

**Historic Buildings Survey
Phase II
East Montezuma Avenue and
Part of North and Ash Streets
Cortez, Colorado
2013**

CLG grant number CO-12-19



Prepared by
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Phase II
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Cortez, Colorado
2013**

Prepared for the
Cortez Historic Preservation Board

The City of Cortez
210 East Main
Cortez, Colorado 81321

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Introduction

Background/Purposes

This project is the second phase of a project to survey the historic properties located along Montezuma Avenue, and to begin a survey of other historic properties located within the original Cortez townsite. In the first phase of the project, the City of Cortez obtained a Certified Local Government (CLG) grant (#CO-11-014) to finance a survey of at least forty-one historic properties. The first phase was completed in June of 2012.

The first phase survey was located within the original townsite along Montezuma Avenue and resulted in a recommendation that the community consider establishing a historic district on part of the Avenue. The first survey also identified additional properties located to the east of the survey area that might be considered for inclusion in a potential historic district.

The second phase of the survey addressed the recommendations of the first survey. It also included nine properties located off of Montezuma Avenue, but within the original Cortez townsite as part of an overall effort to document historic sites throughout the original townsite. This project is funded by a Certified Local Government (CLG) grant (#CO-12-019).

A large positive response from property owners after the publication of the first survey data has resulted in at least 14 owner-initiated applications for placement on the local Cortez Historic Register. The information provided in this second phase should help continue that enthusiasm to preserve local history. The survey data provides basic necessary information for the community to pursue a historic district on Montezuma Avenue, and to contemplate further survey work within the historic areas of Cortez. The City will use the data to guide future planning, development and interpretation projects. The project results also provide valuable information for property owners contemplating restoration or rehabilitation of their historic property.

Federal Funding Acknowledgement

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior for History Colorado. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or History Colorado, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or History Colorado.

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activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

Project Description

The sites in this survey that are located along East Montezuma Avenue are situated within the Coffin's Homestead, and in the Coffin's Addition to the City of Cortez, which became part of Cortez within a year of the original townsite's platting. Thirty-two sites were recorded along Montezuma Avenue. An additional nine sites were recorded on Ash and North Streets in the area just south of Montezuma Avenue and within the original Cortez townsite. The surveyor completed a total of forty-one survey forms.

The City of Cortez Historic Preservation Board supervised and coordinated the project under the direction of the Chair, Linda Towle, and with assistance from Chris Burkett, the Cortez Grants and Special Projects Coordinator. Jill Seyfarth, the Principal of Cultural Resource Planning of Durango, Colorado, contracted with the City of Cortez in July of 2011 and completed the project in May of 2012.

The History Colorado Office of Historic Preservation staff contacts for this work were Dan Corson and Elizabeth (Liz) Blackwell. Leslie Giles also provided initial direction on this project before she left her position in October of 2012.

Survey Area

Legal Description

The cumulative survey area encompasses approximately 15 acres. The survey of the Montezuma Avenue properties includes lots located on both the north and south sides of Montezuma Avenue between the east boundary of Kemper Elementary School (which is halfway between Adams and Park Streets) on the east, and halfway between Ash and Washington Streets on the west. A large parking lot on the south side of Montezuma Avenue at Harrison Street (adjacent to the City Market Grocery Store) was excluded from the survey, since the parking lot was created less than 50 years ago and contains no historic structures. The parcels located on the south side of Montezuma Avenue between Adams Street and Filmore Court were also excluded because they exhibit lot and landscape characteristics effected in the early 1960s that were different from Montezuma Avenue. The survey area also includes nine lots located within the original townsite on Ash and North Streets.

The survey area is located within the north ½ of Section 26 of Township 36 N, Range 16W, New Mexico Principal Meridian, Cortez, Montezuma County, Colorado. Figures 1 and 2 illustrate the survey area.

Physical Setting

The City of Cortez is located in southwest Colorado in the geographic area known as the Montezuma Valley, at an elevation of about 6200 feet above sea level. It is situated in a transitional area between the arid scrublands to the south and the forested montane environment of the Rocky Mountains to the northeast. The climate is semi-arid, with an average annual precipitation of about thirteen inches.

In 2010 the census counted 8,482 people in Cortez and 25,535 people in Montezuma County. Cortez is the county seat and the largest community in the county. The City covers 3,930 acres or 6.2 square miles. US Highway 160 runs east-west through the middle of town and serves as the main commercial thoroughfare. The highway bends to the south at the town's west end and intersects with the north-south oriented US Highway 491.

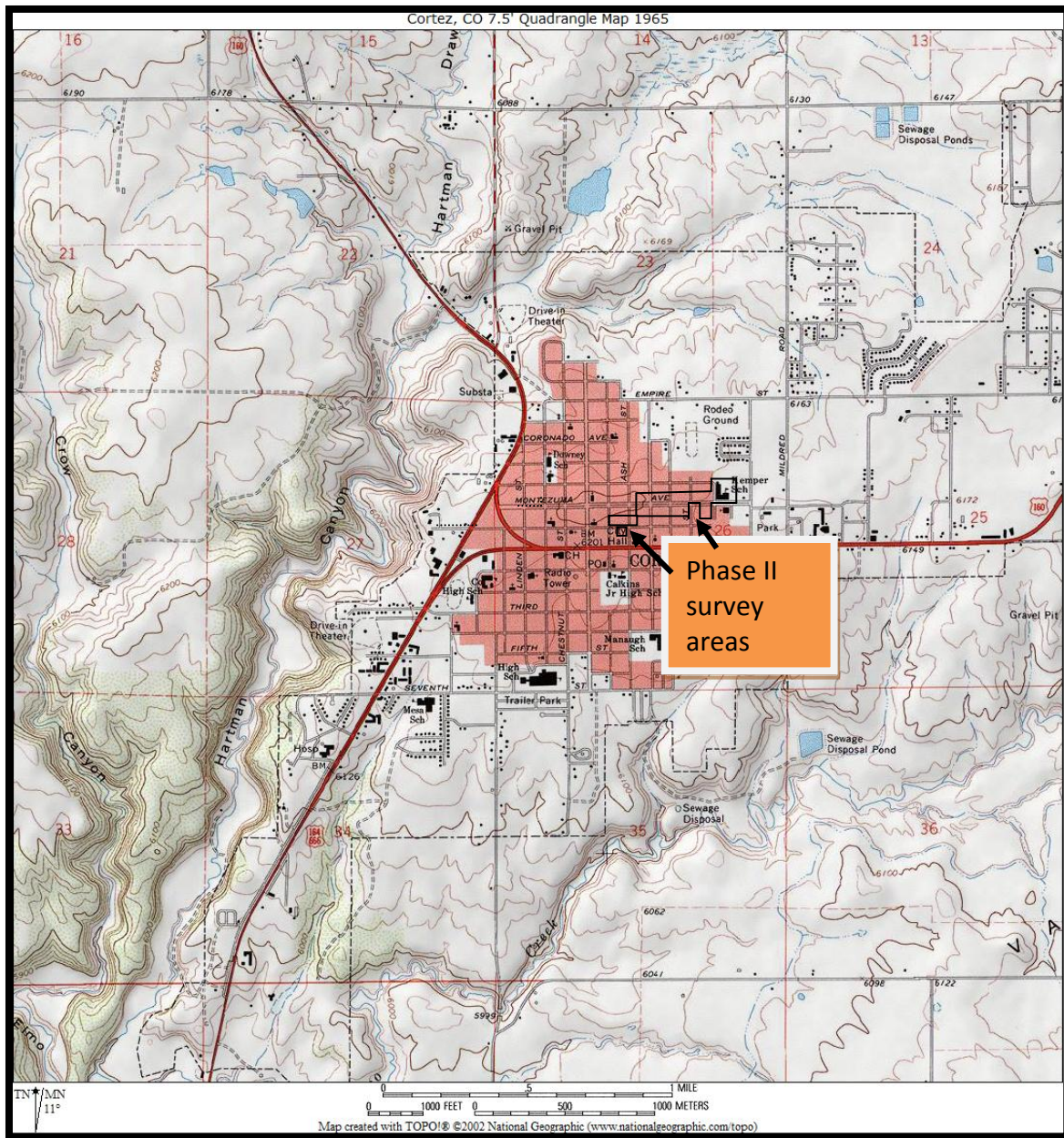


Figure 1 Survey area on the Cortez, Colorado 7.5 minute U.S.G.S. quadrangle map

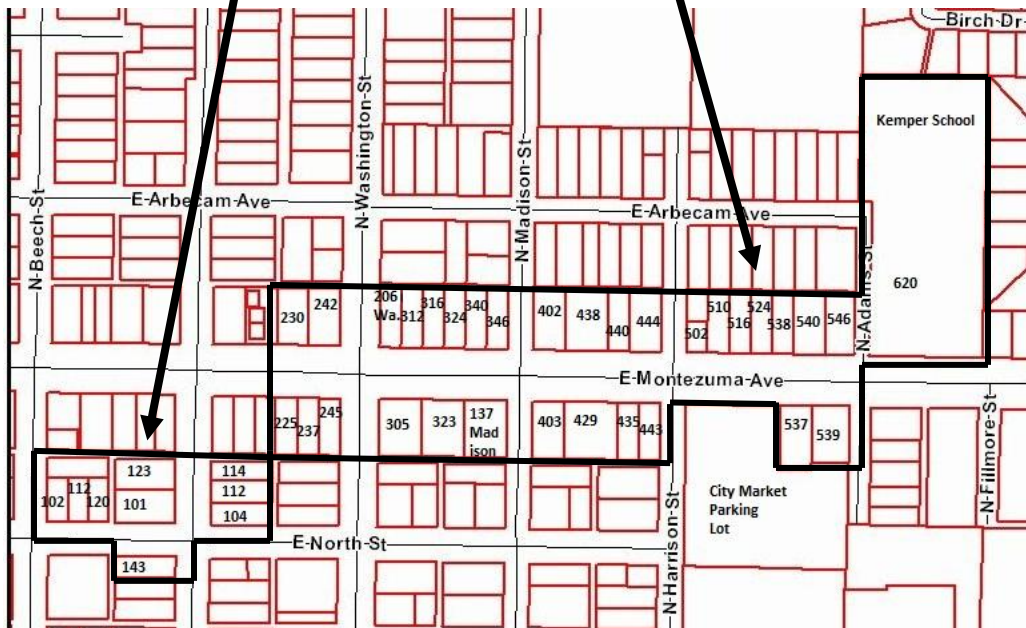
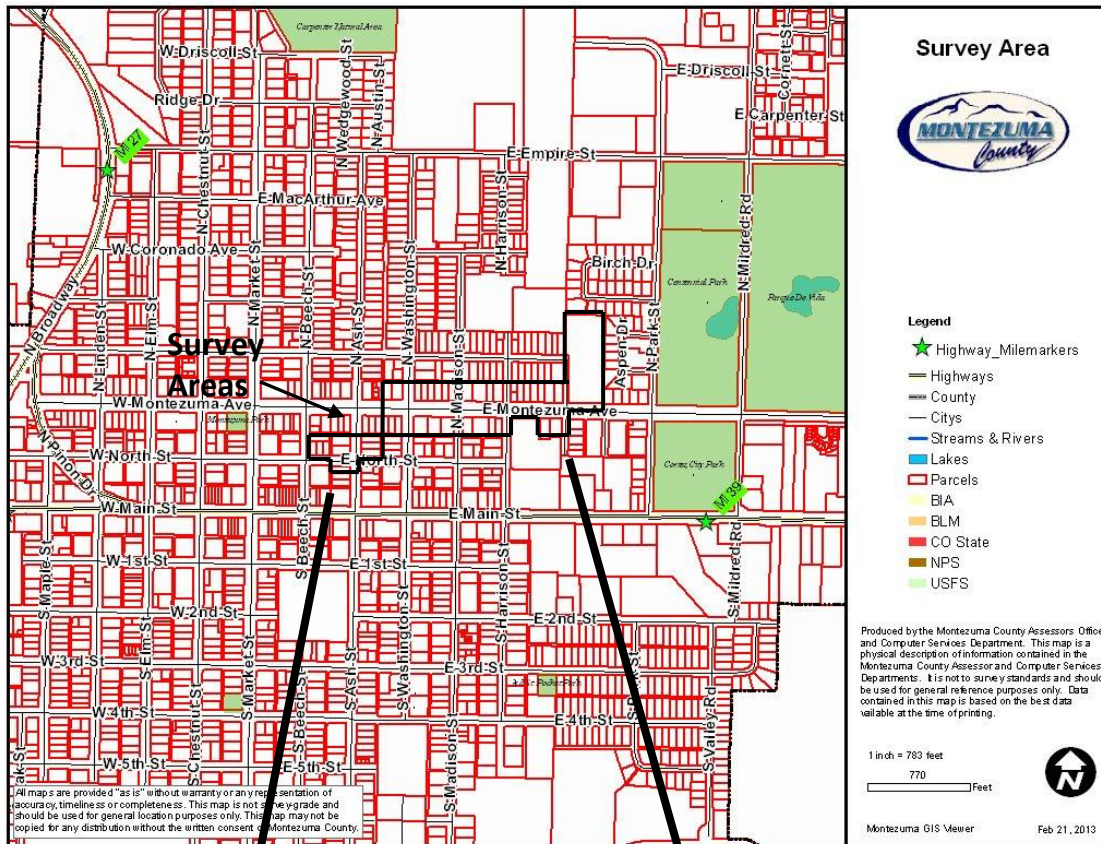


Figure 2 Survey Areas with street address numbers

Research Design and Methods

Research Design

The survey's objectives were to document the history and current condition of identified properties, to provide a preliminary evaluation of their eligibility for the National Register of Historic Places, and to determine the nature and extent of a historic district on Montezuma Avenue. Research focused on gathering historical and architectural data that would help determine the historic significance of the resource within the context of local, regional and national history. The resulting data included information specific to the property and identified local influences, such as economic trends or natural settings.

A file search requested of History Colorado in June, 2012, revealed no sites had yet been documented on state survey forms in the survey area. The file search indicated that forty-six sites are located in the immediately surrounding areas in addition to the forty-one sites recorded in phase one in 2011-2012. Tables listing the recorded sites are included in the Appendix. The recorded sites are all historic structures related to the establishment and development of Cortez between 1886 and 1950. They include standing commercial and residential buildings and a remnant of a segment of a Cortez ditch. Most of the sites recorded before the 2011 survey were documented in either 1981 as part of a state wide cultural resource planning process, or in 1995 by Preservation Partnership as part of a planning study commissioned by the City of Cortez and partly funded by Preservation Grant #SHF 1995-M3-050. Of these sites, the Montezuma Valley National Bank and Store Building (5MT11979 and 5MT19093) and the Ertel Funeral Home (5MT6925) are listed on the National Register of Historic Places.

The City of Cortez maintains a historic register. None of the homes in this survey are listed on the local register. The landscaped median that runs down the middle of Montezuma Avenue is listed on the local register.

Since the survey area was located on residential streets that were platted as part of the establishment of the City of Cortez, the project was anticipated to address residential buildings constructed between 1886 and 1960. An initial windshield review of the resources suggested that most of the buildings were constructed between 1910 and 1950. One school was included in the survey area.

Major archival materials identified for use included:

- County property records
- Local historical society materials
- Locally published informal histories, memoirs and a walking tour brochure
- Historic photographs
- Newspaper archives
- Limited oral interviews

- Information volunteered by the public
- Publicly accessible federal records, including census and social security death indices

Historical city directories for Cortez do not include address references and were not expected to be particularly useful. Sanborn Fire Insurance Maps were not available for this part of town.

Historic contexts for the Cortez area are discussed in History Colorado Resources Planning Protection Process *Colorado Plateau Country Historic Context* by Michael B. Husband (1984). This context, while in serious need of an update, provides general background information on community development in southwest Colorado. Paul O'Rourke's *Frontier in Transition, A History of Southwestern Colorado* (1980) provides additional historical background. History Colorado's updated archaeological context document for the Southern Colorado River Basin (Lipe et al 1999) is also useful. Full citations for these sources are listed in the Bibliography.

A local historic context was developed in 1995 for the commercial areas of Cortez by Preservation Partnership as part of a planning study commissioned by the City of Cortez. The context divided the community's commercial development into four topics, covering the pioneer era from 1880 to 1920, tourism and transportation from 1906 to the present, the automobile and city expansion era from 1920 to 1945, and modernism/post World War II to the present. This historic context offered information about the commercial development of the City of Cortez. The first phase of this survey indicated three general historic contexts: Founding and Early Development of Cortez 1886-1899; Struggles with prosperity 1900-1939; and Vaulting into the modern age 1940-1960.

Survey Methodology

The project began with an introduction to the public. Each property owner received a letter informing them of the survey and inviting them to come to the meeting with any information they would like to share about the history of their property. The Cortez Historic Preservation Board hosted the public meeting on July 19, 2012, where Jill Seyfarth gave a short presentation on the project.

Field survey work was conducted between August and December of 2012, and in January of 2013. Property owners and tenants encountered during the survey were very helpful in providing whatever information they had about their property.

The survey practices followed the guidelines of the *Colorado Cultural Resource Survey Manual*. The project included an intensive survey of all forty-one properties. The survey area was drawn on a City of Cortez aerial photo and map. A temporary number was assigned to each property, which was later assigned a state site number.

Each building was described, photographed, researched, and mapped. Sites were recorded on *Colorado Cultural Resource Survey Architectural Inventory* forms and located on USGS topographic maps (Cortez 7.5 minute quadrangle map 1965). The *Colorado Cultural Resource Survey Manual* lexicon table and the *Guide to Colorado Architecture* defined the architectural styles assigned to the buildings. Terms from the Manual's various lexicons were used whenever required.¹

Each property was photographed during the field review. All photographs were made from digital files and are black and white four by six inch prints on true black and white paper. Photographs were labeled using archivally acceptable foil-backed labels and sleeved as specified by History Colorado. A photo log accompanied the photographs.

UTM data was produced via a Garmin WAAS-enabled GPS Unit, and verified through the software program *TOPO 2! -National Geographic Society*. Site maps incorporated data from the Cortez GIS database.

