register of Historic Places Historic District



EVALUATION

- Properties can be “eligible” “not eligible” or “need more information”
- Properties would still require an application and approval for inclusion on any register



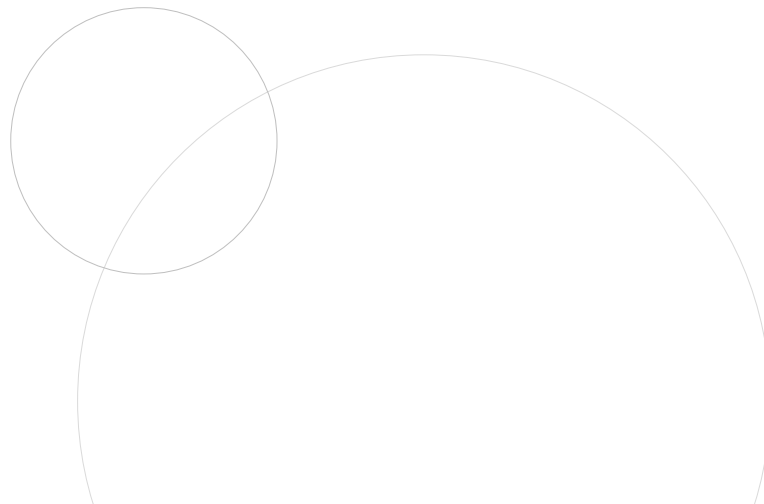
Eligible



Need more information



Not Eligible





National Register of Historic Places

- The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.
- What the National Park Service provides:
 - Review nominations that Americans believe are worthy of preservation submitted by states, tribes, and other federal agencies and list eligible properties in the National Register
 - Offer guidance on evaluating, documenting, and listing different types of historic places through the National Register Bulletin series and other publications
 - Help qualified historic properties receive preservation benefits and incentives



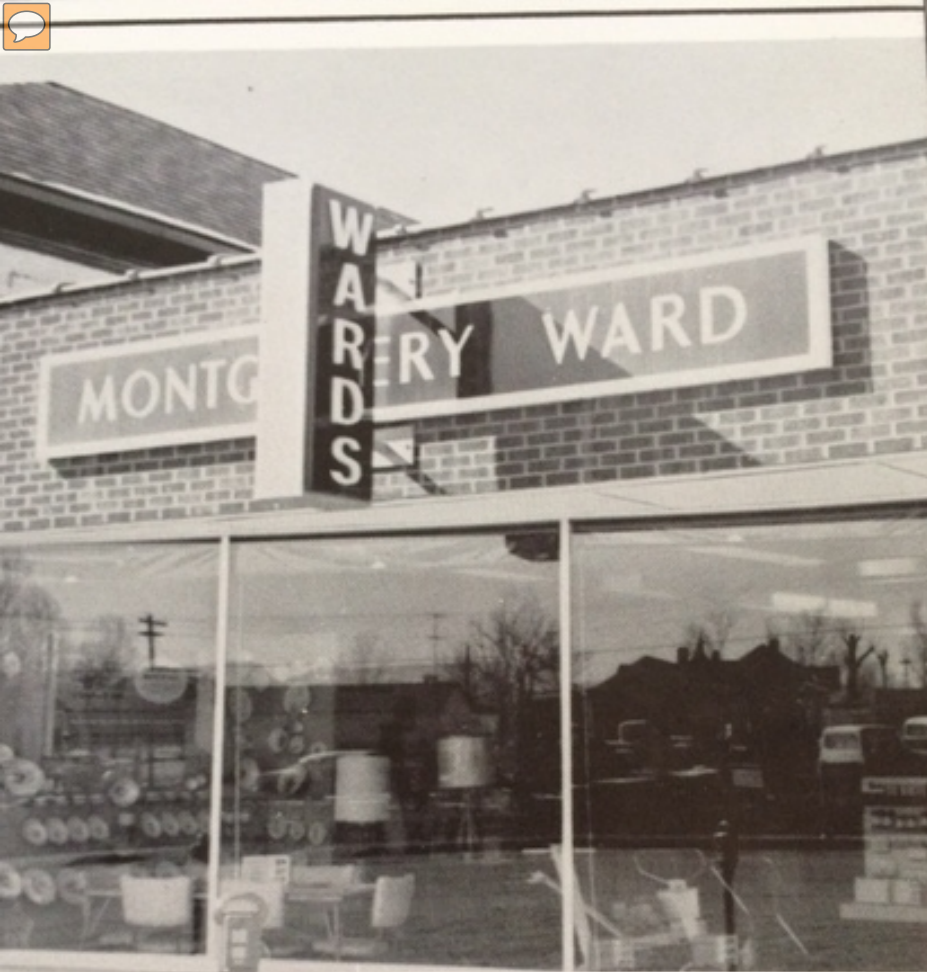
Colorado State Register of Historic Properties

- The Colorado State Register formally recognizes properties possessing a documented level of significance and that contribute to the understanding and appreciation of the history or prehistory of a community, the state, or the nation.
- By honoring such important sites, the Colorado State Register provides:
 - Formal recognition of a property's importance to the history of the community and the state of Colorado.
 - A body of information for local community planning, tourist promotion, neighborhood revitalization.
 - A sense of community history and local pride.
 - Eligibility to compete for grants from Colorado's State Historical Fund. These grants may be used for acquisition and development, education, and survey and planning projects.
 - Eligibility to apply for state tax credits for restoration, rehabilitation, or preservation of Colorado State Register properties.
 - Limited protection from state agency actions that would affect the property. Agencies must solicit the comments of History Colorado to assure that Colorado State Register properties are given consideration in the state planning process.
- There are no restrictions imposed by History Colorado as to what private property owners may or may not do with their property. Private property owners may alter or demolish a listed property subject only to applicable local government regulations and permitting procedures.



