

THE WESTSIDE

AN INTRODUCTION TO ITS HISTORY & ARCHITECTURE



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Cover Photograph:

This Westside Frame Victorian house
was constructed in 1904 and is located at 422 West Bijou.
Photograph by M. Wood.

ACKNOWLEDGEMENTS



The preparation for this book and the Westside Intensive Survey, part of the 1980—81 Colorado Springs Cultural Resource Survey, was funded by the Community Development Department of the City of Colorado Springs under the Community Development Block Grant Program, U.S. Department of Housing and Urban Development and the Colorado Historical Society through the National Preservation Act administered by the Department of Interior, Heritage Conservation and Recreation Service.

As in any undertaking of this magnitude, the work was accomplished through the generous assistance of many individuals and organizations. Essential to the successful completion of the survey was the Colorado Springs Historic Resources Advisory Board. The Board members donated many hours in reviewing the survey findings and planning the publication contents. The staff of the Colorado Preservation Office, notably Barbara Handy and Merrill Wilson, provided many valuable suggestions for the survey organization and documentation. Bob Brockman, Bob Gleissner and Eric Swab of the Planning and Community Development Departments were most helpful in their review of the numerous survey reports and publication drafts. Additionally, thanks are due to the following individuals who shared their research and knowledge of the community or helped in obtaining needed information; Rob Cross, Mary Davis, Elaine Freed, Carol Garten, Rosemary Hetzler, David Hughes, Glenn Kinnamon, Laura Penny, John Ryan, Beryl Ritchie and Marshall Sprague.

I would also like to express my appreciation for the technical and artistic assistance received in the preparation of the publication. Photographer Myron Wood and Designer John Michaels have contributed to this project beyond all expectations. The high quality of their work is apparent throughout the following pages. The book also benefitted from the interest and patience of the typesetters, Don and Joyce Lohse and the Planning Department's Graphics staff: Jackie Smith, Alma Baker and Barbara Bruce.

To these individuals and the many others who contributed their time and assistance, I extend my gratitude.

Deborah Edge Abele



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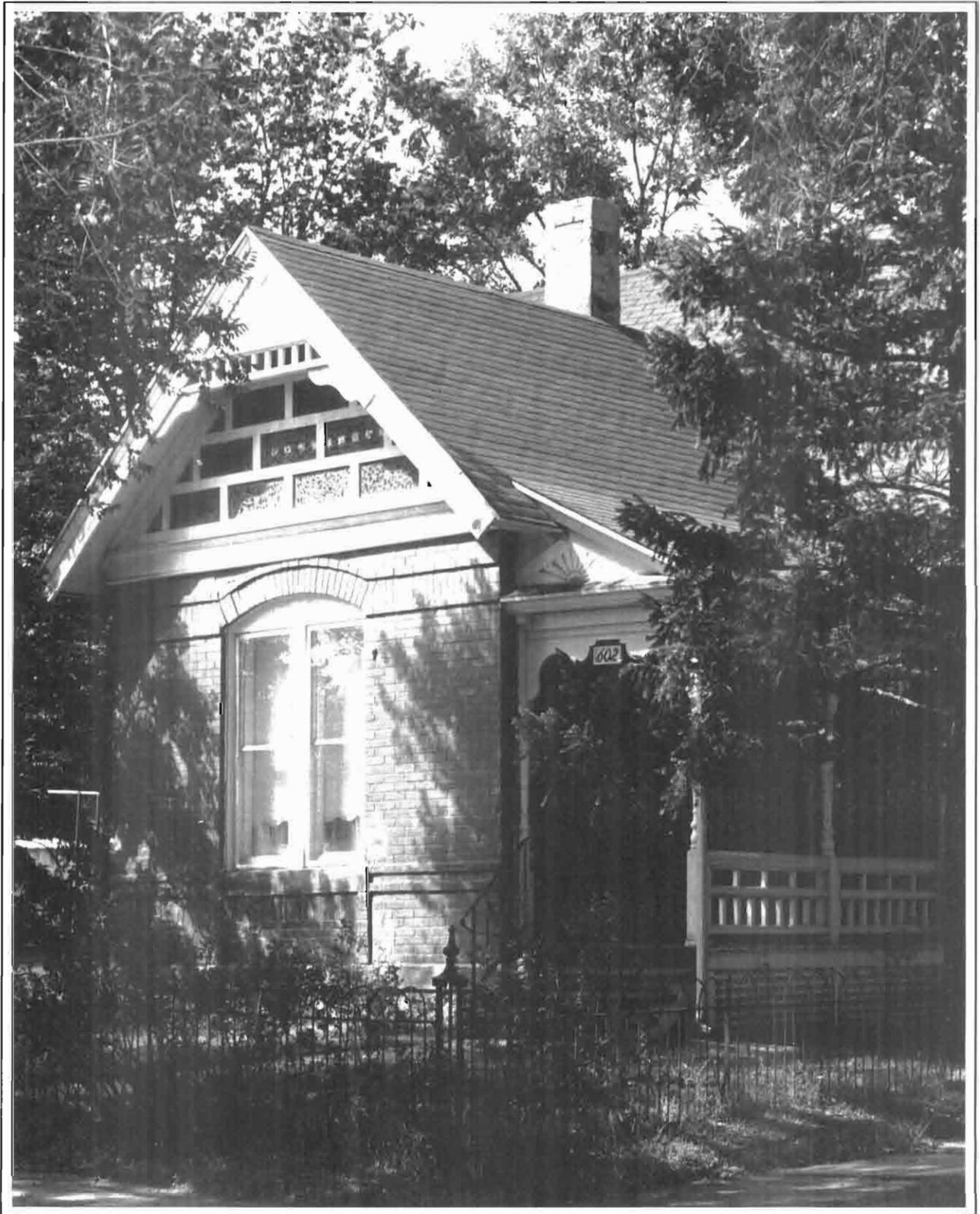
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THE WESTSIDE TODAY



