

# City of Cortez Historic Preservation Survey Plan Wrap-Up

## Auto/ Tourism Survey Kick-off

SEPTEMBER, 14, 2022



# Background

- ▶ 1996- Historic Preservation Board established
- ▶ 2010- Cortez became a Certified Local Government
- ▶ Cortez has received 7 grants to fund survey efforts in the city's Original Townsite
- ▶ Cortez obtained a SHF Grant to develop a Survey Plan to guide future preservation efforts

## City of Cortez, Colorado Historic Resources Survey Plan

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# Funding Acknowledgement

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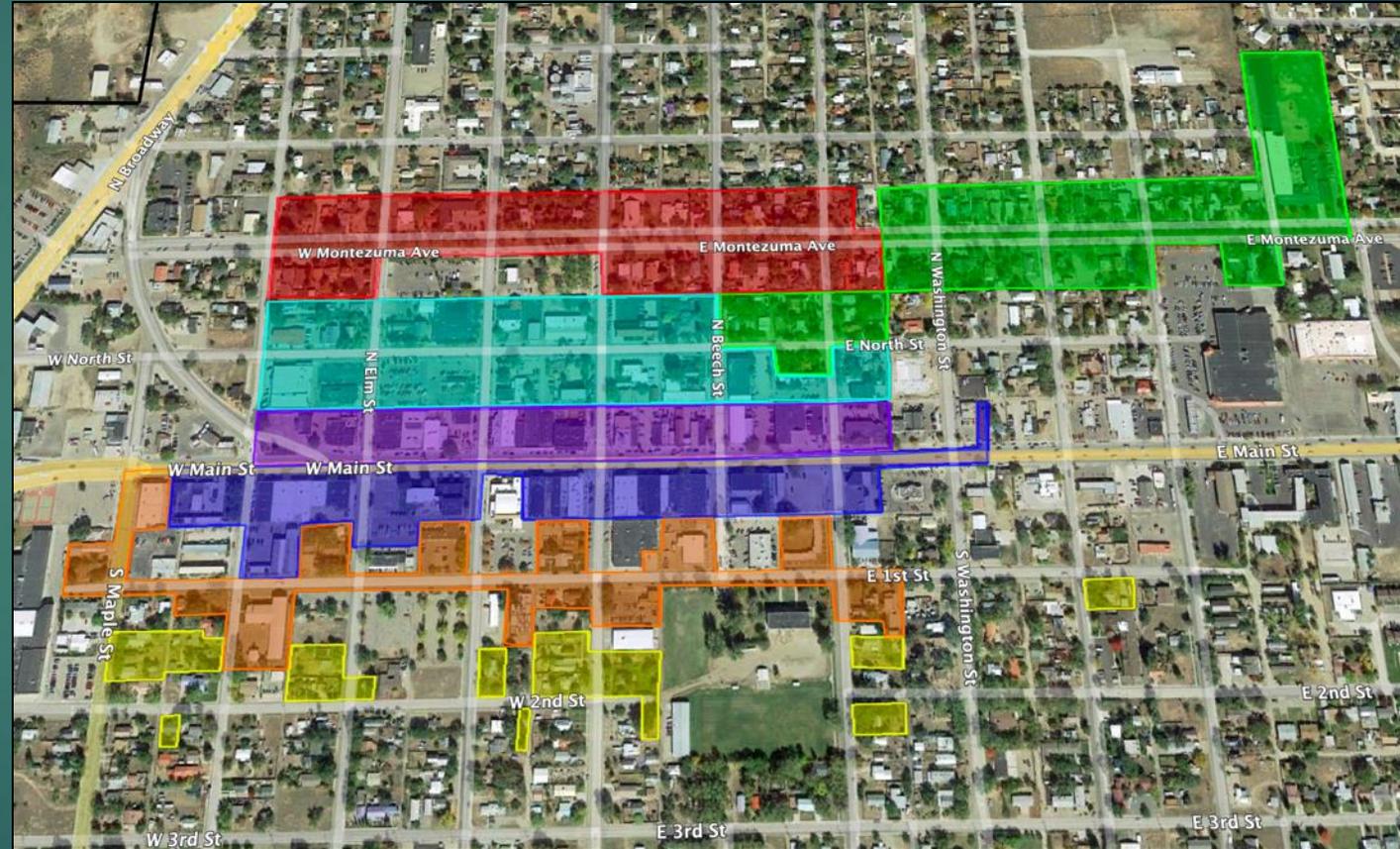
1849 C Street, N.W.