Cortez City Register of Historic Sites, Structures and Districts

- The City of Cortez maintains a local register of historic places (LHS) as part of the City's historic preservation efforts. The rules for the local register are found in section 6.19 of the Cortez Land Use Code. The local register requires that a resource must be at least 50 years old and meet at least one of the criteria for architectural, social, or geographic/environmental significance to be considered for listing. As with the National Register, Cortez does have an exception to the age requirement if a property has exceptional significance under one or more of the City's register criteria. The significance criteria, one of which must be fulfilled, are:
 - Architectural
 - Exemplifies specific elements of an architectural style or period
 - Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally
 - Demonstrates superior craftsmanship or high artistic value
 - Represents an innovation in construction, materials or design
 - Represents a built environment of a group of people in an era of history
 - Pattern or grouping of elements representing at least one of the above criteria
 - Is a significant historic remodel
 - Social
 - Site of historic event that had an effect upon society
 - Exemplifies cultural, political, economic, or social heritage of the community
 - Association with a notable person or the work of a notable person



MONTGOMERY WARD

35 South Chestnut

Telephone LO 5-3725



PROPERTY SUMMARIES





219 EAST 1ST STREET

- Constructed circa 1922 by Peter Guillet for his daughter Mary Ilene and her husband veterinarian Oren S Pruner on the back of their lot
- Oren's brother Gifford also lived in the house and was the primary resident from the early 1930s
- Owned by the Rowley and Kenyon families
- Changed from residential to commercial in 1965 when purchased by Robert Parga who operated NUCLA Investment Company in the former residence





207 EAST 1ST STREET

- Constructed in 1889 by William J and Clara Blatchford
- One of the oldest residences in Cortez
- Original main floor windows, exterior siding, porch with decorative Victorian details
- Purchased in 1903 by Cortez businessman and civic leader Pete Guillet who lived in the house into the 1930s
- Late Victorian style



NATIONAL
REGISTER



COLORADO
STATE REGISTER



CORTEZ LOCAL
REGISTER



CONTRIBUTING IN
A POTENTIAL
HISTORIC DISTRICT





122 EAST 1ST STREET

- Constructed in 1940 by Clark Reid Hickman
- Sold to Ira and Edah Sturtevant in 1943 and known as the Sturtevant Apartments
- Mediterranean Revival style with stucco over frame construction, pent roof, entry hoods
- Largest and earliest historic apartment building in Cortez

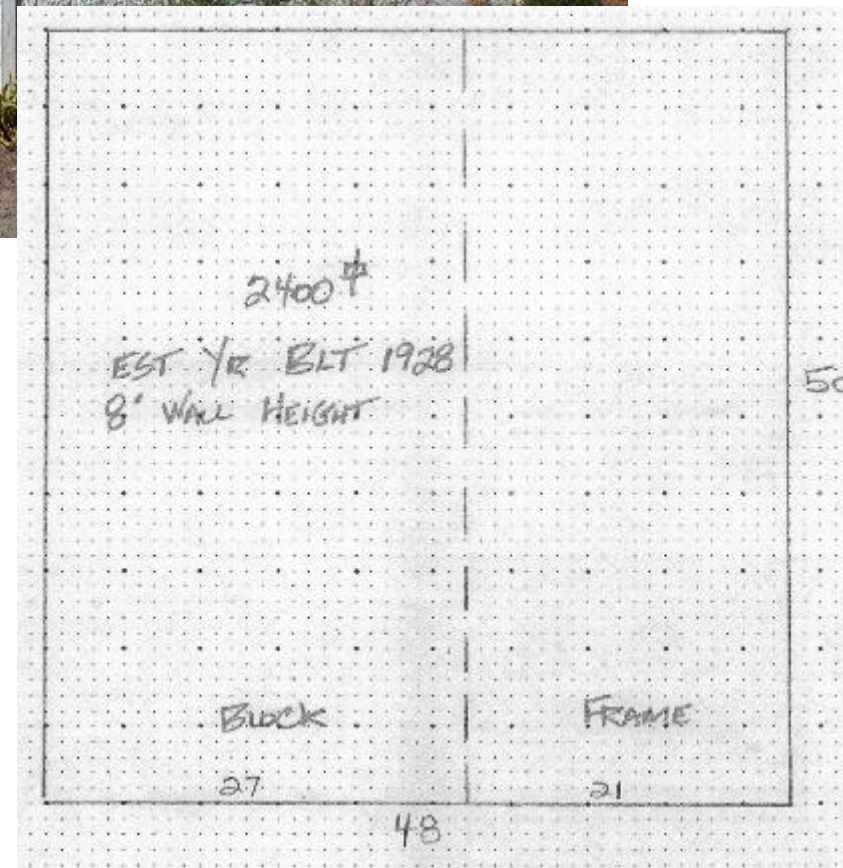


 NATIONAL REGISTER  COLORADO STATE REGISTER  CORTEZ LOCAL REGISTER  CONTRIBUTING IN A POTENTIAL HISTORIC DISTRICT



22 EAST 1ST STREET

- West side of the building was constructed in 1928 to house the Paul Tschop blacksmith business
- East side added circa 1968
- Operated as a blacksmith shop until 1947
- Four Corners Sheltered Workshop 1972-1975, Montezuma County Senior Center 1975-1984, Methodist Thrift Shop 1984-2002



