

The Montrose Historic Preservation Commission is pleased to have residents of the community take time to attend Historic Preservation Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. Additional written comments are welcome and will be received at any time.

1) APPROVAL OF MINUTES

- A) Approval of minutes dated May 26, 2026

2) PUBLIC COMMENT

- A) Public invited to be heard on matters not on the agenda (Limited to 3 minutes)

3) PUBLIC HEARING

- A) Historic Designation Hearing - E.A. Lee Garage

The commission will review the application for historic property designation for conformance with the established criteria for designation in accordance with § 11-3 of the Official Code of the City of Montrose, Colorado.

Action: Accept public comment/consider approval of the application.

4) DISCUSSION

A) Discussion of draft nomination form for Tortilla Flats Historic District

5) ADJOURNMENT



**HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
May 26, 2026**

A regular meeting of the City of Montrose Historic Preservation Commission was held on Tuesday, April 28, 2026, in the City Council Chambers, Elks Civic Building located at 107 S Cascade Avenue in Montrose, Colorado. Said meeting was posted in accordance with the Sunshine Law.

Present: Kenneth Huff, Darlene Mora, Jon Horn, Danielle Godt, John Eloe, Jeremy Omvig, Bethany Maher

Absent: Kelly Dyer

Guests: Senior Planner William Reis, Deputy City Clerk Abarrane Rojas

Call to Order

Chairperson Jon Horn called the meeting to order at 5:00 p.m.

Approval of Minutes

The Historic Preservation Commission considered the minutes of the regular meeting held on April 28, 2026.

A motion was made by John Eloe, seconded by Jeremy Omvig, to approve the minutes of April 28, 2026, regular meeting as amended. All voted yes. Motion passed.

Additions or Deletions

None

Public Comment

None

The Lathrop Hardware

The commission will review the application for historic property designation for conformance with the established criteria for designation in accordance with § 11-3 of the Official Code of the City of Montrose, Colorado. Applicant is 439 E. Main St, LLC

William Reis introduced this item. All public requirements have been fulfilled, and the official files and exhibits have been entered into the record.

Applicant Presentation and Discussion

The current owner intends to limit modifications to the façade to essential maintenance to maintain the historical features it currently has. The applicant is seeking historical designation to access tax credits for necessary building preservation and infrastructure improvements, specifically the replacement of the existing HVAC system, which is out of date.

Public comment

none

Motion

Bethany Maher motioned to approve the historical designation and Danielle Godt seconded, all approved. And the motion passed

Other Business

None.

Adjournment

A motion was made by John Eloie, seconded by Kenneth Huff, to adjourn the meeting at 5:30 pm, with no further action taken.

Jon Horn, Chairperson

Danielle Godt, Secretary



CITY OF MONTROSE
Planning Services

MEMO

DATE: June 23, 2026
TO: Montrose Historic Preservation Commission
FROM: William Reis, Senior Planner
RE: Application for Historic Property Designation of the E.A. Lee Garage

ATTACHMENTS:

- 1) Historic Property Designation Application Cover Sheet for the E.A. Lee Garage
- 2) National Register of Historic Places Registration Form
- 3) Colorado Historical Society Historic Building Inventory Record
- 4) Montrose County Assessor Property Report Card
- 5) Sanborn Fire Insurance Maps
- 6) Historic Photographs
- 7) Current Photographs

Staff finds the application to be complete and has recommended it to be considered by the Montrose Historic Preservation Commission according to Section 11-3 of the Montrose Municipal Code.

Staff submits the following findings:

1. The structure is at least 50 years old and meets the eligibility criteria (listed below in **bold**) per Montrose Municipal Code 11-3-3 (B), which requires that one or more of these criteria be met:
 - a. **Association with events that have made a significant contribution to history**
This building is associated with the history of transportation in Montrose, having been an early automotive garage.
 - b. **Connection with persons significant in History**
This criteria is not applicable to this building.
 - c. **Distinctive characteristics of a type, period, method of construction or artisan**
This criteria is not applicable to this building..
 - d. **Geographic importance**
This criteria is not applicable to this building.
 - e. **Possibility to yield important information related to pre-history or history.**
This criteria is not applicable to this building.





2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 11-3-3 (C), which are location, design, setting, materials, workmanship, feeling, and association.

Recommendation:

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





**CITY OF MONTROSE HISTORIC PRESERVATION COMMISSION
HISTORIC DESIGNATION APPLICATION AND COVER SHEET**

Application Date: June 23, 2026

Property Address: 219 E Main St, Montrose, CO 81401

Historic Property Name: E.A. Lee Garage

State Site Number (if applicable) (Example: 5MNnnnnn): 5MN.1658

Owner Name: Jade & Jewel Investments, LLC

Owner Address: 219 E Main St, Montrose, CO 81401

Owner Phone Number:

Owner Email Address:

Preparer Name (if different from owner): William Reis

Preparer Phone Number: (970) 240-1475

Preparer Email Address: wreis@ci.montrose.co.us

Property is listed in:

Colorado State Register of Historic Properties

National Register of Historic Places

Property is already recorded on a Colorado State site form.

Additional Required Information

Property and Ownership Details

- Copy of the [Montrose County Assessor's](#) Data Card for the property
- Copy of the deed or other proof of ownership

Supporting Documentation

- Copy of Colorado State Register of Historic Properties form, National Register of Historic Places form, or Colorado State Site Form if property is already listed in those registers

Descriptions

Character-defining attributes of the property that currently exist:

- One-story rectangular commercial building with flat roof
- False front with central raised parapet applied to front of building
- False front clad with board and batten motif siding
- Lower walls clad with textured stucco
- Central entrance with glazed metal frame door surmounted by transom is flanked by large four-part display windows
- Building is sheltered by shed roof porch with cross-braced log supports
- Porch has wood shingle roofing
- Arched roof of main part of building is visible from rear
- Rear wall is stuccoes and has double door entrance and two covered up windows

Building has been extensively remodeled.

Photographs

Please attach current photographs of all sides of buildings and structures being proposed for listing individually or front views of buildings, structures, or objects proposed for listing in historic districts. Detail photographs of important property characteristics are appreciated, as are photographs of property settings. Include a list of photos that describes what is shown in each photo and the direction of view. Also, please consider submitting historical photographs that document the original appearance of the nominated property and any photos that can document alterations to the property and when the alterations took place.

Signature of Owner(s)

I _____ and _____
(printed name) (printed name)
am/are the 100-percent owner(s) of the property or their designated agent.

Signature

Date

Notification

After my property has been designated, I agree to comply with all City codes and regulations pertaining to modifying, upgrading, removing, or in any other way altering the physical characteristics of the property that effect its historical character, being particularly aware that maintaining the character-defining elements of the property as they currently exist is of utmost importance in retaining Historic Property designation status. If a special feature on a property or district has been altered beyond repair in such a way so as to negate the features necessary to retain designation, revocation of the designation of the property and the ability to qualify for the benefits that come with designation, may result.

I have read this Notification clause and understand its content.

Owner Signature

Date

For Staff and Historic Preservation Commission Use Only

Historic Property designation date: _____

Adopted by Ordinance Number: _____

- *Completed Colorado State site form prepared as part of application process for properties that have not been previously inventoried.*

HISTORIC BUILDING INVENTORY RECORD

| | |
|--|---|
| NOT FOR FIELD USE | |
| <input type="checkbox"/> Eligible | <input type="checkbox"/> Nominated |
| <input type="checkbox"/> Det. Not Eligible | <input type="checkbox"/> Certified Rehab. |
| Date _____ | 037 |

| | | | | |
|---|---------------------|--|--|-----------------------|
| PROJECT NAME: Montrose Downtown Hist. Bldgs. Survey, 1999 (SHF#99-01-060) | | COUNTY: Montrose | CITY: Montrose | STATE ID NO.: 5MN1658 |
| | | TEMPORARY NO.: 376728413006 | | |
| CURRENT BUILDING NAME: Jeans Westerner | | OWNER: OMERNIK ANTHONY EUGENE & HELEN KAY 219 MAIN ST MONTROSE CO 81401 | | |
| ADDRESS: 219 Main St Montrose, CO 81401 | | TOWNSHIP 48N RANGE 9W SECTION 28 NE 1/4 SE 1/4 | | |
| HISTORIC NAME: E. A. Lee Garage | | U.S.G.S. QUAD NAME: Montrose West, Colo. YEAR: 1962 (PR1983) X 7.5' 15' | | |
| DISTRICT NAME: | | BLOCK: 62 LOT(S): 17-18 ADDITION: Selig's Addition YR. OF ADDITION: 1882 | | |
| FILM ROLL NO.: 4 BY: T.H. Simmons | NEGATIVE NO.: 17 | LOCATION OF NEGATIVES: City of Montrose | DATE OF CONSTRUCTION: ESTIMATE: 1900s ACTUAL: SOURCE: Sanborn Maps, 1904 & 1908 | |
| ATTACH PHOTOGRAPH HERE | | USE: PRESENT: Commercial-Clothing Store HISTORIC: Automotive Garage | | |
| | | CONDITION: EXCELLENT X GOOD FAIR DETERIORATING | | |
| | | EXTENT OF ALTERATIONS: MINOR MODERATE X MAJOR DESCRIBE: Facade totally remodeled. | | |
| | | CONTINUED YES X NO | | |
| STYLE: Neo False Front Commercial | | STORIES: 1 | ORIGINAL SITE X MOVED DATE(S) OF MOVE: | |
| MATERIALS: Wood, Stucco, Glass | | SQ. FOOTAGE: -- | NATIONAL REGISTER ELIGIBILITY | |
| ARCHITECTURAL DESCRIPTION: One-story rectangular commercial building with flat roof. False front with central raised parapet applied to front of building; false front clad with board and batten motif siding; lower walls clad with textured stucco. Central entrance with glazed metal frame door surmounted by transom is flanked by large four-part display windows. Building is sheltered by shed roof porch with cross-braced log supports; porch has wood shingle roofing. Arched roof of main part of building is visible from rear. Rear wall is stuccoed and has double door entrance and two covered up windows. | | INDIVIDUAL: YES X NO | | |
| | | CONTRIBUTING TO DISTRICT: YES NO | | |
| | | LOCAL LANDMARK DESIGNATION: No | | |
| | | NAME: DATE: | | |
| | | ASSOCIATED BUILDINGS? YES X NO TYPE: | | |
| | | IF INVENTORIED, LIST ID NOS.: | | |
| ADDITIONAL PAGES: YES X NO | | CONTINUED? YES X NO | | |

Account: R0650821

Location

Tax Area Id - 001005
Parcel Number 3767-284-13-006
Situs Address 219 E MAIN ST #A
 219 E MAIN ST #B
City MONTROSE
 MONTROSE

Owner Information

Owner Name JADE & JEWEL INVESTMENTS LLC
Owner Address 219 E MAIN ST
 MONTROSE, CO 81401-3665

Assessment History

Actual (2026) \$730,910
School Assessed \$182,730
Non-School Assessed \$182,730

Tax Area: 001005 **Mill Levy Total:** 69.471
Mill Levy School: 28.994 **Mill Levy Non-School:** 40.477

| Type | Base Actual | Actual (School) | Actual (Non-School) | Assessed (School) | Assessed (Non-School) | Acres | SQFT | Units |
|--------------|-------------|-----------------|---------------------|-------------------|-----------------------|-------|----------|-------|
| Improvements | \$653,280 | \$653,280 | \$653,280 | \$163,320 | \$163,320 | 0.000 | 6154.000 | 0.000 |
| Land | \$77,630 | \$77,630 | \$77,630 | \$19,410 | \$19,410 | 0.000 | 6250.000 | 0.000 |

Legal Summary Subd: SELIGS ADDN Block: 62
 Lot: 17 AND:- Lot: 18 S: 28
 T: 49 R: 9

Business Name SALON POLISHED / TIM TINAZA
 - STATE FARM

Map Number

Transfers

| Reception Number | Book Page | Sale Date | Sale Price | Doc Description |
|------------------------|-------------------------------|----------------------------|---------------------------|--|
| 950434 | | 05/09/2022 | \$600,000 | SPECIAL WARRANTY DEED |
| 950433 | | 05/09/2022 | | STATEMENT OF AUTHORITY |
| 873734 | | 04/01/2016 | | STATEMENT OF AUTHORITY |
| 869646 | | 10/14/2015 | | WARRANTY DEED |
| 797615 | | 12/03/2008 | | WARRANTY DEED (TIC) |
| 739911 | | 07/01/2005 | \$378,000 | WARRANTY DEED (JT) |
| 689020 | | 06/14/2002 | \$281,444 | WARRANTY DEED (JT) |
| 666532 | | 09/12/2000 | \$275,000 | WARRANTY DEED (JT) |
| | B: 715 P: 324 | 07/21/1982 | \$250,000 | WARRANTY DEED |
| | B: 560 P: 28 | 06/26/1967 | | WARRANTY DEED |
| | B: 441 P: 535 | 06/21/1956 | | QUIT CLAIM DEED |

Tax History

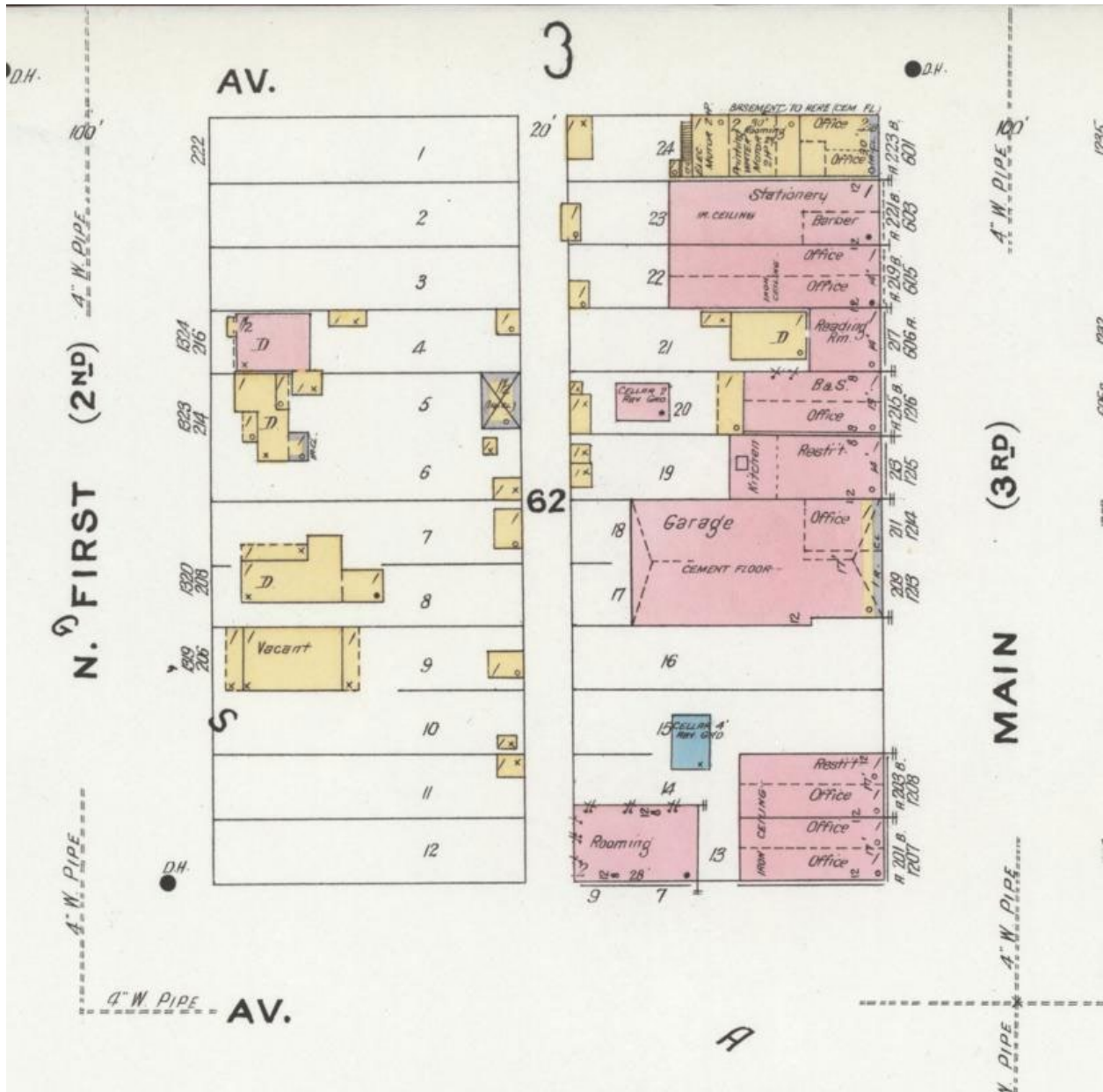
| Tax Year | Taxes |
|----------|-------------|
| *2026 | \$12,694.44 |
| 2025 | \$13,710.08 |