This final report explains the survey findings, reviews the general historical development of Cortez, and discusses any properties considered "field eligible" for the local, state or National Register of Historic Places either for individual listing or as part of a historic district. The report and copies of each survey form will be provided to the Cortez Historic Preservation Board, as well as to History Colorado per the terms of the project contract. The Cortez Historic Preservation Board will provide each property owner with a copy of their survey form.

Jill Seyfarth conducted the survey and research. Archival research occurred between June 2012 and February 2013. Research took place in Cortez, Durango and Denver, Colorado. The Cortez Public Library offered clippings files and locally published histories and memoirs, and historic maps. The Montezuma County Historical Society provided publications. The Montezuma County Assessor's, Treasurer's and Clerk's Offices all contained property information. The research included searches in the Fort Lewis College Center of Southwest Studies, the Denver Public Library and the Stephen Hart Library (History Colorado) for historic photographs, business directories and miscellaneous sources.

Various books and published material provided histories of the Cortez area. They include *The River of Sorrows; The History of the Lower Dolores River Valley*, edited by Gregory D Kendrick and *A History of Montezuma County*, by Ira Freeman. The Montezuma County Historical Society's three volume compendium of local memoirs and biographies provided background. It is called *Great Sage Plain to Timberline: Our Pioneer History Volumes I-IV*. A recent publication called *Cortez* is a collaboration of three

¹ History Colorado's survey manuals and guidelines are available online at <http://www.historycolorado.org/oahp/survey-inventory-forms>

residents and includes numerous historic photographs. These sources are listed with additional references in the Bibliography.

Local history buffs, Joyce Lawrence and Jeremiah Tjossem, helped with research of the Montezuma County records. Local historian and lifetime resident June Head very graciously offered guidance and information. Janet Weeth generously provided an extensive compilation of data that she had prepared for other research projects about Cortez. Richard Feit, the G.I.S. Coordinator for the City of Cortez prepared and provided base maps for each site. Linda Towle and Chris Burkett ably administered the process. The project was made so much better as a result of the help from these individuals.

Historic Context

Historic Overview of Cortez

Southwest Colorado has a rich and longstanding cultural tradition. The remains of people attributed to Archaic (beginning around 7500 B.C), subsequent Basketmaker (500 B.C.-750 B.C.) and Ancestral Puebloan traditions have all been identified in the area. Utes, Europeans and Americans arrived later. Archaeological findings indicate that the first Utes to migrate into the Mesa Verde region may have arrived as early as 1300, at roughly the time the Ancestral Pueblos departed from the area.² Written historical accounts indicate the Utes were among the tribes trading with the Spanish in present day New Mexico by 1598.

Spanish explorers came north to the region from Mexico. Juan De Onate brought the earliest Spanish settlers to the Rio Grande Valley in present day New Mexico in 1598. Between 1761 and 1765, Juan Maria Antonio de Rivera led an expedition from New Mexico on a route toward present day Delta, Colorado, in search of gold and silver. In 1776, Fathers Dominguez and Escalante traversed the area in search of a route from Santa Fe to the California missions. Much of their route later became the Old Spanish Trail, which was used between 1830 and 1840 by Santa Fe traders on their way to California.

Spain relinquished its territories to Mexico in 1821. When the Treaty of Guadalupe Hidalgo ended the United States-Mexican War in 1848, Mexico ceded its northern holdings to the United States and much of the future state of Colorado became part of the United States.

Cattle men and would-be miners entered this newly opened American territory, but their efforts were considerably diminished in the 1860s by the Civil War. Those who returned after the war faced the issue of trespassing. Almost all of the land they wanted was owned by the Utes. The United States Government aggressively negotiated a series of agreements with the Utes to further Federal control of lucrative minerals located on Ute land, and to obtain property for new settlement. In 1874, the Brunot Agreement with the Utes opened land in the southwestern part of the Colorado territory to non-natives. The scene was set for settlement and development.

Founding and Early Development of Cortez 1886-1899

Although early settlers were already moving to the area, the formal townsite of Cortez was launched as part of an entrepreneur's scheme to develop water and land in the Montezuma Valley. The open country located in the far southwestern corner of Colorado suggested an opportunity to James W. Hanna. He realized that the vast expanses of land in the arid Montezuma Valley could be desirable to farmers-and

² Lipe, William; Varien, Mark; Wilshusen, Richard. *Colorado Prehistory: A Context for the Southern Colorado River Basin*. Colorado Council of Professional Archaeologists: Denver, 1999. Page 354.

therefore financially lucrative- if he could somehow provide more water. The Denver-based promoter raised \$200,000 in capital to create the Montezuma Valley Water Supply Company (MVWSC). The Colorado State Archives records indicate Hanna filed for incorporation on December 11, 1885.³ Principals were listed as:

- Burtis L. Arbecam of Boston who served as president and whose name lives on in Cortez on Arbecam Street,
- James W. Hanna as Vice President and General Manager,
- Emory S. Turner of New York as Secretary, and
- A.B. Chamberlain of Denver as Treasurer.

Steven Smith was hired to manage daily business matters. The investors planned to build a 5,400 foot long tunnel with siphons and flumes to divert water from the Dolores River drainage to the Montezuma Valley. The company expected to provide water to up to 50,000 people and to irrigate 200,000 acres.⁴

A new town would provide services to the water system workers and a commercial center for the farmers who would flock to the area. Hanna, the brainchild behind the project, envisioned a railroad connection that would seal the new community's prosperous future. In later years, he lobbied extensively for a railroad connection that never came. But first, he needed to develop the new townsite. There is some uncertainty about who named the City after Spanish explorer Hernán Cortéz, but most historical sources credit either Hanna or his water company with providing the name.⁵

As the manager of the MVWSC, Hanna went to work to create a city. Using a method quite common to real estate development at that time, the company capitalized on the generous provisions of the Homestead Act to acquire land for the townsite. Under the Homestead Act of 1862, a potential settler could file a claim, make certain improvements to the land to establish that property as a farm or ranch and then receive title without spending any money to purchase the property. The much-abused Homestead Act often resulted in granting title to "homesteads" that quickly became townsites when their owners sold the property to real estate developers.

The MVWSC set up two helpful individuals to file abutting homestead claims of 80 acres each. Algernon S. Dutton filed on the northern tract. William A. Upchurch claimed the southern tract. Dutton was a well known pioneer in southwestern Colorado. This project was among the last in his life. He died in nearby Archuleta County on December

³ Colorado State Archives Records of Incorporations; secondary sources cite an incorporation date of September 16, 1885.

⁴ Kendrick, Gregory D editor. *The River of Sorrows; The History of the Lower Dolores River Valley*. Accessed on line on July 21, 2011 at http://www.nps.gov/history/history/online_books/rmr/river_of_sorrows/index.htm. United States Department of the Interior, 1981.

⁵ Hall, Frank. *History of Colorado Volume 4*. Chicago, Illinois: Blakely Printing Company, 1895, page 226 and Freeman, Ira S. *A History of Montezuma County*. Boulder, Colorado: Johnson Publishing Company, 1958. Page 66.

14, 1885, about a year before the Land Office gave him clear title to the land.⁶ On the same day as Dutton's death, the County Clerk recorded a sale from Dutton's family to MVWSC president Burtis L. Arbecam.⁷ Dutton had signed a power of attorney in 1884 to authorize M.J. Wine to transact the sale of this land, so it appears that Dutton had anticipated his own death and how it might have affected the future of Cortez. William A. Upchurch managed to stay alive for the entire process. His 80-acre tract made up the southern half of the original townsite.

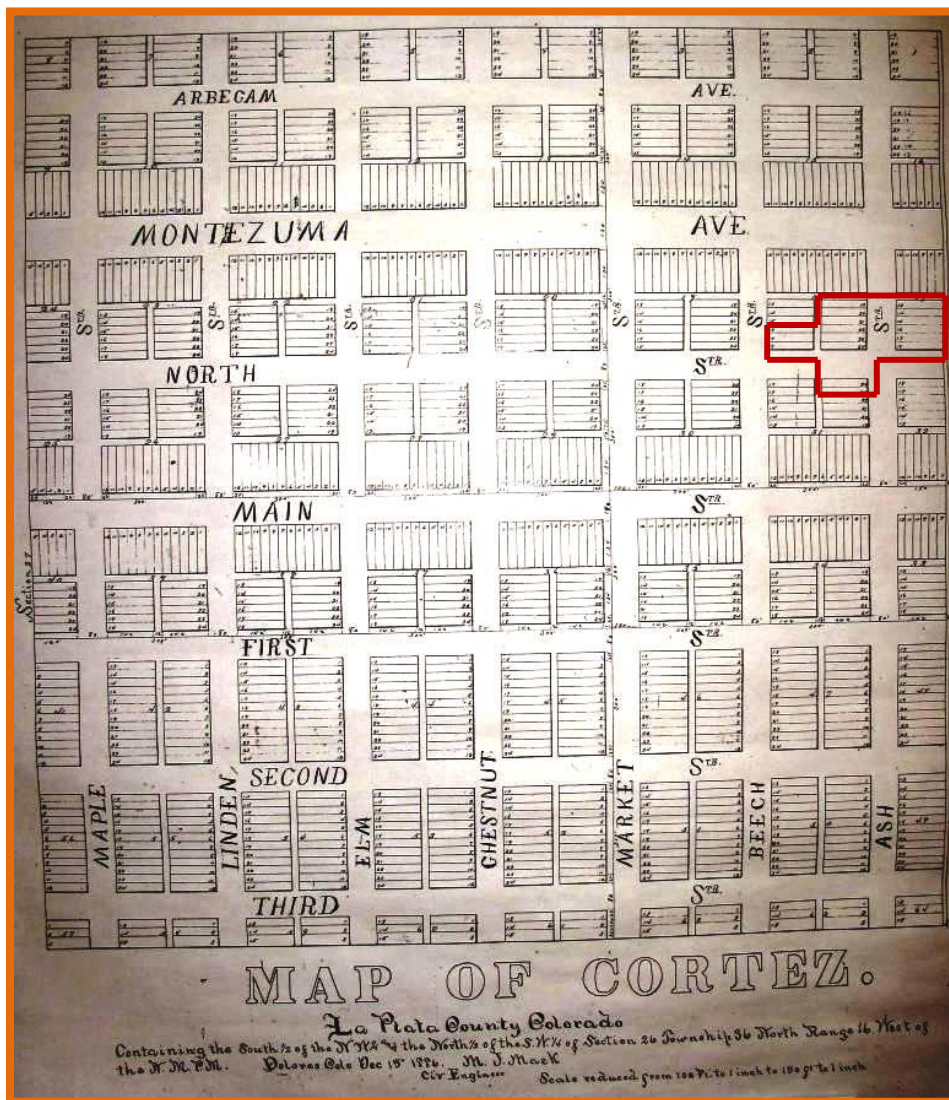


Figure 3 This original Cortez plat was filed in La Plata County. Montezuma County was not created until 1889. Nine sites recorded as part of this survey are located within the red outline.

⁶ Title was provided on December 9, 1886.

⁷ Bureau of Land Management General Land Office Records COCOAA 020298 and 020309; and obituary information included in *Pagosa Springs Sun* article on local history published December 12, 2002; and deed information available in the Montezuma County Clerk's Office.

The officers of the MVWSC established the Cortez Land and Investment Company to develop Cortez and other nearby real estate. Their townsite plat was recorded on December 22, 1886. M.J. Mack, the civil engineer in the employ of the MVWSC surveyed the original 160 acres and laid out a townsite designed to maximize the number of salable lots. Streets were oriented in cardinal directions and consisted of 25-foot-wide lots grouped in 300-foot-long square blocks. Alleys divided the lots and provided access to the rear of the lot. Eighty-foot-wide street rights-of-ways allowed room for horses and buggies. An unusual factor in the original Cortez layout is that the town limits ended mid-block, resulting in blocks located on the edge of town with no side streets. Clearly the founders expected the city to expand.

The town company encouraged commerce on Main Avenue and Market Streets. Montezuma Avenue, located at the highest elevation in the townsite, was the premiere residential street. Its 120-foot-wide right-of-way included a central median. The developers envisioned opened ditches in the tree-lined median carrying water from the MVWSC's flume to the rest of town. A ditch was planned for the median in Montezuma Avenue to carry water into the city. While a flume did eventually reach Montezuma Avenue, the distribution system was never built, but the tree-lined median remains.

In 1888 the F.R. Coffin's Addition, also platted by M.J. Mack, expanded Cortez to the east. Coffin later sold off unplatted portions of homestead to local developers, including C.J. Closson and the real estate firm of Bozman and Blatchford (see Figure 3). Although most of the land sold from the homestead was divided into uniform rectangles, the properties were defined by surveyor's metes and bounds descriptions, rather than the convenient lot and block division that is typical within cities. These unplatted parcels left a legacy of lengthy legal descriptions for the properties located north of Montezuma Avenue and east of Ash Street.

James Hanna filed his own homestead on 80 acres located immediately west of the original town. Montezuma County records show that in 1888 Hanna and his wife collected at least \$15,000 through their sale of property to the townsite company. The Chamberlin Addition, constituting land owned by the Cortez Land and Investment Company and containing much of Frank Thompson's homestead, expanded the City limits to the south in 1890.

Cortez's prosperity relied on successful water development. Water made the arid lands productive, attracting farmers who would support a town. Workers could live in Cortez while they built the water delivery systems. Without an abundant local water source, Cortez residents needed the imported water as much as any farmer. While they waited for the flume, townspeople relied on water hauled in from Mitchell Springs and stored in a cistern.

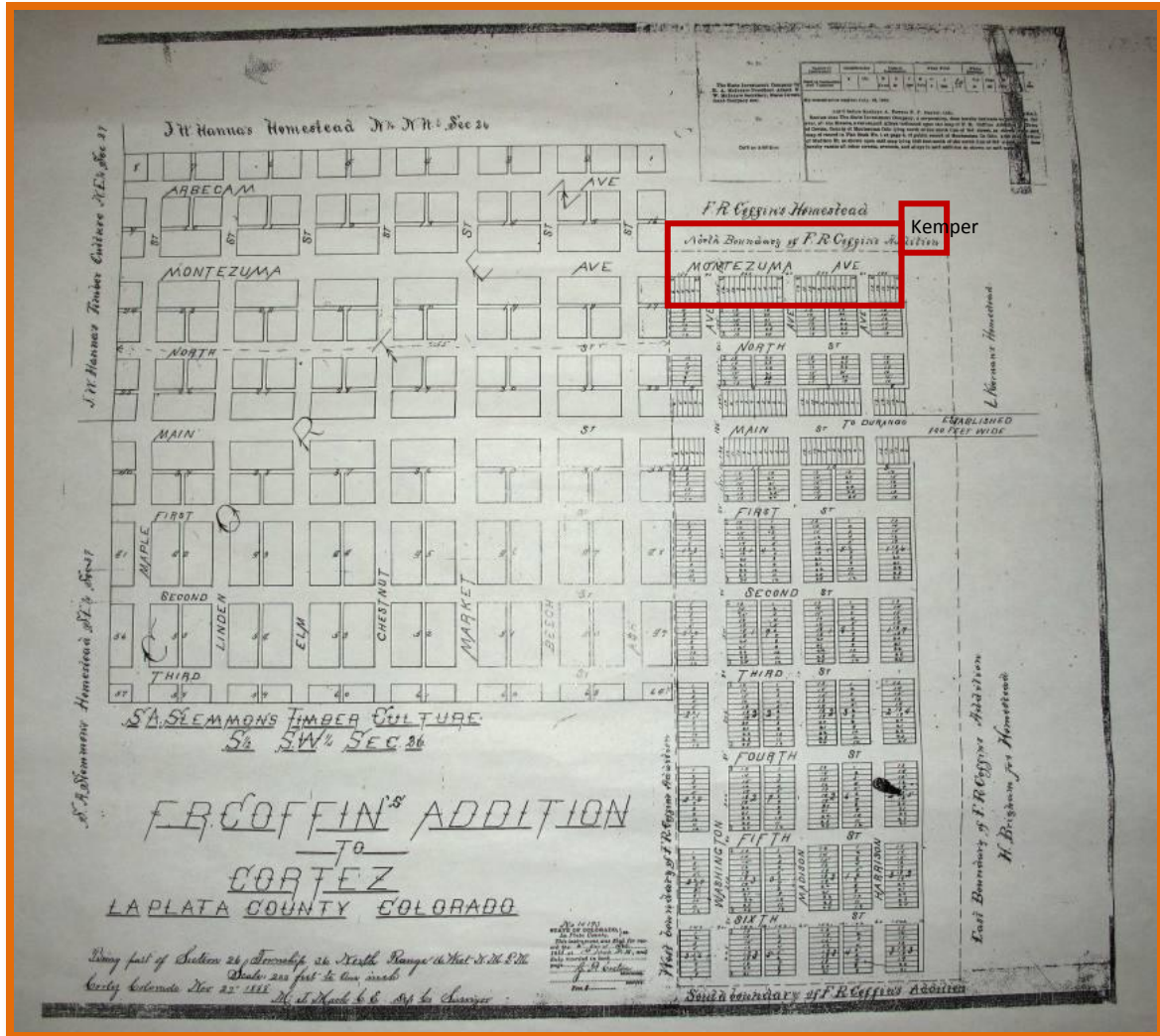


Figure 4 The Coffin's Addition is a portion of F.R. Coffin's Homestead that was platted to match the lot and block configuration of the original Cortez townsite, which is located to the left of the Coffin's Addition. Note the remainder of the Coffin Homestead is located at the top of the plat. The areas included in this survey are outlined in red and extend into the unplatted part of Coffin's Homestead.

The water delivery system was plagued with problems. The newly arrived farmers had taken jobs to build the water system and had no time to prepare their own farms. The MVWSC had so few customers it could not stay in business. It folded in 1887. The Colorado Water Supply Company took over between 1888 and 1890. The ongoing struggles of the water delivery companies affected the town's progress, but entrepreneurs were not deterred by this shortcoming. F.M. Goodykoontz started a restaurant before the streets were platted. A post office opened in 1887. The Montezuma Valley Bank started that same year with \$30,000 in capital provided primarily by founding members of the Montezuma Valley Water Supply Company.

