

May 1 90

## New Attractions Scheduled for Territory Days; Members Mobilize for Bancroft Park

Arrangements are still being worked out, but we hope to have live demonstrations of pioneer skills in the Garvin Cabin of Bancroft Park, and a "contest" for children in addition to historic exhibits and the offering of souvenir buttons.

Members of the spinners guild are interested in demonstrating skills with the spinning wheel—appropriate for the 1859 cabin.

We'll offer kids a small prize to guess the number of beans in a jar, part of an early-day larder.

Meanwhile, we need volunteers to host visitors who tour the cabin. It's a chance to show off a costume, if you have one.

We'll follow a pattern like last year's: two shifts a day, Saturday, Sunday and Monday, May 26, 27 and 28th; one shift from 9 to 12, another from 12 to 3. We need 3 for each shift—more if we sell lemonade and cookies. If we offer refreshments, we'll need volunteer bakers. It's useful to have someone each day to furnish transportation, since parking is a problem.

We'll discuss plans at our May meeting. Secretary **Ralph Conner** will be delighted to schedule volunteers who phone 634-0895.

Besides welcoming visitors to Westside, it's an occasion for visits to varied shops and stands. Even if you can't spend time at the cabin, hike up the Avenue!

In 1989, people from 42 states and eight foreign countries signed in. We benefit from contributions, memberships, and increased awareness of O.C.C.H.S.

**Formal notification:**

## Annual Meeting

**Friday, May 11th.**

**11 a. m.**

**Trinity U. M. Church**

## A Westside Welcome to NEW MEMBERS

We're especially glad when we can welcome long-time Westsiders back into the fold—particularly those who moved away.

**Woodrow L. Ralson** of Pueblo attended Whittier and West Junior schools, and worked on the Midland railroad until it closed. He's a long time friend of the Crain family. His membership is a gift of **Margaret Bofenkamp** of Klamath Falls, OR., who adds that she sure misses Colorado Springs!

We reported (*WestWord*, Nov. 4, 1989) that **Eleanor Dunn** was sharing early memories and pictures of Westside with **Joyce Johns**, but we didn't acknowledge in this column her membership—a gift from **Joyce Johns**. Her father, **Percy Dunn** also worked for the Midland, and her grandfather on her mother's side was **William A. Love**, who settled in Colorado City in 1859.

## White House Ranch To Greet Visitors in June

White House ranch is currently training docents for its annual season, with a grand opening scheduled for June 9th. On the 10th, at 2:00, there'll be a show of historic fashions on the lawn, complete with music.

**Kathy Read** extends a special invitation for volunteers to help plant the garden May 19th. It's a chance to share the pioneer experience. The blacksmith will be working, and the ground will be plowed by mules. Kathy can supply information about memberships (633-2026).

## This Month's Meeting:

## Election, Review of Artifacts in Meeting

We'll have important business to discuss at our final meeting of "the season": May 11, at 11 a.m. We will elect board members, who in turn elect officers.

**Orville Kenelly**, an active member who formerly served as treasurer, suggests we not re-elect him to the board, since it's impossible for him to attend meetings or board meetings on Friday. He'll be happy to continue to help the board as needed.

Other board members, whose terms expire but who have indicated a willingness to serve another term, are **Virginia Cox**, **Ruth Maxwell**, and **Leon Young**. Board members whose terms expire in 1991 are **Rosemae Campbell**, **Vera Chambon**, **Ralph Conner**, **Dave Hughes**, and **Aldine Lipe**.

In addition, we need to make specific plans for Territory Days.

Our program will center on the interesting items we're accumulating for our future museum. **Ralph Conner**, **Joyce Johns** and **Liliane Ross** accession contributions each week. As time allows, they'll "show and tell" about these materials.

The secretary forgot to put a reminder in last month's newsletter about membership renewals, so if you need to renew (see notice below) you may take care of that at the meeting or by mail.

**If this box is checked,**

☐ **It's . . .**

**Time to renew your membership.**  
(Card and mailing envelope enclosed.)

# Westside Memories: Turning Back the Clock on Local Events

## Twenty-five Years Ago

May, 1965

Construction began on a 170-unit Holiday Inn at 8th and Cimarron.

Shed fire at 2817 W. Colorado damaged four telephone cables causing frequent busy signals in Manitou and Ute Pass for one day.

Walter and Donald Berry opened an E-Z convenience store at 630 N. 19th.

A locomotive jumped the cog tracks and left 24 tourists stranded above timberline on the Peak for four hours.

G. V. McCullough offered reward for all-white cat with one amber and one blue eye missing from Bungalow Court, 2712 W. Colorado.

