

Wednesday, October 4, 1989

Is Old Colorado City's Status as Historic District Endangered by "Merchandising"?

A priceless asset for Westside residents and merchants is the historic atmosphere of Old Colorado City, recognized in our designation as a National Historic District. Is that official recognition at risk because of attention-getting moves by some property owners?

In our September meeting we discussed ways to protect the "Old-Town" flavor to keep the area attractive to visitors. The answer seems to lie in making sure each businessman knows the advantages of our small-town atmosphere. It's vital to landlords and merchants who have invested heavily and want a profitable return.

There are many examples of remodeling carried out with great attention to historic preservation, but in other cases merchants who want their property to "stand out," made changes at the expense of traditional appearance.

Member **Bob Patoni**, Redevelopment Program Manager for Colorado Springs, says the issue concerns him though he doesn't want to be an alarmist. He pointed out that \$4,000,000 has been spent to upgrade the area. Much of the investment by national or local government has been repaid, giving local people the stake in maintaining property values.

Because of turnover in ownerships, Patoni said, some proprietors don't know the difficulties the city went through to get the Historic District designation. First application in 1982 was denied because some buildings were "non-contributing," or "intrusive." After the application was refined, a new try gave us the designation of a National Historic District.

The worst that could happen, although there's no precedence for it, is for someone to "complain," and for that to lead to the "de-listing" of the area. The identifying signs would come down, and a major appeal would be gone. Even if there was no de-listing, if the "old-time" atmosphere were lost visitor interest would lessen and property values would decline.

Some changes are made without thought to their effect on

neighbors or the district. Once a new facade has been built it's unreasonable to ask a merchant to take it down. This does suggest a protective move: although Building and Planning departments are not primarily concerned with historic preservation, they might alert someone about new construction so historical considerations can be raised and discussed.

Voluntary Compliance Needed

But Colorado City Associates (merchants), the Organization of Westside Neighbors (primarily concerned with homes), the Old Colorado City Historical Society nor the city, can be a watchdog; all that can be done is to point out advantages of fitting in with our historic atmosphere.

Patoni said that from the beginning property owners didn't want the "heavy hand of government" intruding in upgrading efforts, and there are no covenants—as in the North-end Improvement District—nor any controls in loan agreements.

President **Joyce Johns** said the issue will be discussed further in O.C.C.H.S. board meetings. Meanwhile, the Old Colorado City Historical Society has an interest in emphasizing our historical roots.

A Westside Welcome to NEW MEMBERS

We're glad to add three new names to our membership list.

Robert and Martha Simons joined as a family. Martha prepared a history of the Pikes Peak United Methodist Church at Pikes Peak and 30th a few years ago.

Dr. Ursula Monroe has been given a membership by **Kay Arnold**, who was particularly interested that Dr. Monroe get the September newsletter with the article about the new Surplus City in the old building at 2732 W. Colorado Ave. Dr. Monroe was a humanities professor at Pikes Peak Community College until her retirement.

Family Saga Scheduled For the October Session

An interesting family history is the focus for our October program, to be held Oct. 13th. The speaker is O.C.C.H.S. member **Rosemae Wells Campbell**, and her topic is "Argonaut to Astronaut."

She tells the interesting story of the MacCandless clan, starting in the days of Wild Bill Hickock and carrying it into the space age. Mrs. Campbell is the author of several books and an accomplished historian.

Briefly:

Kathy Read says White House Ranch's Fall Harvest and Folk Art Festival was eminently successful. By actual count 15,000 attended, although some were repeaters.

Kay Arnold expects to be at our October meeting. She's in town from California to give a hand to her daughter.

The Audit Committee expects to meet Monday to check out the accounts and transfer duties from the old to the new treasurer.

Westside Memories: Twenty-five Years Ago

October, 1964

Operation of the Air Defense command began in Cheyenne Mountain.

Vandals did \$300 damage to a crane at Stag Lumber Yard, 2520 Robinson.

Colorado Springs city council established a 2% sales tax and lowered property taxes from 17.1 to 12 mills.

Gazette wrote of the bank collection of Bill Green, 2527 W. Colorado—27 "still" and mechanical banks.

Fifty Years Ago

October, 1939

Regulations raised the minimum wage from 25¢ to 30¢. Overtime pay began after 42 hours instead of 44.