The book *Cortez* describes the start up frenzy. “The year 1888 dawned on a population of 300 in Cortez, including 60 women and 60 school-age children. Seventeen buildings rose above boardwalks and tents.”⁸ By 1888, a collection of over forty established businesses included the venerable Hotel Clifton, two restaurants, a general mercantile, three pharmacies, a grocery, a dairy, a sawmill and three laundries, of which one was a Chinese washee. Numerous service businesses included seamstresses, blacksmiths and attorneys. For a town in such a remote location with no direct railroad access, Cortez had a remarkably diverse commercial base.

The Cortez School District No. 17 organized and began school on August 1, 1887, in a frame building located on South Linden. Dave Longenbaugh taught the first classes. By 1890 the new Cortez District bought two lots on East Montezuma Avenue for \$1 and hired renowned local mason Peter Baxstrom to build a two-story stone school house. He completed the job for \$13,374. The fifth through eighth grade children attended school there while the first through fourth grade children received instruction at two other locations on Chestnut Street. The high school children attended school in Mancos until a high school was constructed in Cortez in 1909.

Social activities revolved around the Woodmen of the World Hall.⁹ Early dances, school entertainment, traveling shows, local plays, and exhibits for the Montezuma County Fair were all held in the Hall.¹⁰ The earliest church buildings were the Congregational Church (burned 1930) and the Christian Science Church, which were both built in 1889. John R. Curry, a newspaper man from Telluride, started the town’s first newspaper, *The Montezuma Journal*, in 1888. In an optimistic move, construction on a county courthouse began sometime between 1886 and 1888, before legislation actually created Montezuma County in early 1889. Locals must have been confident that Cortez would best Mancos and Dolores in the election for a county seat.

The new developers of Cortez may have been a little ahead of themselves. The energetic burst of the first two years slowed to a lull in activity. Between 1890 and 1900, while the new county’s population doubled, Cortez’s residents dwindled. Only a few homes had been built in the new town. A stately stone mercantile building located at the corner of Main and Market Streets sat unfinished in 1889 and 1890. The courthouse was not completed until 1890. The bank closed in 1891. The 1897 Cortez school census dropped to 38 students.

Disastrous fires in 1898 hampered new development. The prosperous Guillet Brothers owned a flour mill that caught fire in February of 1898. The next month a fire started in

⁸ Schwindt, Vila; Janet Weeth and Dale Davidson. *Cortez*. Charleston, South Carolina: Arcadia Publishing, 2011. Page 25.

⁹ Montezuma County Historical Society. *Great Sage Plain to Timberline: Our Pioneer History Volume I*. Cortez, Colorado: Montezuma County Historical Society. 2009. Page 127, 145.

¹⁰ Southwestern Cowbells. *Pert Near Never Got Nowhere: A Collection of History Compiled by the Southwestern Cowbells, Mostly True*. Cortez, Colorado:Southwestern Cowbells, 1979. Page29

the Hotel Blackmer. With a limited water supply and no fire department, townspeople watched in horror as the fire spread through the downtown.

New mills were constructed and the merchants rebuilt, but Cortez suffered from its inadequate water system. The long- promised flume finally brought water to Cortez on July 4, 1890. The forty-foot-tall structure carried water three miles from the Cortez Lateral to Montezuma Avenue. Strapped for cash, the water delivery company faltered, reorganized, merged with another company and reorganized again. It emerged as the Montezuma Land and Water Company in 1894.

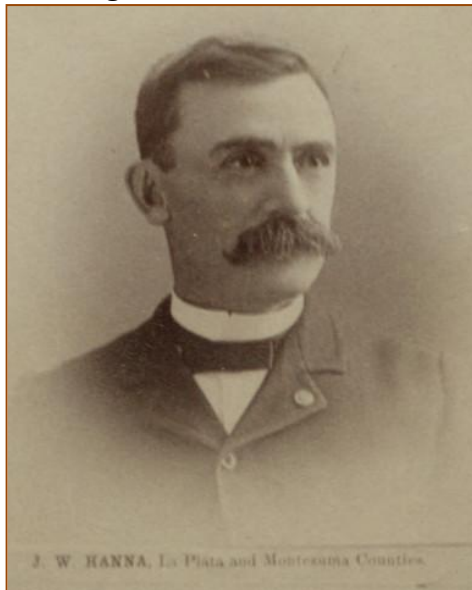
Struggles with prosperity 1900-1939

Although Cortez greeted the new century with many basic civic services in place, the water problems persisted. A portion of the flume blew down in 1901. The damage was quickly repaired, but the locals knew they needed a more reliable water system. At least two attempts to drill wells had come up dry. In early 1902, the Cortez Town Board contemplated various schemes that required installing a pumping plant. Realizing that any solution to their water problem would be costly, the citizens voted to incorporate the city to be able to sell bonds for the improvement. Cortez was incorporated on November 10, 1902, with Herman M. Guillet as the mayor.

In 1903, thirsty citizens supported a project to install two windmills that pumped water to a reservoir. It seemed like a good idea at the time. The *Mancos Times* commented on page 4 of their May 22, 1903 edition that “....the citizens of Cortez are up and doing. The newest improvement will be the putting in of a water plant.” When the windmill system quickly proved insufficient, the city bit the bullet and bonded for a steam powered water pump. On June 3, 1904, the *Montezuma Journal* rejoiced over the opening of the new water plant in a front page article under the headline “CORTEZ WATER WORKS; The Long Felt Want”. For the first time in over two years, the article exclaimed, residents will be able to water their trees and gardens and the town will have an ample supply of water to fight fires. Pressurized water lines were installed between 1907 and 1909. It appeared that, at least for a while, Cortez had solved its water problems.

James W. Hanna was born in 1843 in Cadiz, Ohio, to A.F. and Susanna Craig Hanna. By the age of 17, in 1860, he was working as a clerk in Cadiz. A few years later he joined the 11th Regiment of the Ohio Calvary Volunteers during the Civil War, where he attained the rank of Lieutenant. At the end of the war, he was stationed at Fort Laramie, Wyoming, in command of Troop L. Hanna might never have lived in Colorado had it not been for a flood of the Cache LaPoudre River. The rising waters demolished a military post in June of 1864, and Lieutenant Hanna was assigned the task of locating a new site. Following the suggestion of Joseph Mason, a local resident, Hanna reestablished Camp Collins four miles downriver and oversaw the construction of new buildings on the post. On August 20, 1864, Colonel Collins officially claimed the site as the new military reservation. The new post was occupied in October 1864 and became known as Fort Collins. The post was officially abandoned at the end of 1867, leaving Hanna to settle on a nearby farm with his wife, Anna. They lived on the farm into the 1870s.

By 1880, the Hannas had relocated to Denver, where they raised two boys and two girls. The census counts from 1880 to 1910 list the Hanna family in Denver, even while they also maintained a home on part of their homestead in Montezuma County. James established an influential enough presence in southwestern Colorado to be elected to the Colorado House of Representatives. For one week in January of 1891, he was the Speaker of the House of Representatives before a controversial election within the House membership removed him as Speaker and replaced him with another representative, Jesse White. Hanna served in the House from 1891 to 1893. Hanna made his fortune by investing in livestock, real estate and mining development in the mountains near Denver.



He turned to the Montezuma Valley after he had built a successful portfolio of projects. He died on July 23, 1910 in Denver at the age of 67. His obituary described the cause of death as dropsy, which was a form of edema.

James W. Hanna's photograph when he served in the 8th General Assembly of the Colorado House of Representatives in 1891.

Denver Public Library, Western History Collection; Charles A. Nast; Call No. Z2026

While the town grappled with water, new people moved into the Montezuma Valley, agricultural production improved and Cortez grew. A series of events and activities between 1900 and 1910 in the area around Cortez had significant impacts on the town. Real estate sales took off in the now-irrigated Montezuma Valley. Farm and orchard land sold for prices between \$30 and \$60 an acre. Those prices were a bargain when compared to similar properties in other parts of Colorado that cost anywhere between \$200 to ten times that per acre.¹¹ A large number of the newcomers came from other farming regions in Colorado. Local business owners Tom Omo, orchard developer and real estate salesman C.J. Closson, entrepreneur and realtor R.J. Huff and the Grasse family who ran businesses on Main Street all came from Paonia, Colorado. Mesa Verde National Park was established in 1906 and opened to the public, drawing adventurous tourists from all over the world. Oil discoveries in 1909 drew exploration to nearby Bluff and Aneth.

The Montezuma Valley National Bank, followed by the Cortez National Bank (chartered 1907) opened in response to the new money flowing into the community. A big fire blazed through the downtown in September of 1908, burning out the Lamb Mercantile and most of the stores located immediately west of the stone block at the northwest corner of Main and Market. New construction replaced those buildings including a new “Brown” hotel to replace the Clifton and a new mercantile building for the Lambs. In response to the fires, on October 15, 1908, the Cortez City Council passed ordinances requiring that only brick, stone or cement be used for new buildings in the designated “fire district” and that bricks be used for flues. This must have been quite a boon for C.H. Bopp who had just opened Cortez’s first brick works (the Cortez Brick and Tile Manufacturing Company) in March of that year.

The fire probably also provided the catalyst behind a movement to complete a pressurized water system. Work was completed on the system, including the town’s first fire hydrants, at the end of 1909.

People began to build homes. Between 1900 and 1910, the population of Cortez more than quadrupled. Social and fraternal groups organized and new systems connected Cortez to the outside world. In addition to the Congregationalist and Christian Science congregations, issues of the *Montezuma Journal* reference Episcopal, Seventh Day Adventists and Baptist services held in the community during this period. After years of meeting in temporary quarters, the Methodist Congregation laid a cornerstone for their church at the corner of First and Beech Street in 1908. The church was finished in 1910. Fraternal and social organizations formed. The Knights of Pythias (1901) and the Masons (1909) established local chapters. The first county fair led to creation of the County Fair Association in 1909.

¹¹ Montezuma County Historical Society. *Great Sage Plain to Timberline: Our Pioneer History Volume II*. Cortez, Colorado: Montezuma County Historical Society. 2010. Page 85.

Another social movement also took hold in Cortez. The Anti-Saloon League was working across the United States to encourage local entities to abolish alcohol. Their fervor carried Cortez and most of Montezuma County. In the spring election of 1908, Cortez voters passed an anti-saloon ordinance by a vote of 78 to 44. The City was officially dry by the end of the year, twelve years before Prohibition was enacted nationwide.

The Cortez Schools experienced explosive growth when the new residents enrolled their children. The Cortez School District hired local mason Peter Baxstrom to construct a new six-classroom building for \$14,000. The new school opened in 1909; all grades (1-12) were taught in the school. Hannah Duward, the first woman Cortez Schools Superintendent, oversaw the construction and the graduation of Cortez's first four high school graduates in 1909.

In such a remote location and with no rail service, Cortez citizens relied on regular shuttle service providing rides over the muddy and rough county roads to the railroad station in Dolores. In 1908 the Bozman Realty Company replaced their old horse-powered rides with an automobile, employing the first car to come to Cortez. The first telephone connection from Cortez to Mancos came in 1905 and the in-town Cortez phone system developed between 1905 and 1908.

Table 1 Cortez and Montezuma County Population Per US Census Data		
<u>Year</u>	<u>Cortez</u>	<u>County</u>
1890	332	1,529
1900	125	3,058
1910	565	5,029
1920	541	6,260
1930	921	7,798
1940	1,778	10,463
1950	2,680	9,991
1960	6,764	14,024
1970	6,032	12,952
1980	7,095	16,510
1990	7,280	18,672
2000	7,977	23,830
2010	8,482	25,535

Prosperity carried forward into the 1910s as local commercial enterprises were established and expanded. The Montezuma Oil and Development Co. formed in 1910, followed by the Montezuma Valley Produce Company in 1911. Mills continued to prosper. Two lumber yards sold building supplies in town. Lumber companies working near Dolores significantly expanded the region's timber and agricultural

production.

In 1911, with the new pressurized water system, townspeople organized a volunteer fire department. The sheriff, Jim Gawith, was the chief. Cortez residents also saw their first motion picture in 1911. The school population grew and the first Parent Teacher Association meeting was held in 1915. Dr. Emil E. Johnson came to Cortez and

established a hospital in 1917. His facility consisted of two cottages located at 301 West Main. Johnson connected the two buildings and offered ten beds.

The decade ended in catastrophe as the country struggled through World War I, a deadly influenza outbreak and more devastating fires. Cortez joined the patriotic fervor that swept the country during World War I. A number of local men volunteered in 1917-1918 and the women organized through the Mesa Verde Chapter of the National League of Women's Service. Ongoing donations to the Red Cross and purchases of war bonds came from Cortez. Prices for food crops began to rise to address shortages in Europe before the United States entered the war. Demand increased to feed the American troops after the US entry. It was patriotic and profitable to be a farmer in those days. The war and the decade ended with record high prices for crops, and the number of farms in Montezuma County ballooned from 261 in 1900 to 904 in 1920.¹²

The year 1919 began with a fire on January 2, when the Bozman Garage burned to the ground. The fire took at least two other buildings and all thirty-two automobiles housed in the garage. In April, the Episcopal Church burned.

The automobiles lost in the 1919 fire foreshadowed the most dominant theme in Cortez in the 1920s. Before the rise of the automobile, and without easy access to a railroad, Cortez struggled to establish a prominent position in the region. Goods were shipped out from railroad depots in other towns and the roads to the community were often muddy and rough.

The automobile changed everything. This new contraption was enormously popular throughout Colorado and the United States. Between 1916 and the early 1920s, the number of cars in Colorado rose from 15,000 to 300,000.¹³ New drivers ventured farther than they ever would in a wagon, and truck freighting competed with the railroads. Roads changed to accommodate this new form of transportation. Truck transportation eased the freighting problems of the remote farmers and ranchers. The fuel consumed by the new vehicles dramatically boosted the demand for petroleum products, expanding a burgeoning oil and gas drilling industry.

In 1919 Colorado voters approved a gasoline tax, which helped fund a newly created State Highway Department in 1921. Using matching Federal funds, the state poured money into highway improvements. State and federal road improvement funds opened the region to tourism and freighting opportunities. Cortez saw its first freight truck in 1916.

¹² O'Rourke, Paul M. *Frontiers in Transition: A History of Southwestern Colorado*. Denver, Colorado: Bureau of Land Management, 1982. Page 136.

¹³ O'Rourke, Paul M. *Frontiers in Transition: A History of Southwestern Colorado*. Denver, Colorado: Bureau of Land Management, 1982. Page 162.

One of the most significant road projects was The Navajo Trail. In 1920 and 1921, a series of roads were connected and improved to create a route between Moab, Utah and Gallup, New Mexico. Supporters of the route realized a valuable promotional point for the highway could be the short detour from Cortez to Mesa Verde National Park. Cortez business promoters jumped at the opportunity and joined a committee to promote the road, which was named the Navajo Trail. The principal towns along the route – Moab, Monticello, Cortez and Gallup – committed to and succeeded in raising \$150 each for route-marking signs, which were produced in Cortez and installed in early November 1921. The group also published maps and promotional literature that were distributed through automobile associations nationwide. Beginning in December 1921, efforts were made to have the Navajo Trail designated as a federal interstate highway, thereby making it eligible to receive federal funds for improvements. The Colorado portion quickly received a federal aid designation in early 1922 and improvements between Cortez and Dove Creek were planned for that summer. In 1925, the route was officially designated U.S. Highway 450. The Durango-Cortez road was also designated a national highway in 1925.¹⁴

The Cortez economy continued to serve the surrounding farmers, but tourism also grew, boosted by the newly designated federal highways. The more adventurous motorists travelled to Mesa Verde and to two other new attractions—Yucca House and Hovenweep (designated in 1919 and 1923 respectively) National Monuments.¹⁵ In 1921 Mesa Verde welcomed 3,000 tourists who arrived in 651 cars. In 1933, visitation was up to 16,000 people in 4,000 automobiles. Service stations, auto garages and motels sprang up in Cortez to meet the need. Cortez welcomed the increased automobile traffic in town and graveled Main Street in 1922. Concrete sidewalks debuted in 1922 and 1923.

The tourist dollars were particularly helpful during a recession in the early 1920s when post World War I crop and livestock prices plunged. A number of new people moved into Cortez in the 1920s, and the percentage of city residents increased. As Cortez grew, so did its number of school age children. The community responded by adding a gym and additional classrooms to the school.

Perhaps the most significant improvement to daily life in Cortez in the 1920s was the installation of a city-wide electrical system. Electricity-generating plants require a steady supply of fuel—usually in the form of moving water, steam or gas. Lacking a steady source of any of these elements, Cortez had endured a long wait for large scale electric power.

¹⁴ Information on the Navajo Trail from Horn, Jonathon C. *Landscape-level History of the Canyons of the Ancients National Monument*. Denver, Colorado: Bureau of Land Management, 1984. Page 29.

¹⁵ The State had already cleared Wolf Creek Pass and opened it in 1916 with a single graveled lane ranging from 12 to 16 feet wide.

Newspaper articles from the *Montezuma Journal* relate the details of the wait. The *Journal's* 1904 joyful report on the new city water works made a hopeful reference to pending electricity, but no plant emerged. In 1909 Allan Kermode applied to the City for a franchise to construct a power plant and install a power system in Cortez. Apparently this plan never went forward, because four years later, the page one headline of the *Journal* on January 9, 1913, proclaimed "Proposed Electric Light Plant Before Us. Let's support it." Kermode applied for a franchise again in 1919, when the *Journal* reported on the application and responded "This has long been wished for..."¹⁶

While they were waiting for a larger scale electricity service, local merchants and residents could have electrical power if they chose to purchase a small-scale packaged "light plant", which consisted of a gas engine powering a belt-driven generator that stored electricity in a series of batteries. The most popular of these were the Delco brand. The Johnson Hospital had a Delco Light Plant at least up into the 1920s.

