

Dec. 1, 1989

Richard Current Latest To Become Life Member

We welcome Life Member **Richard N. Current** of Massachusetts, originally of 1131 Lincoln Street—3152 W. Pikes Peak in 1917. His comments about Colorado City to readers of **American Heritage** were relayed in the November **WestWord**. We appreciate his support.

Life members to date are:

1. Leslie Atkins for Luther McKnight
2. Harry Zala
3. George Brent
4. Leon Young
5. Sally Brawner
6. Stanley L. DeGeer
7. Ralph R. Conner
8. John Keller
9. Barbara Keller
10. William C. Henderson
11. Cedarwood Health Care Center
12. Agnes Johnson Loesch
13. Barbara Carter
14. Ruth Walsh Kruse
15. Virginia Cox
16. Mary Dunning Rymer
17. Lucile Ellis
18. Robert E. Smith
19. Frances White
20. David Hughes
21. Richard N. Current

Colorado Rangers Continue Traditions of Public Service and Enforcement of Laws

Training Officer Lt. Carleton E. McClure and Chaplain Carl Wertz briefed us informally on the history and activities of the Colorado Rangers at our meeting Nov. 10th.

They were established in 1861, we were told, by Gov. Gilpin, and served on their own and with the militia in preserving law and order, and fighting major military confrontations such as the Battle of Glorietta Pass (which halted a Confederate stab towards the Colorado gold fields) and Sand Creek (which attacked an Indian camp). They presided at hangings, protected gold shipments, and helped preserve order during labor disputes, including the Cripple Creek strike. Gov. Ammons revived the Rangers in 1941 and added the designation of "Mounted". They are not to be confused with the Colorado Militia.

Their service today is less dramatic but still useful. They handle traffic and security, search and rescue, and function as a fellowship organization. From the beginning, members received special training such as tracking and first aid. Members are volunteers who may have fulltime jobs.

The men told of drug enforcement which grew out of more

Society Processing Family Picture Sets

We have an intriguing challenge from member **Lucile Ellis**, who gave us several hundred negatives, which are being reviewed by **Joyce Johns** for our archives.

The negatives were given years ago to Lucile's brother, **Carl Matthews**—a serious student of local history—by several local families, and include the usual range of family pictures: people, vacations, buildings and cars.

In most cases, nothing is known except the family which gave them, and the information revealed by the pictures themselves. But they're unquestionably historic, and may supply some unexpected evidence of earlier local history. We're getting prints of several more-interesting negatives to help with identification.

routine duties. They're armed with a pistol, mace and handcuffs. They're often deputized, although modern problems of liability limit their participation with fulltime law officers. They help several Ute Pass activities, and participate in Westside's Territory Days—they're the ones operating the jail. There are units in Durango and Pagosa Springs.

This Month's Meeting:

Two-Stop Meeting Calls Us to Xmas Ranch Visit

As usual in December, we break routine: a meal at the Mason Jar and a tour of Orchard House at White House Ranch.

Lunch will be a salad, fried chicken, apple sauce, bread and ice cream, with tea or coffee. The price of \$6.50 includes tip. Meet at the Mason Jar at 11 for a brief meeting; meal at 11:15.

After lunch we'll move to White House Ranch to tour the Orchard House, which has had considerable renovation with care for historic authenticity. There will be a charge for White House Ranch of a dollar or so. Total cost will be \$8.50 or less.

At least one surprise: the "White" house is now plum! Purists say the "White" was a relatively recent development.

Now We Know: I. R. S.

Didn't Get Application

With an assist from accountant **Judith Kasten**, we learned why we didn't hear from the Internal Revenue Service about our tax exempt status: our last submission failed to reach the proper office.

The I.R.S. had returned our original application for revision, and set a deadline for its return. The application was mailed by the deadline with revisions and added material, but it never reached the office which had returned it. We don't know why, and we aren't likely to. It may have become lost, or sent to the wrong address—there were two addresses in the I.R.S. letter.

It's unfortunate in two respects: it delayed our tax-exempt status, and the \$300 fee which accompanied our application will likely have to be paid again.

Westside Memories: Turning Back the Clock on Local Events

Twenty-five Years Ago

December, 1964

Hard to figure what thieves did with loot from a burglary at 3122 W. Pikes Peak: stole 100 homing pigeons.