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The Westside neighborhood is composed of many attractive historic homes like this charming Victorian brick cottage located at 602 South 26th Street. Photograph by M. Wood.

AN INTRODUCTION TO THE WESTSIDE

The Westside is a large, older neighborhood in Colorado Springs, Colorado. In many ways the Westside is typical of aging, urban residential areas across the country. The 6,500 structures which make up the neighborhood are centrally located within the city, situated just west of the downtown. The Westside was the earliest settled area in the Pikes Peak region, so many of the neighborhood buildings are old and plagued by problems of maintenance. The area was developed and built up over many decades by a variety of interests. In the course of this development, it has been organized into eighty different additions, subdivisions and towns. As most of this growth occurred before the advent of modern zoning controls, the neighborhood has a hodge-podge of land uses, some incompatibly mixed by today's standards.

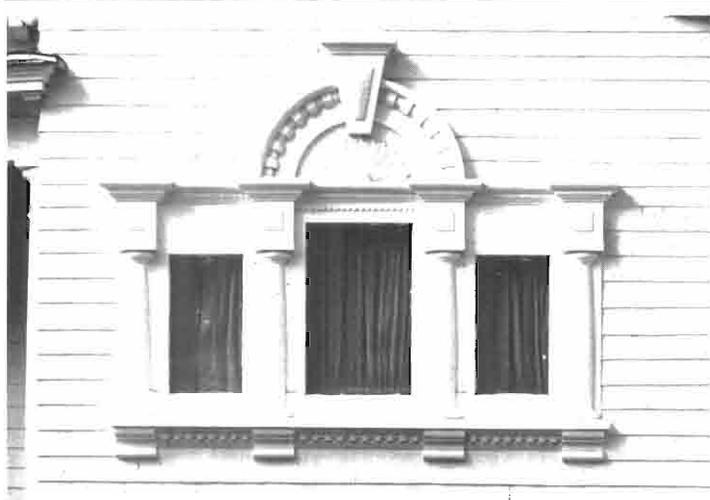
Like many older inner-city neighborhoods, the Westside has experienced periods of physical and economic decline. It was a thriving and well-kept residential area in the early part of the twentieth

century. However, it became neglected when the focus for Colorado Springs' growth turned toward the eastern plains in the 1940's. Due to this growth and a preference for the "new" and "up-to-date," the aging Westside neighborhood became one of the less desirable residential areas of Colorado Springs. Unfortunately, the area residents could do little to change this image of their neighborhood. The traditional Westside population has been comprised of working class families. Lacking economic or political influence in the community, these Westsiders had limited means to halt what appeared to be the inevitable decline of the area. The future of the Westside showed little promise by the mid-twentieth century.