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-  COLORADO STATE REGISTER
-  CORTEZ LOCAL REGISTER
-  CONTRIBUTING IN A POTENTIAL HISTORIC DISTRICT

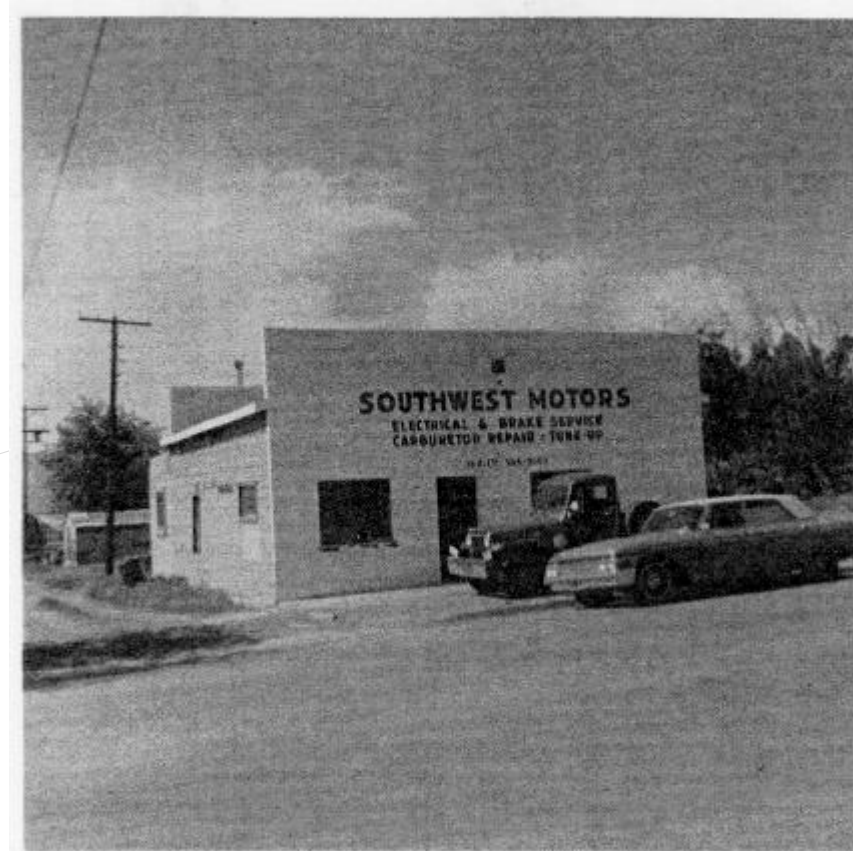


15 EAST 1ST STREET

- Constructed in 1926 by Arthur Kittell
- Owned between 1936 and 1964 by Mary McMillan Ince and her children, including Willie Ince McEwen
- Located on the same site as a wooden horse barn owned by the 1880s Robert Smith Merchandise Company which was located on the same block
- Concrete block construction
- Owned by Donald & Carol Tullis since 1973

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  CORTEZ LOCAL REGISTER
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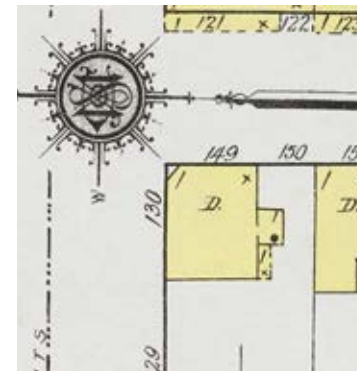
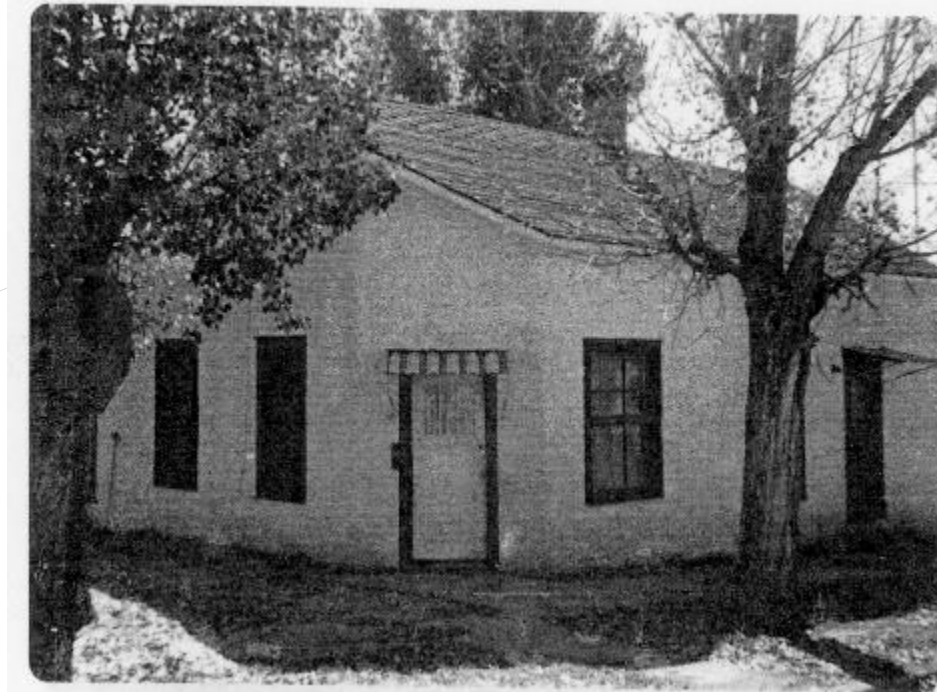
CITY OF CORTEZ