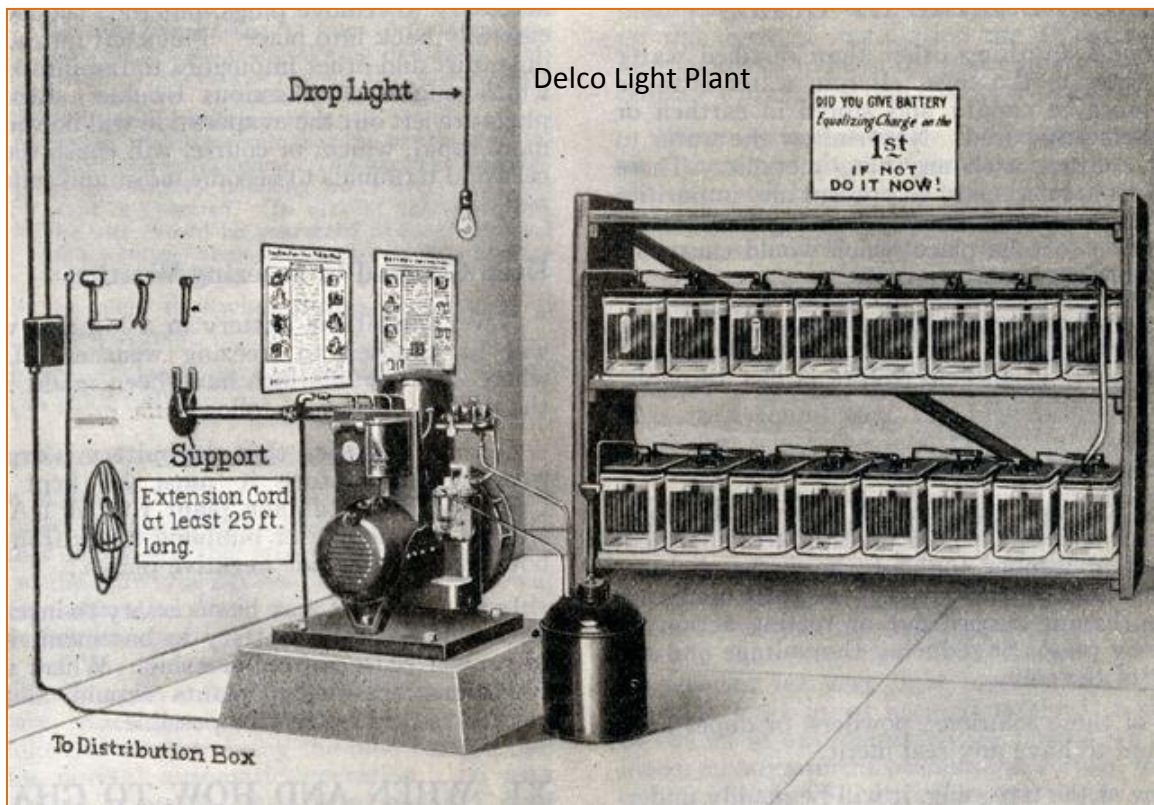


Figure 5 Charles Kettering and Edward Deeds formed the Dayton Engineering Laboratories Company (DELCO) in 1909. The first Delco-Light plants were produced in 1916 and generated over 2.5 million dollars in sales for Delco that first year—mostly to individual farms that had no access to municipal power service. Other companies offered similar light plants.¹⁷

¹⁶ *Montezuma Journal* March 20, 1919.

¹⁷ Image source :www.delcolight.com

Alternatives to electricity included the natural gas lights system offered by the Standard Gillette Light Company. The Harrington Drug Store advertised these lights in 1909.

It appears the Kermode Franchise reported on in the 1919 paper did not succeed. The first larger scale light plant was installed in the Mowry flour mill and was started in 1922 or 1923 by W.J. Bozman, Ed Johnson, A.W. Cowling and John Coleman.¹⁸ By 1923, their Cortez Light and Power Company had installed new street lights and illuminated the county fair.

Local author Ira Freeman noted “This was the feeble beginning of a system for power and light that was to grow into vastly greater things in the few years just ahead”.¹⁹ The stock market crash in 1929 marked the beginning of a national depression that gripped Cortez and the rest of the country. Prices tumbled on everything. In Colorado, prices for hogs dropped from \$12.10 in 1929 to \$3.10 in 1933. Potatoes plummeted from \$1.40 to 24 cents a bushel in that same time. Many businesses closed. The thirties were a decade for “holding on”

Cortez did not go dormant during this time, but changes were few and carefully developed. The Highland Utilities Company bought the Cortez power plant along with two other plants in Montezuma County. Local cooperatives were formed such as the Cortez Creamery Cooperative (1931); and local businessman Bill Lichliter took over the Cortez Sale Barn after W.D. (Bill) Watson started it. A devastating drought in 1934 caused more distress for farmers.

The banks in Cortez closed during the federally mandated bank holiday in 1933 and reopened, but the Montezuma Valley Bank faltered and eventually closed in 1936. A new bank, the Citizens State Bank moved into the former Montezuma Valley Bank building that same year. The city’s population almost doubled in the 1930s. People moved to Cortez in search of work. St. Barnabas Episcopal Church opened in 1937, replacing their old church that had burned down in 1919. The Congregational Church, which had also burned down, finished building a new church. The Cortez School District reported in 1935 that 409 students attended school at a cost of \$45.10 per pupil.

The New Deal stimulus programs injected money into the community through construction projects at Cortez’s school and throughout town. The Works Progress Administration (WPA) had a huge presence in Colorado, employing an estimated 150,000 people statewide and spending more than \$120 million in construction.

¹⁸ Freeman, Ira S. *A History of Montezuma County*. Boulder, Colorado: Johnson Publishing Company, 1958. Page 156.

¹⁹ Freeman, Ira S. *A History of Montezuma County*. Boulder, Colorado: Johnson Publishing Company, 1958. Page 280.



Photo Source: Ebay listing

Photograph 1: The Montezuma County Courthouse was constructed in 1936 for about \$60,000 with half of the funding from the WPA program.

Throughout the state, the WPA built or improved more than 9,400 miles of roadways and helped build 1,347 public buildings, 494 schools, 110 parks, 195 playgrounds and athletic fields, 32 wading or swimming pools, 78 utility plants, 279 miles of water distribution pipes and mains and 224 miles of sanitary and storm sewers in Colorado. WPA projects in Cortez included the expansion of the school (1935) a new library on Main (1934-35), the town's first swimming pool and the County Courthouse.²⁰ Civil Works Administration funding contributed to an airport located east of town.

Vaulting into the modern age 1940-1960

The pall of the Depression lifted as crops and livestock values began to go up in the early 1940s. America geared up for World War II and the war efforts employed many who were not serving in the military. After the war, a major oil strike in 1948, on property located twelve miles west of Pleasant View, instigated extensive development that continues to today. Significant oil production in the Aneth area began with wells drilled in early 1956. Although it was located in Utah, the Aneth Oil Field was accessed through nearby McElmo Canyon and was supplied by businesses in Cortez.

With unprecedented population growth in the 1950s and a booming economy, Cortez faced a rosy future only slightly tainted by the challenges of meeting the demands of so

²⁰ Schwindt, Vila; Janet Weeth and Dale Davidson. *Cortez*. Charleston, South Carolina: Arcadia Publishing, 2011. Page 97.

many new residents. Cortez was the service center for oil and gas exploration in nearby Aneth and Dove Creek, uranium prospecting and tourism development. The Atomic Age had a presence in the region in the radioactive ore processing facilities located in Blanding and Durango. Construction for new housing also poured money into the community. The oil and the uranium-related facilities directed federal money toward building and improving roads in the region.

The changes were evident on Main Street. It was paved in 1951. Other streets were either graveled or paved in 1953-1954, and the streets north of North Street were paved in 1958.²¹ Technology and new businesses arrived from the outside world. While most people came to Cortez by car, the nearby airport began receiving commercial planes in the 1950s. The first commercial airline and the first air mail service began in 1949. The first radio station, KVFC, went on the air in 1955.

New commercial businesses opened in the 1950s. A number of chain stores opened in town, including Woolworth's, which opened in 1958. The Johnson Family built the Turquoise Motel on the site of their old hospital. They opened the 25 unit motel on April 13, 1958 and advertised as having "Southwest Colorado's only double deck motel". The Sands and the El Capri motels also opened that year. The First National Bank of Cortez opened its third bank in Cortez on May 29, 1958.

As money came into Cortez, efforts turned to community improvements. In 1948, the Southwest Community Hospital opened with 30 beds, six doctors and two dentists. A new City Hall building was completed on Main in 1956, and the Police Department boasted eight people on its staff. Town residents voted to become a "home rule" city in 1957. The following year, the Town Council hired a new town manager and created numerous boards authorized under home rule legislation, including a Planning Board and a Sanitation Board.

Limited housing supply reached a near crisis. The January 9, 1958 *Montezuma Valley Journal* reported that 58 homes and 200 rental units were to be built that spring for the acute housing shortage. The homes were to be located just east and north of Kemper School and all were planned to have three or more bedrooms and garages. The *Journal* also noted that an architect, Bill Nilsen, had moved to town. The *Journal* believed Nilsen was the first known architect in Cortez.

Natural gas was piped into town in 1957. Over 1,000 gas taps had been completed by April of 1958. The Cortez Sanitation District, which had incorporated in 1953, oversaw improvements to central sewer service. It seems that a central sewer system was installed by at least 1942. Plans for sewer lines in 1942 are on file in the Montezuma County records. Locals remember outhouses were still pretty common in the 1940s. A

²¹ References on this page to activities in 1958 were derived from the 1958 issues of the *Montezuma Valley Journal*.

water committee worked toward installation of a new water treatment plant, which was constructed in 1960.

The public schools made radical changes in the 1940s and 1950s. The Cortez School (known as the Calkins School) became a junior high school in 1946, when Montezuma County High School opened. Under a mandate from the State of Colorado, the rural schools consolidated into larger regional schools in the 1950s. New elementary schools opened in Cortez, including Downey in 1950 and Manaugh, followed by Kemper Elementary in 1958. By 1957 all high school students in Montezuma County were attending one of the three high schools in the County's largest towns of Cortez, Dolores and Mancos. The graduating class of 1958 had a record-setting 108 students. The current (Montezuma-Cortez) High School was constructed in 1967 and the old high school became the middle school. The Calkins School served as an administration building.

Cortez maintained a role as a service center for local agriculture, but the energy-related sector and the continually increasing impact of tourism lessened the community's reliance on farming and ranching. Symbolic of this shift, the Cortez Sale Barn was moved outside of the city limits in 1959. Flour mills remain in town and small scale farmers markets continue the agriculture traditions of the community. Energy development and tourism continue to play a significant role in the town's future.

Post-1960 documentation is beyond the scope of this survey project, but that next chapter in Cortez history includes any number of interesting stories. The prosperous 1950s allowed the city residents an opportunity to enjoy some leisure time in the next decades. Citizens approved a \$50,000 bond in 1961 to fund a golf course. Cortez residents of the early 1960s could also look forward to the development of large parks, a new library and (much later) a new recreation center. Further into the future lay the onset of more sophisticated tourism marketing facilities, ground breaking archaeological research and in an ironic nod to James Hanna's water development company, massive scale water storage and delivery systems.

Development History of the Survey Areas

Nine sites in the survey were located north of Main Street, between Beech and Ash Streets, and within the original Cortez townsite. This area experienced early development as a residential neighborhood for the growing community as described in the historic overview of Cortez. Most of the remaining homes in the area appear to date to the early 1900s and were originally a mix of owner-occupied and rental homes.

Vacant infill lots in this neighborhood were developed immediately after World War II, in response to the housing shortage as described in the 1940-1960 time period in the historic overview of Cortez. The three houses located in Block 18 at 102, 112, and 120 East North Street (5MT20231-20233), were placed on reconfigured lots to maximize the building sites. The current lot configuration occurred in, or soon after, 1940. The original

lots 15 through 18 of block 18 were oriented east-west, with frontages on Ash Street. The resubdivision divided the three lots into thirds and oriented the new parcels to the south with frontages on North Street.



Photographs 2-4: The three houses at 102, 112 and 120 East North Street are built on reconfigured lots.

A number of public and commercial buildings, including churches, medical clinics and government offices, were constructed in the area in the 1950s and 1960s. The newer buildings either replaced older homes or adapted an existing residential structure to a non-residential use, resulting in the current mix of newer commercial and older residential structures.

The other 32 sites in the survey were located along Montezuma Avenue in either the F. R. Coffin's Addition or the Coffin Homestead. Frederic Rowland Coffin was an elusive figure in the historical record. His name appears in the 1900, 1920 and 1930 census data. He was born in Massachusetts in 1860. He was the city treasurer between 1898 and 1901 for a short-lived mining town near Cripple Creek, Colorado, called Goldfield. The 1900 census lists him as living in Goldfield with his wife, Elizabeth, and two sons. The census notes his occupation as a "real estate dealer". In 1920, F.R. and Elizabeth are living in Los Angeles, where they are also living in the 1930 census. He died in Los Angeles on March 6, 1940.

In Cortez, Coffin's name only appeared in newspapers and land documents when he patented his homestead (July 5, 1889), platted the addition, and sold off parts of his homestead. The local newspapers offer no additional information about him. The dearth of information suggests Coffin may have only been involved in Cortez to develop his homesteaded property. In 1888 the F.R. Coffin's Addition was platted by M.J. Mack and filed with the county. The plat neglected to dedicate the streets and alleys to the public. This was accomplished when the State Investment Company provided the dedication on July 6, 1908.²²

Coffin also sold off unplatted portions of his homestead to local developers. Most of the development on Coffin's former properties occurred in response to local booms in the

²² Montezuma County Records Book 36 Page 335.

economy and the population. The early 1900s saw one such boom. The August 20, 1908 edition of the *Montezuma Journal* noted “Cortez is stretching east rapidly, and the next few months will witness several dwellings in the Coffin Addition.”

Some of the individuals who bought or built in the Coffin Addition or Homestead in 1908 were reported in the *Journal*, including the J. W. Bozmans who bought the former Camp home (July 9), C. H. Rudy who bought 10 acres for \$800 (July 30), Frank Thompson who moved his building onto his lot (July 30), H. F. Wilcox, who bought “...two lots east of the Case Rooming House” to build his house (August 20), W.J. Marshall and his family (August 27), C. J. Closson who bought 10 acres (October 22), Charles Miller (October 29), J.O. Brown (November 12), and J.B. Filey (November 12). 1908 was a busy year.

The *Journal* reported on a number of other purchasers in 1909 and 1910, and then the housing flurry died down, until another boom occurred in the 1920s. The remaining vacant lots were developed in response to the housing shortage after World War II, up to about 1960. The Coffin properties maintained a somewhat rural character as seen in the development and operation of greenhouse and florist businesses between 1945 and the 1990s. A livestock sale barn operated just to the east of the survey area, at the present site of the public library at 802 East Montezuma Avenue

Survey Results

The survey documented 41 sites, including 40 residential structures, and one school. Some of the residential structures are now used for professional offices, but they retain their residential character.

Construction Dates



Photograph 5: The oldest building in the survey is the home at 242 East Montezuma, built about 1900.

Table 2 Montezuma Avenue Construction Dates	
Era	#
1900-1909	3
1910-1919	1
1920-1929	9
1930-1939	5
1940-1949	9
1950-1959	4
1960-present	1
Total	32

Construction dates for the surveyed properties on Montezuma Avenue ranged from 1900 up to the 1960s. As Table 2 shows, a swell in building in the 1920s was followed by a surge after World War II. This pattern of housing development correlates with the overall fluctuations in population in Cortez as illustrated in Table 1.

The flood of returning service men in the late 1940s, supplemented by a burgeoning uranium industry and oil drilling service sector in the 1950s, created a housing crisis that was partially resolved by the construction of new houses and the Kemper School.

Table 3 Non-Montezuma Avenue Construction Dates	
Era	#
1900-1909	3
1910-1919	2
1920-1929	0
1930-1939	0
1940-1949	4
1950-present	0
Total	9

In general terms, the timing of development on Montezuma Avenue seems to mirror the pace of construction in the other residential neighborhoods in Cortez. Most of the annexations into the city occurred after 1945, providing land for new housing developments in response to the rising housing demands after World War II.

Architecture

The History Colorado Office of Archaeology and Historic Preservation typology for architectural styles and building types was used to classify the structures in the survey.

The Bungalow building type was identified in nine homes. Bungalows gained popularity as Americans rejected the aesthetics of the Victorian era, and moved toward more simplified, utilitarian designs. Many versions of these one or one-and-a-half story homes with large front porches, and broad tapered porch columns were built throughout the country. The form was very popular in Colorado between 1900 and 1930. An example of the bungalow form is illustrated in Photograph 12.

Table 4 Architectural Styles/Building Types Represented More Than Once		
Style	On Monte-zuma	Off Monte-zuma
Bungalow	8	1
Late 19 th /Early 20 th Century	3	0
Minimal Traditional	6	1
No Style	5	0
Hipped Roof Box	0	2
Cape Cod	1	1
Ranch	6	1
Late Victorian	1	1

Simplified, one-story Craftsman style bungalow designs were offered in pattern books for builders and were even provided in packages with pre-cut lumber and detailing, so Craftsman architectural elements are commonly seen on bungalows. Other styles, such as the Mission or Mediterranean Revival styles, are sometimes used on these snug homes.

Bungalows in this survey included a modern version of the design in the home at 324 East Montezuma (5MT20211) which was built in 1995. Even though it was built with

modern materials and has an attached garage, it shares similar characteristics with a neighboring bungalow at 346 East Montezuma (5MT30213) which was built about sixty years earlier.

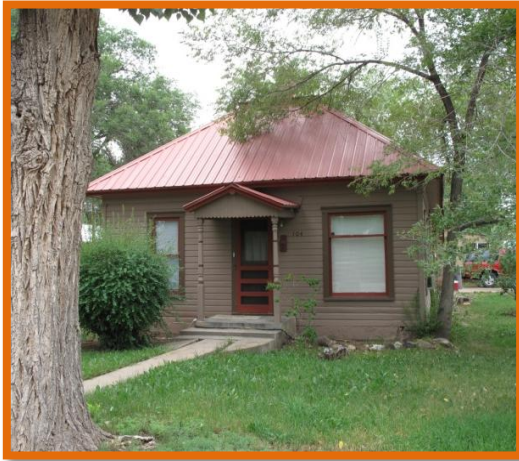
Three buildings contained a mix of characteristics that are typical of the late 19th and early 20th Centuries and were classified in the more general category called Late 19th/Early 20th Century American Movements.



Photograph 6: This house at 120 E. North Street is a Minimal Traditional Form

Seven homes were classified as the Minimal Traditional building type. With its simple and relatively small floor plan, the Minimal Traditional home bridged the transition in America from the pre-war bungalow homes to the Ranch building type. These small homes with simple floor plans were inexpensive to build and prolific in the new housing developments that sprang up after the war. The Minimal Traditional is usually a one-story building with a front facing gable section or a gabled covered entry, a low roof pitch and shallow eaves. The front has very few architectural details other than decorative shutters.

