



OLD COLORADO CITY HISTORICAL SOCIETY

VOLUME 17 ISSUE 5

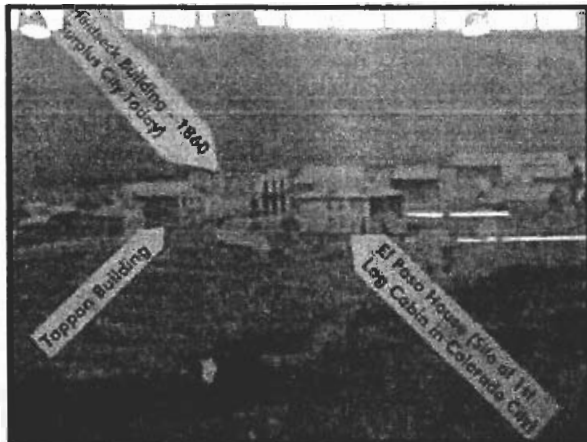
May 2002

A BUILDING ON THE AVE.

BRICKS, BEER, AND ARMY SURPLUS

The Oldest Building in El Paso County

If you drive out West Colorado Avenue to 28th Street you will see what is now well known as Surplus City. This venerable Westside company started in the 1940's by Clarion Chambon was on 24th and Cucharras for nearly 50 years. After Claire passed on, Dave Lippincott bought the business and moved it to 2730 West Colorado Ave where it spreads across several buildings. Few people know that the 30 foot wide



OLD PHOTO " 1860 DEVELOPERS CORNER WITH THE HEISDICK BUILDING IN THE CENTER"

brick front that is the last structure - actually 2732 - is the oldest building on its original location in El Paso County!

Dave has been solicitous of that history which members of our society advised him of when he moved there. If you go inside, you can examine the best and largest picture of Colorado City in the first known photograph taken of the fledgling

city - in 1870, before Colorado Springs arrived on the scene. It may have been taken much earlier. It could have been taken as early as 1862, for that building, which I have called the "Heisdick" building after a very early owner, was started by 1860. None other than that 'Professor Goldrick' the first professor in Colorado, moonlighting as a shill for developers, wrote in the March 20th, 1860 issue of the Missouri Democrat that:

"Some very large three-story stone storehouses and some very handsome gothic offices and dwellings are completing." And "The beautiful red rock quarries and cliffs, within a mile of the city, and also the ridges of beautiful white and brown sandstone will afford the greatest opportunities. The red clay adjoining the mountains, when mixed with water, makes a mortar as durable as iron ore."

Well, the fact is, only one building made of the red rocks, and sandstone, and clay 'durable as iron' was ever built in early Colorado City - which was in decline by 1862 as the Civil War, and flood of travelers and gold seekers dried up! And that was the two story structure on the northeast corner of what is today 28th and Colorado Avenue - then, in 1859-60, the 'developers' corner where the road north to Denver intersected Colorado Avenue. It was in the center of the new town, all the rest of which was made of wood and hewn logs.

But the red and white sandstone was not very long lasting - hardly the image of marble facing on red stone and brick buildings Goldrick painted with his words. And the bricks made of the red clay and water was not durable at all! It

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Old Colorado City Historical Society
 1 South 24th Street, Colorado Springs, CO 80904-3319

WEST WORD

PUBLISHED EVERY MONTH BY
 THE OLD COLORADO CITY HISTORICAL SOCIETY
 A NONPROFIT CORPORATION
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LETTERS, PHOTOGRAPHS, ARTIFACTS AND STORIES CAN BE DELIVERED
 TO THE OCCHS CENTER OR MAILED TO:

WEST WORD Editor c/o OCCHS
 1 South 24th Street
 Colorado Springs, CO 80904-3319

SUBMISSION DEADLINE IS THE 15th OF EACH MONTH

MISSION

The Old Colorado City Historical Society was formed to maintain the memory of Colorado City (1859-1917), to encourage research, preserve pictures, and keep alive the unique culture and spirit of West Side Colorado Springs through education of children and the community and through the establishment of a History Center.

MEMBERSHIPS

Memberships are welcome at any time. Membership renewals are due on the anniversary date of the initial membership. Members receive the West Word newsletter, discounts, local meetings and programs.

Annual membership classifications are:

Individual	\$20	Business	\$ 50
Family	\$25	Lifetime	\$150
		Corporate	\$250

Funds from a Lifetime membership are placed into a Perpetuity/Endowment Fund to be used only for projects which have been approved by two-thirds of the membership. 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.