Images

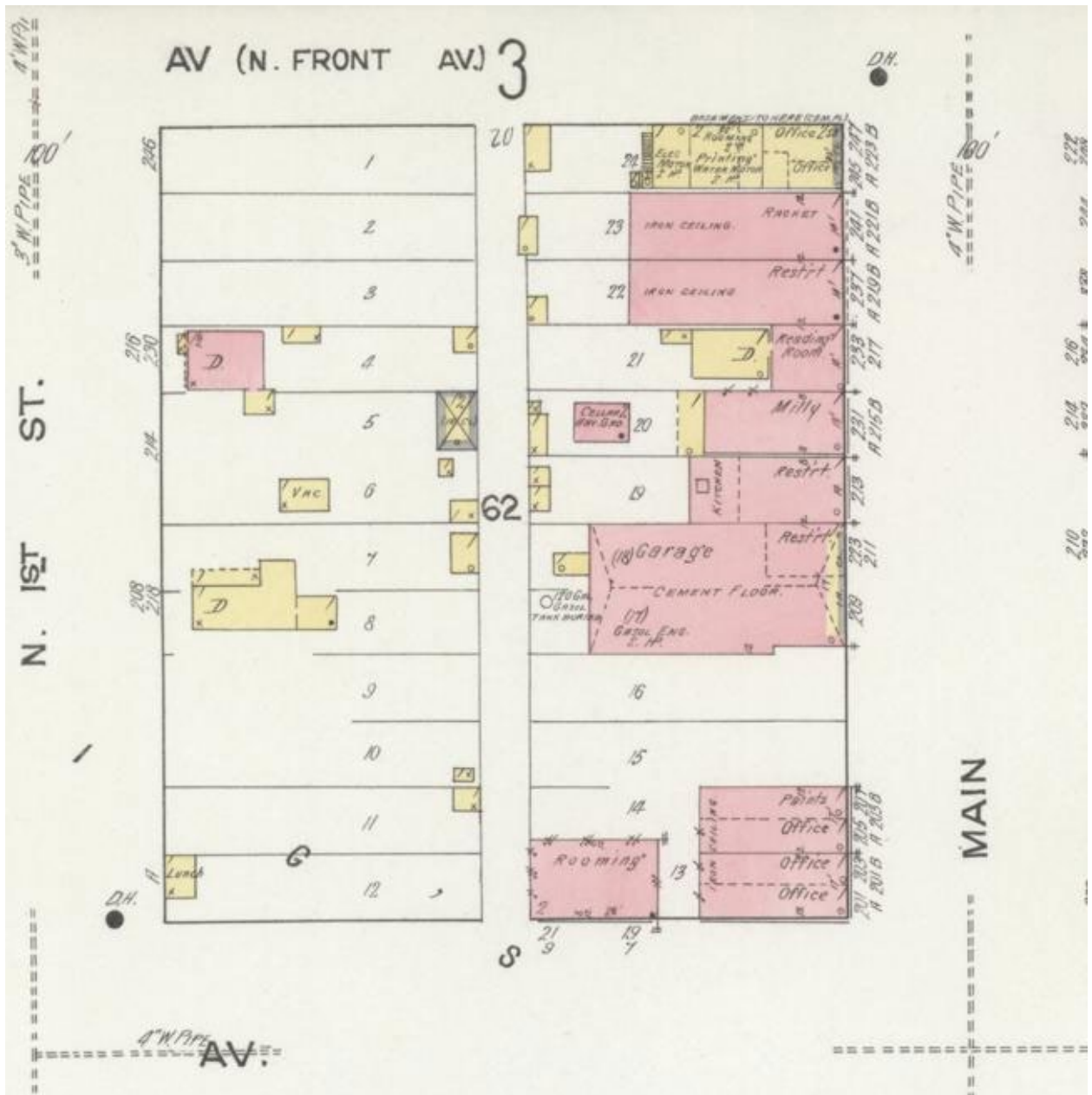
- [Photo](#)
- [Sketch](#)
-

* Estimated

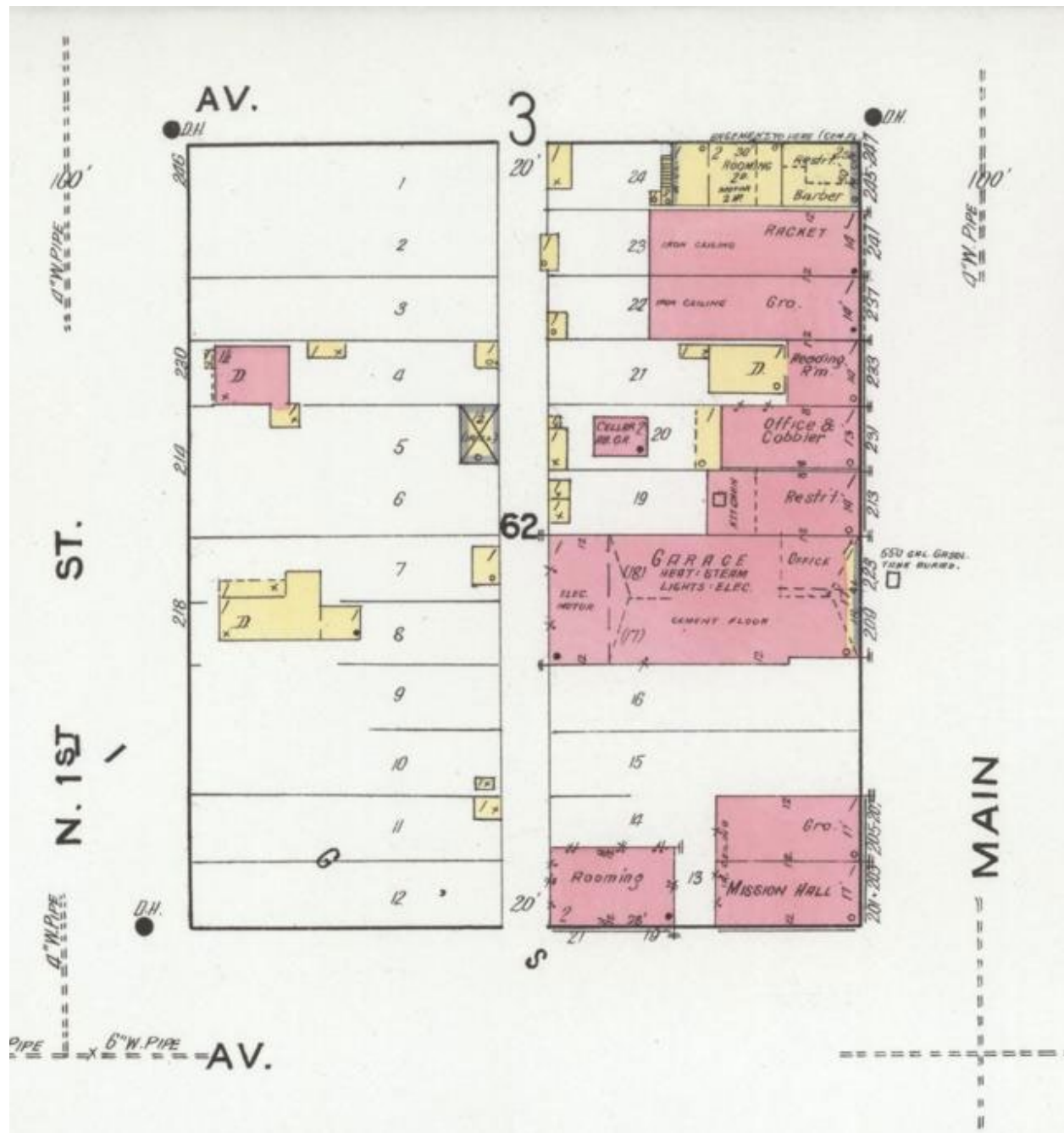




1908 Sanborn Fire Insurance Map
 First map depicting the building. Map shows brick garage with a cement floor and office space.



1912 Sanborn Fire Insurance Map
 Map indicates underground gas tank.



1919 Sanborn Fire Insurance Map
 Brick addition with electric motor.



December 4, 1920
Building is on left side with projecting "Garage" sign.




Front Facade.



Rear.



Side. Retains brick construction.

The Montrose Press, Volume 27, Number 38, September 24, 1909  —
(From Friday's Daily.) GOOD FOR BILIOUSNESS. [ARTICLE]

[<Back to search result list](#) |

(From Friday's Daily.)

GOOD FOR BILIOUSNESS

"I took two of Chamberlain's Stomach and Liver Tablets last night, and I feel fifty per cent. better than I have for weeks, says J. J. Firestone of Allegan, Mich. "They are certainly a fine article for biliousness." For sale by all druggists. Samples free.

Messrs. Shearer and Reeves have sold out their auto business to the Corey-Lee Auto company, one of the members of the new firm being Glen Corey of the postoffice.

When you have piles don't fail to use ManZan, the great pile remedy. The only real way to cure this annoying trouble is to apply something that will act on all parts affected. That is what ManZan does. It is put up in a tube with a nozzle attached. Sold by L. F. Strehlke.

The Montrose Enterprise, Volume XXII, Number 55, July 11, 1910 — TOOK AUTO PRIZE [ARTICLE]

[<Back to search result list](#) |

TOOK AUTO PRIZE

Corey & Lee White Steamer Captures \$25 at Ouray

An incident of the Ouray Fourth of July celebration which has hitherto not been noted was that of the automobile prize which was captured by Ed Lee with his handsome White Steamer owned by the Corey-Lee Automobile company. The prize was given to the driver having the best appearing car and amounted to \$25 in cash. The White Steamer is a beautiful-appearing car without any ornaments whatever, but with the decorations which adorned it on the Fourth Mr. Lee had a complete walk-away over the other cars.

Another event which well proves the remarkable efficiency of this car occurred one day last week when Mr. Lee was driving down from Ouray. Between this place and Ridgway he was overtaken by the noon passenger train also coming down from Ouray. As the train drew along beside him Mr. Lee opened the throttle a little and kept apace with the cars. Then he slowed down a little intentionally and commenced to fall behind. By this time every side window in the train was thrown up and two or three heads protruded from each window in the excitement of the race. Of course all the passengers thought the auto was played out when they saw it lag behind, and shouted for the driver to come on. Mr. Lee decided to "come on" and did. He pulled back the throttle and the White Steamer fairly sprang forward. Then before the passengers on the train realized it the White Steamer had passed them and was leaving them far in the rear. Mr. Lee said he was traveling at more than fifty-five miles an hour for a distance of several miles, and by this it will be seen that he was going al-

most twice as fast as the train.

The Montrose Enterprise, Volume XXII, Number 56, July 14, 1910 — Another New Maxwell [ARTICLE]

[<Back to search result list](#) |

Another New Maxwell

The Corey-Lee Auto company yesterday received another new Maxwell automobile, which they had ordered for J. E. McReynolds. The car is of the latest model, having four cylinders with a development of 22 1-2 horse power and carries three passengers. The body is painted blue and the whole machine is a very handsome and neat-appearing car.

Mr. McReynolds lives on North Mesa and now that he has a new auto he will doubtless make many trips back and forth from his ranch to the city.

Montrose Daily Press, Volume V, Number 32, August 12, 1912 —
RUNAWAY MOTOR CYCLE TRIES TO GO THRU WINDOW [ARTICLE]

[<Back to search result list](#) |

RUNAWAY MOTOR CYCLE TRIES TO GO THRU WINDOW

**Fred Owens Has Hand Cut When His
Motor Cycle Smashes Thru
A Glass Window.**

Fred Owens was the victim of a painful altho not serious motor cycle accident early Monday morning when his machine got away from him as he was making the turn into Corey-Lee _automobile _garage _on Main street, and dashed headlong against the window in the front. The heavy plate glass was shattered by the impact and Mr. Owens received a badly cut hand and a hard jolting up.

He was running his machine at a pretty fast clip and when he started to make the turn, failed to shut off his power. He at once found that he had lost control and the heavy motor cycle crashed into the window where it made a number of ineffectual attempts to force an entrance thru the wall until the engine was shut off.

Two young men were standing close by at the time and barely escaped being run into by the refractory machine.

The greatest good luck seems to have followed Mr. Owens in his accident for the force with which he

struck the building might easily
caused serious injury.

Montrose Daily Press, Number 147, February 5, 1912  – NEW DOCTORS OF METAL IN MONTROSE [ARTICLE]

[<Back to search result list](#) |

NEW DOCTORS OF METAL IN MONTROSE

It is not very often that an auto garage is responsible for the printing of a newspaper, but such is the case with The Daily Press today and for several days for that matter.

About 5 o'clock yesterday evening the linotype in this office came to grief when the mold cam lever separated at a very vital point.

This mold cam lever is a piece of cast iron about 2x1x24 inches. The name means about as much to the general public as the major belt on a what not, but this particular piece of mechanism is very essential in the proper performance of a Mergenthaler linotype. The same thing happened two years ago and as no one here was able to repair the part the wires connecting this town with the balance of the country were all put into service and after giving everybody who could even promise assistance a piece of money between here and Chicago and waiting about a week the machine was finally repaired. This time, thanks to the Corey-Lee Auto Garage, and their progressive methods, the part was returned to the machine room in less than two hours, just a little stronger than it originally was.

The Corey-Lee Auto Co., owned by G. B. Corey and E. A. Lee, doing a general automobile repair business, handling supplies and accessories, in their own large garage on west Main has recently installed a new

process for welding and cutting all kinds of metals. It is called the Ox-ay-acetaline Process. By the use of oxygen and acetaline gases is formed the highest degree of heat known about 6300 degrees Fahrenheit. These gases pass from the huge tanks thru washing bottles which puts them in a state of absolute purity, removing all foreign and objective matter. The oxygen chemicals are heated in

a retort to generate the oxygen. The acetylene is generated from carbide and water. When these two gases are properly mixed with a patent burner, which is certainly a complicated device, a finisher combustible production is formed which is indeed a warm article.

This is the only plant of this nature west of Denver and its value to every machine owner, ranchman or anyone else employing the services of anything from a watch to a traction engine is absolutely invaluable, as any kind of metal, in any shape or size can be welded or cut. Wrecking companies use it for cutting huge beams. A 60-pound steel rail can be cut in three minutes or less. It is so constructed that a double burner may be applied and the heat is simply terrific and when such a willing servant as this is placed at the disposal of competent machinists, such as the Corey-Lee boys have proven themselves to be, the results are unlimited.

W. R. Hotchkiss, who is always interested in mining and heavy machinery of all kinds was instrumental in installing this plant, and his wide experience in mechanical work is a valuable asset which the garage is proud to lay claim to at present.