Washington, D.C. 20240

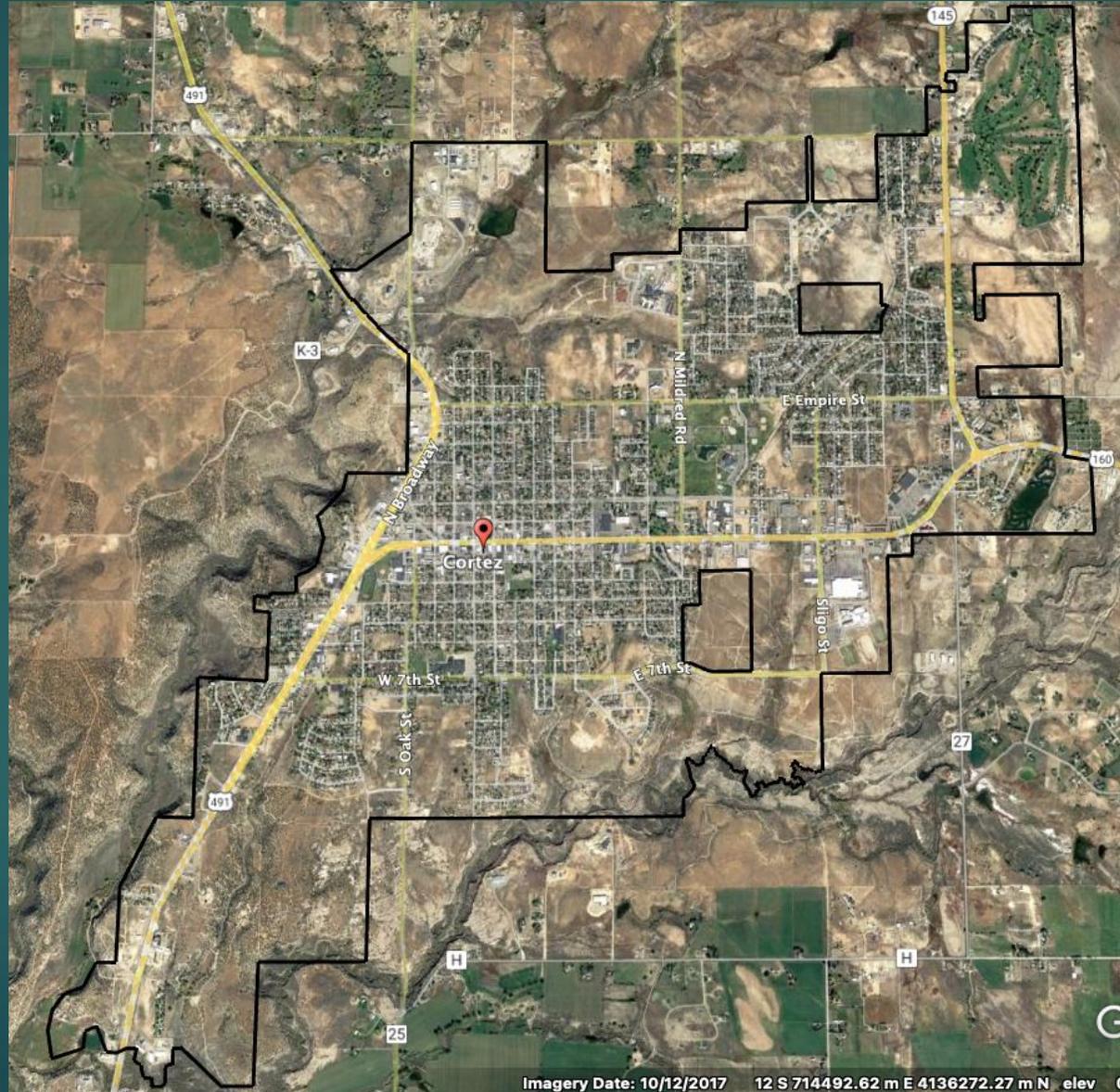


# Survey Plan Accomplishments

- ▶ Synthesized past survey efforts
- ▶ Utilized GIS mapping and historical records to identify potential clusters where future surveys could be concentrated
- ▶ Completed a windshield survey
- ▶ Utilized and supplemented existing historic contexts
- ▶ Developed maps of future survey areas
- ▶ Conducted public meetings
- ▶ Developed survey priorities with cost estimates



# Project Area



Imagery source: Google Earth



# Cortez Windshield Survey



# Property Types



# Property Types



# Survey Results

- ▶ Multiple individual resource identified, then grouped into themes

<b>Thematic Group</b>	<b>Number of Resources Built pre-1974</b>	<b>Year Built</b>	
		<b>Average</b>	<b>Range</b>
<b>Auto/ Tourism</b>	<b>17</b>	<b>1958</b>	<b>1946-1972</b>
<b>Individual Commercial</b>	<b>10</b>	<b>1951</b>	<b>1925-1973</b>
<b>Individual Residential</b>	<b>14</b>	<b>1946</b>	<b>1899-1973</b>
<b>Quonset Huts</b>	<b>6</b>	<b>1960</b>	<b>1950-1975</b>
<b>Churches</b>	<b>4</b>	<b>1978</b>	<b>1925-2008</b>



# Survey Results

- ▶ Subdivisions identified