BOARD OF DIRECTORS

President	Beverley Disch	719-634-5023
Vice President	LaRue Ebersole	719-685-3265
Secretary	Karla Hefferan	719-630-8241
Treasurer	David Hughes	719-636-2040
	Cynthia Estes	719-632-9124
	Betsy Evans	719-635-4782
	Pat Fejedelem	719-473-8684
	Kristine Van Wert	719-630-2155
	Jack Patterson	719-634-7579

MEETINGS

OCCHS Monthly Meeting & Program is held at 11 a.m. on the second Friday of each month, except during June, July, and August. The History Center opens at 10 a.m. on the day of the meeting for refreshments and visitation. The program begins at 11 a.m. This meeting is free and open to the public.

Next Monthly Meeting
May 10, 2002
At the History Center



Explore the REAL History
 at the
**OLD COLORADO CITY
 HISTORY CENTER**

1 South 24th Street
 (the corner of Pikes Peak & 24th Streets)
 (719) 636-1225

FREE ADMISSION

Winter Hours
 (September – May)

WED – SAT 11 A.M. to 4:00 P.M.
 Closed SUN - TUE

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still gives the building owner fits. The great effort that some founders - including Anthony Bott - put into marketing building materials after no gold had been found short of Fairplay really never got off the ground either. Although the much later quarries in Red Rock Canyon were a legacy of that early effort to sell Colorado City in 1860 on the basis of promising "the finest warehouses and handsome residences this side of Fifth Avenue." as Goldrick proclaimed.

But that one building built in the earliest years of Colorado City - as a vision of the city unfulfilled still stands. You can verify it is the same building in the early photo accompanying this article by looking at the 5 windows still on the west wall, and the staggered roofline, which are still evident if you go look from 28th street.

But you will see one other thing. The front of the original building, which had graceful stone arches, a balcony, and a promenade facing the Avenue, is gone today. It was so structurally unsound, that in the 1930's when the Weller Lumber Company bought the building for its store, they had to tear off the classic front which was also the only front that came close to fitting Professor Goldrick's glowing description of the coming city! I was told this back in 1976 by an old Westsider who lived up 28th Street and saw the work being done.

But it was still there in the 1890's, when that controversial Mayor of Colorado City, Charles Stockbridge, who lived in what is now on 2801 Colorado Avenue, built his Brewery - the largest south of Denver, across the street on the south side. He used the building to store his kegs of beer, and rumors persist that there was a tunnel under Colorado Avenue, right there. Then later, another Westsider, Pat O'Brien started his printing business there, before moving it up 19th Street. That old building has seen everything but elegant ladies and gentlemen strolling its interior lobby in accordance with the original vision of the town founders. Instead day laborer workmen lived in tiny cubicle apartments up stairs which, until the 1980's could only be reached by a vertical ladder! Their names - and occupations - can be found in the Polk City

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From President Disch

We are making exciting plans for our upcoming Victorian Tea on May 4, Saturday from 1- 1:30. Do plan to attend this fun fund raiser. We are in the midst of drawing up a archivist's contract with Professor Michael Olsen. Hopefully, he will be with us some time after the end of June. Needless to say we are delighted with the prospect of his working with our artifacts and historical material.

Territory Days May 25,26,27 will be a big undertaking for our society. We will be needing many volunteers to man the bookstore, the cabin, and also now a booth out in the street. OCCA is providing us with this booth to be right across from the cabin. We will be having our usual bake sale in the cabin so all you bakers get your ovens ready. Do come out to our Annual Meeting where the election of five board members will take place.

Hope to see you all there.

Bev Disch, President

Treasurer's Report

... April 1st found us in still good financial shape, with over \$25,000 in our general account.

The Board approved a contract with Pat Fejedelem for her to promote in a systematic manner and organize our events for the next year, including our fund raising events. With her skills we expect her to generate far more than she costs us - \$3,000 a year.

As spring is here and more people come into the Center, and our activities increase, including having a booth right in the center of Colorado Avenue during Territory Days, past which over 100,000 people will pass, we can expect our monthly income to pick up.

Your treasurer is in discussions with a local Insurance Equity firm, who can invest our \$63,812.93 Endowment fund at much better rates than current CD's, without risking our principal.

We shall see. The Board will make the final decision.