Today, there is a new vitality and interest in the Westside. In the past five years there has been a significant reversal of the trends of property deterioration, conversion to rental housing and increased poverty in the area. Currently the Westside is experiencing an influx of higher income households and a substantial reinvestment in the area's housing. Paradoxically, the same factors which once contributed to the neighborhood's decline have now sparked its rejuvenation.



The Westside contains one of the largest collections of late nineteenth and early twentieth century residences in the Pikes Peak region. The architecture and historic character of the area has attracted many new residents to the neighborhood. Photograph by M. Wood.



Many of the Westside homes are embellished with architectural detailing typical of the Victorian era. Gable decorations (top) are a common form of this ornamentation. Bracketed cornices and dentil moulding (right) are also types of roof trim frequently seen. Also characteristic of the period are Palladian windows (left) and other unusually shaped windows. Photographs by M. Wood.

THE APPEAL OF AN HISTORIC NEIGHBORHOOD

The age of the Westside housing stock, once a liability, now is one of the neighborhood's greatest assets. Many families today prefer the charm and quality of an older home. This is related to the current trend toward a greater interest and appreciation of our past. It is also because many older homes have amenities and appointments

which cannot be found in more recently constructed housing. As the earliest, continually settled area in the Pikes Peak region, the Westside contains the largest collection of older homes in the city. Approximately 3,000 Westside homes are forty years or older and over half of these were constructed in 1900 or earlier. Even though most of these houses were originally built for moderate income families, the quality of the materials and the workmanship used in their construction is prohibitively expensive or

impossible to duplicate today. Commonly found in the Westside homes built during the turn of the century are individually designed and unusually arranged floor plans replete with alcoves, turrets and towers. The high ceilinged interiors are often embellished with wainscoting, turned woodwork or carved moldings. Windows appear in a multitude of shapes and sizes and frequently contain leaded or flashed glass. Scalloped and pointed shingles, sunburst reliefs and other ornamentation animate the exterior surfaces of the houses. Fanciful bargeboards and decorative brackets trim roofs and porches. Lawns are often set off by handsome iron fences or stone walls. Because of amenities like these, Westside homes are now in demand. For a number of families, they are considered an attractive alternative to the monotonous regularity or sometimes inferior construction of houses found in newer residential areas.

The quality of the area homes is an important reason why many now consider the Westside a desirable place to live. However, several less tangible aspects of the neighborhood have also contributed to its growing appeal. Many people are attracted to the Westside because it is a neighborhood with a special character. That is, it has its

own identity and a feeling to it that is different from other areas of Colorado Springs. With the increasing homogeneity of the form and appearance of the newer residential areas, there is something special about a neighborhood with a distinct identity. Identity helps to create a sense of community which many feel is an essential element of a quality living environment.

There are many aspects of the Westside which give it its identity and appeal. One of the most important is the neighborhood's physical form. In the late nineteenth and early twentieth century, when the Westside experienced much of its growth, communities developed on a smaller, more human scale. Buildings were oriented towards pedestrians or slow vehicle travel. The size and scale of these older structures allows for a certain intimacy with one's surroundings. It creates an atmosphere which is reminiscent of a small town. The mixed land usage within the neighborhood also supports a feeling of community and times past. On the Westside there are residential, commercial, industrial, institutional and public land uses within a relatively limited area. This pattern of land uses developed early in the area's history when the neighborhood was a separate municipality. Today the mix makes it



Decorative iron fences were popular when many of the Westside homes were constructed. During the late 1880's the Hassell-Talcott foundry operated in Colorado City. The firm dominated the ornamental ironwork sales in the Pikes Peak Region and supplied many other Colorado communities as well. Photograph by M. Wood.