## Fifty Years Ago

May, 1940

E. M. Beckwell home, 1524 Manitou Blvd., destroyed by spectacular fire.

Utilities began installing water meters to replace the flat charge.

Of 9 companies sponsoring National Bottled Carbonated Beverage Week, five were on the west side: C & S Bottling (Lime Cola), 302 S. 10th; Col. Sprgs. Distrib. Co. (Hires and Clicquot), 25 S. Walnut; Dr. Pepper, 15 W. Colo.; Nickerson Distrib. (Whistle, Cleo-Cola and Bubble-Up), 505 West Colo., Pepsi-Cola, 1132 W. Kiowa.

Industrial Commission decreed hotel workers' minimum wage: 22¢ an hour.

Mrs. Spencer Penrose's daughter and granddaughter and families took refuge in Paris after Netherlands and Belgium fell to Nazi blitzkreig. Postoffice wouldn't accept packages for Norway.

Tax officials estimated Penrose estate at \$11,579,663.34, mostly in securities. \$150,000 was real estate.

Tony Spann and Fred Miller began training young men as pilots under sponsorship of national government.

Clara Evelyn Paullins, 516 W. Bijou, 9th grader at West Junior, was recognized for not being absent or tardy since she entered kindergarten.

Auditorium, cafeteria and 12 classrooms of new high school put to use.

Cave of the Winds dynamited Hucacove cave closed in Williams canon.

Pueblo youth suffered broken ribs when he tried to drive his car up the clay banks on North 17th St.

C.C.C. crew built a trail from Gold Camp Road and a rustic ladder to the summit of St. Peter's dome.

(Before 1917 Colorado City was an independent town.)

## Seventy-five Years Ago

May, 1915

Lewis Ginger returned after several years in California, announced an inclined railroad for Cheyenne mountain.

Colorado Springs Auto Club sign-posted the highway to Limon.

Mr. and Mrs. Spencer Penrose returned from San Francisco after a trip by way of New York and the Panama Canal.

Mrs. Penrose had no word from her daughter, Countess Cornet of Brussels, since Feb. 14th. Robert Crosbie feared his cousin had drowned when a German submarine sank the Luisitania.

A petition with 400 names led to a recall election for June 15th, aimed at council members who didn't support annexation to Colorado Springs. Those registered could vote, but books would not be opened for new signups.

Manitou Mineral Water Company blocked use of park at west end of the bottling plant. Park belonged to the company but was leased to the city. The company complained that Manitou hadn't made improvements in the park, and when the lease expired the next year, Manitou could force the company to make the improvements.

First Methodist Choir had 21 members.

Three officers of the Non-rinkle Trunk Company, driving to Denver for supplies, were hurt when their car skidded off the road south of Denver.

Mrs. Ada C. Bortree, principal of Washington school since it opened in 1890, retired. It grew from 50 to 450 pupils during her tenure.

Cripple Creek gold production was the greatest in ten years. Portland Co. bought Stratton's Independence Mine and the Victor mill. Springs' Mining Exchange began listing Golden Cycle.

U. S. Smelting and Refining sought contracts with Gold Camp miners so it could re-open the Standard Mill in Colorado City. It said it was forced into receivership by Golden Cycle so Golden Cycle could take it over.

Dr. N. N. Brumback and son, who built the Mt. Manitou incline seven years earlier, sold it to William A. Otis for \$100,000. The summer before, 30,000 people rode the incline.

Crystola was chosen by a socialist organization for an Utopian industrial community to "promote greater justice in the distribution of wealth."

## One Hundred Years Ago

May, 1890

Carpenters began working 9 hours a day for the same \$3 they had received for 10. Of 300 men, 200 were union.

Anthony Bott offered 160 acres on Bear Creek for a state soldiers' home. G.A.R. would built it, state would maintain it. Community was asked to contribute \$25,000 towards costs.

Four electric street cars and generating equipment arrived.

Spur track from Midland let cog engine and 5 cars move onto cog road.

T.T. Palsgrove platted "Ruxton Park" around Halfway House on Peak.

Charles Alison and F. L. M. Smith opened Hiawatha Gardens; floors of black walnut, furniture of solid oak. 15-foot veranda surrounded two-story building on three sides.

Frederick Rummell, accused of setting the Stockbridge and other fires, was adjudged insane in a jury trial.

Springs' Humane Society urged more humane disposal of unlicensed dogs than shooting them on the spot; and that way, owners couldn't redeem dogs.

President C. E. Perkins of the Burlington arrived on special train to visit his property: Garden of the Gods.