1 WEST 1ST STREET

- Constructed by Hyrum and Harriett McEwen in 1907
- Stucco over frame construction
- Altered in 1960 and 1973
- Owned by the McEwen family until 1966
- Changed from residential to commercial in 1979



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7 WEST 1ST STREET

- Constructed in the 1920s in McPhee, Colorado for the New Mexico Lumber Company as employee housing
- Moved to Cortez circa 1949 by George McEwen
- Stucco over frame construction
- Used as an optometry office, veteran’s club, UPS store and current tanning salon
- Owned by the McEwen family until 1966

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  CORTEZ LOCAL REGISTER
  CONTRIBUTING IN A POTENTIAL HISTORIC DISTRICT

CITY OF CORTEZ

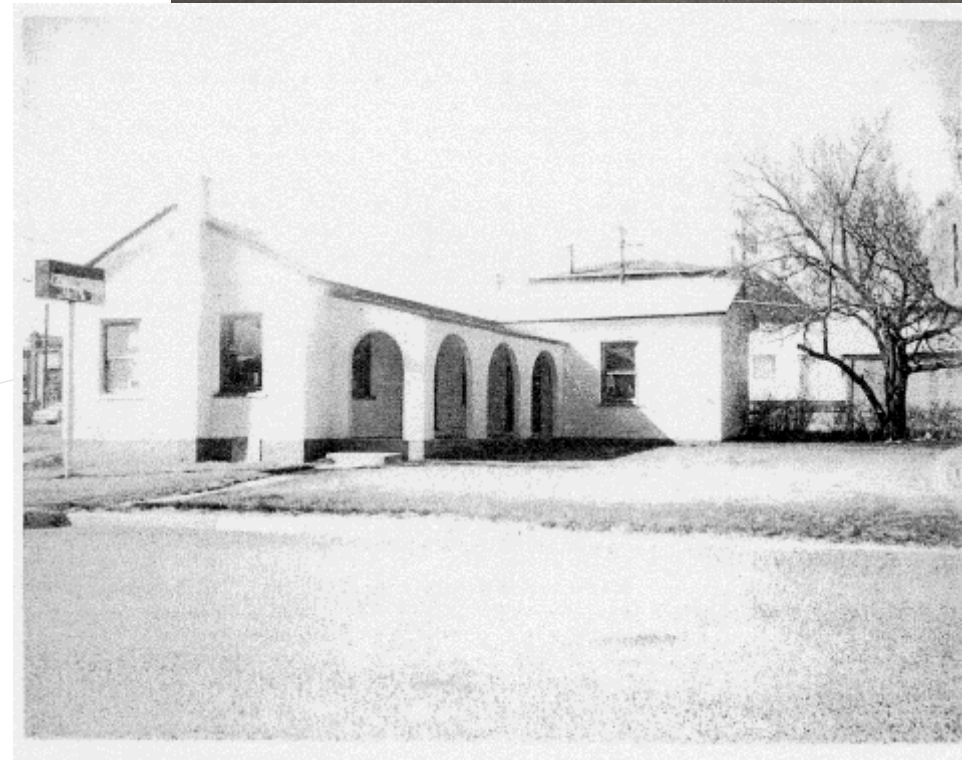
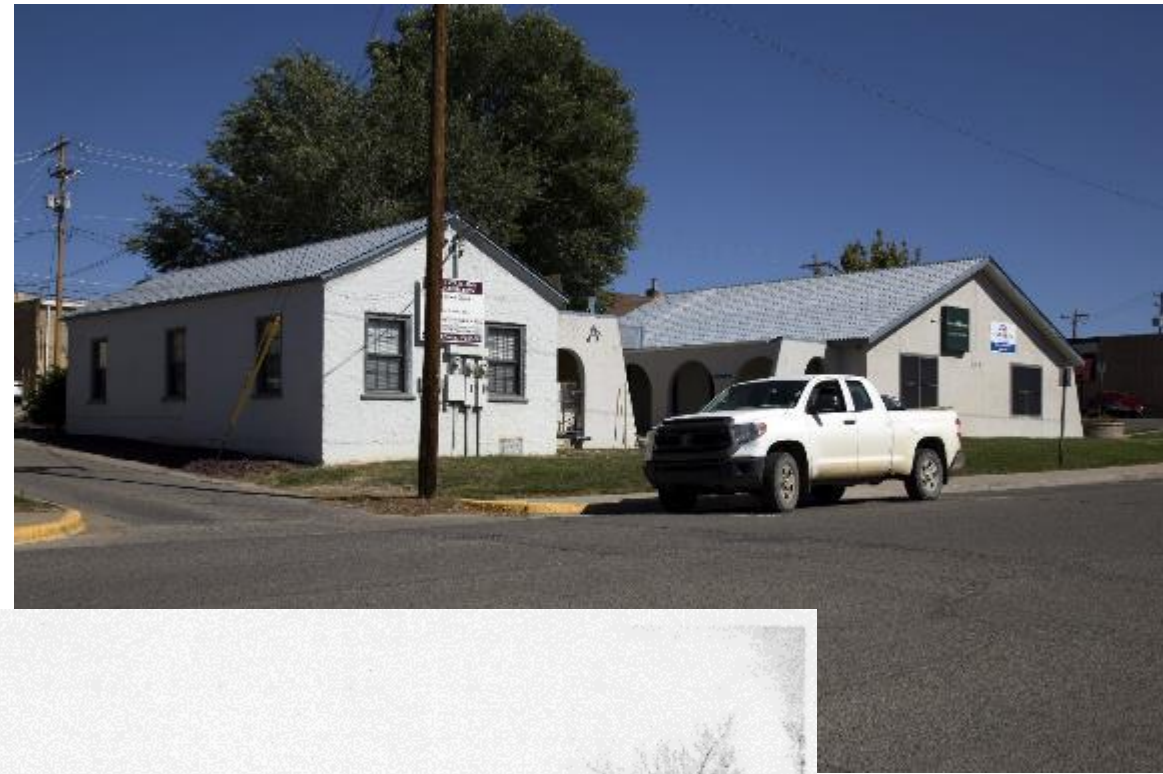