During the Victorian era a variety of roof shapes, building forms and ornamental features were combined to produce a wide range of architectural styles. Top photograph by M. Wood, bottom photographs by B. Conley.

possible to live, work and shop all within the Westside. The close proximity of homes, stores and businesses retains the scale and appearance of our early day communities. This, in turn, reinforces the area's feeling of time and place and distinguishes it from most other residential areas of the city.



THE DIVERSITY OF THE BUILT ENVIRONMENT

The diversity of the style and form of the neighborhood buildings is another distinctive aspect of the Westside's character. Like the scale of the neighborhood and the mixed land uses found within it, this diversity is related to the age of the Westside. Building on the Westside has taken place for over a century. It has been guided by entities ranging from individual property owners and builders to large-scale land development and town building companies. The end result of this long and varied process of construction and development is a tremendous variety in the

age, size, style and pattern of structures in the area. On any given block on the Westside it is possible to find that all the houses were built in different years or even during several different decades. In contrast to the repetitious form and styling of homes in newer areas, many of the Westside houses were built during the Victorian era in styles which defy stereotyping. Late nineteenth century builders used a variety of construction methods and building materials to create individualized structures that reflected creativity and complexity; attributes highly esteemed during that period. Architectural pattern books, mass produced ornamentation and nineteenth century technological innovations made endless variations possible.

Building on the Westside did not stop, however, with the Victorians. It continued throughout the twentieth century. As new homes were added to the area, the diversity of architectural styles continued to proliferate. Additionally, the variations in the placement of houses on their lots also increased. Unlike newer neighborhoods where the size of the yards and the set-backs of the houses are fairly uniform, the alignment of buildings relative to the streets and each other is much more irregular on the Westside. Changes in the terrain, differences in the size and shapes of the houses plus the historical practice of adding a cottage to the rear or side of a lot further complicates the casual building pattern. This haphazard arrangement of structures is a most distinctive feature of the Westside neighborhood.

The different ages, the wide assortment of architectural styles and the variations in the relationships of the buildings to one another creates an appearance for the Westside which is quite unique. The mix of old and new provides visual interest. Even more importantly, the older elements of the built environment give a sense of stability to the neighborhood. By providing a concrete expression of past events and influences, the buildings chronicle the evolution of the community. Through their representation of earlier periods of development, they collectively reconstruct the Westside's history. The diversity of the form and styles of the buildings provides physical evidence of the way in which things change through the years. They prevail as a reminder of the past and, as such, provide the link between what has been and what will be. Perhaps this is another reason for the renewed interest in the Westside and many other older neighborhoods. As its buildings so eloquently illustrate, the Westside is a neighborhood with a history. For many, the opportunity to experience the past is becoming increasingly important because, in its own way, it provides some reassurance for the future. In other words, in our rapidly changing world, knowing where we have been helps many to understand where we are going.



Houses on the Westside come in many different shapes and sizes. The irregular arrangement of the buildings along the streets is a distinctive feature of the neighborhood. Photograph by M. Wood.