- ▶ Integrity Level within Subdivisions

Subdivision Name	Number of Parcels containing buildings pre-1974 and not previously surveyed	Year Built		% of Buildings with Moderate or High Integrity
		Average	Range	
Ertel Heights	31	1964	1949-2007	97
Verde Vu	56	1965	1958-2005	89
Park Ridge	33	1956	1950-1980	76
McClellan	14	1971	1951-2006	78.5
Hiltsville	54	1958	1919-2007	72
Paradise Village	110	1962	1958-1993	77
Morningside	1	1984	1972-2017	100
Smith Addition	52	1954	1924-2002	84
Pinon Grove	17	1966	1938-2004	76
Kemper	38	1961	1920-1976	95
Mesa View	22	1963	1958-1995	77
McBride #2	11	1960	1959-1976	100
McBride	110	1957	1956-1960	86
Remaining Original Cortez Townsite	144	1949	1889-2017	75
Koehler/ Phelan/ Slavens	46	1949	1926-1977	82
Chamberlin's Addition	140	1955	1892-2019	79
Coffin's Addition	149	1953	1908-2017	83
Stratton	11	1946	1922-1985	73
Montview	23	1967	1957-2008	83



# Survey Priorities







# Priority 1- Individual Residential



Figure 90: 112 N Adams St., looking east.



Figure 91: 31 W 7th St., looking southeast.



Figure 92: 2132 Hermosa St., looking northwest.



Figure 93: 2019 Center St., looking west.



Figure 94: 1702 Rolling Rd., looking north.