30 WEST 1ST STREET

- Constructed circa 1952 by the Seventh Day Adventist Church congregation on land donated by Thomas and Ettie Jordan
- Initially a two room building
- The Seventh Day Adventist Church moved to their current meeting house in 1959 and sold the building to Mel and Blonn Sarpy, who operated a collection agency until 1984
- Eastern wing added in 1986 by Bob Reser, who operated the Cortez Investment Company

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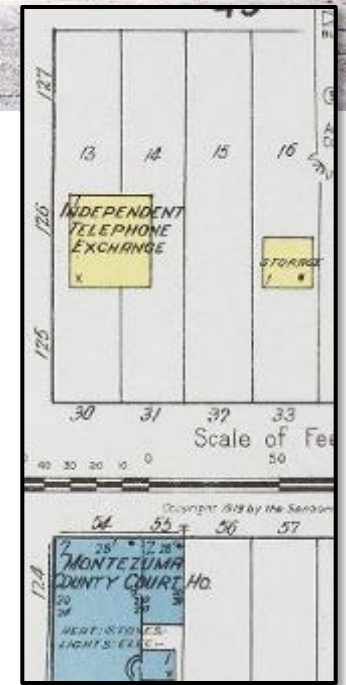


35 WEST 1ST STREET

- Constructed in 1954 by Mountain States Telephone and Telegraph Company as a central office and microwave tower facility
- Located on the historic location of the Montezuma Telephone Company who operated a telephone exchange from 1905 to 1929
- Microwave Type E tower connecting Goodman Point and Madden
- Largely unchanged from initial construction

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321 WEST 1ST STREET

- Constructed in 1940 by Beverly “B.F.” and Althea Haley
- Cross gable end added in 1950
- B.F. served in World War I, worked initially as a farmer and worked for Slavens Hardware. Althea was a registered nurse who worked for Montezuma County social services
- Haley family owned the house until 1981 when they sold it to Maurine McNeill



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33 SOUTH MAPLE STREET

- Constructed in 1920 at 31 West Main Street as the Cortez Sentinel Newspaper Building
- Purchased in 1941 by Charles Bowers and moved in 1946 to its current location
- Wayne and Mary Lou Yarborough operated the Chicken Hut Restaurant in the building
- Purchased in 1987 by Boyd Hall who operates Hall's Used Furniture