THE NATURAL FEATURES OF THE NEIGHBORHOOD

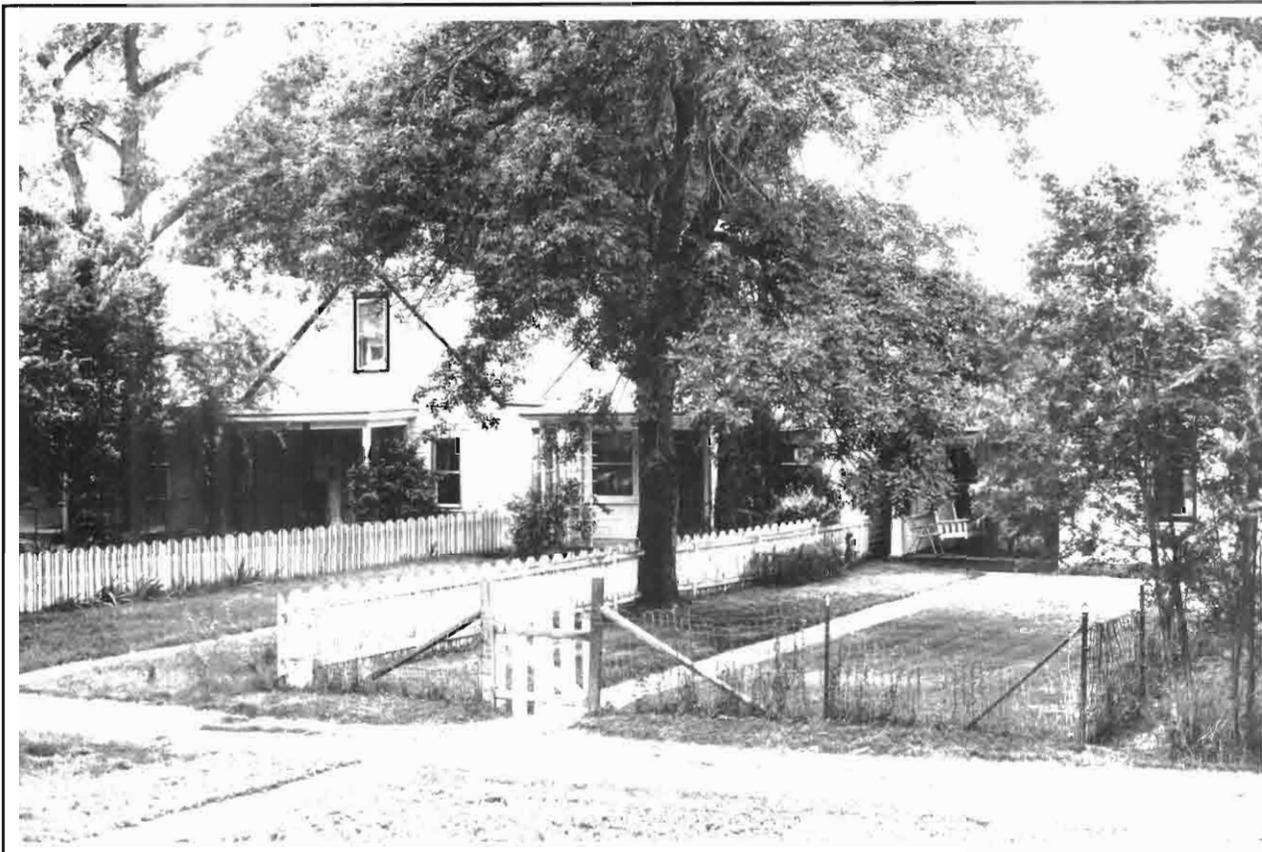
Like the man-made elements of the neighborhood, the natural features of the area make an important contribution to the identity and character of the Westside. The neighborhood is geographically defined by the terrain and natural landforms surrounding it. Generally, the Westside is situated within the valley of Fountain Creek, west of its confluence with Monument Creek. To the north of the neighborhood is an area historically known as the Mesa. The Mesa was once a channel for a prehistoric river. The sediment deposited in the ancient riverbed eons ago proved to be more resistant to erosion than the shale which underlies much of the valley of Fountain Creek. The differences in the rate of erosion resulted in a series of bluffs which generally demarcates the northern boundary of the neighborhood. The Front Range runs directly west of the Westside then curves just south of it. Along the base of the mountains, wind and water erosion has created a number of canyons and mesas. These natural landforms have been modified and even exaggerated by man's mining and quarrying activities. Like the bluffs north of the Westside, the terrain to the south and west of the neighborhood becomes more steeply sloped as one ascends the foothills to the higher mountain elevations. Until quite recently the ridges and hillsides surrounding the

Fountain Creek valley remained undeveloped. Consequently, for decades the Westside was set off by large expanses of open space to the north and south and the mountains to the west. While the development of the land east of the Westside occurred rather early in its history, Monument Creek served as a natural boundary between the Westside and Colorado Springs. These definable bounds clearly distinguish the neighborhood from other areas of the city and reinforce the separate identity of the area.