The buildings that fell under the “no style” category included buildings whose architectural features and characteristics do not reflect a particular recognized architectural style or building form. In many cases these buildings had been remodeled a number of times, introducing new architectural elements with each change.



Photographs 7 and 8: A hipped roof box form at 104 North As (left) and a foursquare at 143 East North Street (right).

Hipped roof boxes were recorded twice in the survey. They are often categorized as “workers cottages”, because they were relatively easy to construct. They usually are small, one-story houses with square floor plans and hipped roofs. The roof peak where



the roof slopes meet often had a chimney, or vent. Larger two-story versions of the form are classified as Foursquare style. The Foursquare usually also had more ornate architectural detailing and porches. Foursquare buildings sometimes had a walkway with a guard rail near the peak of the roof to allow a safer means of access to the chimney.



Photograph 9: This house at 429 E. Montezuma is a Cape Cod style.

Two Cape Cod houses were recorded in the survey. The Cape Cod was one of the most common house types built in the 1930s and remained popular in the immediate postwar years because it was an economical and simple design, and builders could employ it without the benefit of an architect. Common

design elements include a steeply pitched side gable roof with minimal eaves or no rakes and decorative shutters.

The Ranch form gained widespread popularity in the 1950s, eclipsing the Cape Cod and Minimal Traditional form. The survey recorded seven Ranch forms. The Ranch was

introduced in California in the 1930s and spread east across the country after the war, quickly replacing the Minimal Traditional as the building type of choice.



Photographs 10-11: These photos illustrate two versions of the ranch form. The house in the top photo is at 546 E. Montezuma and the house at the bottom is at 137 N. Madison.

The Ranch is characterized by a low horizontal silhouette and rambling floor plan. An attached garage at one end of the house further extended the long, rectangular form. Front entries were minimized. A picture window was fairly common in the front living room, but most of the attention of the house, and therefore the larger windows on the house, oriented toward the back yard. Rear patio sliding glass doors became popular in the 1960s. On Montezuma Avenue, most of the Ranch houses are located on corners and oriented toward the side street.

Two houses in the survey are designed with elements of Victorian Era architecture, such as asymmetrical massing, wrap around porches and dormers.

Excellent examples of the Dutch Colonial and International styles were also found in the survey area. They are discussed in detail later in this report as properties that are eligible for the National Registers.

Materials

Most of the houses in the survey have either wood or stucco finishes. Three houses were constructed of ornamental concrete block, but two of these houses are now clad in wood and stucco (225 and 237 E Montezuma Avenue), obscuring the concrete block.



Photograph 12: A historic photo from the Montezuma County Assessor Records shows how this bungalow style house at 225 E Montezuma looked before the concrete block was covered.

Ornamental concrete block was an inexpensive and popular fire-resistant building material used on many buildings in the first decades of the twentieth century. Concrete block machines could readily be obtained from mail order catalogs. Many individual home owners fabricated all the ornamental concrete blocks necessary to construct their own houses.

Builders

This survey area contained one house (230 East Montezuma, 5MT20206) built by Tom Omo. Mr. Omo built at least five other houses on Montezuma Avenue, as identified in the previous year's survey. Omo was born in Iowa in 1874. He grew up as one of seven siblings in Kansas, where his parents moved soon after he was born. He travelled west to Colorado, and came to the Montezuma Valley from Paonia in 1907, where he joined others in real estate development and construction work. By 1909, Omo had also established a partnership in an undertaking business, the Ames and Omo Funeral Homes of Cortez, Dolores and Mancos. He built a number of houses in and around Cortez. He also built other structures, including bridges located in the county and the containers placed on the beds of new freight trucks that came to Cortez in 1919. He married George Emma Guillet either in December 1908 or January 1909. The Omos were active in local social and community causes. He served as mayor and on various political committees and was the first secretary of the Volunteer Fire Department when it formed in 1911. Tom Omo was an active member of the Cortez community up to his death in 1932.

Social History/Residents 1886-1962

Montezuma Avenue was home to many of the community's boosters and business owners, government employees, school teachers and education administrators. It was also home for farmers who wanted an in-town home base for their families, particularly for their children to attend school. The east end of the Avenue, which was the focus of this survey, also included a number of homes constructed in response to the housing shortage after World War II.

A few of the notable people who lived in the survey area are listed below.

On Montezuma Avenue:

Helen Duncan, a local long-time beautician lived at 245 East Montezuma, (5MT20196) in the 1950s. She had a beauty parlor on Main Avenue that she opened in the early 1930s. In the 1950s she operated her beauty shop out of her home.

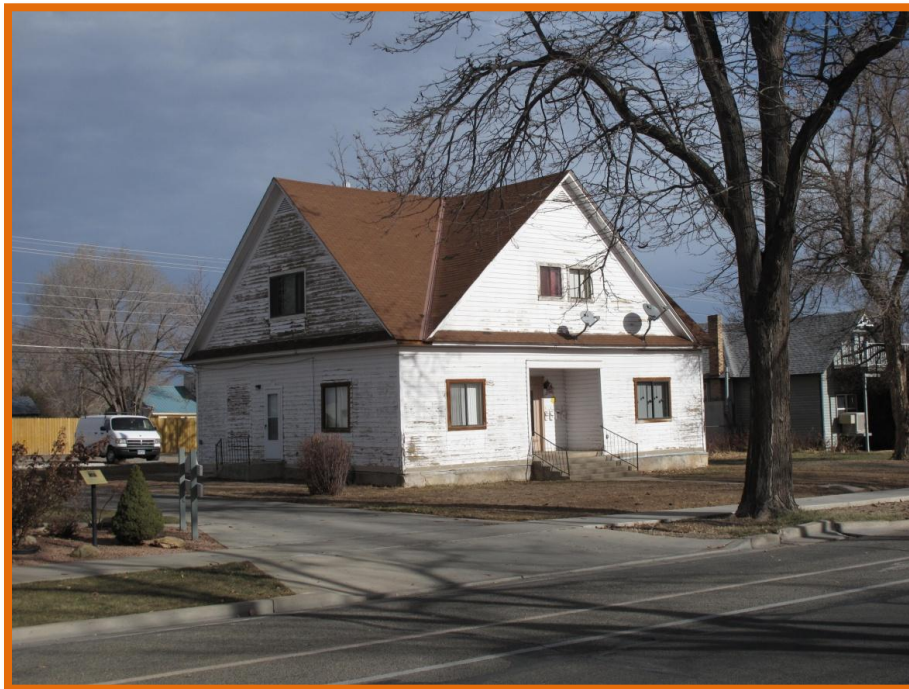
Dr. Charles Sherman Warren, an "osteopathist", (per the U.S. Census) and his wife **Helen** lived in the house at 323 East Montezuma (5MT20224) until the mid 1940s. He was a founding investor in the Citizen State Bank when it opened in 1936. **Creighton and Rhoda Rauh** bought the house and lived there until the 1950s. Creighton invested in Cortez real estate, including the company that was developing the townsite. He had the "Rauh Insurance Agency" that was located in the Stone Block Building and worked for Stephen Smith in the Montezuma Valley National Bank. He was a founding board member of Empire Electric.

Bessie Wilson lived at 435 East Montezuma and her son, **Henry, and his wife, Idonna**, lived next door at 443. (5MT20202 and 20203). Bessie E. (Rand) Wilson was born in 1867 in Jefferson County, Colorado, and married a Montezuma County homesteader, John Wilson, some time before 1900. John Wilson was born in 1854 and died in 1917,

leaving his widow and two children, Henry and Marian. They moved in with Bessie's mother, Rachel Rand, and stayed there after Rachel died in about 1936. Henry got married and moved next door in about 1930. Mrs. Wilson lived in the house until her death at the age of 81 in 1948.

After his father died in 1917, 16-year-old Henry went to work to help support his mother and sister. He worked after school as a janitor and grubbed sagebrush during the summer. By 1920 he had a job as a clerk at the local drug store. He went to pharmacy school at the University of Colorado in Boulder and worked at Moffit's Drug in Cortez, and taught at Stoner, Colorado. After he graduated from pharmacy school he managed Moffit's Drug and then Wall Drug in Durango. He married Idonna in 1929 and the couple opened Wilson Pharmacy in Cortez in 1934. The pharmacy was open until into the 1990s. Idonna, an accomplished pianist, was active in social activities in Cortez. She died in 1977. Henry died in 1991.

W.G. Clever built the house at 403 East Montezuma (5MT20200) for his wife **Julia** and their family. He built the house at 429 East Montezuma (5MT20201) for his daughter, **Ada Alene Clever**, when she married **William Glenn**. The Glenns ran Glenn Greenhouses on the property between the two houses. The buildings associated with the greenhouse were torn down and removed within the past ten years.



Photograph 13: The Reid/Englehart House at 230 East Montezuma

Charles Beauford Reid lived at 230 East Montezuma (5MT20206) from about 1909 to 1918. He was born in 1874 in Colorado. By 1910, he was married to **Mary Neeley**, who was known as Molly. He worked for the Montezuma Valley Bank, rising from Assistant

Cashier, to Cashier. He was also the Montezuma County Treasurer from 1910-1916. While the Reids were living in the house, Mary's brother, Will C. Neeley, started an ornamental concrete block yard in the Reid's back yard in August of 1910.²³ Neeley advertised his business in the local paper until he died in 1913. The Reids sold the house to **Seth Englehart**; the sale was reported in the *Montezuma Journal* on September 12, 1918. Seth Englehart was born in Brown County, Kansas, in 1862. He married **Austa Harmon** (b. 1878) in 1897 in Kansas. They moved to the Cortez area with their five children in 1907 and purchased land in the Beulah area where they farmed and raised sheep. They moved into the house in Cortez in time for their youngest child to attend Cortez schools. Seth was a county commissioner from 1929-1933. Seth died in 1944 and Austa sold the property in 1947.

William J. and Clara Blatchford lived in the house at 242 East Montezuma (5MT20207 see Photograph 5). Blatchford was born in 1848 in England and moved to Canada with his parents in 1849. He grew up in Canada where he married Clara Keays. They immigrated to the United States in 1886 and homesteaded land in Montezuma County in 1888. Blatchford developed and operated a sawmill and an irrigation system, later to be known as the Puett-Rentz Ditch. He served as a county commissioner and was elected to the Colorado House of Representatives for 1907-1908. He was also very active in real estate and formed various partnerships with developers, including a well-known collaboration with the Bozman family during which they purchased two of the first automobiles in Montezuma County to transport real estate clients and to offer a taxi service. Blatchford and Bozman also had the postal delivery contract for the Cortez-Dolores route. Although he owned houses in Cortez from at least 1900, newspaper accounts suggest that Blatchford lived in Mancos until at least 1905. Newspaper advertisements indicated Blatchford and Bozman began marketing lots in the Coffins addition in about 1906, suggesting that Blatchford had moved into the addition himself at about that time. He suffered from a neurological problem and died on December 29, 1911. His widow, Clara, remained in the area at least into the 1920s. She moved into the newly completed Order of the Eastern Star retirement home in Denver, sometime after 1931. She died in 1941 and is buried in Fairmount Cemetery in Denver. The property passed to **Tom Coppinger**, who was living there in 1932, when a barn on the lot burned down. Tom was from an extended family of Montezuma County farmers. He was born on May 18, 1891 and worked as a sheep man and farmer. He was married to **Flora (Floy) Beatrice Prunty**.

Kermit and Willella Wilber lived at 444 East Montezuma (5MT20217) and operated Wilber Floral from this location. The couple expanded their floral business in 1971 when they constructed greenhouses, warehouses and a retail outlet. The greenhouses and warehouse have been torn down and are no longer on the property. Kermit died in 2009 and Willella died in 2010.

²³ *Montezuma Journal* August 11, 1910

Off Montezuma Avenue:

Leopold and Augusta Grasse lived at 104 N.Ash (5MT20226). In 1918, Leopold and Augusta Grasse purchased the home. They came from Paonia, Colorado after a brief stay in Lake City and arrived in Cortez in September, 1908. They operated a harness and shoemaking business, and advertised that they specialized in Navajo Blankets. Leopold was born in Wisconsin in 1872. He married Augusta Schoenebon in Wisconsin in 1902. She was born in Wisconsin in 1876. The census indicates that Augusta's brother lived with the Grasses and their three children. Leopold died in 1928 and is buried in Greenmount Cemetery in Durango, Colorado. The 1932-34 Cortez Directory lists Mrs. Grasse as a widow, the proprietress of Grasse Boot Shop, and living at an address on Beech Street, but it appears she still owned this house. In the late 1930s, Augusta moved to Denver to live with her daughter and son-in-law. She died in the 1970s and is buried at Greenmount Cemetery in Durango.

Clarence Honaker built the house at 112 N. Ash (5MT20227) in 1911 for his wife, **Allie Blackmer Honaker**, and their two children. Clarence was a proprietor of the Honaker and Mcluer Market, which eventually became the Honaker Market. The 1938 *Who's Who in Colorado* summarizes Honaker's life with the following work resume: 1898-1900 Telluride mines, 1900-1911 Silverton, Telluride and Electra Lake Dam; 1911-1917 Honaker Market, 1917-1926 Cowboy, 1926-1930 Fred Wheeler Meat Market, 1930-1938 Valley Supply Meat Market. **Mary Joe and Ray Patten Jr.** bought the property in 1946 or 1947. Ray Patten Jr. was the son of two Montezuma County Judges (Ray Sr. and his wife Anna Mosher Patten). Ray Jr. worked for Empire Electric from 1941 to 1970.

John Smith purchased the lots at 101 N. Ash (5MT20229) from the Guillet family and the Cortez Land and Improvement Company in 1907, and was taxed for improvements on the land in 1908. The March 12, 1908, *The Montezuma Valley Journal* noted that Smith was putting up a picket fence around his new home. Smith owned a meat market and restaurant on Main Street next to the Post Office, which he opened in 1904. He also worked at various tasks, hauling gravel for Cortez streets, building fences and wall papering. In the January 19, 1919 edition the *Journal* reported that a Mrs. McKinley had purchased "the John Smith" cottage and planned to live there. By 1926, **Davis Hansen Saylor** was the owner. Saylor was born in 1842 in Maryland. He enlisted in the Union Army at the age of 19 and was a corporal in Company B 7 of the Maryland Infantry Army of the Potomac during the Civil War. After the war, he married **Alice Mandeville Mulkey** (b. 1854 in Illinois) in 1880 in Boulder and they homesteaded in Montezuma County in 1882, and eventually moved into Cortez where he ran a number of businesses, including the Star Grocery. Davis served as the Postmaster from 1900 until 1913. Alice was listed as a milliner in the 1921 Cortez directory. Davis lived in this house until his death in 1933. The house passed to his family members including daughters **Bernice Baxstrom** and **Olive Archer Cyra**.

123 N Ash (5MT20230) was originally the home of the **Guy Harrison** family. Harrison was the son of **C.J.Harrison**, who brought his family from Wahoo, Nebraska in 1905 and

opened the First Bank of Montezuma Valley. Before the Harrisons arrived in town, Cortez had not had a bank since the last one closed in 1891. Both father and son were active in banking in Cortez. Guy was the head cashier of the bank, which was renamed the Montezuma Valley Bank in 1908. The Harrisons bought the property from early prominent businessman and Civil War veteran, S.D. Winbourn, on July 27, 1907. Guy was born in Nebraska in 1881. His wife, **Opie (Pruner)**, was born in 1886 in Virginia. Guy was the president of the Montezuma Valley Bank in the 1920s and 1930s. He became a realtor in the mid 1930s when he and Opie began the Real Estate Insurance Business in 1933-1934. The 1940 census notes that Guy and Opie were living in the house with Opie's widowed sister, **Beuna Vista Vehrs**. In 1940 their occupations were insurance agent for Guy, music teacher for Opie and trained nurse for Beuna Vista.

The County Clerk's records show that **Ella B. Miller** bought the lot at 143 E. North Street (5MT20234) from Cortez townsite developer Herbert Payson on October 8, 1903. The first taxes on improvements were assessed in 1910, suggesting the house was completed in 1909. The tax was assessed against \$800 of improvements which was a relatively high amount for houses in Cortez in 1910. Ella was formally named Jemina Eleanor Brothers Miller. She was born in 1843 in Ohio, where she met and married **Isaac Orlando (I.O.) Miller** who had also been born in Ohio (1848). The Millers moved to Durango in 1884 and in 1888 came to the Arriola area. He was appointed the first superintendent of schools and she was the first school teacher in Arriola. They lived in this house until their deaths. Ella died in 1924 and I.O. died in 1928. Their widowed son John lived in the house with his children. John died in 1962.

Assessment of Survey Results

The survey indicated two individual properties and a district might be eligible for the National Register of Historic Places. The survey also identified two historic themes within the survey area.

National Register Eligibility

The National Historic Preservation Act of 1966 created the National Register of Historic Places. Placement on the National Register is an honorary designation. As of January, 2012, over 86,250 properties representing important elements of our national history have been listed on the National Register of Historic Places. Criteria for National Register eligibility are set forth in Title 36, Part 60, of the Code of Federal Regulations.

A property must meet one of the following criteria:

- A. Be associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. Be associated with the lives of persons significant in our past; or*
- C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. Have yielded, or may be likely to yield, information important in prehistory or history.*

The National Register qualifying criteria also states:

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered.

Of course, there are exceptions to this last qualifying statement. Religious institutions, for instance, are often considered for their architectural merit.

A property listed on the National Register must also still have a clear visual representation of how the property looked during the time it was historically important. In assessing whether a resource has the ability to accurately convey its historic significance, the National Register includes the following seven considerations that make up the site's historic integrity.

Location-is the resource in its original location?

Design-are the character defining aspects of the original design clearly evident?

Setting-do the surroundings complement or detract from the sense of the historic setting?

Materials-are the original materials still intact? If original materials have been replaced, are the replacement materials similar in texture, proportion and finish to the original?

Workmanship-are the original evidences of workmanship (such as trim and detailing) still on the structure?

Feeling-does the resource convey the same sense it did historically?

Association-can the resource still be logically associated with the significant historic event, person or trend?