Dave Hughes
Treasurer

WESTSIDE MEMORIES

compiled by Jan Knox

One Hundred and Twenty-five Years Ago

May 1877

Colorado Springs Gazette and El Paso County Democrat

The attention of the City Constable is called to frequent violations of the ordinance concerning the discharge of firearms within the city limits. It is a mischievous practice, and early this week came near resulting in injury. Make an example of some one, and others will be deterred from violating the ordinances. 5/5

County Treasurer B. F. Crowell had paid out nine dollars and fifty cents up to Thursday evening for hawk-scalps. The last Legislature passed a law authorizing county treasurers to pay 25 cents apiece for the scalps of hawks. The money comes out of the State Treasury, and is one of the best investments that could be made, for these birds every year prey upon chickens to an extent far exceeding the cost of killing the, besides playing havoc with the small birds which busy themselves in devouring grasshoppers, and thus prove a friend to farmers. Bunners are out after the scamps, and more scalps will be paid for in cash as fast as presented to Mr. Crowell. 5/5

Prairie schooners anchored off some of the large wholesale stores in this city are common sights now. When they weigh anchor they almost invariably sail for mountain towns or mining camps, having for ballast, picks, shovels, or steel or powder from G. S. Barnes' hardware establishment and powder depot, and for a cargo, provisions or other goods of an indispensable character. 5/5

Grasshoppers with wings large enough to fly have made their appearance in town this week. It is not known whether they are natives or visitors. 5/12

The old well in Acacia Place has been filled to the top--a good disposition of rubbish, as it removes all danger of children tumbling into a useless hole in the ground. 5/12

The Board of Health has sent notices to certain citizens, instructing them to remove filth and dirt from the premises occupied or owned by them failing which, proceedings will be instituted against them. 5/12

An eight-mule outfit with two large covered wagons left by the Ute Pass Road Thursday with nearly 9,000 pounds of goods, most of it for the Malta Smelting Company, in California Gulch. 5/12

Mrs. Backster, widow of George E. Backster, who died at Manitou on the 21st of March, has been appointed post-mistress at that place, vice Dr. Isaac Davis. The office will be removed from Dr. Davis' store to that of Mrs. Backster. 5/12

At the election for school director held last Monday all over the State, women voted in the different towns as follows: Colorado Springs, 43; Georgetown, 127; Denver, 323; Monument, 6; Pueblo, 0; Greeley, 40; Golden, 13. 5/12

Forty ladies have agreed to take charge of the supper at the Military Assembly next Wednesday evening. This guarantees that the refreshments will be prepared and served in elegant style--for whoever knew Colorado Springs ladies to fail in any affair of the kind? 5/12

As was anticipated, a large audience was attracted to City Hall last Saturday afternoon and evening to see Tom Thumb and wife, little Minnie Warren, and the India-rubber Major Newell. No ball was ever more elastic than this last-named individual. The diamonds and elegant costumes of the little women dazzled the eyes of all the girls and ladies present, while the children who went up on the stage to compare their size with the diminutive Minnie felt amply repaid by the kiss she gave to each. The ponies and coach drew large crowds whenever they appeared on the streets. 5/19

The young men who engage in playing ball on Tejon Street are requested to desist, or to change their playground to one of the parks or to some more unfrequented thoroughfare than the one mentioned. The *Gazette* feels sure that the players will heed this hint, and not give further occasion for complaint on the part of persons driving through the streets. 5/19

The bunting for the Military Company's flags was received by E. W. Giddings yesterday. It seems to be a good article, and the colors are bright and pretty. Now, ladies! 5/19

All persons in favor of the formation of an Equal Suffrage Club are invited to meet at the Library Rooms over Leonard's Clothing Store on Monday evening. By order of the committee. 5/19

Directories.

Now over the years, that less-than-iron red brick has caused all sorts of problems! In fact right now - April 2002 - Dave Lippincott sent workmen out to remove



WALL SHOT "THE ORIGINAL WEST WALL OF THE 1860 BUILDING REVEALED TODAY."

the blanket of plaster which has obscured both the bricks and the 'white stone' because the surface is so unstable. Some parts fell off over the last year. In the second picture accompanying this article, you can see the work as it was being done in early April. The flakiest 'iron' bricks are clearly visible near the top of the wall. And that fancy white stone is partly visible at the bottom. Now the 1859 Cabin in Bancroft Park, is as old, or older than the Heisdick Building, but it no longer is on its original location - which was two blocks further west.

And why do I call it the Heisdick Building? Because as I poured over the old property records for Colorado City from 1860, compiled by Lorraine Englert when she was a member of the 1947 Colorado Springs Ghost Town Club I saw that a man named Heisdick owned the property in 1862 at what is today 2732 West Colorado Avenue, and its assessed valuation was \$300, far higher than any other property in Colorado City! The building was there very early. So while it never duplicated the Brownstones of 5th Avenue, New York, it still was the most valuable building in frame and log town! And in spite of the soft sandstone, still stands, as a testament to the 'road not taken' by the founders of Colorado City long ago.