They have just repaired a pair of Buick engine cylinders for a Grand Junction party. These cylinders were bursted from freezing, but pieces of Norway iron were skillfully welded in, making them as good as new and saving this man a pair of cylinders, costing perhaps close on to a hundred dollars.

It is worth while to see this process and especially is it profitable to remember the possibilities of the Corey-Lee garage when a machine goes to the bad, as these boys are metal doctors of note.

The Montrose Enterprise, Volume XXVIII, Number 84, October 19, 1916

 – AJAX TIRES GUARANTEED 5000 MILES [ARTICLE]

[<Back to search result list](#) |

AJAX TIRES GUARANTEED 5000 MILES

EDMOND LEE IS A WITCH


“What is a witch, anyway? Does it have to have long hair and be a female? Edmond Lee is either a wizard or a witch. He is probably a male witch. Perhaps it is his abnormally developed sense of smell, made accute by long continued monkeying with electrical and mechanical contrivances. Anyway he can go straight to the defect in an auto with blood hound accuracy, and that fact is thoroughly proven by the confidence that the auto fiends have in his ability to repair cars while you wait.

“But he ought to. His shop, now located in the rear part of the Montrose Motor Company’s big garage, is equipped with all the latest machinery and devices for rapid, easy and accurate work.

“Every fellow (male or female) who has an auto, or who ever expects to have one, ought to go into that big shop and see the numerous costly and heavy machines.

“There are nearly as many motors as there are machines. One is running a thing that is charging storage batteries, another is running a mastadon lathe, another runs an air compressor for filling tires with air (free,

by the way) another operates a thing
that will weld a thing to any other

The Chieftain, Volume 43, Number 2, October 7, 1960  — Page 6
Advertisements Column 3 [ADVERTISEMENT]

[<Back to search result list](#) |

| | |
|--------------------------------------|-----------|
| Tony Bear Coal | |
| 211 So. First | CH 9-4773 |
| Follow The Indians On KUBC | |
| Rose Bowl | |
| 219 Main St. | Montrose |
| Austin Transfer & Storage | |
| W. Roscoe Austin | |
| Tucker's Rock Shop | |
| Gems — Rough Material | |
| Ideal Thrift-Way Market | |
| 900 Main St. | Montrose |

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Montrose Historic Tortilla Flats

Other names/site number: Tortilla Flats, TF, Tortilla Flats Barrio, site 5MN.2194

2. Location

Street & number: North Second–Ninth Street between Selig and Rio Grande Avenues

City or town: Montrose State: CO County: Montrose

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Deputy State Historic Preservation Officer

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box.)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 93 | 5 | buildings |
| 2 | | sites |
| | | structures |
| | | objects |
| 95 | 5 | Total |

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multi-dwelling
- RELIGION: religious facility
- SOCIAL: meeting hall
- RECREATION & CULTURE

Current Functions
(Enter categories from instructions.)

- DOMESTIC: single dwelling
- DOMESTIC: multi-dwelling
- RELIGION: religious facility
- SOCIAL: meeting hall
- RECREATION & CULTURE

7. Description

Architectural Classification
(Enter categories from instructions.)

- Bungalow/Craftsman (1905–1930)
- Hipped Box (Classic Cottage) (1910–1930)
- Ranch (1930–1980)
- Linear
- Gabled Ell
- Hispano Adobe Linear Plan House

Materials

- (Enter categories from instructions.)
- foundation: Concrete
 - walls: Masonite (40 percent), stucco (26 percent) aluminum/vinyl (13 percent), plus lesser amounts of wood, metal, & TEX III
 - roof: Metal, shingle
 - other:

Montrose Historic Tortilla Flats

Name of Property

Montrose, Colorado

County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The proposed Montrose Historic Tortilla Flats District is a small but significant Hispanic neighborhood in Montrose, Colorado from 1910 to 1985. Before 1910, Tortilla Flats (TF), originally Missouri Flats, was settled predominately by people of Northern European heritage. When agriculture expanded around Montrose in the 1910s, families of Hispanic heritage moved to the area to take advantage of the expanding economic opportunities. The name Tortilla Flats is a locally selected self-identifier from long-term TF residents. The TF Historic District is within the historical limits of the City of Montrose between the Denver & Rio Grande Western (D&RGW) Railroad and the Uncompahgre River on the northwestern side of Montrose. TF is primarily residential though non-residential occupancies have existed, including small businesses and the TF *morada* (site 5MN10978). With a few exceptions, the buildings are Hispanic and Euroamerican vernacular in design. Most landscaping in TF reflects decades of Hispanic ownership and TF is a unified entity composed of a wide variety of resources that retains a vibrant cultural connection to western Colorado's Hispanic history. TF is an excellent example of Hispanic occupation in western Colorado that represents the growth and integration of a working-class Hispanic population into a growing agricultural labor industry, the establishment of a civic-minded community, and the struggle for inclusion and civil rights.

Narrative Description

General Description and Character of Tortilla Flats

TF is on the northwestern side of the City of Montrose in a 12-block area wedged between the D&RGW Railroad and the Uncompahgre River in the center of Section 28, Township 49 North, Range 9 West of the New Mexico Prime Meridian. TF is mostly residential from North Ninth street to North Second Street and between Selig and Rio Grande Avenues (Map 1). The historic district covers roughly two blocks west to east and seven blocks north to south within the historical city limits of western Montrose and includes 100 resources (Table 1). There are a few small-scale commercial businesses along the periphery of TF, mainly east of North Ute Avenue and west of the D&RGW railroad tracks in the eastern-most portion of the historic district. Centrally located in the historic district are La Raza Park, which covers an entire block and the Mexican American Development Association (MADA) building. As an active working-class neighborhood, TF includes buildings and structures in various conditions, some that are well-maintained or fully restored. The neighborhood is locally identified by its cohesive cultural atmosphere where North Ute Avenue acts as a local thoroughfare or neighborhood main street.

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

Table 1 Resources included in the Tortilla Flats Historic District by Construction Date and Address

| Construction Date | Address | Style | District Recommendation | State Site Number |
|-------------------|------------------------------------|---|-------------------------|-----------------------|
| 1880 ¹ | 420 North Grand Avenue | Gabled vernacular with stucco exterior ² (Photo 3) | Contributing | 5MN13408 |
| 1885 | 9 North Seventh Street | Gabled vernacular | Contributing | 5MN13413 |
| 1889 | 37 North Third Street | Gabled vernacular, stucco exterior | Contributing | 5MN13411 |
| 1890 | 10 North Seventh Street | Vernacular, hip roof | Contributing | 5MN13383 |
| 1890 | 13 North Fifth Street | Gabled vernacular | Contributing | 5MN13370 |
| 1900 | 23 North Fourth Street | Gabled vernacular, stucco exterior | Contributing | 5MN13365 |
| 1900 | 137 North Seventh Street | Vernacular, hip roof | Contributing | 5MN13384 |
| 1900 | 305 North Ute Avenue | Vernacular, hip roof, stucco exterior (Photo 1) | Contributing | 5MN13409 |
| 1900 | 129 North Seventh Street | Two-story gabled vernacular, partial stucco exterior (Photo 2) | Contributing | 5MN13414 |
| 1904 | 35 North Third Street ³ | Vernacular, mansard roof | Contributing | 5MN13407 |
| 1908 | 439 North Ute Avenue | Gabled ell with stucco exterior | Contributing | 5MN13354 |
| 1908 | 28 North Fifth Street | Vernacular, hip roof | Contributing | 5MN13373 |
| 1910 | 18 North Ninth Street | Gabled vernacular with stucco exterior (Photo 6) | Contributing | 5MN12974 ⁴ |
| 1910 | 6 North Fourth Street | Vernacular, hip roof; includes 1985 utility building | Contributing | 5MN13363 |
| 1910 | 340 North Grand Avenue | Vernacular masonry cottage with stucco exterior and a second building built in 1981 (Photo 4) | Contributing | 5MN13368 |
| 1910 | 117 North Fifth Street | Vernacular, hip roof | Contributing | 5MN13374 |
| 1910 | 347 North Ute Avenue | Vernacular, linear plan hip roof (Photo 5) | Contributing | 5MN13410 |
| 1913 | 45 North Eight Street | Gabled vernacular | Contributing | 5MN13392 |
| 1918 | 13 North Fourth Street | Gabled vernacular | Contributing | 5MN13349 |
| 1918 | 426 North Grand Ave | Gabled vernacular with detached garage | Contributing | - |
| 1918 | 647 North Ute Avenue | Gabled vernacular with various outbuildings | Contributing | 5MN13356 |
| 1918 | 15 North Fifth Street | Gabled vernacular | Contributing | 5MN13371 |
| 1919 | 30 North Eighth Street | Gabled vernacular with stucco exterior | Contributing | 5MN13390 ⁵ |
| 1921 | 31 North Sixth Street | Gabled vernacular linear plan with second building from 1918 (Photo 7) | Contributing | 5MN13378 |

¹ Montrose County Assessor's data indicates this was built in 1880, though historical context suggests it wasn't built until 1881 or 1882.

² Second building on property was built in 2005 and is considered non-contributing.

³ Moved to current location in 1950s

⁴ Site 5MN12974 covers both buildings and addresses at 18 North Ninth Street and 841 North Ute Avenue

⁵ Site 5MN13390 covers both buildings and addresses at 22 and 30 North Eighth Street

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

| Construction Date | Address | Style | District Recommendation | State Site Number |
|-------------------|-------------------------|---|-------------------------|-----------------------|
| 1922 | 840 North Ute Avenue | Masonry vernacular, hip roof with stucco exterior (Photo 8) | Contributing | 5MN13360 |
| 1925 | 18 North Seventh Street | Gabled vernacular with second outbuilding built in 1980 | Contributing | 5MN12949 |
| 1928 | 31 North Fourth Street | Gabled vernacular | Contributing | 5MN13366 |
| 1928 | 47 North Fourth Street | Vernacular cottage (Photo 9) | Contributing | 5MN13367 |
| 1929 | 120 North Sixth Street | Gabled vernacular | Contributing | 5MN13379 |
| 1930 | 540 North Ute Avenue | WPA modernist (Photo 11) | Contributing | 5MN13355 |
| 1931 | 131 North Eight Street | Gabled vernacular | Contributing | 5MN13394 |
| 1935 | 2 North Eight Street | Gabled vernacular | Contributing | 5MN13385 |
| 1935 | 6 North Eight Street | Gabled vernacular | Contributing | 5MN13388 |
| 1935 | 16 North Eight Street | Minimal traditional (Photo 10) | Contributing | 5MN13389 |
| 1936 | 22 North Eight Street | Minimal traditional (Photo 10) | Contributing | 5MN13390 |
| 1937 | 12 North Ninth Street | Gabled vernacular | Contributing | 5MN13401 |
| 1938 | 12 North Fifth Street | Gabled ell | Contributing | 5MN13369 |
| 1939 | 30 North Fourth Street | Vernacular flat-roofed with stucco exterior (Photo 12) | Contributing | 5MN12962 |
| 1939 | 22 North Fourth Street | Vernacular flat-roofed with stucco exterior (Photo 12) | Contributing | 5MN13364 |
| 1940 | Parcel 3767-282-42-001 | <i>Morada</i> | Contributing | 5MN10978 |
| 1940 | 29 North Sixth Street | Gabled vernacular with stucco exterior | Contributing | 5MN13376 |
| 1947 | 448 North Ute Avenue | Gabled vernacular house | Contributing | 5MN12970 ⁶ |
| 1948 | 146 North Sixth Street | Masonry vernacular plan (Photo 13) | Contributing | 5MN13381 |
| 1948 | 247 North Ute Avenue | Vernacular flat-roofed with stucco exterior | Contributing | - |
| 1949 | 10 North Ninth Street | Gabled vernacular with stucco exterior | Contributing | 5MN13400 ⁷ |
| 1952 | 543 North Ute Avenue | Gable vernacular church | Contributing | 5MN12972 |
| 1952 | 132 North Sixth Street | Gabled vernacular with stucco exterior (Photo 16) | Contributing | 5MN13380 |
| 1952 | 15 North Fourth Street | Gabled vernacular with partial stucco exterior | Contributing | 5MN13816 |
| 1954 | 5 North Eight Street | Vernacular hip roof with stucco exterior | Contributing | 5MN13387 |
| 1955 | 2 North Ninth Street | Vernacular hip roof | Contributing | 5MN13399 |
| 1967 | 110 North Fourth Street | Steel-framed warehouse (Photo 17) | Contributing | 5MN12944 |
| 1968 | 630 North Ute Avenue | La Raza Park, designated in 1972 (Photo 19) | Contributing | 5MN12973 |
| 1972 | 17 North Sixth Street | Gabled vernacular Mexican American Development Association (Photo 18) | Contributing | 5MN12948 |
| 1972 | 22 North Fifth Street | Gabled vernacular | Contributing | 5MN13372 |

⁶ Site 5MN12970 covers both buildings and addresses at 440 and 448 North Ute Avenue

⁷ Site 5MN13400 covers both buildings and addresses at 4 and 10 North Ninth Street

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

| Construction Date | Address | Style | District Recommendation | State Site Number |
|-------------------|--------------------------|--|-------------------------|------------------------|
| 1972 | 103 North Fourth Street | Gabled vernacular, steel-framed service garage (1972) and wood-framed warehouse (2001) | Contributing | - |
| 1973 | 130 North Eight Street | Masonry gabled vernacular | Contributing | 5MN12954 |
| 1973 | 841 North Ute Avenue | Gabled vernacular | Contributing | 5MN12974 ⁸ |
| 1975 | 112 North Fifth Street | Steel-framed service garage | Contributing | 5MN12947 |
| 1975 | 25 North Eight Street | Wood-framed ranch building (Photo 20) | Contributing | 5MN13391 |
| 1975 | 4 North Ninth Street | Two-story gabled vernacular | Contributing | 5MN13400 ⁹ |
| 1976 | 121 North Fourth Street | Steel-framed service garage with additional buildings in 1994 and 2002 | Contributing | 5MN12945 |
| 1976 | 901 North Selig Avenue | Gabled vernacular | Contributing | 5MN13351 |
| 1976 | 122 North Ninth Street | Gabled vernacular | Contributing | 5MN13405 |
| 1976 | 11 North Seventh Street | Three multi-unit one-story masonry apartment buildings with stucco exterior | Contributing | 5MN12952 |
| 1977 | 3 North Eight Street | Gabled vernacular | Contributing | 5MN13386 |
| 1978 | 130 North Fifth Street | Wood-framed service garage | Contributing | 5MN12961 |
| 1978 | 300 North Ute Avenue | Gabled vernacular with stucco exterior | Contributing | 5MN12968 |
| 1978 | 133 North Eight Street | Cross-gabled vernacular | Contributing | 5MN13395 |
| 1979 | 741 North Selig Avenue | Gabled vernacular | Contributing | 5MN13350 |
| 1980 | 143 North Ninth Street | Gabled vernacular with stucco exterior | Contributing | 5MN12955 |
| 1980 | 23 North Third Street | Cross-gabled vernacular | Contributing | 5MN13362 |
| 1980 | 26 North Sixth Street | Cross-gabled vernacular | Contributing | 5MN13375 |
| 1980 | 30 North Sixth Street | Gabled vernacular | Contributing | 5MN13377 |
| 1980 | 539 North Selig Avenue | Gabled vernacular | Contributing | 5MN13382 |
| 1980 | 134 North Eight Street | Gabled vernacular | Contributing | 5MN13396 |
| 1980 | 138 North Eight Street | Gabled vernacular | Contributing | 5MN13398 |
| 1981 | 740 North Ute Avenue | Gabled vernacular | Contributing | 5MN13357 |
| 1981 | 800 North Ute Avenue | Gabled vernacular | Contributing | 5MN13359 |
| 1981 | 116 North Ninth Street | Gabled vernacular | Contributing | 5MN13403 |
| 1981 | 121 North Ninth Street | Cross-gabled vernacular | Contributing | 5MN13404 |
| 1982 | 440 North Ute Avenue | Gabled vernacular service garage | Contributing | 5MN12970 ¹⁰ |
| 1982 | 747 North Ute Avenue | Gabled vernacular with stucco exterior | Contributing | 5MN13358 |
| 1983 | 131 North Seventh Street | Cross-gabled vernacular | Contributing | 5MN12950 |
| 1983 | 135 North Seventh Street | Cross-gabled vernacular | Contributing | 5MN12951 |
| 1984 | 47 North Fifth Street | Gabled vernacular | Contributing | 5MN12946 |
| 1984 | 146 North Ninth Street | Gabled vernacular | Contributing | 5MN13406 |

⁸ Site 5MN12974 covers both buildings and addresses at 18 North Ninth Street and 841 North Ute Avenue

⁹ Site 5MN13400 covers both buildings and addresses at 4 and 10 North Ninth Street

¹⁰ Site 5MN12970 covers both buildings and addresses at 440 North Ute and 448 North Ute.