Sheriff's officers who arrested Bert Weaver for illegal possession of deer meat studied his .45-caliber pistol to determine where it came from. Engraved on the handle: "Gen. William J. Palmer, Colorado City."

Rampart Range highway was completed: 57 miles from Deckers-Sedalia road to Garden of the Gods.

War in Europe helped local enlistments. Robert Kelsey Winter, 2929 W. Bijou, re-enlisted in the navy. He served 4 years in 1931-5.

Lodge #76, AF&AM, celebrated its 50th anniversary at Masonic Temple.

Rev. A. W. Luce became pastor of Central Christian for the 25th year.

State highway department began painting a white line down center of paved roads. Yellow line in your lane meant no passing.

West Junior used its new printing press to publish The Citizen.

Matthews Mattress Co., 2623 W. Colorado, was twice broken into, but nothing was taken either time.

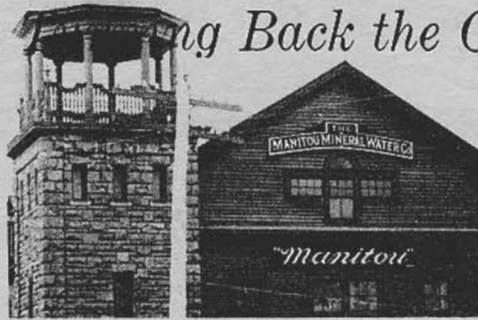
Chamber of Commerce dinner at the City Auditorium celebrated the end of indebtedness of city utilities.

Sgt. Horace Grubbs, 414 N. Cedar, retired after 23 years with the police department.

Allen's, 522 W. Colorado, enlarged and remodeled, reopened with "grocery buggies" and parking for 100 cars.

Four Westside youths were badly injured when their car crashed into a standing gondola car at 26th St.

County wouldn't give direct relief to anyone who drove a car; if you could afford gas you could buy food.



(Before 1917 Colorado City was an independent town.)

Seventy-five Years Ago

October, 1914

As a Midland switch engine pulled a car onto the tracks a steel cable snapped, struck brakeman "Bump" Elliott, tossed him 25 feet and knocked him out. Injuries proved to be minor.

Colorado City's football team won 25-7 over Victor High, with two touchdowns by Edward Borst and one each by John Griffin and Perry Jackson.

High school had greeted Victor players at the Midland station, rode them in autos while luggage came by horse and wagon. National Hotel supplied rooms and meals.

Rückus began at Ramona fights when referee announced a decision and losing fighter fouled the winner. Men entered the ring and a fight ensued. Sheriff Birdsall and 7 deputies were present but were held by spectators until participants got away.

Independent said state law allowed prize fights if held by Club in building it owned or leased, but fights in a tent were a clear violation of the law.

Deichman & Douglas Trunk Co. wanted to move from Colorado Springs if it could find a large building.

Residents in the county for 50 years or more met at the National Hotel in Colorado City. Among the 40 eligible: Anthony Bott, M. S. Beach.

Suits by Willard Arterberry were won by the Streetcar Company. He sought damages in death of his wife and his own injuries because they alighted from a streetcar at Adams crossing and were struck by another going the opposite direction. Juries felt the couple was partly negligent.

Mr. and Mrs. C. L. Smith, 1202 Washington Ave., Mr. and Mrs. J. S. Arthur, 1104 Colorado Ave., observed golden wedding anniversaries. The brides, daughters of Henry Templeton, were married at the same time.

Manitou Mineral Water company sued Ute Chief Mineral Water Company to block the use of "Manitou" in labels and advertising.

City crews took 28 days to repair a

10-inch Bear Creek water Line. They had to dig down 32 feet through Standard Mill tailings, and leaking water made the dirt like quicksand.

Colorado Midland Railroad said decision of Midland Terminal to cease passenger service was meant to throw all rail traffic to the Short Line.

W. F. Henney, 80, was crushed by a streetcar work train at 5th and Colorado. Passenger trolleys were required to stop at the intersection, and Henney may have expected the work car to stop. Coroner's jury said work train exceeded the speed limit.

Colorado City schools had 732 enrolled; average attendance, 97.71%. Largest class: 45 in Bancroft's 6th gr.

All but 4 boys in Whittier's 8th grade spent a day in the Garden of the Gods. Fathers and teachers convinced them that playing hookey didn't pay.