Historic properties must retain enough of these seven qualities to convey a sense of their historic significance to be eligible for listing in the National Register.

Historic Themes

Historians apply the National Register Criteria A-D within the context of historical trends or themes. Two historic themes related to community planning and architecture were prominent in the survey of Montezuma Avenue.

Community Planning and Development 1886-Present

The survey area abuts the portion of Montezuma Avenue that was platted as part of the original Cortez Townsite, and continues the landscaping characteristics established by the Cortez Land and Investment Company in 1886. Montezuma Avenue was planned to be the most prestigious of Cortez's various residential areas and was platted with a 120-foot-wide right of way, while most of the other streets were 80 feet, or in the case of Market and Main Streets, 100 feet wide. Lots and blocks on Montezuma were typical of the times, with each of twelve lots measuring 25 feet wide within a 300 foot wide block. Each lot was 134 feet deep and abutted a 16-foot-wide alley.

James Hanna, who was from Ohio, no doubt was the source of the unattributed quote in the Durango Herald's January 1, 1888 edition, " Montezuma Avenue is also an East and West Street and lays along the highest ridge in Cortez...; through its center will be a running stream of water, on either side of which are to be planted rows of shade trees, with sidewalks along the water edge and drive ways on each side of the avenue similar to Cleveland, Ohio."

The irrigation system was never installed. When a water delivery system was finally implemented for the entire town in 1904, the community was able to begin planting vegetation throughout town, presumably including the median of Montezuma Avenue. A map from 1924 indicates a buried water line is located under the west bound (southern) lane of Montezuma Avenue.

The street and the median constitute an 86-foot-wide resource that was listed on the Cortez historic register in 2000, extending east-west from Mildred Road to Linden Street. The designation ends at the street curbing and does not include the sidewalk and landscape strip that are also located within the right-of -way. The street widths are 40

feet in each direction and the median is 20 feet wide. The median is interrupted by the cross streets. The median is planted with grass and deciduous trees and edged with a stand-up concrete curb. The trees are informally aligned, mostly in two parallel rows.

The lots are oriented north-south toward Montezuma Avenue. The houses share a fairly uniform setback from the street and generally include a landscaped front yard with a walk way connecting the front door to the street. Most of the homes in the survey area have a grass lawn and concrete sidewalk in the public landscaping strip located along the curb. Alleys border the rear of most of the parcels. Homes are modest, mostly one or 1 ½ stories, and constitute about one third of the surface area of the lot. Some homes use the alley for automobile access, while others have a driveway from Montezuma Avenue.



Photograph 14: This view of Montezuma Avenue was taken in the 1890s. The Congregational Church is on the right. Photo is from the Denver Public Library Western History Collection Catalogue No.X-21407.

The original residential character of the area has been retained. The survey area included homes, commercial uses located in residential structures, and a public school. Two large-scale commercial greenhouse operations were established on Montezuma Avenue in the survey area, but are no longer extant. Montezuma Avenue is primarily residential in character; commercial activities are located in residences and consist of personal services and professional offices (such as beauty salon, law, medical, insurance, consulting). Beauty salons have operated out of homes, as home occupations, on Montezuma Avenue since at least the mid-1930s. In this survey, the commercial operations are all located within former residences that still retain residential character. Rental residences are small scale, ranging from single family to a fourplex.

Associated Property Types

Some of the resources in this survey may be considered historically significant under National Register Criterion A (*associated with events that have made a significant contribution to the broad patterns of our history*) in the area of Community Planning and Development. Associated property types would be either homes or schools.

Character-defining features include:

- A front setback in alignment with adjacent properties.
- Orientation toward the street, including a front entry and access way facing the street, except for Ranch forms of architecture that are constructed on corners and have their entries oriented toward the side street.
- Residential or community use.
- Landscaped front yard.

Many of the properties also have grass and a concrete walk in the public right of way that abuts the lot, but this feature is not essential to adequately establish historic significance. In terms of the seven aspects of historic integrity of a site, it is important for the site to maintain elements of the original design, setting, feeling and association. The materials and workmanship have less importance in terms of historic development of the site.

Architecture 1900-1957

The survey area contained an eclectic mix of modestly scaled local interpretations of architectural styles from the early and mid 20th century. The design, scale and materials reflect periods of development in Cortez history, including a number of bungalow forms reflecting a period of prosperity in the 1920s, and infill of minimal traditional style and ranch forms in response to explosive population growth after World War II.

The homes on Montezuma Avenue often reflected elements of popular architectural styles. No early architects have been identified in the community, which primarily relied on the expertise of its local builders.

Associated Property Types

Some of the properties reviewed during this survey project may be considered under National Register Criterion C (*Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction*) in the area of Architecture. Associated property types include building constructed by a known local builder, such as Tom Omo, and buildings exhibiting a clear delineation of a recognized architectural style. Character defining features may include:

- Prominent use of locally produced materials, including brick and ornamental concrete block
- Employment of the defining characteristics of an architectural style or building type

In terms of the seven aspects of historic integrity of a property, it is important for the building to maintain elements of the original design, materials and workmanship and feeling. The setting and association have less importance in terms of architecture on the site.

Individually Eligible Properties

Two of the properties surveyed were determined to meet the criteria for listing on the National Register of Historic Places. The first is **the Kemper Elementary School (5MT20225), located at 620 East Montezuma.**



Photograph 15: The Kemper Elementary School

As the Cortez school population swelled after World War II, and new families arrived as part of an oil and gas drilling boom, the community built three new elementary schools; Downey, Manaugh, and Kemper. Before Kemper was constructed, Cortez experienced severely overcrowded school conditions. A January 10, 1957 front page article in the *Montezuma Valley Journal* noted that elementary school classes were being held in the basement of the Methodist Church, the Calkins School and two houses, and that the auditorium has been sectioned off in Downing Elementary to create more classrooms--all because of overcrowding. The article also stated that the Manaugh School Cafeteria, which had a capacity of 400, was feeding 550 children every day.

A bond election to raise \$450,000 for the Kemper School was held on February 18, 1957, and approved 388 to 88. The School District had already acquired the land. (Montezuma County Assessor and Tax Records show the land transfer in 1954.) In order to save money on design fees, the School District had the architect, William F. Andres, modify his previous design for Manaugh School to create the new Kemper School. A building permit was issued on June 4 and local building contractor H.C. Flaugh began work.

Although the school was only partially completed, the first seven classrooms were opened in January, 1958, when the Cortez schools all re-convened after the Christmas holiday. The first Principal was George Shelhamer and Sue Jones was the head teacher. The remaining eight classrooms, cafeteria and auditorium were scheduled for completion at the end of

April. When the fully completed school opened for the fall term, the newspaper reported that there were 410 students attending Kemper Elementary.

Overcrowding prompted an addition and remodel to the school in 1987. A bond for \$1 million was approved by voters on February 24, 1987 to construct six new classrooms and a library and music room, and to remodel the building. The architects, Anderson, Mason and Dale, of Denver designed the remodel and addition, which was constructed by the Southwest Construction Company. John D. Anderson, the principal of the architectural firm, received his architecture degrees from Harvard University (1949, 1952) before founding the Anderson, Mason and Dale Architectural firm in 1976. Anderson, a former President of the American Institute of Architects has been the Chairman of the Lower Downtown Denver District Review Board since 1988.



Photograph 16: The school was named for Ed Kemper, a teacher in Montezuma County for 38 years, who passed away in 1955. This portrait of Mr. Kemper hangs in the school.

The 1987 construction extended the east wing to the rear (north) of the gym, terminating the wing with the half round bay. The 1987 construction also added the 8-sided bay to the front. The bay holds the school library and the wing addition included six classrooms, a music room and program rooms. The September 14, 1987 issue of the *Cortez Sentinel* reported that there were 388 students at the newly expanded Kemper.

The Kemper Elementary School is significant under National Register Criterion A in the area of Education for its association with the history of public education in Cortez, having been built in response to a growing population after WWII that was exacerbated by the major oil

and gas boom in the area and the resulting expansion and improvement of Cortez's educational facilities. The changes to Cortez's demographics were noted in a March 28, 1957, article in the *Montezuma Valley Journal*, "The reason for this high grade school enrollment stems from the fact that the population moving into Cortez is young couples. The history of any oil boom show (*sic*) that younger people move into the community until the field is established". The school is also significant under Criterion C in the area of Architecture because it illustrates the International style through its low, horizontal form, flat roof, horizontal ribbons of windows, minimal ornamentation and projecting brick fins. It is one of three known examples of the style on an elementary school building in Cortez.

The school has the ability to accurately convey its historic significance because it retains a high degree of historic integrity. The original location, setting, feeling and historical associations of the school are intact. The alterations made in 1987 are compatible with the character-defining-features of the International style, in that they maintain the original design's low, horizontal proportions, and matched some of the materials (particularly the brick). The alterations include a new window style in the addition, the use of glass block and the installation of the multi-sided bay on the front, primary, façade, resulting in contrast between original and new construction that is compatible in scale, massing and material.



Photograph 17: The Clever Home

The second property determined to meet the criteria for listing on the National Register of Historic Places is **the Clever Home (SMT20200) located at 403 East Montezuma Avenue.**

This home was built in 1917-1918 by William Gustave (Bill) Clever for his wife, Julie Weinmann Clever, and his family. The house is still in the Clever Family. The property is

significant under National Register Criterion C in the area of Architecture as a very good example of the Dutch Colonial Revival style. The house has defining features of the style such as the cross gambrel roof, and a porch located under wide eaves. It is the best known example of this style in Cortez.

The house appears much as it did when it was constructed. The original design, location, setting, feeling and historical associations are intact. Very few of the original character-defining architectural features have been altered. The window on the second floor in the rear has been replaced, but it is on a secondary elevation and the original window opening remains. The house is a strong representation of the workmanship of Bill Clever.

Historic District Potential

There appears to be good potential for a National Register historic district located along Montezuma Avenue. A historic district is made up of a concentration of related sites that convey a visual sense of the overall historic setting. The sites can be related by shared historic events or by common physical characteristics. Each site contributes to the larger historic importance of the district. Many properties which might not be eligible for individual listing in the National or State Registers may be considered contributing resources within a historic district. Contributing properties within a historic district have adequate historic integrity to illustrate the district's common historic theme and date to a specific time period. At least fifty percent of the properties located within a district should be contributing, and a higher percentage than fifty is desirable. The density and distribution of contributing properties affects the determination of the boundaries of a potential district.

A historic district on Montezuma Avenue would reflect the distinct historic residential area developed between 1890 and 1960, containing a variety of good examples of architectural styles or building forms, and businesses influential in the growth and development of Cortez. The district would be significant at the local level under National Register criteria A and C in the areas of Community Planning and Development, Architecture and Commerce.

This district is important in Cortez history because it illustrates the establishment and development of a planned, distinctive neighborhood in Cortez. Preserved historic landscape characteristics reinforce the neighborhood's cohesiveness, including the landscaped median and a park that was established as part of the early development of the street.

The district is significant as an eclectic mix of modestly scaled local interpretations of architectural styles from the early and mid 20th century. It also contains one excellent example of Pueblo revival architecture. The design, scale and materials reflect periods of development in Cortez history, including a number of craftsman-influenced bungalow forms reflecting a period of prosperity in the 1910s and 1920s, and infill of minimal traditional style and ranch forms in response to explosive population growth after World War II.

The district includes historic businesses intermingled within the neighborhood, and illustrating historic commercial activity between 1890 and 1962. The period of significance

begins with the construction date of the earliest extant building in the district and concludes with the end of the historic period (1890-1962).

A detailed discussion of the historic district is included in the Appendix to provide a starting point for preparation of a nomination for a historic district to the National Register of Historic Places. Boundaries are illustrated in Figure 6 and reflect the points where the concentration of contributing sites drops significantly.²⁴ The north and south boundaries of the district would be the alleys or lot lines bordering the rear of the parcels. The location of the east and west boundaries are further explained as follows:

West end- **Chestnut Street**. On the south side of Montezuma Avenue, an asphalt parking lot encompasses the entire south side of the block to the west of Chestnut. On the north side of Montezuma, only one property that could be considered contributing is located within the block to the west of Chestnut. A large 1980s-era commercial complex and a non-contributing house separate the single contributing property from Chestnut Street.

East end- **Harrison Street on the south side. One lot to the east of Harrison (402 E. Montezuma Avenue) on the north side.** On the south side of Montezuma Avenue, a large asphalt parking lot for the City Market Grocery Store occupies most of the block. On the north side, the number of contributing properties located to the east of 402 is severely reduced.

The following three maps (Figures 6-8) illustrate the district boundaries.

²⁴ The proposed district would encompass parts of the survey areas reviewed in the Phase I and the Phase II surveys. The sites reviewed in Phase II, supplemented by the information from the Phase I survey, suggest a slightly smaller historic district than originally proposed in the Phase I survey report.

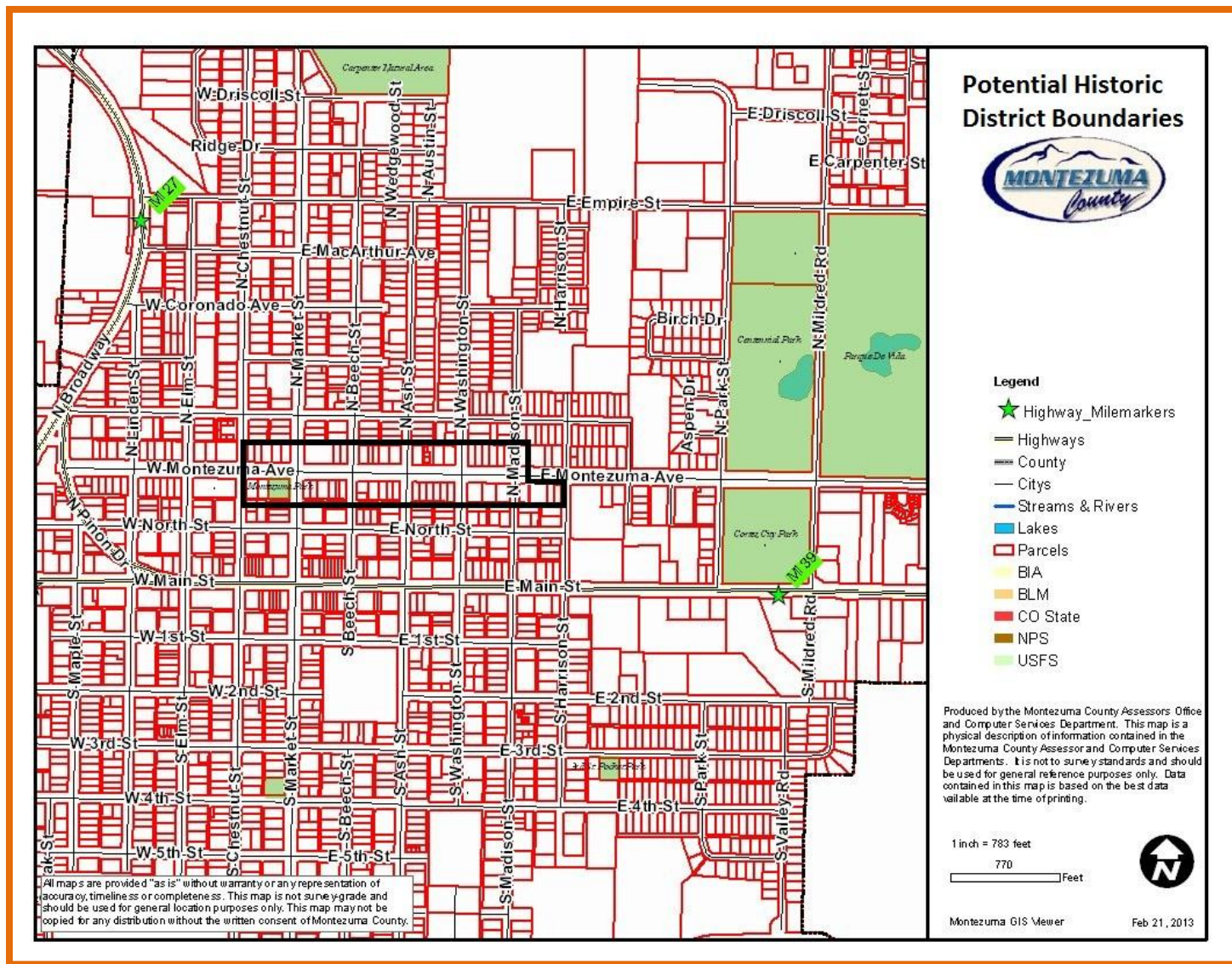


Figure 6 Potential Boundaries of a Historic District on Montezuma Avenue

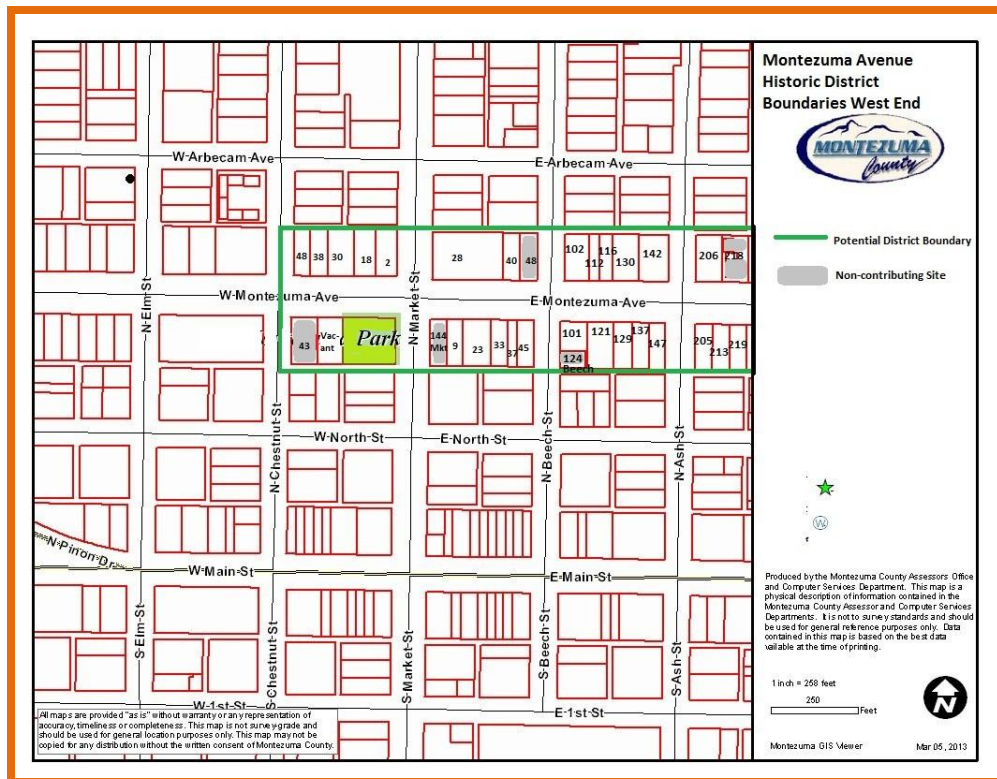


Figure 7 West End of Historic District, showing contributing properties.