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

| Construction Date | Address | Style | District Recommendation | State Site Number |
|-------------------|------------------------|---|-------------------------|-------------------|
| 1985 | 227 North Ute Avenue | Anciano Towers – four-story Retirement Housing Foundation apartments with stucco exterior | Contributing | - |
| 1992 | 320 North Grand Avenue | Gabled vernacular with stucco exterior | Non-contributing | 5MN12956 |
| 1993 | 831 North Selig Avenue | Vernacular two-story apartment building | Non-contributing | 5MN12959 |
| 1994 | 127 North Eight Street | Gabled vernacular | Non-contributing | 5MN12953 |
| 1996 | 520 North Ute Avenue | Gabled vernacular | Non-contributing | 5MN12971 |
| 1999 | 560 North Grand Avenue | Gabled vernacular two-story apartment building | Non-contributing | 5MN12958 |
| 1999 | 137 North Eight Street | Gabled vernacular | Non-contributing | 5MN13397 |
| vacant | Parcel 3767-282-15-002 | - | Non-contributing | 5MN13821 |
| vacant | Parcel 3767-283-09-001 | - | Non-contributing | - |
| vacant | Parcel 3767-284-27-010 | - | Non-contributing | - |

TF maintains a distinctive architectural character within the City of Montrose with a high proportion of exterior stucco architectural and landscaping elements that reflect the melding and superposition of the Hispanic Adobe style (1850–1880) as a vernacular adaptation across other architectural styles (Photo 1 and Photo 2). An architectural survey in 1983 noted that two buildings were likely eligible for representing the founding of the City of Montrose and that five other buildings were of architectural interest, though not likely eligible (Sudler 1983). The point Sudler (1983) makes is that TF is a neighborhood that started as a non-Hispanic subdivision before becoming a Hispanic community. Throughout its history, TF has been primarily residential, though it has included mixed-use buildings that include a social/religious building (e.g., a Penitente *morada*), a social/educational/commercial building (e.g., MADA), social support (Western Slope Action Coalition [WSAC]), and general commercial structures. There is no single architectural style in TF, though a pervasive and normative one-story vernacular design is apparent in building styles, adobe outbuildings, adobe additions to Cottage style houses, and landscaping elements (e.g., adobe walls and *hornos*) or small outbuildings that represent a coherent working-class Hispanic neighborhood.

History of Hispanic Settlement in Montrose

The historical trajectory of TF’s Hispanic settlement is strongly tied to the overall historical development of the City of Montrose. The following outlines the Hispanic settlement of TF as a component of the history of the region. It concludes with a defined period of significance and clear expectations of the importance of the Hispanic settlement in TF for the City of Montrose.

Before the City of Montrose was established, the Uncompahgre Valley and much of the surrounding area was within the traditional territory of the Ute people, especially the Tabeguache and Weeminuche bands, with the Uncompahgre Valley serving mainly as winter camping grounds.¹¹ In 1598, Juan de Oñate claimed western Colorado with a cartographic claim as the

¹¹ <https://coloradoencyclopedia.org/article/montrose>, accessed April 8, 2026

Montrose Historic Tortilla FlatsMontrose, Colorado

Name of Property

County and State

northern frontier of Spain's *Nuevo México* colony.¹² In 1692, 12 years after the 1680 Pueblo Revolt, Spain returned to New Mexico with a weakened *encomienda* system (i.e., enslavement of indigenous populations as a labor force) and a greater tolerance for traditional religious practices (Hadley et al. 1997). Western Colorado was the unexplored far northern frontier of the Spanish realm of New Mexico. Montrose is 130 miles, as the crow flies, from Chama and about 220 miles from Santa Fe, New Mexico. Because the Ute were resistant to a Spanish presence, the Uncompahgre Valley remained Ute territory with a limited Spanish presence until Spanish *entradas* of the 1700s.

A Spanish and Euroamerican presence in the Uncompahgre Valley increased from the mid-1700s into the late-1800s. The mid to late-1700s brought Spanish explorations to Ute territories in western Colorado as Spain set out to secure *Nuevo México* from French expansion, secure trade routes to other Spanish settlements in California, and look for precious metal deposits. Specific explorations in the Uncompahgre Valley include Juan María de Rivera's 1765 exploration that reached the Gunnison River at Delta, Colorado (Baker et al, 2016) and the Domínguez-Escalante expedition who were led through the Montrose area in 1776 by genizaro and Ute guides (Warner, 2004). In 1810, Mexico began an 11-year war for independence. Nine years into that war, Spain signed the 1819 Adams-Oñís Agreement with the United States (U.S.) to settle territorial disputes. In 1821, Mexico gained its independence and became an independent constitutional monarchy, which opened Mexican territory to U.S. trade, especially along the Northern Branch of the Santa Fe Trail to western Colorado by way of Taos and Abiquiu, which increased economic interactions with the Utes while introducing a greater variety of trade goods. In 1848, Mexico surrendered more than half of its territory to the U.S. with the end of the Mexican-American War (1846–1848) and signed the Treaty of Guadalupe Hidalgo that recognized the Rio Grande as the US/Mexico border.¹³ The Treaty of Guadalupe Hidalgo also naturalized roughly 85,000 Mexican citizens who stayed in their homes (National Park Service 2013:43). From the mid-eighteenth and mid-nineteenth centuries, as the Spanish, Mexican, and U.S. borders changed across the Uncompahgre Valley, the Utes retained their territorial boundaries while gaining access to European trade goods (e.g., guns, metal, and beads).

The late nineteenth century was a period of increased European presence and hostility between native and non-native occupants in Colorado. Following the Pike's Peak gold rush of 1858, the Colorado Territory was incorporated in 1861 as a response to the initiation of the Civil War and was partly created to ensure that gold deposits were aligned with the Union's efforts. In 1868, the U.S. government reserved the western one-third of Colorado—including Montrose—for the Ute tribes in the Ute Treaty. Continuing pressure on the Ute reservation territory culminated in the Meeker Incident of 1879 and the removal of the Ute from the Uncompahgre Valley in September 1881 to the Uintah and Ouray Reservation in Utah. With the native Ute population removed from western Colorado, the Uncompahgre Valley was immediately opened to agricultural settlement.

1881–1910 Early Montrose and Pre-Hispanic Immigration to Missouri Flats

Initial settlement of Montrose occurred in late 1881 to 1900. Montrose was formally founded in January 1882 and within a month the town had a post office and nearly four dozen residences.

¹² <https://coloradoencyclopedia.org/article/spanish-exploration-western-colorado>, accessed April 8, 2026

¹³ <https://www.archives.gov/milestone-documents/treaty-of-guadalupe-hidalgo>, accessed April 9, 2026

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

The narrow-gauge Denver & Rio Grande Railroad (D&RG) connected Montrose to Gunnison, Colorado in less than one year and continued through Delta and Grand Junction on its way to Salt Lake City. In April 1882, the TF area and most of northwestern Montrose was added to the original townsite as Selig's Addition (Map 2). By the City's one-year anniversary in 1883 it had a population of at least 500 residents and was a shipping and supply hub for the mines of the San Juan Mountains. It served farmers, ranchers, prospectors, and freighting operations with connections to Denver via Gunnison with distribution from Montrose to the San Juan mining communities and into western Montrose County.

According to the 1885 census, Montrose had at least 621 residents; two-thirds of which were male and 98 percent of which were born in the U.S. or were of Northern European heritage (Anglos). Although census information is not a perfect system for distinguishing heritage, no identifiable individuals of Hispanic or Mexican descent are listed in the 1885 Montrose census. In 1900, the railroad to Grand Junction was converted to a standard gauge. The presence of the railroad allowed Montrose to rapidly expand as it continued to act as the primary service center and start of the "last mile" for freighting operations in the Uncompahgre Valley. The oldest building in TF is a gabled vernacular with stucco exterior built in the early 1880s (Photo 3).

The 1900 census counted a population of 1,796 individuals; 51 percent of whom were male and 99 percent were Anglos. Twenty Hispanics were counted in the 1900 census, two-thirds of whom were male, all born in either Colorado or New Mexico. The 20 Hispanics lived in four homes, three of which were owned by the tenant family. Hispanic occupations were noted as one farm laborer, one shepherd, and two general laborers. The Hispanic families lived near the southeastern corner of Montrose, outside of what became TF. By 1900, Montrose was established as a growing regional hub and with an expanding economic base. The incipient Hispanic population shows evidence of individuals with a willingness and desire to follow new opportunities presented in the growing labor market of western Colorado.

From 1900 to 1910, Montrose continued growing and agriculture replaced mining as the primary economic driver. Farmers and ranchers had routed water from the Uncompahgre River through irrigation canals to support grains, vegetables, fruit orchards, and livestock operations. The Uncompahgre River typically flooded every June and July with the rush of snow melt coming out of the San Juan Mountains (Department of the Army 1980). TF tended to be outside of all but the highest floods, though everything west of Rio Grande Avenue, between TF and the river, tended to flood annually. When the flood waters receded, many canals and near-river structures were filled with silt or destroyed and had to be rebuilt. After the rush of snowmelt, the reduced river flows limited irrigation water, which was critical to Montrose's agriculture base. In 1901, Colorado state appropriated funds to support a government project to divert some of the water from the Gunnison River to the Uncompahgre Valley with the goal of providing late season water for the growing agricultural and ranching industry¹⁴. Starting in 1905 the Gunnison Tunnel (site 5MN1837), a National Historic Civil Engineering Landmark, was excavated from opposite sides of Vernal Mesa (e.g., East and West Portals), meeting in the middle in 1909. The Gunnison Tunnel was one part of the Uncompahgre Project, which also included "Taylor Park Dam and Reservoir ... seven diversion dams, 128 miles of main canals, 438 miles of laterals, and 216

¹⁴ <https://www.nps.gov/articles/colorado-gunnison-tunnel.htm>, accessed April 9, 2026

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

miles of drains ... to serve over 76,000 acres” of the Uncompahgre Valley.¹⁵ The Uncompahgre Project dramatically expanded the footprint of irrigated farmland in the Uncompahgre Valley and further established Montrose as a regional agricultural and ranching hub.

Census information from 1910 shows that, although the overall population of Montrose tripled in 10 years, the Hispanic population remained essentially the same (Graph 1) with a few additional Hispanic individuals appearing in the southwestern portion of Montrose. From 1900 to 1910, TF was mostly occupied by Anglos. Two construction styles represented early house types in the pre-1910 “Missouri Flats [now TF]” (Sudler 1983); brick/masonry Vernacular Cottage (Photo 4) and wood-framed buildings that are reminiscent of the linear plan style (Photo 5). The majority of the Hispanic households earned money as shepherds and roughly two-thirds of the households rented space. The shift from a majority Hispanic household ownership in 1900 to renting housing in 1910 suggests a shift to a seasonal labor force as Hispanic residents navigated new financial opportunities in rural Colorado.

1910–1940: Population Growth, *Traqueros*, and *Los Hermanos* (Foundation of TF)

1910 to 1920: The second decade of the twentieth century was a period of change and optimism as Montrose moved firmly out of the frontier mining era and became a settled agricultural community shaped by irrigation, early Prohibition, and World War I. With the completion of the Uncompahgre Project, irrigation water made large-scale agriculture viable. The increase in agricultural production brought a more civic-oriented focus to Montrose as evidenced by the increased construction of societal buildings; including the Montrose Masonic Temple (Lodge No. 63, site 5MN1682) in 1911. The construction of the Railroad Depot (site 5MN1661) on the edge of TF in 1912 further strengthened Montrose’s position as a regional shipping center. Colorado adopted Prohibition in 1916, four years before national Prohibition, which reshaped some of Montrose’s leisure life and increased the focus on fraternal meetings and church gatherings. When the U.S. entered World War I and locals registered for the draft, community life emphasized patriotism and food production, which shaped Montrose’s agricultural and ranching labors as essential to national efforts.

Increased, albeit seasonal, agricultural production, created a need for more seasonal farm labor and the period from 1910–1920 saw the first large increase in Montrose’s Hispanic population (Graph 1). The impact of World War I escalated labor shortages in Montrose as workers went to war and the expanding agricultural production required more labor. The labor shortage was increasingly filled by immigrating Hispanic workers, some of whom were Mexican nationals. Colorado, including the Uncompahgre Valley, became a destination for Mexican nationals because of agricultural labor needs and displacement from Mexico by the Mexican Revolution (1910–1920). The Hispanic population of Montrose grew from less than 1 percent to slightly more than 5 percent of the total population by 1920. Fifty-nine percent of Montrose’s Hispanic population was born in New Mexico, 29 percent were born in Colorado, and 12 percent were born in Mexico. Only 16 percent of the 1920 Hispanic population was employed as shepherds, though 46 percent, including the Mexican nationals, were employed as railroad laborers (e.g.,

¹⁵ <https://www.usbr.gov/projects/index.php?id=412>

Montrose Historic Tortilla FlatsMontrose, Colorado

Name of Property

County and State

traqueros or track workers). Mexican nationals were an important part of the U.S. labor force and were exempted from the 1917 Immigration Act that curtailed immigration from Europe and Asia (Garcilazo 2012:168). Additionally, a full 80 percent of the Hispanic households rented homes west of the railroad tracks. In Montrose, the combination of a growing population of Hispanics, some of whom were Mexican nationals, that mostly rented homes on the western edge of town (e.g., Photo 6), likely fed into a social and physical segregation of Hispanics as a temporary local labor force, rather than a social recognition of them as U.S. citizens and neighbors. Despite finding themselves in a new city, Hispanic residents maintained strong family networks and contributed to Montrose's agricultural economy. The decade from 1910 to 1920 reflects the increasing need for labor in an agricultural economy on Colorado's Western Slope and the way in which enterprising Hispanics entered into the essential workforce as part of the regional development.

1920 to 1930: In Montrose, the Roaring Twenties was not the jazz-soaked, organized-crime-ridden, skyscraper-era image associated with big cities. It was a decade of agricultural prosperity, civic confidence and social change shaped by irrigation, shifting transportation patterns, and nationwide Prohibition. By 1920, Montrose had fully transitioned from a mining supply center into the stable agricultural and ranching hub of the Uncompahgre Valley with local farms and ranches producing fruit, hay, grains, vegetables, and livestock. Census records show a landscape of broad-based family farms and rural agricultural labor. The transition from railroad commerce to automobiles and trucks altered the shipping and travel patterns, reduced passenger services, and opened Montrose to broader markets unchained from railroad tracks.¹⁶ Because Colorado State Prohibition started in 1916,¹⁷ social life in the 1920s was focused more on church events, fraternal organizations (e.g., the Benevolent and Protective Order of Elks [B.P.O.E, site 5MN5045] building constructed in 1927 and listed in the Montrose Register of Historic Places under Ordinance 2511), school activities, and community halls (e.g., Montrose City Hall [site 5MN1811] built in 1926 and listed in the Montrose Register of Historic Places under Ordinance 2485).