Boards of Trade of Colorado City, Colorado Springs and Manitou asked D&RG to move its track so Manitou Avenue wouldn't cross it twice.

New auto route planned between Colorado Springs and Manitou, which would pass through Colorado City a few blocks north of Colorado Ave. Colorado Springs also extended Tejon south of city limits to connect with the Broadmoor and Cheyenne canons.

Manitou Journal began daily publication for the four summer months.

William Clark, about 30, banjo player with Crystal Palace theater, went on a drinking spree, then bought morphine to help him sleep. He took too much and became ill. A doctor diagnosed his trouble as "brain affection" and gave him 1/8 ounce more morphine. Clark died.

Police raided Mamie Maddern's shack and arrested several men. When they'd been arraigned and fined, Fred Thornton returned and began "to frolic" with Mamie. Henry Pettis objected and shot 3 times at Thornton, hitting him twice. Thornton recovered, Pettis left.

Not surprisingly, the "Sanitarium" hotel in Manitou changed its name to "Mineral Springs Hotel."



# Casual Surrender of Water Rights Blocks Finley Ranch Development

Irving Howbert identified early Colorado City residents as "those who stuck" and "that class" which drifted away or sold out. Robert Finley was one who STUCK, and at our meeting April 13th, **Curt Poulton** made clear that Finley did more—playing a vital part in Colorado City history after his arrival in 1860.

Finley served as county treasurer, assessor, and clerk, and was a surveyor. He enlisted in the territorial militia and took part in Sand Creek. His familiarity with government and "how things work" became part of a mystery surrounding Finley.

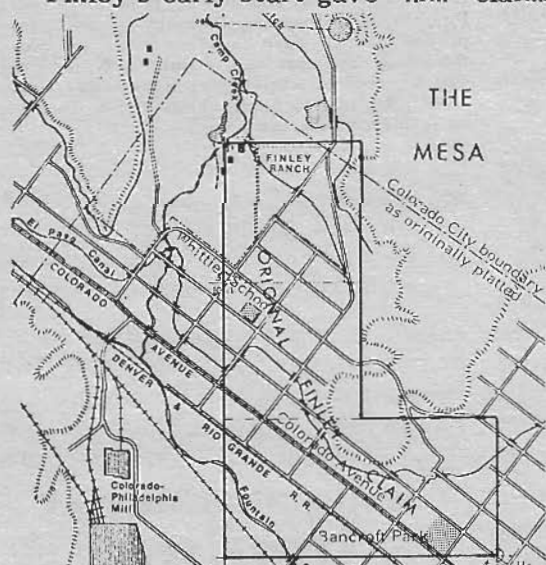
Finley claimed 160 acres stretching between Camp and Fountain Creeks, and lying almost entirely within the boundaries of the newly-platted Colorado City (see map below).

**Information Poulton shared** grew from research as a historical geographer, which led to the granting of a PhD degree from the University of Minnesota a few months ago. His study of Bear Creek water rights was the topic of an earlier talk (*WestWord*, April 10 and Nov. 13, 1987). A historical geographer studies landscapes of long ago, and seeks to determine what individuals did to change them, and the resultant effects on social structure.

Finley's claim lay in an alluvial plain created by Camp Creek, which carried soil from the Mesa and Rampart range and created ideal agricultural land.

He began serious farming in 1870, but in 1873 he sold much of his property to Colorado City, when the town was re-platted to fit the points of the compass. Finley farmed the land remaining.

Finley's early start gave him claims to water



**MAP:** Part of Colorado City about 1900, showing the original Finley Ranch. Whittier school and Baneroft are added to help locate the area.

## Prominent Colorado City Citizen Used Camp Creek Waters For Successful Ranch

rights—from Camp Creek, and by an extension of an irrigation ditch created by William Harms, from the Fountain. Several reservoirs were created. Finley also relied on springs along Camp Creek. Camp Creek is ephemeral, Poulton explained, meaning it is partly wet and partly dry all year long, and in effect flows underground at certain points. Water Street in Pleasant Valley recognizes springs at that point.

Finley eventually built a home at what is today 3022 W. Bijou. Subsequent owners of the ranch at one time included Frank Priess, the "honest plumber" of Colorado City.

But by the time Finley died in 1915, the Ranch had lost its most valuable asset: its water rights.

In 1879, the legislature attacked Colorado's confused water situation, reviewing claims made in court. Finley did not seek to confirm his rights.