Records of 14,000 hours of flying time were lost when W. F. Leithold left an attache case on the sidewalk while moving into 1315 W. Kiowa.

West Side library closed several days for inventory.

A cord in the attic shorted and set fire to 808 N. 24th; half a duplex at 2322 W. Bijou almost destroyed by fire.

Leaking gas, caused by a concrete slab's settling, blamed for explosion at Cobweb Antiques, 2624 W. Colorado.

Mrs. Pauline D. Wilson, 1706 W. Bijou, won trips for two to the 1965 New York World's Fair.

John W. Miles joined Orville's Barber shop at 2421 W. Colorado.

A woman was shot to death in 1100 block of W. Colorado while struggling with her husband over a pistol.

Bishop R. Marin Stuart spoke at Trinity Methodist Church's memorial re-dedication ceremony.

Fifty Years Ago

December, 1939

A 20-foot concrete conduit over Camp Creek in the 3000 block of W. Kiowa allowed street widening.

Zoning board okayed a Safeway at 23rd and Colorado to replace a filling station, despite residential zoning.

At 25th and Colorado, Santa Claus handed out gift certificates redeemable at West Side merchants. 500 attended.

High School estimated a fourth of its students rode bicycles to school. Girl bandmembers asked to wear trousers instead of skirts with band uniforms.

Golden Cycle set a record in processing 545,320 tons of ore, though lower prices pushed total income down.

Commercial Club asked for a cog engine for Bancroft Park like the one donated earlier to Manitou Springs.

Spencer Penrose died at the Broadmoor, leaving 35 bequests totaling a million dollars, and giving 16-million to a Pomar foundation.

Initiative petitions calling for either an election or cancellation of a 2% sales tax led Springs' City Council to withdraw the tax and raise property taxes from 12 to 17+ mills.

(Before 1917 Colorado City was an independent town.)

Seventy-five Years Ago

September 1914

Cresson mine vug (natural cave) in Cripple Creek was guarded 24 hours a day by two men and protected by steel doors. The just-discovered room, 50 feet high, 20 long and 15 wide, had walls of rich sylvanite—"pure" gold ore. One 30,000-lb. carload of ore sent to Colorado City was said to be worth one million dollars.

J. P. Jackson, P. J. Hamble and Lockwood sold \$3,000 worth of stock in Nonrinkle Trunk Company, clearing way for the company to move into property it owned at 7th and Colorado.

Springs' Park Department considered a new 3-story building at the Garden of the Gods, and an auto shuttle to connect it with the street car line in Colorado City.

T. H. C. Hilligross took the first tourist party on the new auto road to Cave of the Winds. On the return, his Ford coasted all the way to Manitou. County recorded 1,472 cars; 115 makes were led by Ford and Buick.

Commission planning annexation of Colorado City to Colorado Springs agreed on street names, but were at odds over South Colorado City's separate water system and indebtedness of the two cities.

South Side discussed seceding from Colorado City, demanded better water system and streets. John Kelly, former alderman, was "boss" of the South. It was isolated by Midland railroad property which lay in the county.

Frank Johnson sold his interest in Newton Lumber to W. E. McClung.

Boys surprised LeRoy Ellingwood with a party on his 13th birthday.

City reduced tax levy by 1½ mills; school lowered taxes 1 mill, to 5 mills.

Fire destroyed lower station and one car of Mt. Manitou Scenic incline.

"Van Briggles Stove" was introduced. Heating wires, imbedded in clay to prevent oxidation, allowed stove to heat without danger to table-top. To sell for \$5 but introduced at \$3.50.

Excellent skating at Thorndale Park. Ione Brown, 15, escaped drowning when she fell through ice on Griffen pond near the county farm.

The Independent ordered the latest typesetting machine.

Two new cases of small pox reported. High School students must stay out two weeks or else get vaccinated.

One Hundred Years Ago

December, 1889

Construction of the Pikes Peak Cog Road moved rapidly; grading was to be finished in March, track-laying in July.

Human cost of Cog road was high. Project engineer George Huntington, 40, died after falling timber broke an arm and a leg. A blast showered a boarding tent with rock, injuring two and killing Antonio Jose Farrilla by severing his jugular vein. Another died when he retrieved his pick at the moment an explosion occurred. Laborer James Quintana died when struck by a runaway team in Colorado Springs. One man's leg was broken when he passed a fellow-worker just as the worker heaved a heavy stone.