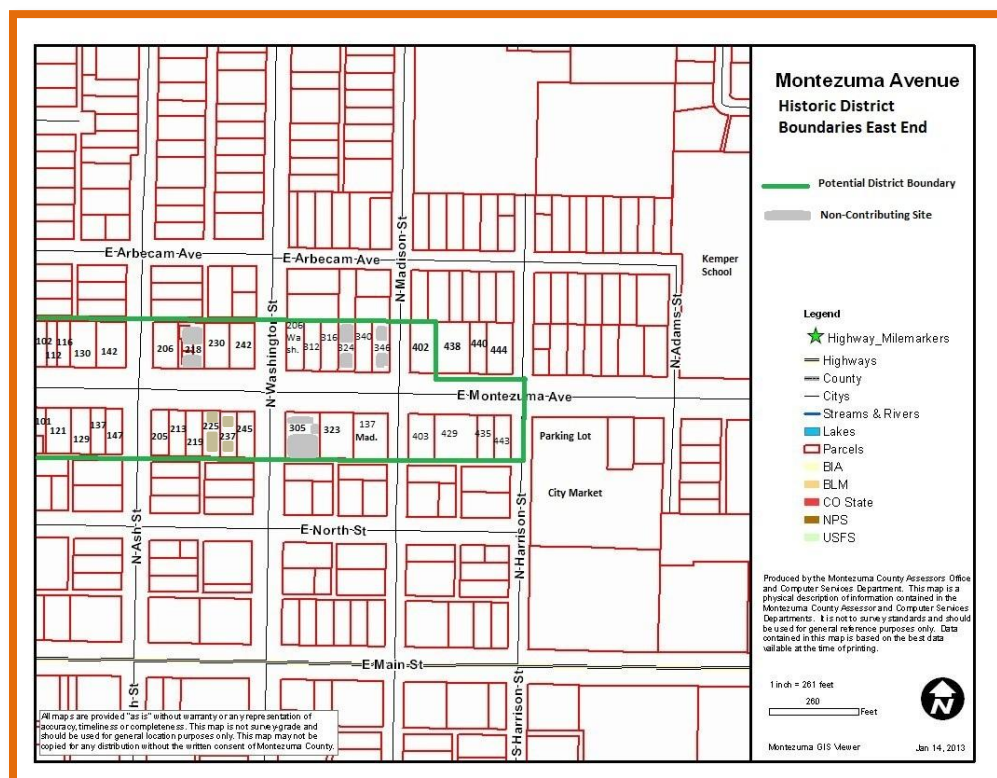


Figure 8 East End of Historic District, showing contributing properties.

Non-contributing sites are shaded on the two maps (Figures 7 and 8). Eleven of the 53 sites or, 20% of the proposed district, are non-contributing. Eight of the non-contributing sites were classified as such because they were substantially remodeled after 1965. The ninth site, at 124 N. Beech (5MT19945), is non-contributing because it does not share the common landscaping characteristics of the other sites. It is oriented toward the side street and does not front on Montezuma Avenue. Two sites, at 43 West and 218 East Montezuma, are recently constructed buildings that are less than 50 years old. A list of the sites within the district and their contributing status is provided in Tables 5 and 6. Table 5 includes the sites recorded in Phase II, while Table 6 includes sites recorded in Phase I.

Table 5 Sites Included in a Possible Historic District and Their Contributing Status-From Phase II Survey			
Site Number	Address	Property Name	Contributing?/
5MT20194	225 E Montezuma	CW Smith Home	No*
5MT20195	237 E Montezuma	Carl Gregory Home	No*
5MT20196	245 E Montezuma	Helen Duncan Home	Yes
5MT20197	305 E Montezuma	Wm and Dona Conoley Home	No
5MT20198	323 E Montezuma	Rauh Home	Yes
5MT20199	137 N Madison	Clever Rental	Yes
5MT20200	403 E Montezuma	Clever Home	Yes
5MT20201	429 E Montezuma	Glenn Home	Yes
5MT20202	435 E Montezuma	Bessie Wilson Home	Yes
5MT20203	443 E Montezuma	Henry and Idonna Wilson Home	Yes
5MT20206	230 E Montezuma	Seth Englehart Home	Yes
5MT20207	242 E Montezuma	William J. Blatchford Home	Yes
5MT20208	206 N Washington		Yes
5MT20209	312 E Montezuma		Yes
5MT20210	316 E Montezuma		Yes
5MT20211	324 E Montezuma		No
5MT20212	340 E Montezuma		Yes
5MT20213	346 E Montezuma		No
5MT20214	402 E Montezuma	Scott Home	Yes

*History Colorado Staff believes this building is not contributing based on the extent of change to the exterior materials. The building would be contributing to a locally designated district.

Table 6 Sites Included in a Possible Historic District and Their Contributing Status-From Phase I Survey				
Site Number	Address	Property Name	Contributing?	
5MT19929	48 W Montezuma	McNeill Home	Yes	
5MT19930	18 W Montezuma	Garrison Home	Yes	
5MT19931	206 E Montezuma	Moffitt Home	Yes	
5MT19932	130 E Montezuma	Blackmer Home	Yes	
5MT19933	142 E Montezuma	Finnell Home	Yes	
5MT19934	116 E Montezuma	Omo Home	Yes	
5MT19935	112 E Montezuma	None	Yes	
5MT19936	102 E Montezuma	Nerhood Home	No	
5MT19937	219 E Montezuma	Swank Home	Yes	
5MT19938	213 E Montezuma	Francis Griswold Home	Yes	
5MT19939	205 E Montezuma	Fred Johnson Home	Yes	
5MT19940	147 E Montezuma	Soens Home	Yes	
5MT19941	137 E Montezuma	None	Yes	
5MT19942	129 E Montezuma	Manaugh Home	Yes	
5MT19943	121 E Montezuma	Downey Home	Yes	
5MT19944	101 E Montezuma	Henry Home	Yes	
5MT19945	124 N Beech	None	No	
5MT19946	45 E Montezuma	Lenz Home	Yes	
5MT19947	37 E Montezuma	Duplex	Yes	
5MT19948	33 E Montezuma	Thorpe	Yes	
5MT19949	23 E Montezuma	Bryce Home	Yes	
5MT19950	9 E Montezuma	Vencil Home	Yes	
5MT19951	144 N Market St.	None	No	
5MT19952	145 N Elm Street	Havran Home	Yes	
5MT19964	38 W Montezuma	Watson Home	Yes	
5MT19965	30 W Montezuma	Wesch Home	Yes	
5MT19966	2 W Montezuma	Gibson Home	Yes	
5MT19967	28 E Montezuma	St. Margaret Mary Catholic Church	Yes	
5MT19968	40 E Montezuma	None	Yes	
5MT20052	48 E Montezuma	Harrison Home	No	
Not Surveyed	43 W Montezuma	1994 Commercial Building	No	
Not Surveyed	41 W Montezuma	Vacant land	Yes	
Not Surveyed	218 E Montezuma	1997 Condominium Complex	No	
Not Surveyed	3 W Montezuma	Park	Yes	

State Register

The Colorado General Assembly established the Colorado State Register of Historic Properties by statute in 1975. The State Register became an active program in 1991. The State Register program is administered by the Office of Archaeology and Historic Preservation (OAHP) within History Colorado. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register.

The State Register listing criteria is as follows:

Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:

- A. The property is associated with events that have made a significant contribution to history; or*
- B. The property is connected with persons significant in history; or*
- C. The property has distinctive characteristics of a type, period, method of construction or artisan; or*
- D. The property has geographic importance; or*
- E. The property contains the possibility of important discoveries related to prehistory or history.*

The two properties found in this survey to be eligible for the National Register would be eligible for the State Register. The previously discussed historic district would also be eligible for the State Register.

Local Register

Cortez maintains a local register of historic places through the City's Historic Preservation Program. The process for listing a property on the local register is included in section 6.19 of the City's Land Use Code. The Code states that structures must be at least fifty years old and meet at least one of the criteria for architectural, social or geographic/environmental significance to be considered for listing. A property could be exempt from the age standard if it is found to be exceptionally important in other significant criteria. The Code states the following.

Historic sites shall meet one of the following:

a. Architectural.

- 1. Exemplifies specific elements of an architectural style or period.*
- 2. Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally.*
- 3. Demonstrates superior craftsmanship or high artistic value.*
- 4. Represents an innovation in construction, materials or design.*
- 5. Represents a built environment of a group of people in an era of history.*

- 6. Pattern or grouping of elements representing at least one of the above criteria.*
- 7. Is a significant historic remodel*

b. Social.

- 1. Site of historic event that had an effect upon society.*
- 2. Exemplifies cultural, political, economic or social heritage of the community.*
- 3. Association with a notable person or the work of a notable person.*

c. Geographic/environmental.

- 1. Enhances sense of identity of the community.*
- 2. An established and familiar natural setting or visual feature of the community.*

Prehistoric and historic archaeological sites shall meet one or more of the following:

a. Architectural.

- 1. Exhibits distinctive characteristics of a type, period or manner of construction.*
- 2. A unique example of structure.*

b. Cultural

- 1. Potential to make an important contribution to the knowledge of the area's history or prehistory.*
- 2. An association with an important event in the area's development.*
- 3. An association with a notable person(s) or the work of a notable person(s).*
- 4. A typical example/association with a particular ethnic group.*
- 5. A unique example of an event in local history.*

c. Geographic/environmental.

- 1. Geographically or regionally important.*

All properties will be evaluated for their physical integrity using the following criteria (a property need not meet all of the following criteria):

- a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.*
- b. Retains original design features, materials and/or character.*
- c. Original location or same historic context after having been moved.*
- d. Has been accurately reconstructed or restored based on documentation.*

Unlike the State and National Registers, the local register provides an opportunity for the local community to consider the historic significance of a property within the very specific context and circumstances of the history of the community. Sometimes this narrower context allows for greater flexibility in applying criteria and considering integrity issues. For instance, a community may only have one building built in a particular architectural style, and it may be desirable to recognize that property by placing it on the local historic register, even if the building's historic integrity is partially compromised.

Most of the properties in this survey have potential eligibility for the local register. They maintain at least a minimal level of integrity and exemplify cultural, political, economic or social heritage of the community. Some of the houses are associated with locally prominent people who affected the development of the community. A few of the properties have been substantially altered in the past 50 years and would probably not be eligible for the local register. They are:

- 324 E. Montezuma (5MT20211);
- 346 E. Montezuma (5MT20213);
- 305 E. Montezuma (5MT20197);
- 438 E. Montezuma (5MT20215);
- 540 E. Montezuma (5MT20223); and
- 101 N. Ash (5MT20229).

Three other properties have maintained much of their historic forms, but have metal siding that was applied within the last 50 years. These properties would probably not be eligible for the local register. They are:

- 440 E. Montezuma (5MT20216);
- 510 E. Montezuma (5MT20219); and
- 516 E. Montezuma (5MT20220).

Three other properties have had much of their original material covered or replaced. Two of these properties may have retained sufficient form to be considered eligible for the local register. The Cortez Historic Preservation Board would need to review these two properties to decide whether these properties have either adequate historical material or have a sufficient association with people of historical significance in Cortez to qualify for the register. These properties are

- 225 E. Montezuma (5MT20194); and
- 237 E. Montezuma (5MT 20195)

The property at 123 N Ash (5MT20230) has been altered within the past five years. New siding and windows have replaced historical materials. The property, however, is associated with a prominent banking family in Cortez (Harrison) and may be considered eligible for its historical associations with this family.

A summary of all of the surveyed sites and their recommended eligibility for the local, state and national registers is provided in the Appendix in Tables A3 and A4.

Recommendations

The survey is an important step in obtaining and organizing data about the historic buildings on Montezuma Avenue. This information will help in evaluations of the relative historic importance of a property in Cortez. Many property owners enthusiastically responded to Phase I of this survey, resulting in a number of owner-initiated property nominations to the local historic register. It is hoped that the results of this survey will also inspire new nominations.

The City of Cortez has used survey data from previous work for interpretive and planning activities, including a walking tour program. Continuation of the walking tours and other public education and planning programs, using the data collected in the survey, is strongly recommended.

The Historic Preservation Board is studying the possibility of creating a historic district. This survey has identified the potential for a district and established boundaries. Work should continue to nominate the district to either the local, state or national registers.

The City may also want to consider updating and revising its historic preservation plan. A historic preservation plan is a useful tool in developing and prioritizing historic preservation program work and to establish City policies regarding the private and public sector development of historic properties, and the City's role in heritage tourism. Cortez has recently received funding to review and consider community planning documents. The Preservation Plan should be part of this effort.

Efforts to encourage property owners to place their historically important properties on the local register increase the opportunities to preserve these important historic resources. Incentives for properties on the local register could include:

- Recognition in a plaque or walking tour
- Technical assistance in applying for grants or preservation tax credits
- Assistance through local preservation specialty contractor's workshops
- Locally funded grant programs oriented toward preservation issues

These efforts could help address the most apparent threat to the community's historic resources, which appears to be a need for additional information on local history and local assistance programs.

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Appendix

Table A1-Previously Recorded Sites Located Near The Survey Area

Table A2-Sites surveyed in Phase I (2011-2012)

Table A3-Sites surveyed in Phase II (2012-2013) listed by street address

Table A4-Sites surveyed in Phase II (2012-2013) listed by site number

Discussion of a Potential Historic District for Montezuma Avenue

Table A1 Previously Recorded Sites Located Near the Survey Area					
STATE ID #	BUILDING NAME	SITE TYPE	ADDRESS	STATUS	
5MT.11979	MONTEZUMA VALLEY NATIONAL BANK~BASIN INDUSTRIAL BANK	Historic	2 E. MAIN ST., CORTEZ	Listed on the State Register	
5MT.12686	TROPHY'S T-SHIRTS	Historic	44 E MAIN ST., CORTEZ	Field not eligible	
5MT.12687	CHRISTIAN BOOKSTORE	Historic	25 E MAIN ST., CORTEZ	Field not eligible	
5MT.12688	SWEENEY TURNER INSURANCE COMPANY	Historic	48 E MAIN ST., CORTEZ	Field not eligible	
5MT.12689	MONTEZUMA COUNTY COURTHOUSE	Historic	109 W MAIN ST., CORTEZ	Field not eligible	
5MT.12690	EAGLE AND ROOST	Historic	40 E MAIN ST., CORTEZ	Field not eligible	
5MT.12691	BUFFALO ICE CREAM COMPANY	Historic	30 E MAIN ST., CORTEZ	Field not eligible	
5MT.12692	EL GRANDE CAFE	Historic	28 E MAIN ST., CORTEZ	Field not eligible	
5MT.12693	FIESTA THEATER	Historic	23 W MAIN ST., CORTEZ	Field not eligible	
5MT.12694	BRU'S HOUSE OF COLOR	Historic	37 E MAIN ST., CORTEZ	Field not eligible	
5MT.12695	QUALITY BOOKSTORE	Historic	40 W MAIN ST., CORTEZ	Field not eligible	
5MT.12696	BELGIAN QUALITY BAKERY	Historic	44 W MAIN ST., CORTEZ	Field not eligible	
5MT.12697	CALKINS SCHOOL	Historic	121 FIRST ST. E., CORTEZ	Field not eligible	
5MT.12698	J.C. PENNEY BUILDING	Historic	20 W MAIN ST., CORTEZ	Field not eligible	
5MT.12699	NU-WAY WESTERN WEAR	Historic	33 E MAIN ST., CORTEZ	Field not eligible	
5MT.12700	HOMESTEADERS RESTAURANT	Historic	45 E MAIN ST., CORTEZ	Field not eligible	
5MT.12701	MCCABE LAW OFFICE	Historic	22 E MAIN, CORTEZ	Field not eligible	
5MT.13804	PINON PROJECT ANNEX BUILDING	Historic	105 W ARBECAM AVE., CORTEZ	Officially not eligible>Field not eligible	
5MT.13805	PINON CHILD DEVELOPMENT CENTER	Historic	300 N ELM ST., CORTEZ	Officially not eligible>Field not eligible	
5MT.13822	WESCH RESIDENCE~PRAIRIE MESA ESTATES	Historic	604 1/2 E. 2ND ST., CORTEZ	Officially not eligible	
5MT.13868	MONTEZUMA VALLEY IRRIGATION COMPANY OFFICE~COLORADO DIVISION OF WATER RESOURCES OFFICE	Historic	722 E. MAIN ST., CORTEZ	Officially not eligible	
5MT.17099.2	CORTEZ LATERAL - SEGMENT	Historical Archaeology>Historic		Does not support eligibility of entire linear resource>Field needs data	
5MT.19093	MONTEZUMA VALLEY NATIONAL BANK BUILDING AND STORE BUILDING~SECOND TIME FASHIONS	Historic	2 - 8 E MAIN ST., CORTEZ	Listed on National Register>Pending in Washington>Review Board Recommendation for Listing>Field not eligible	