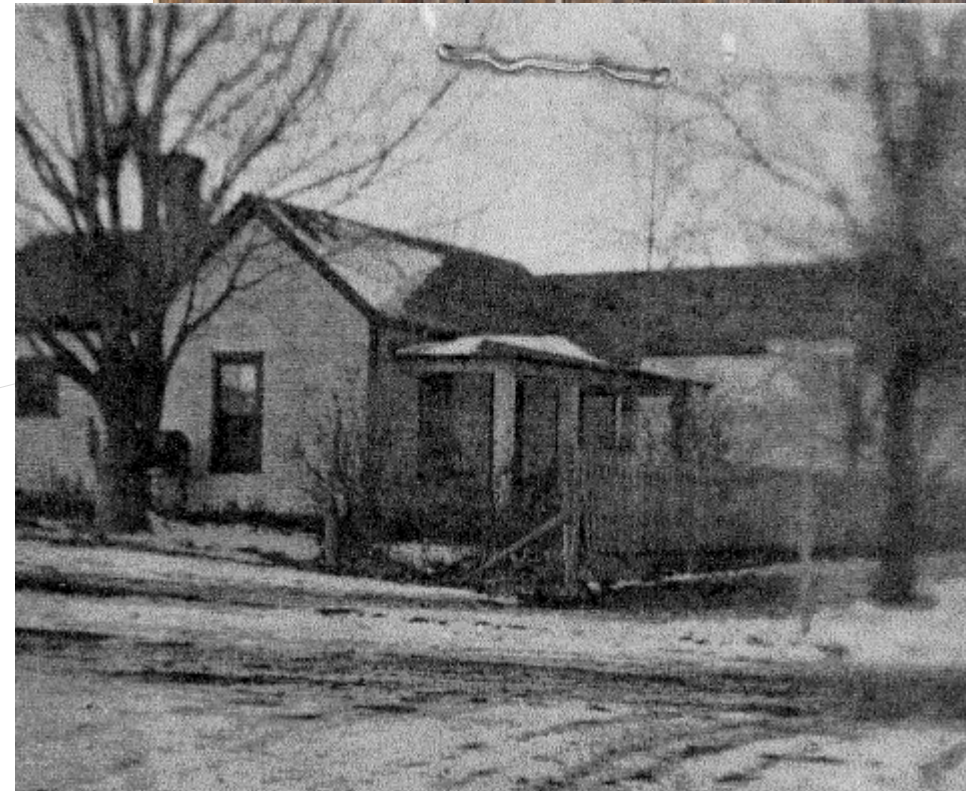


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41 SOUTH MAPLE STREET

- Constructed in 1909 by George and Edward Winbourn
- Lee Winbourn resided in the house until 1941
- Leslie and Edah Peterson purchased the house in 1994 and sold it to Henry “Fat” and Mary T. Smith in 1955
- Lillian Smith and Buck Stratton lived in the house from 1955 to 1981



NATIONAL REGISTER



COLORADO STATE REGISTER



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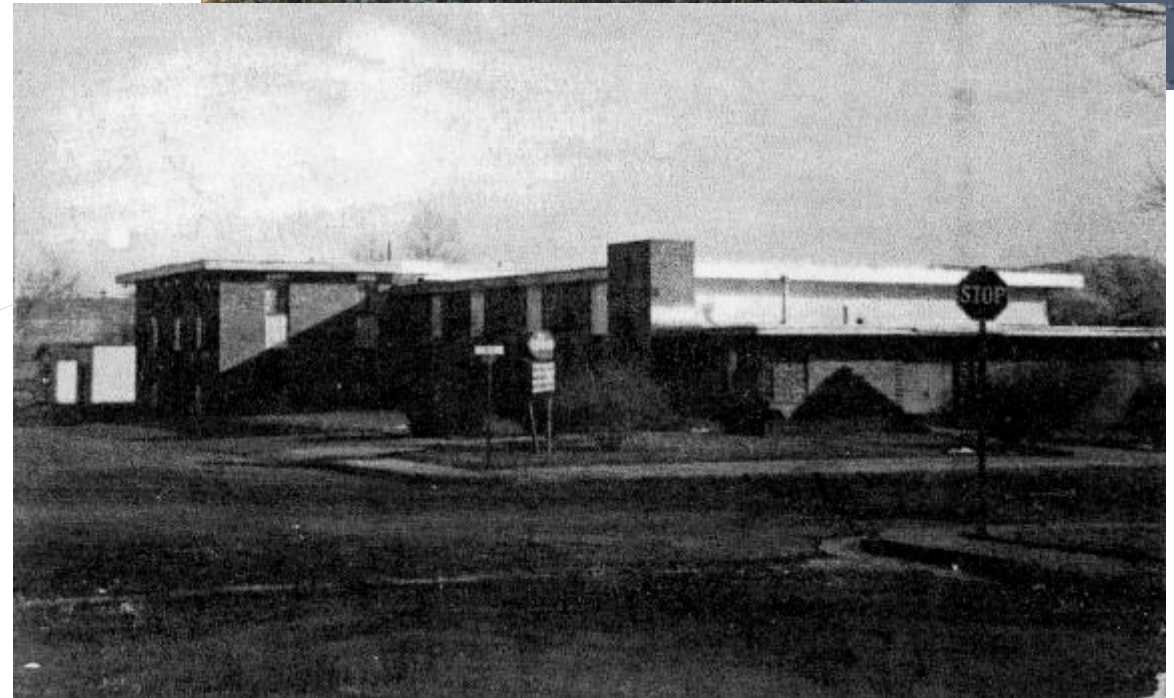


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120 SOUTH LINDEN STREET

- Constructed in 1957 by the First Assembly of God Church
- The Gladys Guillet Hart house was added as the parsonage to the property in 1982
- Remodeled in 1986 to add the fellowship hall and add gabled roof structure
- Interior remodeled again in 2019