Gazette reported another threat to workers' life and limb: "Two Italians who have been engaged in grading the Pikes Peak road found the altitude too high for them and came down to Colorado City yesterday to quiet their nerves on bad whiskey." Bystanders had to break up a fight between the two.

Cog workers were paid \$2 a day, \$2.50 on Sunday; were given board and room for \$4.50 a week. Few worked every day; they needed time off to rest from effects of the high altitude.

Colorado City was split by a crime crack-down. Sheriff Jackson appeared at high noon to read summonses for saloon keepers who operated on Sunday, gamblers and prostitutes; 130 cases were to be tried. Of 7 who pleaded guilty immediately, one was fined \$100 and others \$50. Law which permitted misdemeanors to be filed in county court hadn't been tested in the courts so trials were to stretch ahead many months and to the supreme court.

Saloon men, angry that City's two policemen testified for the prosecution, accused the officers of drinking on duty and both were fired. Mass meeting was held at the Argyle block.

D. Minium fined \$30 for renting a room for gambling purposes; John Hickey and George Stratton forfeited bonds. Laura Bell and Alice Hopkins convicted by a jury, Kitty Bell pleaded guilty to running houses of prostitution. Laura Bell fined \$100; others \$50. Fines went into general school fund!

Colorado Springs & Manitou Street Railway built its horse-car lines to Camp Creek, to extend to the Manitou D&RG depot when it received a Manitou franchise. It promised to motorize.

New company, El Paso Rapid Transit, was constructing a Knob Hill line, Continued on next page

Hughes Argues City Isn't Using Best Incentives to Foster Historical Preservation

Westside Success Comes from 'History Is Good Business' Approach

(Editor's note: Discussion at our meeting Sept. 8th on possible future loss of Old Colorado City's unique character because of "attention-getting" remodeling by a few merchants, reported in the October West Word, was given broad circulation in other media. The issue was raised by Bob Patoni, Redevelopment Program Manager for Colorado Springs, and has been discussed in other Westside meetings and in letters. Member Dave Hughes says he "takes exception" to the "alarmist pronouncements", and offers this response which he summarized at our meeting Nov. 10th.)

By Dave Hughes

As the 1976 El Paso County Centennial-Bicentennial Chairman, I originated and led the effort to base the economic revitalization of Old Colorado City on an integrated historical and small-business strategy. I pressed the reluctant City to apply for National Historic Designation, invited the State Historical Preservation officer to Old Town before anyone in the City knew who he was, and flew to Washington at my own expense to argue the District case before the National Trust after the City gave up on it. I think I have established my credentials as one who cares about Old Colorado City's local Historic Preservation.

But the key that actually got all the historical preservation on private buildings done in Old Town — of which but a small, and belated, part — was to persuade individual businesses to adopt the historical theme because it was good business, to get the city to pay for preliminary architectural drawings, and then to finance it out of a nationally-unprecedented block-grant, SBA, Development Company program. Now-deceased Wes Colbrunn, who also understood business-based historical preservation, ran the financing program under contract with the city.

Manitou Springs' board of trade recommended that any rapid transit franchise through Manitou be postponed for one year. It worried about rails along narrow Ruxton Ave. It considered an offer from the D&RG to run trains every half hour in the summer, IF Manitou wouldn't give right-of-way to ANY street car company.

El Paso Rapid transit offered to buy Colorado Springs and Manitou Street Railway for \$75,000, and the older company agreed, provided \$3,000 was paid to prove good faith. When El Paso failed to pay, the old company decided the deal was off.

D&RG straightened Fountain Creek between Colorado City and Adams Crossing to eliminate two bridges. Manitou lined the creek with rock and built 3-foot retaining walls around the park in the center of town.

Springs' City Council granted the W.C.T.U. petition for free water for its Colorado City drinking fountain.

Rock Island promised a 2½ hour run from Colorado Springs to Denver — fastest time ever for regular trains.

Snider Bros. quarry was slated to supply two front columns for the new Mineral Palace to be built in Pueblo.