In 1882, Colorado set priorities for water based on court findings. More than 30 years later, Finley tried to establish his claims, but a 1919 decision ruled that 1879 water rights weren't to be disturbed, thus leaving Finley's claims "junior" to many based on later use. It meant that only occasionally, one year out of 5, 10 or 20, would Camp and Fountain Creeks carry enough water that Finley's successors could claim a share. The ranch was forced to operate on intermittent water, and by 1920 had ceased to thrive. By 1949 the land became the Pleasant Valley residential area.

Dr. Poulton has no explanation of why Finley failed to establish his water claims. He understood the legal questions, he was on the spot, and he knew the workings of government.

## Distinguished Visitors Are O.C.C.H.S. Guests

In 1877, Robert Finley married Elvira Brown, daughter of John Clay Brown. In 1896, at the ranch, Emily was born. She grew up there, midst huge Blue Spruce and fruit trees. As the area grew the house faced "the wrong way" and was "crooked." It's at 417 N. 31st, its back door facing the street.

Emily Johnson and her husband served 27 years as caretakers of nearby White House Ranch, and Mrs. Johnson wrote its history. She was president of the El Paso County Pioneers' Asso. At Dr. Poulton's suggestion, she was an honored guest at our meeting and luncheon, answering questions about her recollections. She conceded that she remembers less "pure history," and recalls more easily details of growing up there.

Present owners of the Finley Ranch home (the second on the site) are **Reg and Cora Simpich**. They appreciate its historic significance and are carefully preserving it. We were pleased to have Mrs. Simpich as a guest too. We prevailed on her friendship with Mrs. Johnson to have her bring Mrs. Johnson to the meeting and offer her our thanks.

## Member Activities

Now that Kay Arnold is back, she's keeping busy. She helped with the opening of the Hillside Community Center, and in cooking schools—at Hillside and Acacia Centers—teaching economical use of government commodities.

Jan Knox is on a three-month trip to the south and east, including Hattiesburg, MS. (her brother is new president of William Carey College), Florida, Washington, and Pennsylvania, and a family reunion in Kentucky.

Kenny Englert left California in late March to join some of his family and visit the Kennedy Space Center, Disneyland, and to take a cruise out of Miami.

## Ute Pass / Pikes Peak to Move; Plan New Season

Members of the Ute Pass Historical Society approved Apr. 11 the move of the newly-renamed Pikes Peak Museum to Divide, when arrangements with developer Pete Kuyper are confirmed. Vote was 107 to 29, favoring the move.

Its Cascade museum opens May 5 with a Green Mountain Falls centennial, "The Gem of the Rockies", re-creating an 1890 Livery Stable, Chinese Laundry, School, Post Office and a photo exhibit. Children may attend a birthday party May 5th, 10-5.



Old Colorado City Historical Society  
May 1, 1990

**Old Colorado City Historical Society**  
**Post Office Box 6702**  
**Colorado Springs, Colorado 80934**

## ROLL CALL

from our last meeting:

Thank you, members and guests, for an exceptionally large turnout April 13. Forty members signed in, and we had a dozen visitors and guests. We served 37 lunches. Members who signed in were

Kay Arnold	John Keller
Sally Brawner	Katherine Knebel
Gene Burroughs	Jan Knox
Rosemae Campbell	Aldine Lipe
Nancy K. Cantrell	Elizabeth Mares
Bertha Chilcott	Ruth Maxwell
Carl Chilcott	Millie
Ralph Conner	Lyn Owen
Virginia Cox	Curt Poulton
John Croff	Jim Rogers
Ed Curry	Virginia Rogers
Martha Curry	Liliane Ross
Lucile Ellis	Arthur Ruby
Bob Gaarder	Clare Ruby
Veda Goosman	Bob Simons
Nancy Graner	Martha Simons
Sandi Hoewisch	Steve Stephens
Dave Hughes	Wilma Stephens
Jerome Jekel	T. G. Van Camp
Joyce Johns	Frances White

### VISITORS AND GUESTS

James Bernard	Dawn North
Louise Bufmack	Roger Peterson
Robert Bufmack	Terry Peterson
Catherine Henderson	Meg Poulton
John Ingram	Dot Robinson
Emily Johnson	Cora Simpich

## Secretary's Expenses

TO MAY 1, 1990

Dixon, newsletter paper	\$88.00
Postage, misc	.50
Postage: Certified mail to IRS	6.60
Guest luncheons	20.00
Total due sec'y 5/1	\$115.10

## Renewal Time

THIS MONTH'S MEETING:

**11 am, May 11th**

**Trinity U. M. Church, 1920 Henderson**  
*For luncheon reservations please call*  
*Lyn Owen, 473-1846.*

## Meetings will resume in September

Watch for the September WEST WORD.

### WEST WORD

Edited by Ralph Conner

Vol. V, Number 9 May 1, 1990

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.