The restrained, civic-minded, and community-oriented population in Montrose is associated with the second consecutive decade of strong growth for the Hispanic population. The 1930 federal census was the first to use a "Mexican" category, though the data presented here attempts to use a combination of variables to identify Hispanics regardless of a single variable identified by the enumerators (Varsanyi 2020). From 1920 to 1930, the Hispanic population went from 5 to 17 percent of the total Montrose population (Graph 1). In 1920, 46 percent of the Hispanic households supported themselves as railroad laborers and 80 percent rented houses. By 1930, only 18 percent of the Hispanic households were *traqueros* and 21 percent more families owned homes than in 1910, suggesting an increase in stability. In 1930, 28 percent of the Hispanic households were employed as shepherds, and 88 percent of the Hispanic population were United States citizens born in either Colorado (36 percent) or New Mexico (52 percent), highlighting an increase of Colorado Hispanic families moving to Montrose, likely from the San Luis Valley. Census data from the 1920s to 1930s shows a steady rise of Hispanic households, with many families establishing permanent residence in TF in homes with architectural styles varying from

¹⁶ <https://www.montrosehistory.org/who-we-are-and-what-we-do>, accessed April 15, 2026

¹⁷ <https://coloradoencyclopedia.org/article/prohibition>, accessed April 15, 2026

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

gabled vernacular linear plan houses (Photo 7), to vernacular buildings (Photo 8) to vernacular cottage styles (Photo 9). During the Roaring Twenties, Hispanic residents navigated the increasingly agricultural-focused labor landscape of the Uncompahgre Valley and adapted to new economic realities by participating in local commerce and strengthening their neighborhood identity in TF.

1930 to 1940: The Great Depression (1929 to 1939) brought significant social challenges to Montrose with the same shifting labor systems, and racialization that plagued local and regional economies. Though mechanized farming and the expanding irrigation-based agriculture had loosened topsoil in the Uncompahgre Valley, Montrose did not suffer from the environmentally debilitating effects that affected Colorado's Front Range communities during the mid-1930s Dust Bowl. Regardless, two Civilian Conservation Corps (CCC) camps were established in Montrose. Bureau of Reclamation Camp (BR-23) and Department of Grazing Camp (DG-10) helped maintain and expand the Uncompahgre Project irrigation system in the Uncompahgre Valley.¹⁸ Although buffered environmentally, Montrose was impacted socially by a Statewide anti-immigrant sentiment that intensified as Anglos, including Ku Klux Klan members, did not distinguish between nomadic Mexican workers and Hispanic citizens. The 1936 Colorado border blockade declared by Governor Edwin Johnson explicitly framed cross-border employment as a threat to the agricultural economy of Colorado, while adding to assumptions that *any* Hispanic was probably an immigrant (Varsanyi 2020). Johnson's border blockade lasted only 10 days, though it was in the middle of sugar beet planting season and impacted all commerce and traffic between Colorado and New Mexico (Varsanyi 2020). The racialized social difficulties of being a Hispanic citizen in Colorado with family in New Mexico who is labeled as an "outsider" likely forced the TF Hispanic community to adapt. Although Montrose's Anglo population grew during the decade of the Great Depression, the Hispanic community remained static. By 1940, the Mexican-born percent of Montrose's population dropped to 6 percent, with the remainder of the population being born in New Mexico (54 percent) or Colorado (29 percent). The 1940 census shows that 46 percent of the Hispanic workers were shepherds and 43 percent were either retired or unemployed. The remaining 11 percent of the Hispanic families were laborers, mostly with the CCC or Works Project Administration (WPA) camps. No *traqueros* were enumerated in the 1940 census, reflecting continuing shifts in Montrose's transportation economy. Based on census data, the 1930s was a period of consolidation for the Hispanic community where they had limited access to labor systems and were plagued by a general state of racialization in Colorado.

In the context of racialization and a depressed economy in the 1930s, the static Hispanic population of Montrose was increasingly concentrated in the TF neighborhood, which brought a need for new housing. TF currently retains twice as many houses built during the 1930s than any previous decade, suggesting an increase of house construction during the Great Depression (Graph 1), which would mark the single largest decadal increase in construction in TF to date. The houses were mainly wood-framed though architecturally reminiscent of both minimal traditional and Hispano Adobe linear plan architectural styles, whether or not the roofs were gabled (Photo 10), sloped (Photo 11) or flat (Photo 12).

¹⁸ <https://coloradoccc.org/camps/>, accessed April 16, 2026

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

With 43 percent unemployment among the concentrated Hispanic population, TF neighbors supported each other during the Great Depression. More specifically, a journal held by a TF resident shows that members of *Los Hermanos de la Fraternidad Piadosa de Nuestro Padre Jesus* (aka *Los Hermanos* or Penitente Brotherhood) collected and donated money in December 1933 (Fore-Kin Trail Genealogical Society 2014). *Los Hermanos* are “a religious organization related to the Roman Catholic Church whose main population [is] ... in the southwestern United States, primarily northern New Mexico and the San Luis Valley” (La Cucaracha [Pueblo] 1980; Landt et al. 2021:12; Weigle 1970). *Los Hermanos* originated among Hispanic Catholic communities of northern New Mexico. Whether before, during, or after the 1810 to 1821 Mexican War of Independence, *Los Hermanos* were an organic confraternity that formed to support Catholic communities in the absences of structured religious authorities or priests. The Brotherhood was

“... organized for pious observances involving the expiation of sin through prayer and bodily penance, and for mutual aid [though it eventually] acquired judicial and political influence. Besides functioning as an integrative social power in isolated communities, these fraternities also became a conservative cultural force – preserving language, lore, customs, and faith, especially in poorer rural and urban areas of predominately Hispanic population” (Weigle 1970:3).

The 1933 donation is the first indication that *Los Hermanos* was an established community group in TF, though we do not know how long they existed in Montrose. As a confraternity, *Los Hermanos* was not tied to diocesan boundaries. Rather *Los Hermanos* followed the migration of the Hispanic labor force and Hispanic families. These families brought their religious and community traditions with them and *Los Hermanos* in Montrose likely operated as an autonomous group, which was normal before the Great Depression (Weigle 1970). In Montrose, the group of *Los Hermanos* served both a social and religious function, emphasizing charity and mutual aid, while organizing care for the sick and poor, and serving in a quasi-religious capacity at major events like weddings, Lent, or funerals. The social and religious roles were especially important for Hispanic communities that faced discrimination, language barriers, and limited access to institutions. With the growing Hispanic population in TF, and amid the unemployment and poverty that affected many families during the 1930s, *Los Hermanos* functioned as a local, church-based, mutual-aid society that could advocate for equitable access to local resources while preserving the neighborhood’s Hispanic traditions and identity. During the Great Depression, Hispanic residents navigated the increasingly racialized labor-focused landscape and adapted to new economic realities through neighborhood-focused collective actions and cultural traditions (both spiritual and secular) to increase community resiliency and overcome economic adversity.

1940–1985: Foundation and significance of the *morada*, identity creation in TF

1940 to 1950: The single biggest economic driver from 1940 to 1950 was the mobilization and support efforts for the U.S.’ involvement in World War II (1941–1945). Montrose experienced a wartime and immediate postwar transition in which the local economy intensified agricultural production and reorganized labor to meet national demand for food and manpower. The Uncompahgre Project-rooted irrigation agriculture was an organized economic base that

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

expanded efforts to meet increased production demands. Labor shortages during World War II, often driven by enlistment, were addressed through substitute labor pools (e.g., contract labor or women and children) that restructured the nature of industrial agriculture (Kaufman 1949:132). As a regional transportation hub, Montrose was also tied to the federal defense-linked uranium milling and mining in the West End of Montrose County. Locally, that included an Atomic Energy Commission (AEC) radium ore sampling office on the TF side of the railroad tracks (site 5MN2726). The parallel economic tracks of agriculture and mining, both of which required an expansive transportation network, kept Montrose at the center of population growth for the Uncompahgre Valley in the 1940s.

From 1940 to 1950, TF was consolidating its identity as a Hispanic barrio with an emphasis on retaining its Hispanic identity and heritage. According to census records, as the population of Montrose grew, so did the population of Hispanics. In 1950 that represented a 33 percent decadal growth rate of Hispanic individuals (Graph 1). In 1950, Hispanics worked a variety of jobs, one-third of which included general labor as painters, dishwashers, secretaries, laundry attendants, and clerks; which also includes two Hispanic-owned restaurants and one Hispanic-owned grocery store. Although the Hispanic population of TF increased in the 1940s, there appears to be a dearth of home construction (Graph 1). Three of the four remaining homes built in the 1940s are all vernacular variations of a linear plan with a gabled roof that were built from 1947 to 1949, after the closure of WWII (Photo 13). The exception is a wood-framed vernacular pueblo building with a stucco exterior (Photo 14). The juxtaposition of an increasing population and lack of new home construction suggests a further consolidation of families in TF.

Besides home construction, the 1940s brought the construction of a *morada* to the neighborhood (Harrison and Landt 2017; Landt et al. 2021). In 1940, Ed Fresquez sold two small portions of a parcel immediately west of Rio Grande Avenue to *Los Hermanos* for “One dollar and other good considerations in hand paid” (Montrose County Clerk and Recorder [MCCR] Book [B] 289 Page [P] 553–554). The parcels were a connected 50-x-50-foot square and a 10-foot-wide easement to North 9 Street, which was outside of the city limits at the time. The Montrose County real estate appraisal card indicates the presence of a 50-x-30-foot adobe church or religious building with a dirt floor and no plumbing. Interviews with TF residents confirm that this was the location of a *morada*, the foundation of which remains (Harrison and Landt 2017, Landt et al. 2021) There are currently no known pictures of the *morada*. Residents of TF further confirm that the *morada* served as a center for religious observance, social gatherings, and cultural education, anchoring the Hispanic community during years of demographic growth. Census records from 1940 and 1950 reflect an increase in Hispanic population and the strengthening of cultural institutions. The *morada* was instrumental in preserving Hispanic traditions, hosting events such as observances of Lent, and providing a space for intergenerational learning. The foundation of the *morada* marks a pivotal moment in the cultural landscape of TF where the following decades is a period of growth and consolidation that roots TF at the center of a Hispanic community on the edge of Montrose.

1950 to 1960: Post-WWII economic events of the 1950s in Montrose were heavily tied to the continuation and intensification of the uranium boom of Montrose County’s West End, the continued intensification of irrigated agriculture, and a postwar rise in tourism associated with

Montrose Historic Tortilla FlatsMontrose, Colorado

Name of Property

County and State

public lands (Mehls 1982:266; Twitty 2021). In the postwar decade of the 1950s, the National Forest was largely focused on providing timber for an increasing consumer demand for wood products while seeing millions of new visitors and recreational demands (Williams 2005). The diversified economic drivers in the 1950s reinforced Montrose's role as a transportation and trade hub and led to an expansion of highways and roads and a continued decline of railroads (Dobson-Brown and Autobee 2002).

Census data from 1960 is not available, though other local trends highlight a continued pattern of Hispanic population growth and consolidation in TF during the 1950s (Graph 1). With the increased economic diversity of Montrose in the 1950s, it is highly likely that the Hispanic population continued to diversify employment opportunities as they did in the previous decade. A neighborhood church owned by the Latin American District Council, a network of Hispanic Assemblies of God churches (e.g., Protestant Christians) was built at 543 North Ute Avenue in 1952 (Photo 15). As another indirect measure of the increased Hispanic population, both in the workforce and schools, the Latin-Anglo Alliance (LAA) was created in the region in 1958 to improve Hispanic and Anglo relations and preserve the heritage of "Spanish-speaking people" (Guettinger 2022:36). Housing construction likely remained depressed in the 1950s in TF (Graph 1, Photo 16) and the residents of TF successfully petitioned for a sewage system in 1954, 16 years after central Montrose acquired a sewer system (Guettinger 2022:40). An aerial image from 1960 shows the underdeveloped and unpaved nature of TF between the river, the railroad tracks and associated stockyards (Map 3). The depressed construction and population increase likely indicates Hispanic consolidation in TF during the 1950s.

1960 to 1970: The 1960s is a transitional period in Montrose's economic history marked by the decline of the uranium industry and a balanced diversification into tourism and recreation that remained supported by the stable agricultural economy and regional transportation needs. Although optimism existed in Montrose County's uranium industry, the shift in federal procurement policies in 1964 that is paired with social movements to enact environmental legislation (i.e., 1963 Clean Air Act, 1967 Air Quality Act, and 1969 National Environmental Policy Act), contributed to an overall 30 percent decline in mining in Montrose County between 1960 and 1965 (Twitty 2008:E83). That decline left an economic vacuum that was filled by growing service and labor industry that was reinforced by highway connectivity. As Montrose was the "last mile" for supporting late nineteenth and early twentieth century gold and silver mining operations in the San Juan Mountains, it also became the last mile for recreational opportunities in the surrounding public lands. Additionally, the Bureau of Reclamation received approval to construct the Morrow Point Dams above the Uncompahgre Project, which created the 900,000 acre foot Blue Mesa Reservoir in 1966 and further stabilized the flow of water through the Gunnison Tunnel. Agricultural production, supported by the long-established Uncompahgre Project, continued to provide a stable economic base while Montrose's role as a regional service and transportation center became increasingly pronounced as Montrose's economy diversified and expanded further into the service industry.

There is no available census data for 1970, though other sources indicate that TF maintained a growing Hispanic presence. The construction of three school buildings in the 1960s is suggestive of an increasing population across Montrose (Table 2, Christman 2016). The two elementary

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

school districts divide Montrose, whether east or west of the railroad tracks, into a northern and southern district along Main Street. By separating the Hispanic population west of the railroad tracks into northern and southern elementary schools, and even though families lived on both sides of the school district line, TF became more formally entrenched as the neighborhood on the north of Main Street and West of the railroad tracks. In 1964, the Montrose chapter of the Latin-Anglo Alliance was founded and the first acting chairman was Bill Cordova (Guettinger 2022:36). Two years later, and in association with the presence of federal and state non-profit organizations who were organizing and supporting Hispanic community members, the Montrose Mexican Fiesta was started as an annual event to focus on Mexican music and culture, and support students with achievement awards and scholarships (Guettinger 2022:37–38). In 1966, access to the *morada* was formally changed to Rio Grande Avenue (MCCR B553 P307), though that appears to have been the practical access as least as early as 1960 (Map 3). By the late 1960s across most of Colorado and New Mexico the Penitente Brotherhood was typically diminished and localized because of an aging *Los Hermanos* population that was not being replaced because of broader social secularization and competition with other religions denominations that had higher rates of social integration (Brown 2010; Weigle 1970). Local records are unavailable and it is unclear if this is the case in Montrose. It is clear that part of TF’s identity was commercial proximity, insofar as the only remaining structure built in the 1960s is a steel-framed warehouse that highlights the mixed-use nature of TF and its linkage to commercial industry along the railroad tracks and stockyard (Photo 17). Additionally, in 1968, Montrose filed a quit claim deed to assume ownership of the block that would eventually become La Raza Park (Map 3), which in the absence of documents, suggests that the two buildings in that space were likely abandoned. In the absence of specific census data, the available information suggests an increasing Hispanic population involved in social activism and the strengthening of a Hispanic identity that is founded in their established presence as TF.