Manitou Mineral Water company let bids for a two-story+basement building which would increase capacity from 6,000 to 20,000 quarts a day. It stockpiled production so it could continue shipping when it shut down for moving machinery into the new building.

The above strategy led Old Colorado City's commercial district to preserve more local buildings and history than all the government or private historic-preservation organizations in the City of Colorado Springs combined. It did it in a city which has shown no stomach for mounting or sustaining either a major non-profit, or local government, historic preservation program itself. It did it because historical preservation was and is good business.

But when historic preservation is misguided in its application, it can become bad business.

Let's get specific about changes in Ruby Reed's "Rags and Riches" storefront that stirred up the city staff.

Ruby Reed is an excellent business-woman. She remodeled the building down the avenue that you know as the Painted Lady. The city even recognized her for her effort there. Many were shocked at the bright colors, including lavender. But walk in the Southwest Territory's store in Old Colorado City and buy a copy of the popular book "Daughters of the Painted Ladies" and you will see on a national scale the revival of bright, Victorian colors on scores of buildings.

When Ruby bought her undistin-

guished and non-historical building that is at issue, can you believe that the city required her to paint the front a dull black and grey as the "most appropriate" historic preservation colors? It was so dull I'll bet few can even remember what it looked like, or ever noticed her retail dress store! For two and a half years Ruby Reed went along with that incredibly bad "historic preservation" advice rendered by someone without a clue about the relationship of preservation to business in an old commercial district. It hurt the business she built elsewhere; her long-time customers couldn't find her shop!

So Ruby took the bull by the horns, hired an architect, and produced the bright, lively front that now adorns her building. When I first saw it—long before the city staff raised a fuss—I studied it and decided "Wow. That is sure lively. But it borrows from the bright techniques of the 1920's with a frame of light bulbs that preceded neon. It 'fits in' with echoes of yet another era of Old Town history. It evokes the bright spirit of business and is a true expression of lively Ruby Reed herself. It also continues the diversity that always has been the hallmark of Main Street, U. S. A.—not Uniformity that never was. I like it!"

But literal-minded city bureaucrats didn't. They recommended one part of her loan be yanked for the impertinence of not following their advice! When I learned about that high-handed action I was angered, and moved swiftly to kill such a stupid move on the part of the city staff which drifted so far from the original "education and incentive" basis for Old Colorado City historical renovations that it became "do what we say or else!"

No way will I be party to that kind of "historical preservation."

Now I don't care for some of the design touches and changes to buildings in Old Colorado City either, such as the awnings on Thunder and Buttons. But if I spent the time now that I did for six years, educating new and old businesses about the history of the area and helping them create designs that at once invoke "history is also good business," more could be done. There is nothing to stop the highly-paid city bureaucrats from doing the same thing. But it must always be done because it's in the interest of the property owner, not on the initiative of someone who doesn't pay the bills.

If the Historical Society wants to encourage historic preservation in com-

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Old Colorado City Historical Society
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mercial buildings on the Westside, and to avoid bad design decisions, then its members should do the same thing—and even consider using some of its endowment to pay for professional services needed to entice property owners to go along. Education, involvement by society members in the economic life of Old Town, and constant attention to positive incentives rather than negative sanctions, will foster the unique appeal of Old Colorado City to people of all tastes. It's called "community." The Society made a start by paying for inclusion of **WestWord** with the merchants' newsletter.

Meanwhile, the City staff should stick to its own knitting—which includes preventing other departments of the city from detracting from historic preservation by actions unguided by any historic preservation ordinance. I'll cite a few examples.

One was the requirement by the Building Department that the owner of the northeast corner building at 26th and West Colorado put an ugly, modern, external fire escape on the brick west wall, utterly destroying its Victorian appearance. The owner had to pay a costly consultant to solve the safety problem the city cited by designing a pop-out ladder that looked like an inconspicuous drain spout that would do the same thing. Where was the Community Development Department intervention with the Building Department, or design assistance, then?

I wasn't around when that requirement was slapped on the Surplus City buildings at 28th and West Colorado just a month ago. So, on the oldest historic building in El Paso County there's an ugly iron ladder on the west wall. Enforced by local government.

Also up and down Colorado Ave., residential-type structures have been forced to put monstrous handicapped or fire-escape ramps in place in such a way that the total architectural integrity of the buildings has been destroyed. I have not seen one example of architectural innovation that gives the handicapped proper access while it keeps the original style of the building.