In addition to demarcating the neighborhood the natural environment also contributes to the form and character of the Westside. Modern technology has lessened the impact of environment on our communities today. In the past, however, it was a major determinant of how and why settlement occurred. During this earlier period of history most of the Westside was developed. Its very existence and much of its initial form resulted from the natural resources and its physical setting. These attributes also guided man's development of the area. The vegetation on the Westside illustrates this fact quite well. Vegetation, while not unique to the area, is a significant part of the Westside's character. The tree lined streets and greenery of the neighborhood give it much of its charm. Additionally, the location and pattern of the vegetation provides evidence of how man and nature have influenced the Westside's development and demonstrates how these forces interrelate.



Large, mature trees line many of the Westside streets. The order of their placement contrasts with the heterogeneous form of the neighborhood's buildings. Photograph by M. Wood.



Like the historic buildings, the established neighborhood vegetation contributes to the Westside's character and appeal. Photograph by M. Wood.

The existence of any plant life is a function of the availability of water. Before the settlement of the Pikes Peak region, trees and much of the vegetation were found primarily along the waterways which drained the area. When early settlers arrived, they naturally camped in close proximity to the creeks and streams. The need for water was a reason for this but the greenery was probably an additional inducement. After crossing the plains, the cottonwood trees and shrubs along the banks of Fountain Creek and its tributaries were a welcome sight. Here was vegetation at least somewhat similar to that found back home! The fuel, shade and other amenities provided by the trees, no doubt, prompted some to settle in the vicinity. Additionally, as in other early Western communities, the planting of trees, vegetable gardens and flowers was an important part of settling the Westside. Not only were there practical benefits, but it was a way in which settlers transplanted civilization to the frontier. Due to their efforts, the Westside is graced today with many large, mature trees. As many of the trees are fifty years and older, they stand several stories high. Their branches extend over the Westside streets creating canopies of shade and greenery. Except on the steeply sloped hillsides or areas where rebuilding

or new development has occurred there is a consistency to the placement and alignment of the trees along the streets. Throughout the neighborhood, deciduous trees have been planted at evenly spaced intervals between the curbs and sidewalks. While occasionally a tree or two may be missing from a block, the pattern is usually discernible. This arrangement can be found along cross streets as well as the main thoroughfares of the area. This lush foliage makes an important contribution to the character of the Westside. It provides a sense of order which counterbalances the diversity of the man-made aspects of the community. Additionally, this vegetation pattern gives the area a visual cohesiveness that defines the neighborhood as a whole.





The Westside's historic buildings convey a sense of time and place that gives the neighborhood much of its character. Collectively they represent an important part of the community's heritage. They should be preserved accordingly. Photograph by M. Wood.