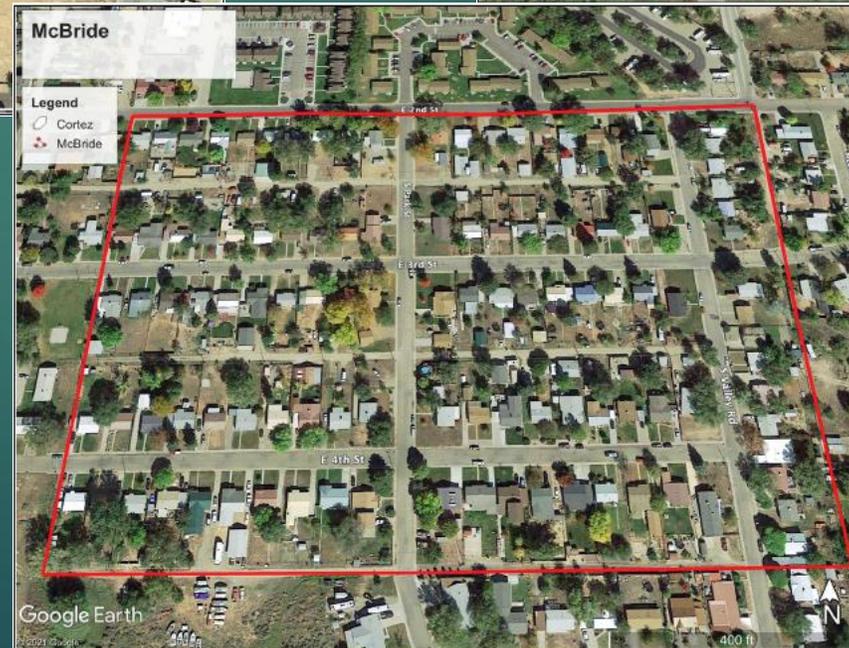
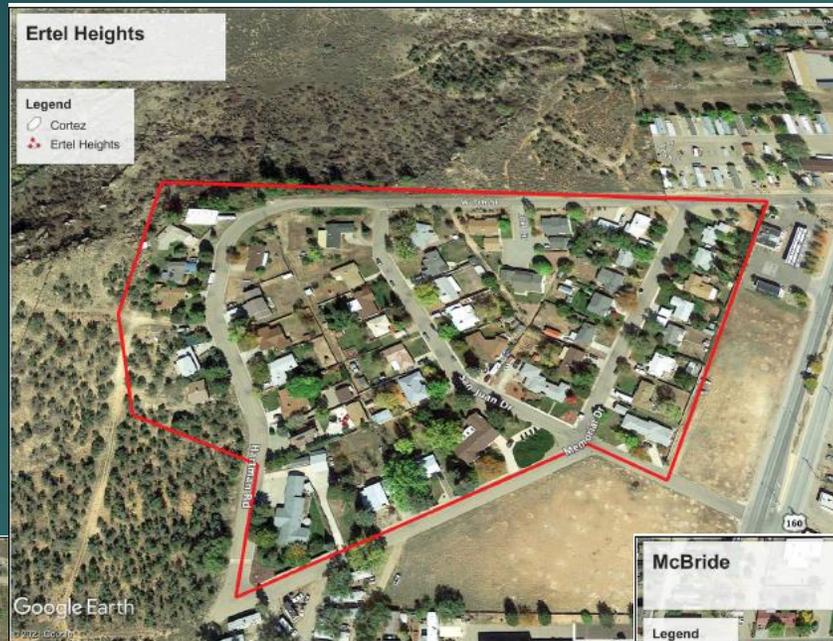


Figure 95: 420 W 7th St., looking north.



# Priority 1- Subdivisions

- ▶ Ertel Heights
- ▶ Kemper
- ▶ McBride
- ▶ Park Ridge



# Priority 2- Quonset Huts



Figure 117: 15 N Broadway, looking northwest.