Dave Hughes dave@oldcolo.com

From the Bookstore

By Agnes Johnson

"The Century Chest: Letters of 1901: A Colorado Springs Legacy"



Judith Reid Finley, a local historian and author, is well known to Colorado Springs citizens.

Judith worked for 20 years as an oral historian and curator of historical photographs at Tutt Library on the campus of Colorado College.

She was curious as to the contents of the big black steel box that stood in the Library's atrium. This was the Century Box. It was sealed for one hundred years at Colorado College's Perkins Hall on August 4, 1901.

As the time approached for its opening, Judith was one of several who helped plan the opening of the Century Box.

She had written "Time Capsule 1900: Colorado Springs, a Century Ago." She wondered how close and accurate her interpretation was of life then, to the letters and memorabilia contained in the Box.

The idea of the time capsule was attributed to one of the leaders of the community, Lewis R. E. Ehrich.

From the many letters found in the box, Judith chose thirty-one for her new book "The Century Chest: Letters of 1901: a Colorado Springs Legacy."

The author makes note of the fact that the writers of the letters are comprised of persons from the elite level of Colorado Springs society. The "common folk" or ethnic minorities appearance is non-existent. She explains this as being the result of a "class-conscious society that characterized American life in 1901." Some thought Colorado Springs mimicked English life - hence the name "Little London" was given to the town.

Judith divided the writers into categories and transcribed verbatim as best as she could, considering the difficulty in deciphering some.

Those categories are: Overview of Colorado Springs in 1901; the Early Years; the Public Sector; the Private Sector; Culture and Social Life; Education; the National Scene; and an Appendix with the Inventory of the 1901 Century Chest Collection as well as a list of materials in the Box.

In Samuel Le Nord Caldwell, M. D.'s letter, which is addressed to "My Dear Friends of the Twenty-First Century," he explains that Colorado Springs is a favorite for people with tuberculosis due to the clean air and accommodations for patients. He believes that with improved methods of treatment and sanitation, there will be fewer "lungers."

He also paints a description of what the town is like with its 25,000 residents, the town's boundaries, the important buildings, tourism, health resorts and railroads. If you wish to know who occupies the important houses on Wood, Nevada and Cascade Avenues and Tejon Street, he gives an inventory of those houses and the names of their inhabitants. He also lists the fraternal societies and club facilities, cultural events and organizations and also education, mentioning The Colorado College.

You'll want to read his description of women's apparel and his assessment of the average American woman, although as a bachelor, he thinks it presumptuous to write "as to the details of women's costumes."

Dr. Caldwell's perception of an afternoon tea is a "battery of a hundred vocal, rapid fire guns all shooting off at me" and which "all pretend to despise," but "are always crowded."

At the end of each letter is a short biography of that person and these are very helpful in assessing some of the attitudes of that period.

Continued on page 8

Events Coordinator's Corner

by Pat Fejdelem

May is an exciting month for the Old Colorado Historical Society:

May 4th, Saturday, 1-2:30 p.m.

Victorian Tea & Victorian Fashion Show
\$15.00 Advance Sale Only

May 25, 26, 27th

Territory Days -- OCCHS Street Booth & Cabin

May 4th, don't miss out on the May Fun Events starting with the 1st Annual Victorian Tea & Victorian Fashion Show! Advance Sale tickets only available in the Bookstore, purchase now to enjoy Great Food, Prizes, Free Gifts, & Entertainment & a Victorian Fashion Show!

May 25, 26, & 27, come join the Fun at the OCCHS Territory Days Booth & Cabin! This is a great opportunity to encourage new membership through awareness of the OCCHS Center, so please invite everyone you know to come & participate in the Fun! OCCHS will be selling the official Territory Days T-Shirt (purchase them at OCCHS booth!) as well as many items from our Bookstore. The Cabin will feature a Living History Display and of course, the annual Territory Day Bake Sale!

NOTE: Volunteers are still needed for the Cabin and for the Booth for the 3-day Territory Days Event! Please Contact Bev and come join your friends and be part of the fun!

New June Events—Mark Your Calendars Now!

Founders Day OCCHS Quilt Raffle!

Jan Knox & I invite you to make a "quilt block" for this special OCCHS Quilt to be made & quilted by our members and sold through a raffle at the Founders Day Events in August!