Table A1 Previously Recorded Sites Located Near the Survey Area (cont.)					
STATE ID #	BUILDING NAME	SITE TYPE	ADDRESS	STATUS	
5MT.19754		Historical Archaeology		Officially not eligible>Field not eligible	
5MT.6904	HAVRAN CLEANERS>FARM BUREAU INSURANCE	Historic	48 W. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6905	POST OFFICE - CORTEZ>EARTH SONG HAVEN	Historic	34 W. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6906	WILSON BUILDINGZ>STONEBLOCK BUILDING	Historic	2-16 W MAIN ST., CORTEZ	Field not eligible>Field eligible	
5MT.6908	RICO BUILDING>MCEWEN HALL	Historic	34 E. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6909	BOZMAN GARAGE>ANTONIO'S MEXICAN RESTAURANT	Historic	104 E. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6910	BELMONT BAR BUIDLING>PIONEER PRRINTING	Historic	110 E. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6911	KENYON PONTIAC>CUTWOOD WHOLESALE FOOD CLUB	Historic	310 E. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6912	MONTEZUMA REALTY>RAUH INSURANCE COMPANY	Historic	17 W. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6913	WESTERN AUTO BUILDING>JERRY'S SPORTING GOODS	Historic	15 W. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6914	DUNCAN BEAUTY SHOP>CORTEZ TRAVEL	Historic	9-11 W. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6915	WALKER MERCANTILE>VALLEY TOWERS	Historic	1 W MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6916	MOFFITT DRUG BUILDING>TOGGERY	Historic	1 E. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6917	BEN FRANKLIN STORE>THE DREAM CATCHER	Historic	15 E MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6918	JC PENNEY BUILDING	Historic	21 E MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6919	MONTEZUMA REALTY AND TITLE>COMMNET CELLULAR	Historic	29-31 E. MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6920	CORTEZ NEWSPAPER BUILDING>SENTINEL JOURNAL BUILDING	Historic	37 E MAIN ST., CORTEZ	Field not eligible>Field not eligible	
5MT.6921	CORTEZ MOTOR SALES>MARSELL MOTOES	Historic	145 E MAIN ST., CORTEZ	Field not eligible>Officially not eligible>Field not eligible>Field not eligible	
5MT.6922	BROWN PALACE HOTEL	Historic	243 E. MAIN ST., CORTEZ	Field not eligible	
5MT.6923	MONTEZUMA CREAMERY	Historic	24 N. CHESTNUT, CORTEZ	Field not eligible>Field not eligible	
5MT.6924	E. R. LAMB & CO. MERCANTILE>C.U. CORTEZ CENTER	Historic	25 N. MARKET ST., CORTEZ	Field not eligible>Recommendation of denial of listing by State Register Review Board>Officially Eligible for the State Register>Field eligible	
5MT.6925	ERTEL FUNERAL HOME	Historic	42 N. MARKET ST., CORTEZ	Listed on National Register>Staff - Officially Eligible>Field not eligible>Staff - Officially Eligible>Staff - Officially Eligible	
5MT.6926	MEXIRADO OIL COMPANY	Historic	101 N. MARKET, CORTEZ	Field not eligible>Field not eligible	

Table A2 Sites surveyed in Phase I (2011-2012)

Site Number	Field #	Street Number	Street Name	Property Name	Eligible for Local Register?	Eligible for the State Register?	Eligible for the National Register?
5MT19929	CM 2	48	W Montezuma	McNeill Home	Yes	C	C
5MT19930	CM 1	18	W Montezuma	Garrison Home	Yes	No	No
5MT19931	CM 4	206	E Montezuma	Moffitt Home	Yes	No	No
5MT19932	CM 3	130	E Montezuma	Blackmer Home	Yes	No	No
5MT19933	CM 5	142	E Montezuma	Finnell Home	Yes	No	No
5MT19934	CM 6	116	E Montezuma	Omo Home	Yes	A,C	A,C
5MT19935	CM 7	112	E Montezuma	None	Yes	A,C	A,C
5MT19936	CM 8	102	E Montezuma	Nerhood Home	Yes	No	No
5MT19937	CM 9	219	E Montezuma	Swank Home	Yes	No	No
5MT19938	CM 10	213	E Montezuma	Francis Griswold Home	Yes	No	No
5MT19939	CM 11	205	E Montezuma	Fred Johnson Home	Yes	No	No
5MT19940	CM 12	147	E Montezuma	Soens Home	Yes	No	No
5MT19941	CM 13	137	E Montezuma	None	Yes	No	No
5MT19942	CM 14	129	E Montezuma	Manauha Home	Yes	No	No
5MT19943	CM 15	121	E Montezuma	Downey Home	Yes	B,C	B,C
5MT19944	CM 16	101	E Montezuma	Henry Home	Yes	C	No
5MT19945	CM 17	124	N Beech	None	Yes	No	No
5MT19946	CM 18	45	E Montezuma	Lenz Home	Yes	C	C
5MT19947	CM 19	37	E Montezuma	Ertel Duplex	Yes	A	No
5MT19948	CM 20	33	E Montezuma	Thorpe	Yes	No	No
5MT19949	CM 21	23	E Montezuma	Bryce Home	On register	No	No
5MT19950	CM 22	9	E Montezuma	Vencil Home	Yes	C	C
5MT19951	CM 23	144	N. Market Street	None	No	No	No
5MT19952	CM 24	145	N. Elm Street	Havran Home	Yes	No	No
5MT19953	CM 25	207	W Montezuma	Ray Home	Yes	No	No
5MT19954	CM 26	211	W Montezuma	Bernard/Agnes Havran Hme	Yes	No	No

Table A2 Sites surveyed in Phase I (2011-2012)(cont.)

Site Number	Field #	Street Number	Street Name	Property Name	Eligible for Local Register?	Eligible for the State Register?	Eligible for the National Register?
5MT19955	CM 27	215	W Montezuma	Dr. A.F. Bresee Home	Yes	No	No
5MT19956	CM 28	219	W Montezuma	Hicks Home	Yes	No	No
5MT19957	CM 29	140	N Linden	None	No	No	No
5MT19958	CM 30	218	W Montezuma	Pharo Home	No	No	No
5MT19959	CM 31	212	W Montezuma	None	Yes	No	No
5MT19960	CM 32	208	W Montezuma	None	Yes	No	No
5MT19961	CM 33	219	N. Elm Street	None	Yes	No	No
5MT19962	CM 34	146	W Montezuma	Hutchinson Home	Yes	C	C
5MT19963	CM 35	116	W. Montezuma	Crowson Home	No	No	No
5MT19964	CM 36	38	W. Montezuma	Watson Home	On register	C	C
5MT19965	CM 37	30	W. Montezuma	Wesch Home	Yes	C, possibly B	No
5MT19966	CM 38	2	W. Montezuma	Gibson Home	Yes	No	No
5MT19967	CM 39	28	E Montezuma	St. Margaret Mary Catholic Church	Yes	No	No
5MT19968	CM 40	40	E Montezuma	None	Yes	No	No
5MT20052	CM 41	48	E Montezuma	Harrison Home	No	No	No

Table A3 Sites surveyed in Phase II (2012-2013) listed by street address

Street Number	Street Name	Site Number	Field #	Property Name	Eligible for Local Register?	Eligible for the State Register?	Eligible for the National Register?
101	N Ash	5MT20229	T 36	Davis H. Saylor Home	No	No	No
104	N Ash	5MT20226	T 33	Leo & Augusta Grasse Home	Yes	No	No
112	N Ash	5MT20227	T 34	Honacker Home	Yes	No	No
114	N Ash	5MT20228	T 35	Pease Apartments	Yes	No	No
123	N Ash	5MT20230	T 37	Guy Harrison Home	TBD (see text)	No	No
137	N Madison	5MT20199	T 6	Clever Rental	Yes	No	No
225	E Montezuma	5MT20194	T 1	CW Smith Home	TBD (see text)	No	No
230	E Montezuma	5MT20206	T 13	Seth Englehart Home, Reid Home	Yes	No	No
237	E Montezuma	5MT20195	T 2	Carl Gregory Home	TBD (see text)	No	No
242	E Montezuma	5MT20207	T 14	William J. Blatchford Home	Yes	No	No
245	E Montezuma	5MT20196	T 3	Helen Duncan Home	Yes	No	No
305	E Montezuma	5MT20197	T 4	Wm and Dona Conoley Home	No	No	No
312	E Montezuma	5MT20209	T 16		Yes	No	No
316	E Montezuma	5MT20210	T 17		Yes	No	No
323	E Montezuma	5MT20198	T 5	Rauh Home, Warren Home	Yes	No	No
324	E Montezuma	5MT20211	T 18		No	No	No
340	E Montezuma	5MT20212	T 19		Yes	No	No
346	E Montezuma	5MT20213	T 20		No	No	No
402	E Montezuma	5MT20214	T 21	Scott Home	Yes	No	No
403	E Montezuma	5MT20200	T 7	Clever Home	Yes	Yes C	Yes C
429	E Montezuma	5MT20201	T 8	Glenn Home	Yes	No	No
435	E Montezuma	5MT20202	T 9	Bessie Wilson Home	Yes	No	No
438	E Montezuma	5MT20215	T 22	Conoley Home	No	No	No
440	E Montezuma	5MT20216	T 23	Claycomb	No	No	No
443	E Montezuma	5MT20203	T 10	Henry and Idonna Wilson Home	Yes	No	No

Table A3 Sites surveyed in Phase II (2012-2013) listed by street address (cont.)

Street Number	Street Name	Site Number	Field #	Property Name	Eligible for Local Register?	Eligible for the State Register?	Eligible for the National Register?
444	E Montezuma	5MT20217	T 24	Wilber Floral and Home	Yes	No	No
502	E Montezuma	5MT20218	T 25		Yes	No	No
510	E Montezuma	5MT20219	T 26	Willis Home	No	No	No
516	E Montezuma	5MT20220	T 27	Dunham Home	No	No	No
524	E Montezuma	5MT20221	T 28	Palmer Home	Yes	No	No
537	E Montezuma	5MT20204	T 11	Dennison Home	Yes	No	No
538	E Montezuma	5MT20222	T 29		Yes	No	No
539	E Montezuma	5MT20205	T 12	Harp Home	Yes	No	No
540	E Montezuma	5MT20223	T 30		No	No	No
546	E Montezuma	5MT20224	T 31		Yes	No	No
620	E Montezuma	5MT20225	T 32	Kemper School	Yes	Yes A and C	Yes A and C
102	E North Street	5MT20231	T 38		Yes	No	No
112	E North Street	5MT20232	T 39		Yes	No	No
120	E North Street	5MT20233	T 40	Garland Home	Yes	No	No
143	E North Street	5MT20234	T 41	I.O. Miller Family Home	Yes	No	No
206	N Washington	5MT20208	T 15		Yes	No	No

Table A4 Sites surveyed in Phase II (2012-2013) listed by site number.

Site Number	Field #	Street Number	Street	Property Name	Eligible for Local Register?	Eligible for the State Register?	Eligible for the National Register?
5MT20194	T 1	225	E Montezuma	CW Smith Home	TBD (see text)	No	No
5MT20195	T 2	237	E Montezuma	Carl Gregory Home	TBD (see text)	No	No
5MT20196	T 3	245	E Montezuma	Helen Duncan Home	Yes	No	No
5MT20197	T 4	305	E Montezuma	Wm and Dona Conoley Home	No	No	No
5MT20198	T 5	323	E Montezuma	Rauh Home, Warren Home	Yes	No	No
5MT20199	T 6	137	N Madison	Clever Rental	Yes	No	No
5MT20200	T 7	403	E Montezuma	Clever Home	Yes	Yes C	Yes C
5MT20201	T 8	429	E Montezuma	Glenn Home	Yes	No	No
5MT20202	T 9	435	E Montezuma	Bessie Wilson Home	Yes	No	No
5MT20203	T 10	443	E Montezuma	Henry and Idonna Wilson Home	Yes	No	No
5MT20204	T 11	537	E Montezuma	Dennison Home	Yes	No	No
5MT20205	T 12	539	E Montezuma	Harp Home	Yes	No	No
5MT20206	T 13	230	E Montezuma	Seth Englehart Home, Reid Home	Yes	No	No
5MT20207	T 14	242	E Montezuma	William J. Blatchford Home	Yes	No	No
5MT20208	T 15	206	N Washington		Yes	No	No
5MT20209	T 16	312	E Montezuma		Yes	No	No
5MT20210	T 17	316	E Montezuma		Yes	No	No
5MT20211	T 18	324	E Montezuma		No	No	No
5MT20212	T 19	340	E Montezuma		Yes	No	No
5MT20213	T 20	346	E Montezuma		No	No	No
5MT20214	T 21	402	E Montezuma	Scott Home	Yes	No	No
5MT20215	T 22	438	E Montezuma	Conoley Home	No	No	No
5MT20216	T 23	440	E Montezuma	Claycomb	No	No	No
5MT20217	T 24	444	E Montezuma	Wilber Floral and Home	Yes	No	No
5MT20218	T 25	502	E Montezuma		Yes	No	No

Table A4 Sites surveyed in Phase II (2012-2013) listed by site number.(cont.)

Site Number	Field #	Street Number	Street	Property Name	Eligible for Local Register?	Eligible for the State Register?	Eligible for the National Register?
5MT20219	T 26	510	E Montezuma	Willis Home	No	No	No
5MT20220	T 27	516	E Montezuma	Dunham Home	No	No	No
5MT20221	T 28	524	E Montezuma	Palmer Home	Yes	No	No
5MT20222	T 29	538	E Montezuma		Yes	No	No
5MT20223	T 30	540	E Montezuma		No	No	No
5MT20224	T 31	546	E Montezuma		Yes	No	No
5MT20225	T 32	620	E Montezuma	Kemper School	Yes	Yes A and C	Yes A and C
5MT20226	T 33	104	N Ash	Leo & Augusta Grasse Home	Yes	No	No
5MT20227	T 34	112	N Ash	Honacker Home	Yes	No	No
5MT20228	T 35	114	N Ash	Pease Apartments	Yes	No	No
5MT20229	T 36	101	N Ash	Davis H. Saylor Home	Yes	No	No
5MT20230	T 37	123	N Ash	Guy Harrison Home	TBD (see text)	No	No
5MT20231	T 38	102	E North Street		Yes	No	No
5MT20232	T 39	112	E North Street		Yes	No	No
5MT20233	T 40	120	E North Street	Garland Home	Yes	No	No
5MT20234	T 41	143	E North Street	I.O. Miller Family Home	Yes	No	No

Discussion of a potential historic district for Montezuma Avenue

Significance

The district is significant at the local level under National Register criteria A and C in the areas of Community Planning and Development, Architecture and Commerce. The district is notable in the development of Cortez because it illustrates the establishment and development of a planned, distinctive neighborhood in Cortez. Preserved historic landscape characteristics reinforce the neighborhood's cohesiveness. A park located within the district was established as part of the early development of the street and remains today. The district is significant as an eclectic mix of modestly scaled local interpretations of architectural styles from the early and mid 20th century. It also contains one excellent example of Pueblo revival architecture. The design, scale and materials reflect periods of development in Cortez history, including a number of craftsman-influenced bungalow forms reflecting a period of prosperity in the 1910s and 1920s, and infill of minimal traditional style and ranch forms in response to explosive population growth after World War II. The district is significant in the field of commerce for the historic businesses intermingled within the neighborhood, and illustrating historic commercial activity between 1890 and 1962. The period of significance begins with the construction date of the earliest extant building in the district and concludes with the end of the historic period (1890-1962).

Unifying characteristics

Landscape

Median--The median runs the length of potential district. It is a uniform width and length in each block, is defined by a standing concrete curb and is planted with grass and a formal, linear, arrangement of trees (I believe they are elm trees). Most of the trees are large and mature. They are replaced by young small trees when they sicken or die, so a few of the medians have a mix of small and large trees. The median divides the east and west bound traffic lanes of Montezuma Avenue. It is listed as a landmark on the local Cortez Historic Register.

Street/Public Right-of-Way Improvements—The street has a formal landscape treatment of the public right-of-way. All properties fronting onto Montezuma Avenue abut a strip of right-of-way that contains a sidewalk, a landscape area and standing concrete curb. In six of the surveyed blocks, the sidewalk is separated from the curb by a landscape strip. In three of the blocks, the sidewalk is attached to the curb and has landscaping (such as trees or bushes) located between the sidewalk and property line.

Lot Orientation/Landscaping—The lots are rectangular and are oriented with the short ends fronting on Montezuma Avenue. Alleys border the rear of most of the parcels. Buildings adhere to a uniform setback from the street and include a landscaped front yard (which is either a grass lawn or xeriscaped) with a hard surface walk way connecting the front door to the public sidewalk.

Building Placement/Orientation---The front of most buildings face Montezuma Avenue. Accessory sheds and garages are located in the rear part of lots. About 1/3 of the lots have driveways from Montezuma Avenue. The three buildings that do not front on Montezuma Avenue are on corners and are ranch form in design, with entries located on the longest side of the building which is oriented toward the side street.

Use/Property Types

Residential—The area is primarily residential. Single family homes predominate. Duplex rental units are the second most common residential unit. They are usually located in buildings at the rear of the lot. Associated residential uses include schools, a child care facility, and a church with its associated offices.

Commercial---Commercial uses consist of personal services and professional offices (such as beauty salon, law, medical, insurance, consulting). Beauty salons have operated out of homes, as home occupations, on Montezuma Avenue since at least the mid-1930s. Purposefully constructed commercial buildings exhibit a variant of Pueblo-style architecture, with flat roofs and stucco finishes. See the discussion of building form for additional descriptions of commercial uses.

Buildings/Structures

Form

Size and scale--Residential and commercial buildings are modestly sized, one or one and a half story. A few homes are two-story. The only church in the survey area is somewhat larger in scale. (Note-while the homes are modest, they are average to large-sized compared to the average Cortez housing stock from the same time period.)

Roofs—Most buildings are front gabled, some are side gabled and a few have flat roofs. All purposefully constructed commercial buildings are flat roofed. Residential properties that have been converted to commercial uses are gable roofed and maintain a residential character.

Accessory Structures--- A few carriage houses and agriculture buildings remain on the rear portion of the lots, but many were converted into garages during the period of significance. Carports were added to older homes during the period of significance. Garages are present in most of the post 1935 houses.

Materials---Building materials reflect conditions in a remote town that never had a railroad. Predominant historic (i.e. pre-1963) materials in order of frequency are wood, stucco, ornamental concrete block, worked stone, and brick. Brick was also used sparingly in chimneys, porch details, etc.

Styles---Building styles (with only a few exceptions) are simple, local variants of nationally popular styles between 1900 and 1962. Bungalow, Minimal Traditional, and Ranch forms, and variants of Tudor styles are most common. Local influences are clearly evident in the flat-roofed Pueblo style and Pueblo style influenced buildings.