Bible class at home of Rev. Sherry, 2028 Armstrong, interrupted when floor would have dropped into the cellar except that it caught on a rock. 14 people, piano and furniture unhurt.

Wind blew down a bird-house made last year by Arensdale third-grade boys. Children were delighted to find a nest inside—proof their efforts pleased the birds. Arensdale had 28 enrolled.

One Hundred Years Ago

October, 1889

City Council found no truth to charges that City clerk and treasurer J. A. Cochran had a shortage of funds. He accounted for \$6,754.31. Some said charges were meant to discredit Cochran so he'd lose his job as postmaster.

Mr. Howbert told Springs' board of trade that before fixing the road to Manitou it should be laid out so there were no crossings over D&RG tracks.

Mrs. Rodney Quimby offered one of 3 sites, each of 3 lots, to build a Baptist church. Episcopal Church was completed, and cornerstone of Catholic Church was laid.

Streetcar company asked permission to extend its tracks between Colorado City and Manitou.

Lantry Bros., contractor for the cog railroad, advertised in Denver for 1,000 workers. A cook died at the grader's camp because of the altitude.

W.C.T.U. asked Colorado Springs to supply water for its drinking fountain in Colorado City at no charge.

Nine-million bricks were made in Pikes Peak region last year, of which 400-thousand were accounted for by Mr. Parker of Colorado City.

Florissant Fossil Beds Monument Lies Just 40 Miles and Millions of Years in Distance

At our meeting September 8th, with a suitcase of samples and a trayful of slides, Ranger Jill Ludeman told us the story of the land around us millions of years ago, to account for the rock formations at Florissant Fossil Beds.

As an indication of how "recent" these pre-historic events are, pictures were of scenes like Mount Helena, where the ancient processes are still under way.

Thirty-five million years ago the region was warmer, with more rain, and covered with Magnolias, Eucalyptus, Redwood and Sequoia trees. Mt. Guffey then was volcanic, and its eruptions sent a mud flow down its slopes, covering lower elevations as much as 15 feet in depth.

This inundation surrounded and killed the trees, but beneath the covering, dissolved silica replaced the wood fibers. Many eons later this land was uplifted and eroded, until the now-petrified trees were exposed.

Today, steel bands may hold the trees together against effects of freezing water, but it is possible to count the tree rings. This shows that when disaster hit, the trees were six to seven hundred years old. Some trees are hollow.

For those with short memories, Ranger Ludeman said the last eruption was 34 million years ago. The area was inundated by "Lake Florissant" which left behind many layers of residue and built to a total thickness of 45 feet.

Trapped Insects Become Fossils

Within each stratum, a fraction of an inch thick, were trapped insects and other life samples; some of which, like the Tse Tse fly, became extinct in this region. In some cases, even the original coloring is preserved. The remains are the fossils which give the Monument its name.

Thus, nature left a three-layer "sandwich"—a thick spread of mudstone, topped with lake shale, covered with fragmented stone and soil of the top Breccia layer.

Twelve million years ago the

Rocky Mountain area was uplifted a mile or more. The last of the Redwoods was killed off, although evidence of them is found all over the state. She said the rangers discourage Redwood use in fencing and construction, to preserve what remains. She had samples of its bark, and of talc-like ash from Mount Helena to help us visualize the story.

Ancient Land Bared

After centuries of erosion, the original surface was exposed and in 1860 a homesteader found the curious remains. By 1874 it was a tourist stop. Among other attractions at the site is the Hornbek homestead—the original house and later additions—which the rangers are also preserving.

Scientists might prefer to cover the area in plastic to preserve it for study, but they share it with tourists; 150,000 visit the Monument each year. Other features left from that ancient time are mountains Castle and Black, part of Guffey's original rim.

The park contains 6,000 acres with an assortment of animals, including mule deer and Golden Eagles. It's reached on highway 24 west of Colorado Springs, and lies one mile south of Florissant on Teller 1 Road. During the summer the Ranger station sponsors trips, hikes and seminars. In the winter, organized activities taper off, although around Christmas, activities center on the Hornbek cabin.

Membership in the Friends of the Florissant Fossil Beds, Inc., which includes receipt of a 9-times-a-year newsletter, costs \$15 for an individual, \$25 for a family. They invite names of children and their ages, as well as family address and phone number. Mailing address is P. O. Box 185, Florissant, CO., 80816. Its phone is 1-748-3253.