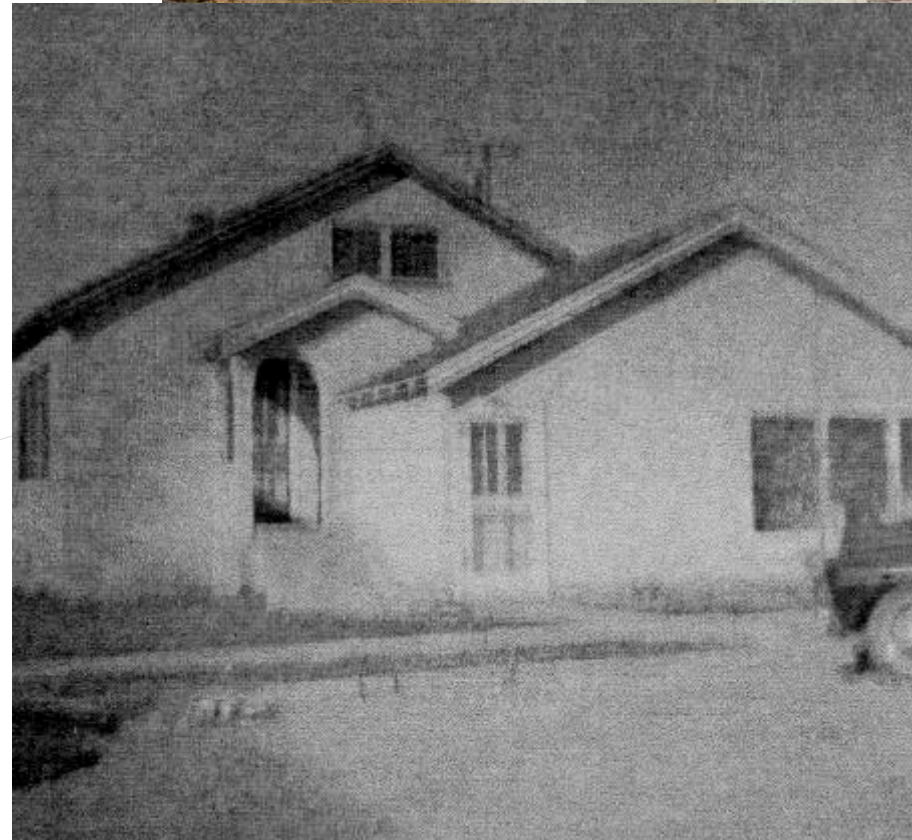


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25 SOUTH ELM STREET

- Constructed in 1920 by the New Mexico Lumber Company in McPhee, Colorado as employee housing
- Moved to Cortez in 1945 by L.L. Walters and sold to T.J. and Dorothy Roseberry
- T.J. operated Roseberry Plumbing across the street between 1959 and 1977
- The commercial addition on the front was completed in 1948 and LoRay Photography operated in the addition by the Leight (or Leicht) family between 1948 and 1953





27 SOUTH ELM STREET

- Constructed in 1920 by the New Mexico Lumber Company in McPhee, Colorado as employee housing
- Moved to Cortez in 1945 by L.L. Walters and sold to William A and Aristeen Cowling
- William and Aristeen farmed in Dove Creek before 1920 and Aristeen operated an optometry practice there in 1941
- In 1945, Aristeen moved her practice to 29 South Elm Street in Cortez and used this house as a rental unit



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29 SOUTH ELM STREET

- Constructed in 1920 by the New Mexico Lumber Company in McPhee, Colorado as employee housing
- Moved to Cortez in 1945 by L.L. Walters and sold to William A and Aristeen Cowling
- William and Aristeen farmed in Dove Creek before 1920 and Aristeen operated an optometry practice there in 1941
- In 1945, Aristeen moved her practice and residence to 29 South Elm Street in Cortez



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35 SOUTH CHESTNUT STREET

- Constructed in 1958 by Russell and Patsy Brown
- The original Montgomery Ward department store with a garage and tire shop on the north side
- Constructed on the north side of the Woodmen of the World Building which also served as the Elks lodge which was demolished in 1981
- Purchased by Montezuma County in 1988 which remodeled it and operated social services and later the Montezuma County Historical Society Museum