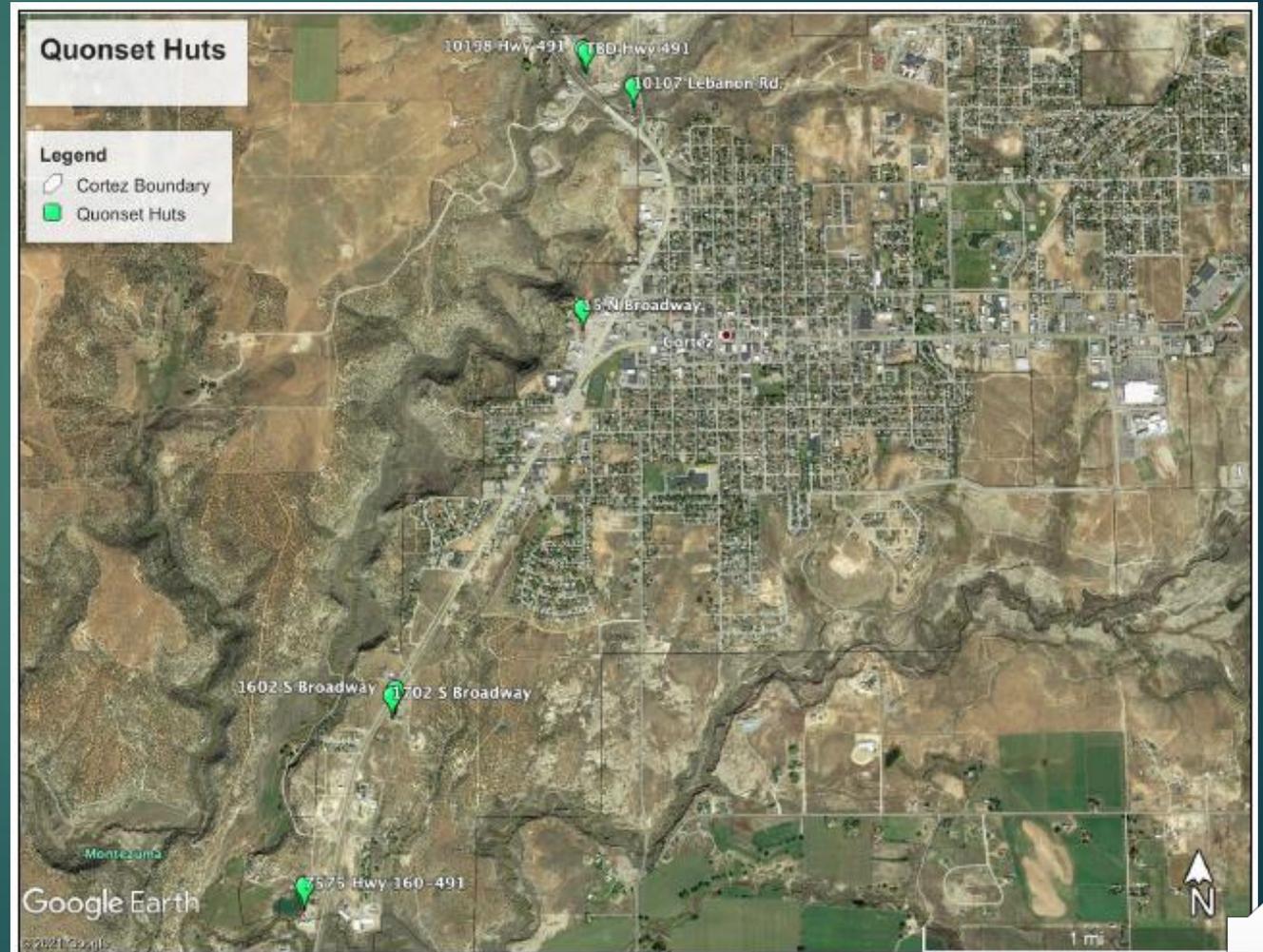
Figure 118: 10107 Lebanon Rd., looking west.



Figure 119: TBD Hwy 491, looking northeast.



Figure 120: 1702 S Broadway, looking northeast.