Nor has the City ever raised a finger to modify the appearance of its ugly parking meters to better "fit in" with the historical district.

When the City of Colorado Springs cleans up its Historic Preservation act by its own municipal works—including the pending Midland Expressway changes and its own contradictory rules—then I will listen to its lectures aimed at private property owners on the Westside. Not before.

ROLL CALL

from our last meeting:

Another good turnout: 43 present for the program; 36 joined us for lunch.

| | |
|----------------------|------------------|
| Sally Brawner | Katherine Knebel |
| Gene Burroughs | Jan Knox |
| Ralph Conner | Ruth Walsh Kruse |
| Virginia Cox | Katy Lapp |
| John W. Croff | Aldine Lipe |
| Arnold Cunningham | Ruth Maxwell |
| Geraldine Cunningham | Lyn Owen |
| Ed Curry | Jim Rogers |
| Martha Curry | Virginia Rogers |
| Lucile Ellis | Liliane Ross |
| Betsy Evans | Arthur Ruby |
| Bob Gaarder | Claire Ruby |
| Loretta Gaarder | Bob Simons |
| Eileen Graham | Martha Simons |
| Rosemary Hetzler | Bob Smith |
| Dave Hughes | Wilma Stephens |
| Flora Belle Hull | Tom Van Camp |
| Joyce Johns | Frances White |
| John Keller | |

VISITORS

Our speakers, Carlton E. McClure and Carl A. Wertz, were welcome guests.

The White House Ranch caretaker, Jim Phillips, attended.

Nancy Cantrell came as a guest of Tom Van Camp and showed us a furnace plate (installed by her grandfather) of the kind she's looking for (See last month's **WestWord**).

And welcomes to Margaret Golden and Steve Stephens.

Secretary's Expenses

| | |
|----------------------------------|---------|
| 10/12 Name tags | \$ 4.21 |
| Misc. postage | .95 |
| Postage: 99 newsletters + 20¢ | 24.95 |
| Negs & plate for Nov. newsletter | 7.40 |
| Accessioning supplies (ribbons) | 16.51 |
| Lunches: 2 guest, 1 no-show | 12.00 |
| REC'D from earlier no-shows | +3.75 |
| REC'D from OCC Library | +1.00 |
| (for membership labels) | |
| Negs & plate for Dec. newsletter | 7.40 |
| Total due sec'y as of 12/1/89 | 68.67 |

Colorado City Associates
111 South 25th Street
Colorado Springs, CO. 80904

THIS MONTH'S MEETING:

11 am, Dec. 8th

Meet at the Mason Jar.

After lunch: to White House Ranch

For luncheon reservations please call

Lyn Owen, 473-1846.

NEXT MONTH'S MEETING:

11 am, Jan. 12

Trinity U. M. Church, 1920 Henderson

WEST WORD

Vol. V, Number 4 Dec. 1, 1989

Published the first of almost every month by the Old Colorado City Historical Society, Post Office Box 6702, Colorado Springs, Colorado, 80934.

The Old Colorado City Historical Society was formed to maintain the memory of Colorado City (1859-1917), to encourage research, to preserve historic buildings, mementos and pictures, and to keep alive the unique culture and spirit of Westside Colorado Springs.

MEETINGS

Meetings are held the second Friday of each month (except June, July and August) at 11 a. m., usually at Trinity United Methodist Church, 1920 Henderson—west of Uintah Gardens Shopping Center. The public is welcome and no reservation is needed for the program.

The meeting is followed by a luncheon, served by people of the church. Cost is \$4 per person. Reservations are required and can be made by phoning Lyn Owen, 473-1846. Deadline is normally noon the Wednesday before the meeting. Please call Lyn Owen to cancel if you find you cannot attend.

MEMBERSHIPS

Individual membership is \$5 a year; family membership is \$10. Memberships are welcome at any time; renewal falls in April. Members receive this newsletter and local members will be phoned if they wish before each meeting.

Also available is a *Lifetime membership*, for \$100. This amount is placed in our Perpetuity/Endowment fund, to be used for projects which have been approved by two-thirds of the members. Only the interest will be used for current expenses. We welcome gifts to this fund, which will be credited to the donor or as a memorial.