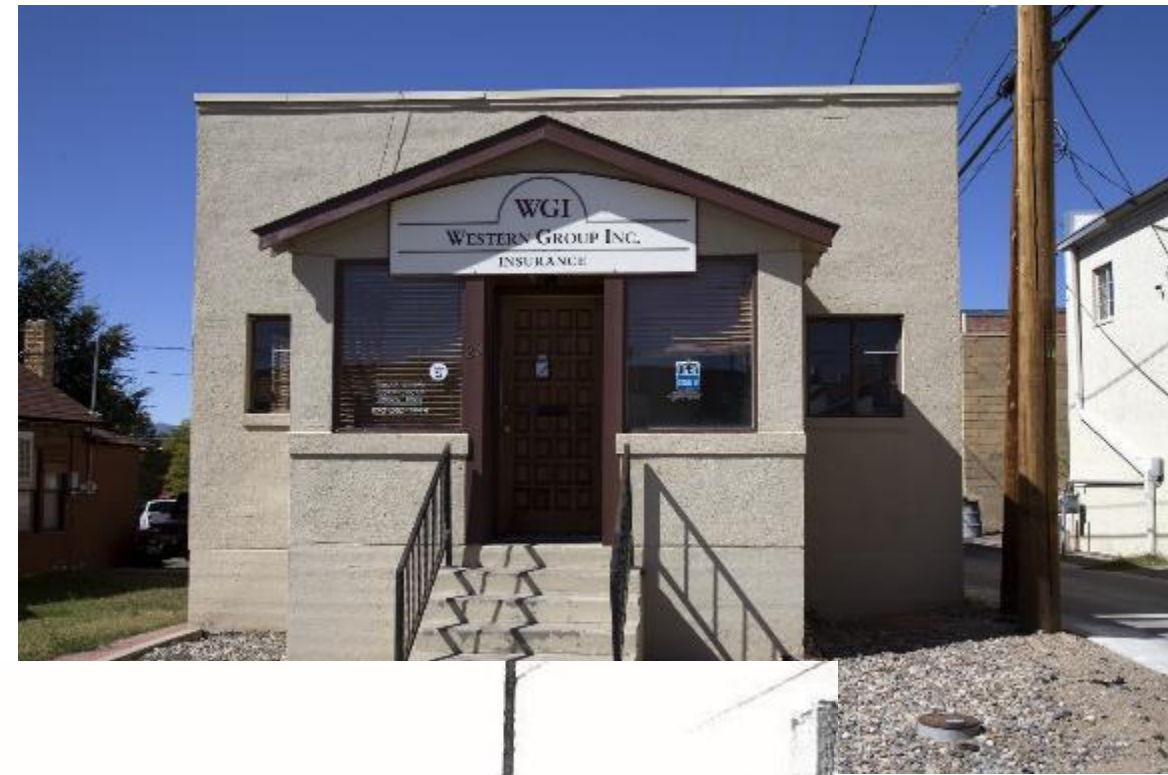


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23 SOUTH MARKET STREET

- Constructed in 1936 by Steven “Sam” Walker who operated the Cortez Mercantile Company at 1 West Main Street
- Likely used as an administrative office building
- Sam Walker married Inez McEwen in August 1919 and after Sam’s death in 1951, she deeded the building to her sister-in-law Willie McEwen
- The McEwen family owned the building until 1971

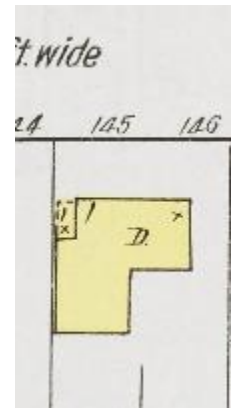


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33 SOUTH MARKET STREET

- Constructed by L.W. and Inez Chase circa 1888
- R.J. Bryce added the north cross wing circa 1911 and a second on the south was added prior to 1945
- Judge John Brumley owned the house from 1919 to 1929; physician Dr. George Sprecher owned the house from 1929 to 1934; chiropractor Dr. Lonnie Hall owned the house from 1934 to 1945;
- Willie and George McEwen owned and resided in the house from 1945 until Willie's murder there in 1959



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25 SOUTH BEECH STREET

- Constructed in 1912 by Judge Herschel Hogg, who sold it circa 1915 to Nathanel Carpenter
- Initially contained a commercial storefront and rear residence for Judge Hogg, but used as a residence by the Carpenter family until 1958
- Purchased by Terenzio and Anna Gai who sold it to David and Glenda Allen in 1973
- David remodeled the building in 1973, divided the commercial space and operated a barber shop in the space

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35 SOUTH BEECH STREET

- Constructed in 1959 by Terenzio and Anna Gai to serve as the Cortez Post Office building
- Modern style building
- Original except for south side access ramp and entry
- Owned by the Gai family until 2008



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345 WEST MAIN STREET

- Constructed in 1962 by Raymond Taylor on the site of Charlie Bowers auto court, grocery store and gas station
- Initially operated as Taylor Food Market and offered meat processing and cold storage
- Raymond's daughter Gloria and her husband Delmer Kent operated Kent's Pharmacy on the east side of the building
- Remodeled by Robert Leighton into its current form in the early 1990s

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SUMMARY AND RECOMMENDATIONS

This survey completes the inventory of the area south of Main Street and along 1st Street within the original town plat as well as adding one other buildings on Main Street. In total, 22 buildings were included. Of the 22 buildings, Woods Canyon recommends six as eligible for National Register and State Register inclusion and fifteen for listing on the Cortez LHS. The remaining five are recommended as not eligible due to a lack of integrity or recent changes.

This survey provided updates to old survey data and new information about buildings south of Main Street and along 1st Street that will help inform the Historic Preservation Board, as well as the City of Cortez, in its decision-making process for developments in downtown. The City can also use this information to expand existing interpretive activities such as the walking tour of downtown, public education and outreach programs, and use this data to promote commercial and heritage tourism programs in downtown Cortez. Finally, the City is encouraged to continue its efforts to preserve and enhance its downtown area as a focal point for the community, while recognizing the unique character of Cortez's commercial core.



ACKNOWLEDGEMENTS

- We would like to recognize the efforts of the Cortez Historic Preservation Board and the Montezuma County Historical Society, particularly Dr. Patricia Lacey and Historian June Head for their research into these properties, their extensive knowledge of the history of Cortez and its people which they made available for these studies
- We would also like to recognize History Colorado and the City of Cortez for their support in making this grant possible





THANK YOU