Table 2 Mid-Twentieth Century Schools Built in the Montrose County School District

| Name | Address | Construction Date | Site Number |
|-------------------------|--------------------------|-------------------|-------------|
| Columbine Middle School | 800s 12 th St | 1960 | - |
| Pomona Elementary | 1045 S Cascade | 1961 | 5MN4768 |
| Northside Elementary | 528 Uncompahgre | 1969 | - |

1970 to 1985: Between 1970 and 1980, Montrose continued an economic and social transition characterized by diversification that reflects regional trends. Tourism became a major economic force in western Colorado in the 1970s, which introduced new patterns of development. For instance, Telluride Ski Resort opened in 1972 and transformed the small mining town into a tourist destination (<https://www.telluride.gov/566/History-of-Telluride>, accessed May 25, 2026). Many regional mining towns began making concerted efforts to follow suit and recreate themselves from an extractive to a service industry base. Sitting at the center of a well-developed transportation network, Montrose continued to function as a logistical and commercial “last mile” node, now for tourists. Rather than displacing agriculture, Montrose’s service industries expanded to recreation and regional mobility as well as construction-related activities tied to population increase, infrastructure expansion, and new commercial development linked to seasonal tourism. Additionally, in 1978, the Bureau of Reclamation began construction of the

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

Dallas Creek Project, which included building Ridgway Dam across the Uncompahgre River to provide flood control and stabilize water supplies for irrigated-agriculture while providing additional water and resources for municipal, industrial, and recreational purposes (Simonds 1999). The 1970s in Montrose was defined by a continued decline in extractive industries, an increase in tourism and service opportunities, expanding construction and infrastructure development, and population growth, alongside the stable and growing agricultural economy, all of which reinforced Montrose's role as a diversified regional center.

There is no available census data for 1980, though other sources indicate that TF had a vibrant Hispanic community that transitioned from a sacred to a secular identity. Following the Hispanic support of the 1960s in TF, the Mexican American Development Association (MADA) was incorporated in 1972, the same year their building was constructed (Photo 18). MADA became "a pillar of the Chicano civil rights movement in Montrose ... [and] a locus for many community traditions" (Guettinger et al. 2022:17). In that way, MADA became associated with Hispanic residents who advocated for equal rights, educational reform, and political representation. Also in 1972, La Raza Park (site 5MN12973) was formally established as a public space at the center of TF (Map 3 and Photo 19). The dedication of La Raza as a core spatial element in TF ensures it can serve as a plaza, as the physical, symbolic, and psychological central focus of Hispanic identity. In line with national market trends, the stockyards along the railroads tracks and proximal to La Raza were dismantled in the 1970s (Guettinger et al. 2022:8). The visible removal of the stockyards also removed a symbolic "wall" between TF and the rest of Montrose. With the increase in civil and secular support of Hispanic identity, it is not surprising that TF residents remember the *morada* and its active demolition in the early 1970s. Formally, *Los Hermanos* sold the *morada* property in 1975 (MCCR B614 P808), which would have shifted any Penitente gatherings to a private sphere. In 1978, the Western Slope Action Coalition (WSAC) was formed "from four barrios," including TF, to "bring about social change ... to provide jobs for activists and to develop respect for the community" (*La Cucaracha* [Pueblo] 1978:5). More specifically, WSAC helped develop "a house in the Tortilla Flats barrio into a child care center" (*La Cucaracha* [Pueblo] 1978:5), which was likely at their headquarters in 247 North Ute Avenue (Photo 14) (personal communication from Darlene Mora to Matthew Landt, May 29, 2026). The active social community of TF in the early 1970s may partly explain why the most well-represented period of construction in TF is 1970 to 1980 (Graph 1). The initiation of construction for the Ridgway Dam as part of the Dallas Creek project in 1978 also removed the risk of flooding for most of the properties near Rio Grande Avenue. The biggest change for TF in the 1970s is likely the secularization and reinforcement of Hispanic identity centered in La Raza Park, which captures a transition to new forms of community leadership and an opening of TF to the rest of Montrose.

The successes of TF as a hub for civil reform culminated in the early 1980s as exemplified by changes to the structure of MADA and the election of Daniel Alires as Montrose's first Hispanic mayor. Documents held with the Colorado Secretary of State indicate that MADA's articles of incorporation were amended in 1982 while Harold Black, Pat Michens, and Frank Gallegos served as directors. The purpose of MADA was changed to

"act as a stimulus to low-income families and individuals (elderly) to achieving self-sufficiency. To identify and address basic causes of poverty. Examine and advocate the

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

removal of existing barriers in the organization and operation of all community institutions & programs.”

MADA’s shift from a civil rights directive to a poverty-focused organization highlights the adaptability of the community while suggesting that the 1970s were perceived as successful and recognizing that the aging community of TF brought a different set of struggles that a community organization could address. This was partly resolved in 1985 with the construction of the Anciano Towers as a retirement housing foundation (Photo 21). Northwest Housing Corporation, the business that built Anciano Towers was housed in the MADA building as part of the MADA Community Action group and its registered agent was Victor Alires, brother of Daniel Alires. Anciano Towers is a direct reflection of a community solving their local concerns locally and is testament to the cohesion of TF. The election of Daniel Alires’ election as City council member and then first Hispanic mayor of the City of Montrose in 1985 (Guettinger 2022:Figure 4) is a testament to the political representation of TF residents and highlights the significance of civic participation that grew out of a focused Hispanic identity in TF in the 1960s and 1970s.

Conclusion: Historical Significance and Recommendations

TF is significant as a historical working-class Hispanic neighborhood in Montrose whose built environment, religious space, community institutions, public gathering space, and residential pattern collectively illustrate the formation, persistence, and transformation of a western Colorado Latino community from 1910–1985. Public documents and census records indicate a pattern of settlement on the outskirts of Montrose, while demonstrating periods of economic and social resilience, adaptation, and achievement, underscored by the enduring influence of Hispanic heritage. Throughout each decade, the American Latino heritage themes identified by the National Park Service (2013)—migration and settlement, labor and economic contributions, adaptation, community resilience, religious and cultural continuity, educational advancement, civic engagement, leadership, and political empowerment—are woven into the history of Montrose’s Hispanic population. The settlement and integration of TF, the foundation and use of the *morada*, the construction of the Mexican American Development Association and La Raza Park, and the milestone election of the first Hispanic mayor are emblematic of this legacy. In recognition of these contributions and the embodiment of American Latino heritage themes, Tortilla Flats in the City of Montrose satisfies the requirements for listing in the National Register of Historic Places. Listing Tortilla Flats will honor the community’s achievements and recognize its cultural significance for future generations.

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

- Community Planning and Development
- Ethnic Heritage – Hispanic
- Social History – Labor History and Civil Rights
- Immigration and Settlement
- Community Foundation, Civil Rights
- Religion and Spirituality, Business & Education

Period of Significance

1910–1985

Significant Dates

- 1910–1940: Founding of TF
- 1930–1975: Emergence of TF Identity
- 1960–1985: Civil Rights

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Hispanic

Architect/Builder

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Historic properties of American Hispanics are typically considered significant between the 1848 signing of the Treaty of Guadalupe Hidalgo and the late 1980s, which incorporates the Chicano Civil Rights and Muralism movements (National Park Service 2022:3). TF is recommended historically significant under Criterion A for the period from 1910 to 1985, from the founding of a Hispanic community on the periphery of Montrose to the election of Daniel Alires as the first Hispanic Mayor in Montrose. From 1910 to 1940, TF is recommended significant as a district that represents the growth and development of a Hispanic community as they filled local labor shortages, whether as *traqueros*, farm hands, shepherds, or general laborers and integrated themselves into the City of Montrose as a distinct and coherent Hispanic community. From 1930 to 1975, the TF community developed religious and secular social mechanisms that harkened to their northern New Mexico and southern Colorado Roman Catholic traditions while building buffers against the racialization of the era. From 1960 to 1985, TF broke from their religious heritage and focused on civic support and fighting for civil rights that culminated in the election of Daniel Alires as Montrose's first Hispanic Mayor. TF should be considered eligible under Criterion A as an excellent example of a Hispanic Settlement from 1910 to 1940, for its Religious and Cultural Continuity from 1930–1975, and for its Social History from 1960 to 1985.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

From 1910 to 1940, TF neighborhood emerged as a distinct Hispanic-majority neighborhood shaped by the convergence of agricultural labor demand, railroad employment, and broader migration patterns from northern New Mexico and south-central Colorado, as well as Mexico. As Montrose transitioned from a frontier mining supply center to a stable irrigated agricultural hub, the need for seasonal and semi-permanent labor increased substantially, drawing Hispanic workers into the region. Many of these individuals, including *traqueros* working on railroad maintenance and shepherds tied to regional livestock economies, settled west of the railroad tracks in areas that were physically and socially marginal to the Anglo core of Montrose. By the 1920s and 1930s, this concentration produced a recognizable barrio, characterized by high rates of rental occupancy, modest vernacular housing, and a spatial pattern shaped by economic necessity and social exclusion. Despite the hardships of the Great Depression and increasingly hostile racialized environments—including state-level anti-Hispanic policies—TF appears to have experienced a notable increase in residential construction during the 1930s, suggesting consolidation rather than abandonment. TF was, and is, characterized by architectural diversity rather than a single stylistic tradition. Within this context, social cohesion was reinforced through institutions such as *Los Hermanos*, which provided mutual aid, religious continuity, and cultural preservation, allowing the community to endure economic instability and social marginalization. The settlement patterns, social institutions, and lived experiences of Montrose's Hispanic community during this period contribute significantly to the city's historical development and is an excellent example of the ways in which ethnic identity, economics, religion, and civic life intersected in small-town Colorado during the early twentieth century.

Montrose Historic Tortilla Flats

Name of Property

Montrose, Colorado

County and State

Between 1940 and 1975, the cultural and social identity of TF became more firmly rooted through the establishment of enduring religious institutions, the reinforcement of family-based residency patterns, and the gradual transition from religiously oriented to more secular and civic forms of community organization. The wartime and postwar decades brought both economic opportunity and constraint: while agricultural production intensified and industrial activities such as uranium-related work expanded. Housing development appears to have lagged behind population growth, resulting in increased residential density and the continued consolidation of Hispanic families within TF. The establishment of the *morada* was a pivotal development in 1940. Not only was it the only *morada* in western Colorado, it was a religious and social center associated with *Los Hermanos* that served as a focal point for spiritual observance, mutual aid, and cultural continuity. By the 1950s and 1960s, additional forms of organization emerged, including the Latin-Anglo Alliance and the initiation of public cultural events such as the Montrose Mexican Fiesta, reflecting efforts toward interethnic cooperation and a strengthening of Hispanic cultural visibility. Although TF remained geographically and infrastructurally marginalized relative to the rest of Montrose, the neighborhood increasingly functioned as a cohesive cultural barrio, where shared identity was maintained through both formal institutions and everyday social practices. This period reflects a gradual shift from insular, church-centered organization toward broader engagement with public life and intercommunity relationships and is an excellent example of religious and cultural continuity that demonstrates the enduring influence of Hispanic faith and community practices.

From 1960 to 1980, TF became a focal point for emerging social justice efforts and civic activism that mirrored broader regional and national Latino movements while retaining a distinctly local expression. Economic restructuring in Montrose, particularly the decline of uranium mining and the rise of tourism and service industries, reshaped employment opportunities and reinforced the city's role as a regional hub but also highlighted persistent inequities in access and representation for Hispanic residents. In response, TF residents increasingly turned toward organized advocacy and community development initiatives. The establishment of the Montrose chapter of the Latin-Anglo Alliance in the early 1960s and the founding of MADA in 1972 marked a transition toward formalized civil rights engagement, focusing on education, economic opportunity, and political inclusion. The development of La Raza Park in 1972 further anchored this shift, transforming a formerly marginal space into a central public plaza of identity, gathering, and symbolic representation. At the same time, the decline and eventual removal of the *morada* reflected a broader secularization of social life and a reorientation toward civic leadership rather than religious authority. Organizations such as the WSAC extended this momentum in 1978 by addressing social services and community support needs. Collectively, these developments represent a period in which TF evolved from a socially marginalized labor barrio into an active center of Hispanic identity, community organization, and political participation within Montrose and is an excellent local example of the twentieth century Hispanic social rights and civil reform movements.

The Tortilla Flats district retains integrity as a cohesive vernacular cultural landscape, with contributing buildings collectively preserving sufficient location, design, setting, materials, and workmanship to convey its historic working-class character and long-standing Hispanic

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

occupation. More than one-quarter of residences exhibit stucco finishes—reflecting common phases of alteration—and incremental modifications are widespread. Such alterations are consistent with patterns of additive construction and maintenance typical of working-class neighborhoods. This physical continuity is reinforced by ongoing occupancy, as a majority of homeowners remain Hispanic, sustaining the social and cultural qualities that underpin the district's significance.

6. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- Baker, Steven G., Rick Hendricks, and Gail Carroll Sargent
2016 *Juan Rivera's Colorado, 1765: The First Spaniards Among the Ute and Paiute Indians on the Trails to Teguayo*. Western Reflections Publishing. Lake City, CO.
- Brown, Callum G.
2010 What was the Religious Crisis of the 1960s? *Journal of Religious History* Vol. 34, No. 4, Pages 468–479. doi: 10.1111/j.1467-9809.2010.00909.x.
- Christman, Abigail
2016 National Register of Historic Places Multiple Property Documentation Form: Colorado's Mid-Century Schools, 1945–1970. Prepared by Center of Preservation Research, CU Denver, Denver. On file at Colorado Historical Society – Office of Archaeology and Historic Preservation, Denver.
- Department of Army
1980 *Flood Hazard Information; Uncompahgre River, Montrose and Olathe, Montrose County, Colorado*. Prepared for Montrose and Olathe, Montrose County, and the Colorado Water Conservation Board. Prepared by the Department of the Army Sacramento District Corps of Engineers, Sacramento, California.
- Dobson-Brown, Deborah and Robert Autobee
2002 *Highways to the Sky: A Context and History of Colorado's Highways System*. State Historic Fund Project No. 01-01-043. Prepared by Associated Cultural Resource Experts, Denver, Colorado. On file at the Colorado Historical Society – Office of Archaeology and Historic Preservation, Denver.
- Fore-Kin Trail Genealogical Society
2014 Rediscovering Montrose's Penitente History. *Montrose Daily Press* June 29, 2014: A5. Montrose, Colorado.
- Garcílazo, Jeffrey Marcos
2012 *Traqueros: Mexican railroad workers in the United States 1870-1930*. University of North Texas Press. Denton, Texas.
- Guettinger, Langston Emerson, Penelope Cottrell-Crawford, Jennifer Levstik, Kathryn McKinney
2022 *Tortilla Flats/La Raza Park Neighborhood Historic Context and Survey, Montrose, Montrose County, Colorado: Phase 1*. Prepared by Logan Simpson, Fort Collins, Colorado. Prepared for City of Montrose, Montrose, Colorado. Available online at <https://www.cityofmontrose.org/DocumentCenter/View/48746/Montrose-Tortilla-Flats-Historical-Context-and-Survey-Report>, accessed June 12, 2026.
- Hadley, Diana, Thomas H. Naylor, Mardith K. Schuetz-Miller

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

1997 *The Presidio and Militia on the Northern Frontier of New Spain A Documentary History, Volumen Two, Part Two: The Central Corridor and the Texas Corridor, 1700–1765.* University of Arizona Press. Available online at <https://open.uapress.arizona.edu/projects/the-presidio-and-militia-volume2-part2>.

Kaufman, Jacob J.

1949 *Farm Labor during World War II.* Journal of Farm Economics Vo. 31 NO. 1 Part 1 (February).

La Cucaracha [Pueblo]

1978 Western Slope Coalition Gives Voice to La Gente. *La Cucaracha* July 3, 1978:5. Pueblo, Colorado.

1980 Los Penitentes Maintain Strict Religious Observances. *La Cucaracha* April 1–13, 1980:5. Pueblo, Colorado.

Harrison, Abbie and Matthew J. Landt

2017 *Preliminary Report of Archaeological and Historical Investigations at a Morada in Montrose County, Colorado.* Prepared by Alpine Archaeological Consultants, Montrose, Colorado. Prepared for the City of Montrose.