# Priority 2- Subdivisions

- ▶ Verde Vu
- ▶ Hiltsville
- ▶ Pinon Grove
- ▶ McBride #2



# Priority 3- Churches

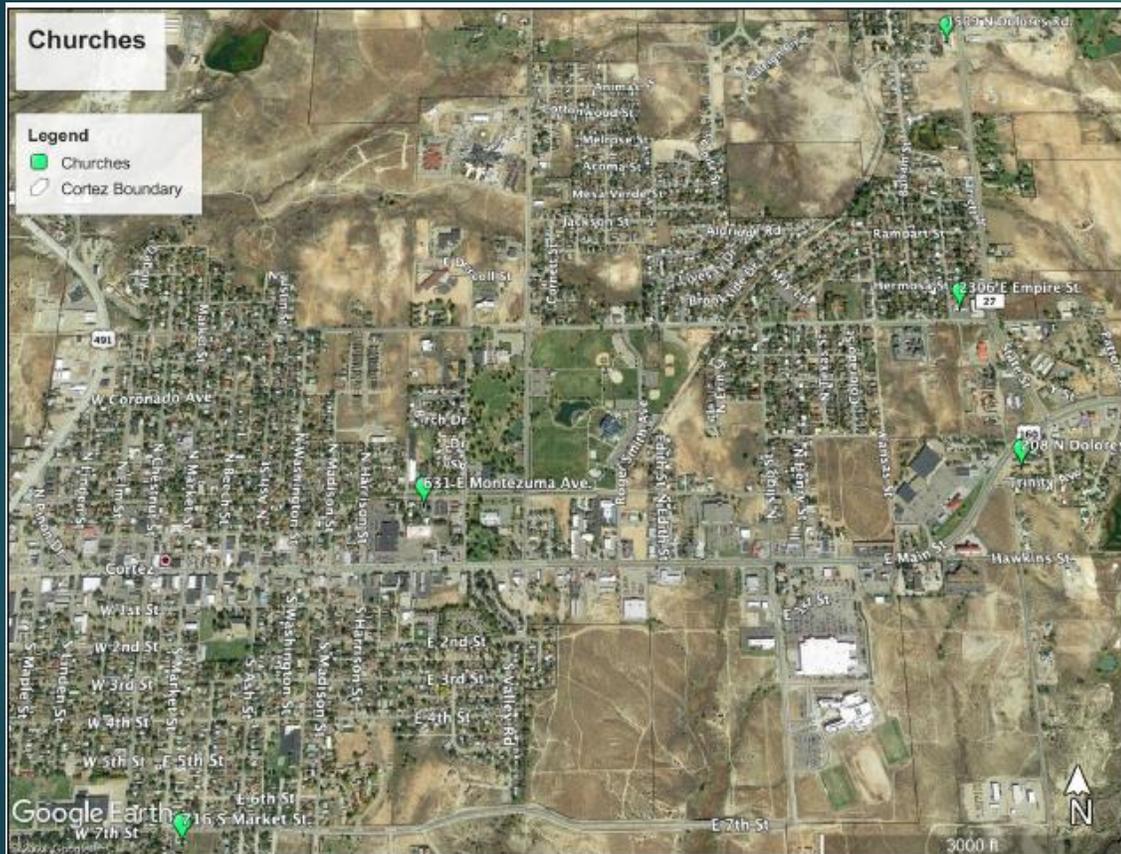


Figure 146: 631 E Montezuma Ave., looking southwest.



Figure 147: 716 S Market St., looking northeast.



# Priority 3- Subdivisions

- ▶ Koehler/ Phelan/ Slavens
- ▶ Coffins Addition
- ▶ Paradise Village



# Priority 3-Subdivisions

- ▶ Montview
- ▶ South Addition
- ▶ Remaining Original Cortez Townsite



# No Survey Recommended

- ▶ Chamberlin's Addition
- ▶ Mesa View
- ▶ McClellan
- ▶ Morningside
- ▶ Stratton
- ▶ Mobile Home Parks



# Auto- Tourism Survey Kick-off!



# Sunshine Motors- 1204 E Main St.



# Auto/ Tourism Resources



100 N Pinon Dr. (1958)



17-19 S Broadway (construction date unknown)



110 N Broadway (1958)





237 N Broadway (1958)



275 S Broadway (1955)



400 E Main (1959)



440 S Broadway (1957)



531 S Broadway (1946)



535 E Main (1958)





728 S  
Broadway  
(1950)



640 S Broadway (1968)



645 E Main (1957)



921 E Main (1972)



1120 E Main (1959)



2040 E Main (1958)





2110 S Broadway (1958)



2604 E Main (1957)



# What's Next?

- ▶ Each property will be:
  - ▶ Researched
  - ▶ Surveyed
  - ▶ Photographed
  - ▶ Mapped
  - ▶ Evaluated
- ▶ Survey Report Created



# How can you help?

- ▶ Do you have knowledge of the history of any automobile or tourism properties in Cortez? These could be drive-ins, gas stations, motels, etc...
- ▶ Do you have any photographs related to the 1950s-1970s automobile tourism era in the area or buildings related to it?
- ▶ Do you know of any former owners of these properties?
- ▶ Do you know any previous business names that operated out of these buildings?
- ▶ Do you have any memories or stories of any of these buildings or others from the era that may no longer be standing?

- ▶ If so, please contact:

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