A quilt will be a very popular item to buy a raffle ticket for and should help create additional Founders Day Revenue! The quilt block can be your own design. Include a bit of West Side History, a piece of fabric of Historical Significance to you personally (a piece of Grandma's dress for example), or anything you would like to do! (Also, give us a bit of history on your block's design). We will include the names of all those who generously worked on this quilt and we know it will be a true piece of historical memorabilia to the Winner! Please consider taking a little time to make just 1 quilt block (or many, if you love to sew) for our OCCHS Quilt Raffle! Remember to involve your friends or your sewing or quilting groups!

MEMBERSHIP DIRECTORY UPDATE

We will be updating and publishing a new membership directory in the near future. To ensure that we have correct and complete information for all our members, please take a moment and review the following request and respond as appropriate.

1. If you do not want your name in the directory OR do not want your telephone number listed, please contact Bev Disch.
2. If your current listing is incorrect or incomplete, please contact Bev. If you do not have the directory that was issued in 1999, please call the Center and ask the volunteer on duty to read your information in this directory.
3. If you have an e-mail address and would like to have it printed in the new directory, please send Gordon Gray an e-mail with this request. In the subject line of the e-mail, please enter "OCCHS Update"

Bev can be reached at (719) 634-5023 or bevdisch@aol.com
Gordon's e-mail is: ggray01@aol.com

Thanks for your help and we expect the new directory to be available to our members in the April-May timeframe.

Founders Day is in August! June is our Drop Dead Deadline to Meet!

For more specific details give me or Jan Knox a call!

Old Fashioned Saturday Day in the Park

June 29th, Bancroft Park

Come join the Old Fashioned Fun Events June 29th in Bancroft Park. More Details to follow next newsletter!

Are you nostalgic for the Church Social Box Supper of Years Ago? Join us for the Return of Yesterday with a Cake Walk, Watermelon Eating Contest (or maybe Pie Eating?), & More, PLUS Prizes Awarded throughout the afternoon to the lucky winning ticket holders!

Box Lunches & Lemonade by the Picnic Basket Caterers. The Old Colorado City Merchants Association will be helping us to promote this event thru their media contacts & the local merchants will also sponsor gifts!

Check your Next Newsletter and the Bookstore for Details & Tickets for Lunch & More!

Upcoming O.C.C.H.S. Programs

May 10, 2002

Election of candidates to the Old Colorado City Historical Society Board of Directors— please plan to attend and cast your vote and meet the new members of the Board. "Due to the illness of Dr. Jack Reeves, his program has been rescheduled for our meeting on September 13th, 2002. Thanks very much to our own, Dave Huges, for helping out at the last minute, with an informative program on the building now occupied by Surplus City, which is believed to be the oldest building in Old Colorado City.

August 10, 11 2002 Founders Day — crafts in the park,

From the Bookstore continued

Letters with names still familiar to us today are: McCallister, Washburn, Slocum, Palmer, Strieby, Ormes and Bennett. Most of these had a connection to Colorado College.

I found the writers concerns are much the same as ours today: clean air, open space, the future of water availability (they were on water restriction,) growth, transportation, the appeal of arts, health, tourism and police and fire protection.

There is a letter from Vice-President Theodore Roosevelt on his way to a wolf hunt, one from William Jackson Palmer, written at Glen Eyrie, August 1, 1901. He writes of the parks already in existence and "has advised the Mayor that he recently purchased 700 acres to be added to the park system." This is Palmer Park today.

The Mayor, John R. Robinson, M. D. wrote of the details of the city administration.

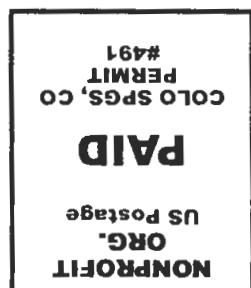
The letters from women detail the daily life. Phebe Ketcham McAllister describes proper gowns or habits for various functions as well as menus for luncheons and dinners. "At a buffet luncheon as many ladies are asked as the house will comfortably accommodate - usually a hundred or more."

Elizabeth Cass Ledyard Goddard speaks of those who are given to "mere pleasure seeking," are not the "real social atmosphere of Colorado Springs." She writes there are "bright, intelligent, philanthropic, public spirited, high minded and cultivated women" molding public opinion, "giving character to the town."

Each letter in its own right is interesting and informative. There are also some very good photos displayed.

Appendix A gives the Century Chest Collection Inventory. Appendix B gives a List of Materials in the 2001 Century Chest.

This is a book well worth your time and I highly recommend it.



OLD COLORADO CITY HISTORICAL SOCIETY
 ONE SOUTH TWENTY-FOURTH STREET
 COLORADO SPRINGS, CO 80904-3319