Landt, Matthew J., Barb Lockwood, Abbie L. Harrison, and Jordan Kluver

2021 *Identify and Record Moradas in Montrose, Delta, and Mesa Counties, Colorado.* Prepared by Alpine Archaeological Consultants, Montrose, Colorado. Prepared for State Historical Fund 2020-01-004, History Colorado, Denver.

Mehls, Steven F.

1982 *The Valley of Opportunity: A History of West-Central Colorado.* Cultural Resources Series No. 12. Colorado State Office, Bureau of Land Management, Denver.

National Park Service

2013 *American Latinos and the Making of the United States: a Theme Study.* Publication of the National Park System Advisory Board American Latino Scholars Expert Panel. National Park Service, Washington D.C. Available online at <https://www.nps.gov/subjects/tellingallamericansstories/latinothemestudy.htm>, accessed June 12, 2026.

2022 *Addendum: American Latino Heritage Theme Study National Historic Landmark Registration Guidelines.* Publication of the National Park System Advisory Board American Latino Scholars Expert Panel. National Park Service, Washington D.C. Available online at https://www.nps.gov/subjects/nationalhistoriclandmarks/upload/American_Latino_Heritage_Theme_Study_NHL_Registration_Guidelines_FINAL.pdf, accessed June 12, 2026.

Simonds, Wm. Joe

1999 *Dallas Creek Project.* Prepared by the Bureau of Reclamation. Available online at <https://www.usbr.gov/projects/index.php?id=446>, accessed June 12, 2026.

Sudler, Barbara

1983 *Concurrence Letter Attached to Site Form 5MN2194.* Prepared by State Historic Preservation Officer, Colorado Historical Society, Denver. On file at Colorado Historical Society – Office of Archaeology and Historic Preservation, Denver.

Twitty, Eric

2008 *Guide to Assessing Historic Radium, Uranium, and Vanadium Mining Resources in Montrose and San Miguel Counties, Colorado, Multiple Property Listing.* Prepared by Mountain States Historical, Boulder, Colorado. On file at Colorado Historical Society – Office of Archaeology and Historic Preservation, Denver.

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

2021 National Register of Historic Places Multiple Property Documentation Form: Historic Radium, Uranium, and Vanadium Mining Resources in the Uravan Mineral Belt, Colorado. Prepared by Mountain States Historical, Paonia, Colorado. On file at Colorado Historical Society – Office of Archaeology and Historic Preservation, Denver.

Varsanyi, Monica W.
2020 Hispanic Racialization, Citizenship, and the Colorado Border Blockade of 1936. *Journal of American Ethnic History*, Fall 2020, Vol 40, No. 1, pp 5–39.

Warner, Ted J.
2004 *The Dominguez Escalante Journal: Their Expedition Through Colorado, Utah, Arizona, and New Mexico in 1776*. University of Utah Press. Salt Lake City, UT.

Weigle, Marta
1970 *The Penitentes of the Southwest*. Ancient City Press, Santa Fe, New Mexico.

Williams, Gerald W.
2005 *The USDA Forest Service – The First Century*. Originally published in 2000. Prepared by the USDA Forest Service, Office of Communication, Washington D.C.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

7. Geographical Data

Acreeage of Property 43 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|-------------------|---------------------|
| 1. Zone: 13S | Easting: 248013 m | Northing: 4263445 m |
| 2. Zone: 13S | Easting: 248191 m | Northing: 4263591 m |
| 3. Zone: 13S | Easting: 248649 m | Northing: 4262866 m |
| 4. Zone: 13S | Easting: 248483 m | Northing: 4262876 m |

Verbal Boundary Description (Describe the boundaries of the property.)

TF is on the eastern side of the City of Montrose in a 12-block area historically wedged between the Denver & Rio Grande Western (D&RGW) Railroad and the Uncompahgre River in the center of Section 28, Township 49 north, Range 9 west of the New Mexico Prime Meridian. TF is bounded by North Second and North Ninth Street and between Selig and Rio Grande Avenues (Map 1). The historic district covers roughly 2 blocks west–east and 7 blocks north–south (Map 4).

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are defined by the northern and western limits of Montrose, the eastern and southern boundaries are defined by the railroad and commercial district along Main Street. These are the current boundaries of TF as identified by the neighborhood. TF, as the aggregated living space of Montrose's Hispanic population has changed over the last 100 years. In the 1920s it was first located south of Main Street and west of the D&RGW railroad, which was also close to *traqueros*' employment. In the 1930s, TF then incorporated housing north of Main Street as the Hispanic population grew, yet staying west of the railroad tracks. In the 1960s the Montrose school district separated the Hispanic population along Main Street, sending Hispanic students to different schools. From 1970 to today, TF remained north of Main, east of Rio Grande, and West of the railroad tracks in the western corner of the City of Montrose.

8. Form Prepared By

name/title: Matthew Landt / Senior Cultural Resources Specialist
organization: Barr Engineering Co.
street & number: 776 E Second Ave
city or town: Durango state: CO zip code: 81301
e-mail: mlandt@barr.com
telephone: 970.488.3763
date: _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
 - Figure of decadal Hispanic population and construction sequence

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Montrose Historic Tortilla Flats
City of Vicinity: Montrose
County: Montrose
State: Colorado
Name of Photographer: Matthew Landt
Date Photographed: 06/08/2026 to 06/06/2026
Location of Original Digital Files: Barr Engineering, archives
Number of Photographs: 21

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 Northeastern (main) façade of 1900 gabled vernacular with stucco finish at 305 North Ute Ave (site 5MN13409), camera facing southwest 34
- Photo 2 Southeastern side of a 1900 two-story gabled vernacular with partial stucco finish at 129 North Seventh St. (site 5MN13414), camera facing northwest 34
- Photo 3 Southwestern façade of 1880 gabled vernacular with stucco finish at 420 North Grand Ave (site 5MN13408), camera facing northeast 35
- Photo 4 Northwestern side of 1910 vernacular masonry cottage with stucco finish at 340 North Grand Ave (site 5MN13368), camera facing southeast 35
- Photo 5 Northeastern side of a 1910 vernacular linear plan with a hip roof at 347 North Ute Avenue (site 5MN13410), camera facing southwest 36
- Photo 6 Northwestern façade of 1910 gabled vernacular house with a 1953 addition and a stucco exterior at 18 North Ninth Street (site 5MN12974), camera facing southeast 36
- Photo 7 Eastern side of 1921 gabled vernacular house at 31 North Sixth Street (site 5MN13378), camera facing west 37
- Photo 8 Northwestern side of a 1922 masonry vernacular building with stucco finish at 840 North Ute Avenue (site 5MN13360), camera facing southeast 37
- Photo 9 Southeastern façade of 1928 vernacular cottage construction at 47 North Fourth Avenue (site 5MN13367), camera facing northwest 38
- Photo 10 Northwestern sides of three neighboring minimal traditional-style houses built in 1935 and 1936 along North Eighth Street (sites 5MN13389 [right] and 5MN13390 [two on left]), camera facing southeast 38
- Photo 11 Northwestern façade of 1930 WPA modernist building including low-slope roof behind a stepped parapet at 540 North Ute Avenue (site 5MN13355), camera facing southeast 39
- Photo 12 Northwestern side of 1939 vernacular flat-roofed buildings with stucco exterior at 30 (left, site 5MN12962) and 22 (right, site 5MN13364) North Fourth Street, camera facing southeast 39
- Photo 13 Northwestern side of 1948 gabled vernacular linear plan masonry building at 146 North Sixth St. (site 5MN13381), camera facing southeast 40

Montrose Historic Tortilla Flats

Montrose, Colorado

Name of Property

County and State

| | | |
|----------|---|----|
| Photo 14 | Northeastern façade of 1948 vernacular flat roof building with stucco exterior at 247 North Ute Avenue, camera facing southwest | 40 |
| Photo 15 | Northeastern view of 1952 gabled vernacular building at 543 North Ute Avenue (site 5MN12972), camera facing south | 41 |
| Photo 16 | Northwestern façade of 1952 vernacular stucco-exterior building at 132 North Sixth St. (site 5MN13380), camera facing southeast | 41 |
| Photo 17 | Western side of 1967 steel-framed warehouse at 110 North Fourth St. (site 5MN12944), camera facing east | 42 |
| Photo 18 | Eastern side of 1972 vernacular MADA building at 17 North Sixth St. (site 5MN129948), camera facing west | 42 |
| Photo 19 | Northern portion of La Raza Park, dedicated in 1972 (site 5MN12973), camera facing west | 43 |
| Photo 20 | Southern side of 1975 ranch building at 25 North Eighth St. (site 5MN13391), camera facing north | 43 |
| Photo 21 | Northern side of 1985 Anciano Towers with stucco exterior, camera facing south | 44 |

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

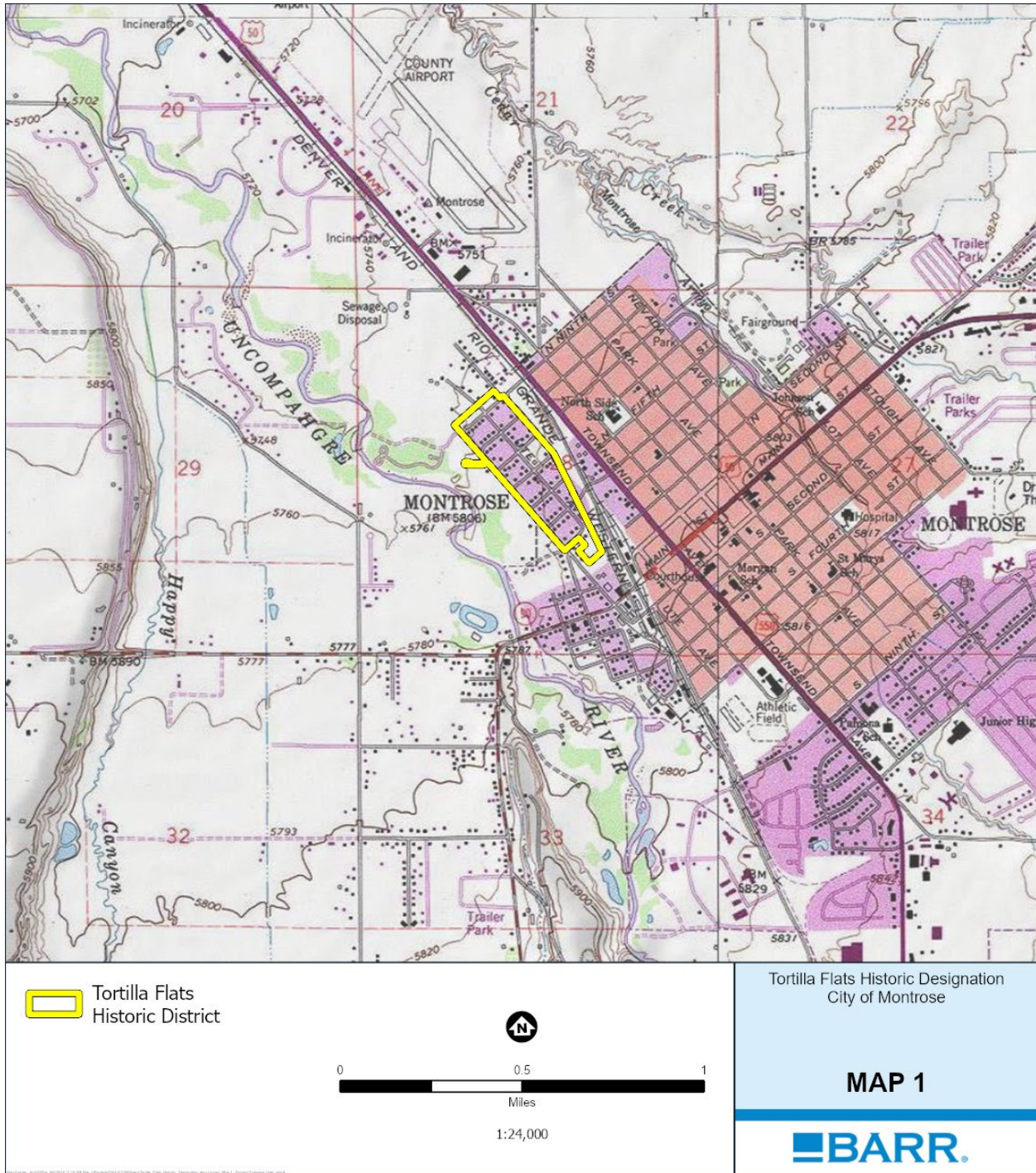
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Montrose Historic Tortilla Flats
Name of Property

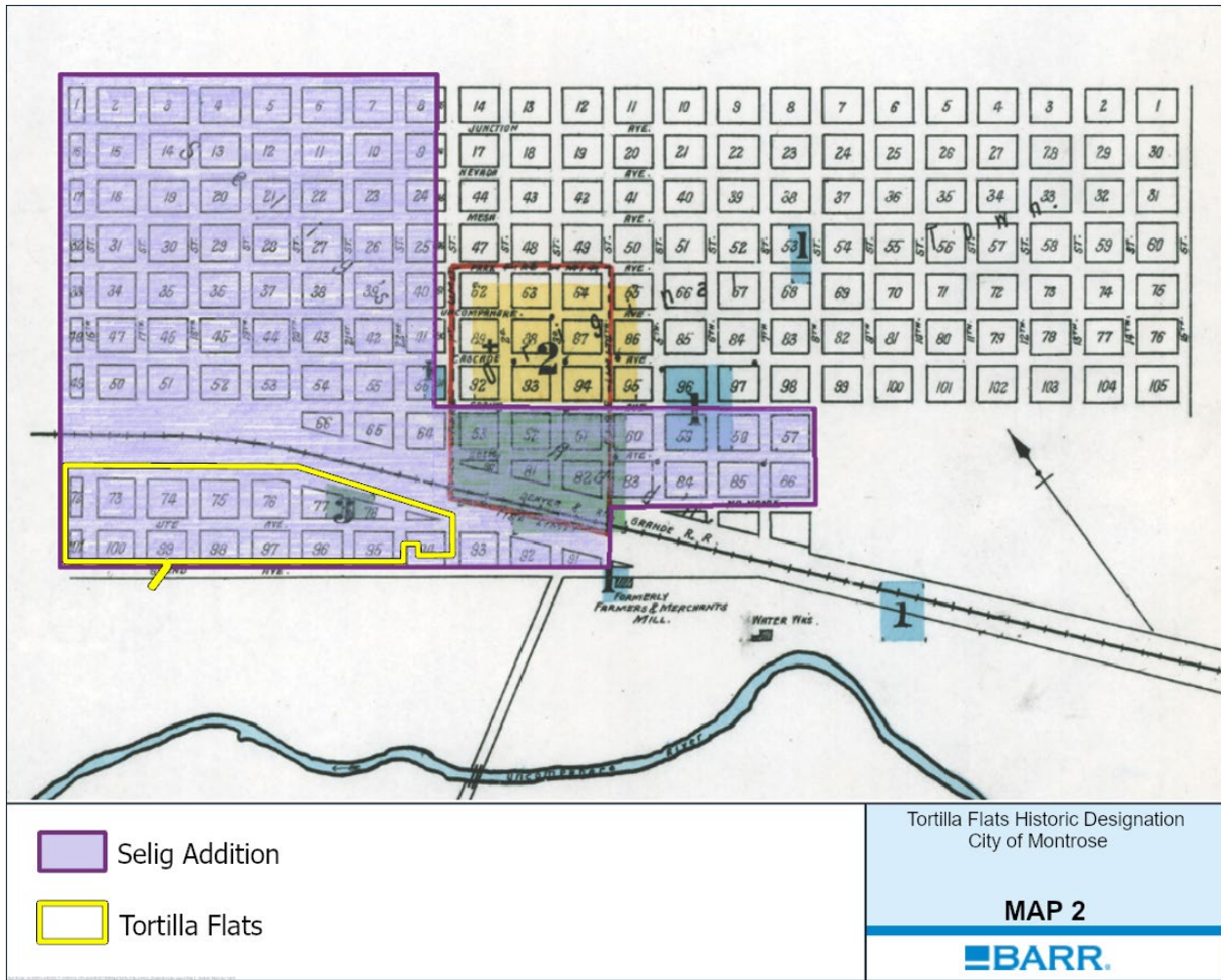
Montrose, Colorado
County and State



Map 1 Outline of Tortilla Flats on the western edge of the City of Montrose.