Last Chance to Get Mincemeat Recipe!

In time for Christmas we supply the following recipe for Mincemeat, preserved by Mrs. E. C. McKnight, Luther's mother, on a piece of paper stuck into a Bible. It could be 100 years old. Joyce Johns, who copied the document, says ink faded when it was exposed to light, so the recipe is lost, except for this copy:

4 lbs of beef neck cooked well done; let cool in the juice.

Twice as much tart apples, chopped fine.

1½ lbs suit [suet]

3 lbs brown sugar

3 lbs white sugar

3 lbs raisins

2 lbs currants

1 lb citron

¼ lb orange peel

¼ lb lemon peel

1 gal cider—sweet

1 tbsp salt

1 tbsp pepper

1 tbsp mace

1 tbsp allspice

1 tbsp cloves

2 grated nutmegs

1 pint brandy

1 pint wine

Cook all together for 20 mins.

4 tbsps cinnamon.

[No indication of how many this serves, but prepare it just before our December meeting; there'll be enough after your family is fed for O.C.C.H.S.'s lunch!]

Society Receives Added Biographic Information

Old Colorado City Historical Society has received a copy of Thomas Van Camp's latest research effort, courtesy of Kristine A. Trala. It's been added gratefully to our research library.

Material collected in 1912 by professor James Hutchinson Kerr, filed in the Starsmore Research Center at the Colorado Springs Pioneers Museum, has been assembled into a booklet. There are 85 biographies, though Van Camp indexed 212 names mentioned in the summaries.

Old Colorado City Historical Society
Oct. 4, 1989



Questions About Pioneer Museum Aired on Radio

Questions about de-accessioning of books and artifacts at the Colorado Springs Pioneers Museum were aired Sept. 20th on KVOR's "On the Carpet" program.

Bernie Margolis, Director of the Pikes Peak Library District; Sharon Uhler, Archivist at the Pioneers Museum, and Carol Bruce, public relations officer of the Museum, appeared with Chuck Brown in an hour-long broadcast.

Brown was responding to a phone call and a letter, expressing concern about the transfer of books from the Pioneers Museum to the Penrose Library, and their eventual sale to the public by the Friends of the Library.

Ms. Uhler said that there has been, the last ten years or so, a re-assessment of donated books and artifacts to cull those that don't fit the mission and goals of the Pioneers Museum. All are examined by museum experts before they are de-accessioned. It is not possible to notify the donor in most cases.

The library gets first pick of these. Some 900 volumes not about local or Colorado history have been given to the library.

Margolis said each volume is considered for the library. Those not of interest will be sold eventually, to benefit the library.

ROLL CALL

from our last meeting:

Usually our first meeting in the fall is lightly attended, but we're happy to say that we had a good turnout for our meeting September 8. We had 33 members present and six guests. 31 stayed for lunch.

Karl Beinschroth	Agnes Johnson
Sally Brawner	John Keller
Rosemae Campbell	Katherine Knebul
Vera Chambon	Aldine Lipe
Ralph Conner	Ruth Maxwell
Virginia Cox	Millie
Arnold Cunningham	Lyn Owen
Jerry Cunningham	Bob Patoni
Ed Curry	Jim Rogers
Martha Curry	Virginia Rogers
Lucile Ellis	Liliane Ross
Betsy Evans	Art Ruby
Veda Goosman	Clair Ruby
Eileen Graham	Wilma Stephens
Nancy Graner	Mary Nell Trapp
Sandi Hoewisch	Frances White
David R. Hughes	

VISITORS

Gene Burroughs	Jill Ludeman
Dorothy Cammeron	Steve Stephens
Jim Clark	

And a particular welcome to the president and vice president respectively of the History Society of the Pikes Peak region, Juanita Breckenridge and Clara Susan Williams.

Secretary's Expenses

FOR SEPTEMBER; TO 10/1/89

8 negatives and 2 plates	\$14.80
Postage for 68 newsletters	17.40
(Two weighed an extra ounce)	
Other postage	1.15
TOTAL DUE SEC'Y FOR SEPT	\$33.35

THIS MONTH'S MEETING:

11 am, Oct. 13th

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

NEXT MONTH'S MEETING:

11 am, Nov. 10th



WEST WORD

Vol. V, Number 2 Oct. 4, 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 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.

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Colorado Springs, Colorado 80934