Montrose Historic Tortilla Flats
Name of Property

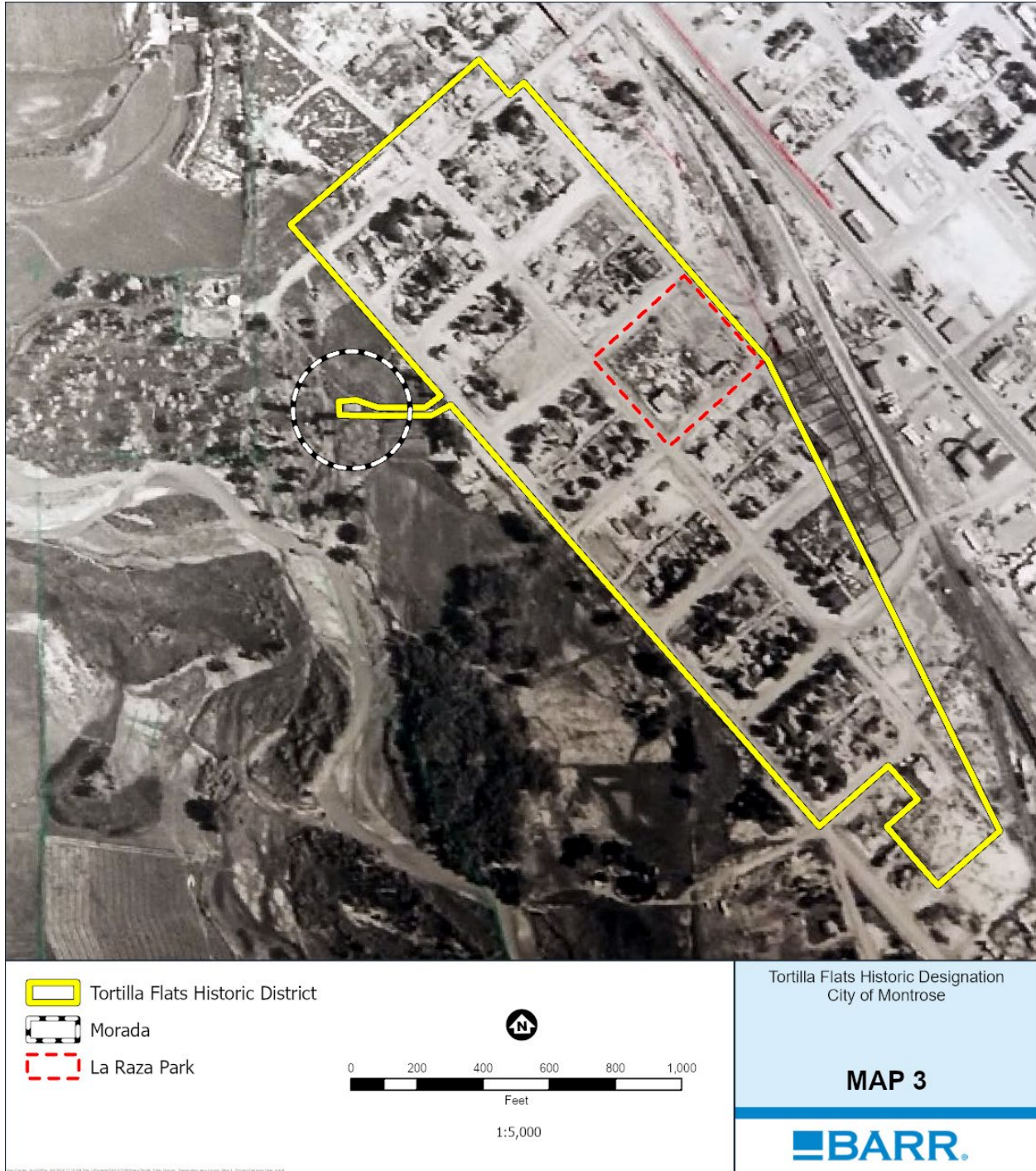
Montrose, Colorado
County and State



Map 2 Image of 1889 Sanborn Map for the City of Montrose with the 1882 Selig Addition highlighted on the left (purple) and TF encircled in lower left corner (yellow).

Montrose Historic Tortilla Flats
Name of Property

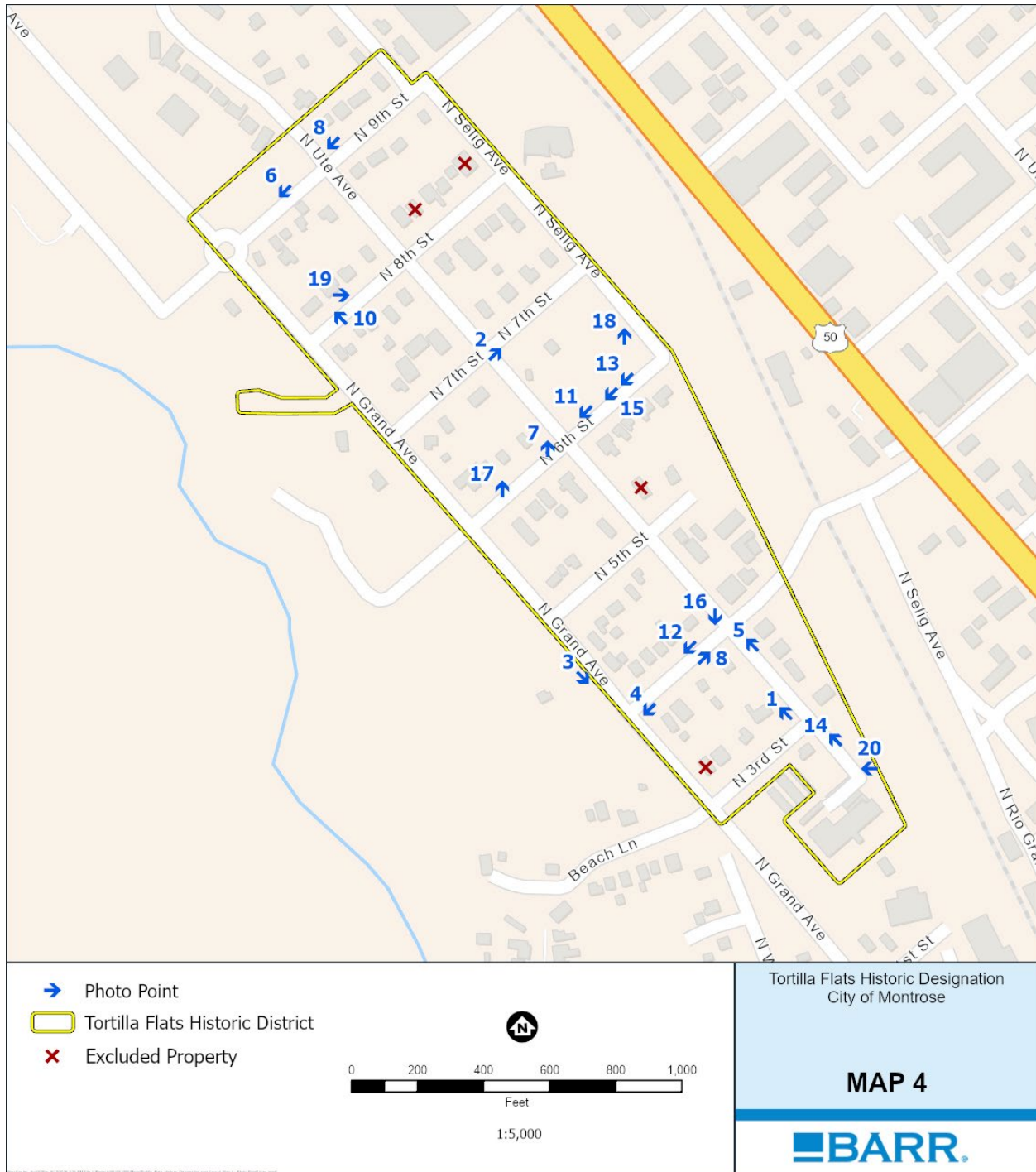
Montrose, Colorado
County and State



Map 3 1960 Montrose County Assessor aerial photograph with TF outlined in solid, the morada encircled with a dashed line on the left, and future La Raza Park outlined with a square dashed line left of center.

Montrose Historic Tortilla Flats
Name of Property

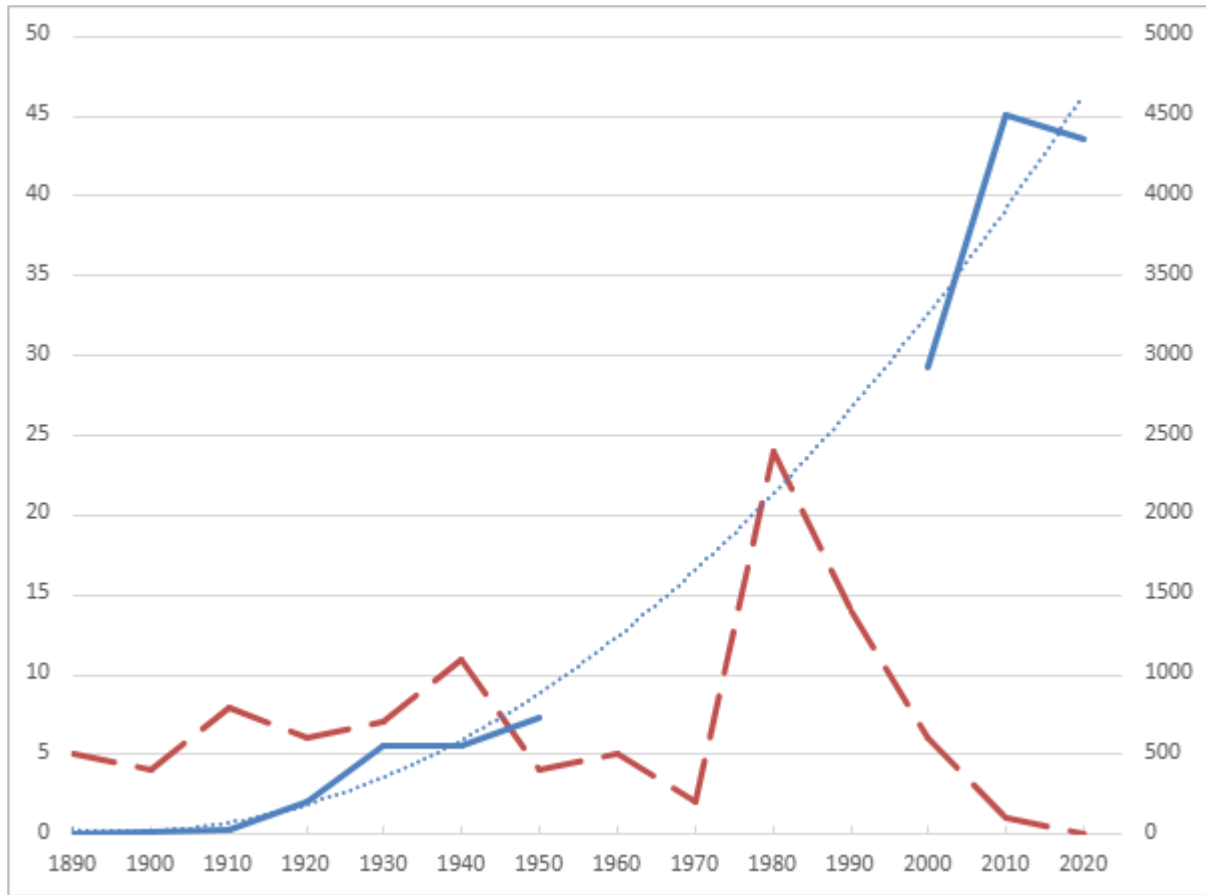
Montrose, Colorado
County and State



Map 4 Map of the TF Historic District with photo points.

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Graph 1 Montrose's Hispanic population (solid & dotted trend lines, right Y-axis) plotted across building construction dates in TF (dashed line, left Y-axis).

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 1 Northeastern (main) façade of 1900 gabled vernacular with stucco finish at 305 North Ute Ave (site 5MN13409), camera facing southwest



Photo 2 Southeastern side of a 1900 two-story gabled vernacular with partial stucco finish at 129 North Seventh St. (site 5MN13414), camera facing northwest

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 3 Southwestern façade of 1880 gabled vernacular with stucco finish at 420 North Grand Ave (site 5MN13408), camera facing northeast



Photo 4 Northwestern side of 1910 vernacular masonry cottage with stucco finish at 340 North Grand Ave (site 5MN13368), camera facing southeast

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 5 Northeastern side of a 1910 vernacular linear plan with a hip roof at 347 North Ute Avenue (site 5MN13410), camera facing southwest



Photo 6 Northwestern façade of 1910 gabled vernacular house with a 1953 addition and a stucco exterior at 18 North Ninth Street (site 5MN12974), camera facing southeast

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 7 Eastern side of 1921 gabled vernacular house at 31 North Sixth Street (site 5MN13378), camera facing west



Photo 8 Northwestern side of a 1922 masonry vernacular building with stucco finish at 840 North Ute Avenue (site 5MN13360), camera facing southeast

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 9 Southeastern façade of 1928 vernacular cottage construction at 47 North Fourth Avenue (site 5MN13367), camera facing northwest



Photo 10 Northwestern sides of three neighboring minimal traditional-style houses built in 1935 and 1936 along North Eight Street (sites 5MN13389 [right] and 5MN13390 [two on left]), camera facing southeast

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 11 Northwestern façade of 1930 WPA modernist building including low-slope roof behind a stepped parapet at 540 North Ute Avenue (site 5MN13355), camera facing southeast



Photo 12 Northwestern side of 1939 vernacular flat-roofed buildings with stucco exterior at 30 (left, site 5MN12962) and 22 (right, site 5MN13364) North Fourth Street, camera facing southeast

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 13 Northwestern side of 1948 gabled vernacular linear plan masonry building at 146 North Sixth St. (site 5MN13381), camera facing southeast



Photo 14 Northeastern façade of 1948 vernacular flat roof building with stucco exterior at 247 North Ute Avenue, camera facing southwest

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 15 Northeastern view of 1952 gabled vernacular building at 543 North Ute Avenue (site 5MN12972), camera facing south



Photo 16 Northwestern façade of 1952 vernacular stucco-exterior building at 132 North Sixth St. (site 5MN13380), camera facing southeast

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 17 Western side of 1967 steel-framed warehouse at 110 North Fourth St. (site 5MN12944), camera facing east



Photo 18 Eastern side of 1972 vernacular MADA building at 17 North Sixth St. (site 5MN129948), camera facing west

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 19 Northern portion of La Raza Park, dedicated in 1972 (site 5MN12973), camera facing west



Photo 20 Southern side of 1975 ranch building at 25 North Eighth St. (site 5MN13391), camera facing north

Montrose Historic Tortilla Flats
Name of Property

Montrose, Colorado
County and State



Photo 21 Northern side of 1985 Anciano Towers with stucco exterior, camera facing south