THE PRESERVATION OF THE WESTSIDE

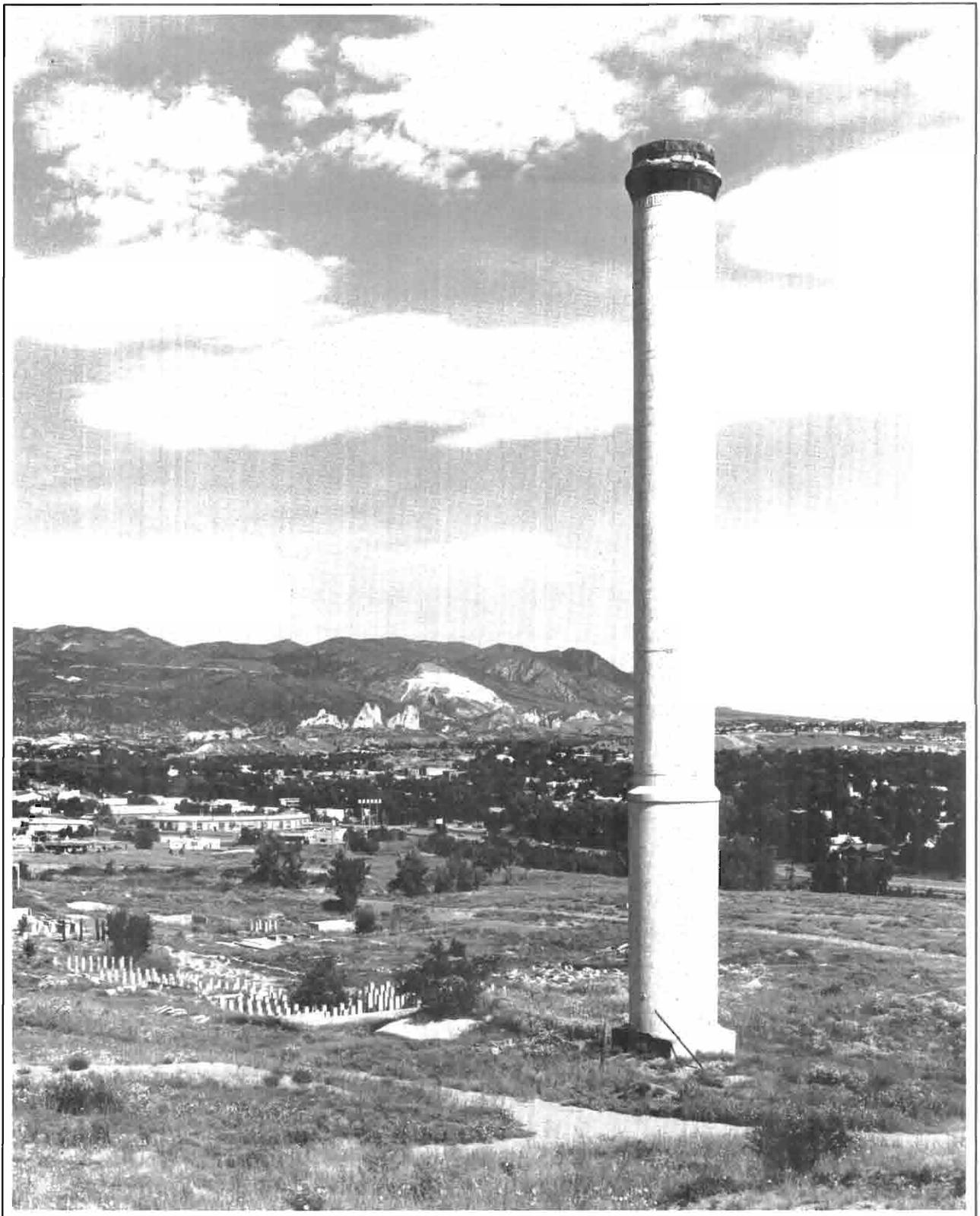
The physical form of the Westside is but one facet of the neighborhood. There are, of course, many other aspects of the area which help create its special identity which have not been mentioned. However, the buildings and their settings are a major part of the Westside's character and its uniqueness. Their richness and variety of design make an important contribution to the quality of life in the neighborhood and in the city as a whole. In this respect the Westside is an important cultural resource of Colorado Springs. If destroyed, it will be gone forever. From this perspective, the buildings of the Westside can be seen as a non-renewable resource and appropriate care should be taken for their preservation. Their significance stems not simply from events which happened in history or as isolated cultural or architectural artifacts. Instead, they are important in their aggregate numbers and in their relationship to one another and the surroundings. Collectively they convey a feeling of times past and give the Westside a sense of place which is distinctly its own. Collectively they should be preserved.

Preservation does not mean freezing the Westside in time. To the contrary, the historic character of the area is related to its continual development over the years and its representation of a myriad of

architectural styles. To be a viable, thriving neighborhood the Westside must continue to adapt to changes in economics and popular tastes. New construction in the neighborhood does not have to detract from its historic character. Proper design and construction of new buildings which respect the scale and styling of the surrounding structures without copying them can create a harmonizing pattern which projects the best of both new and old. Sensitive rehabilitation can adapt historic buildings to new uses and make existing structures responsive to present day needs. The key to the successful integration of the old and new is an awareness of the historic and architectural characteristics which make the Westside a special place. This book has been prepared so that Westside residents and members of the larger community might better understand and appreciate the history and architecture of the neighborhood. It is hoped that this will lead to the preservation of the Westside for future generations to enjoy.



THE HISTORY AND DEVELOPMENT OF THE WESTSIDE



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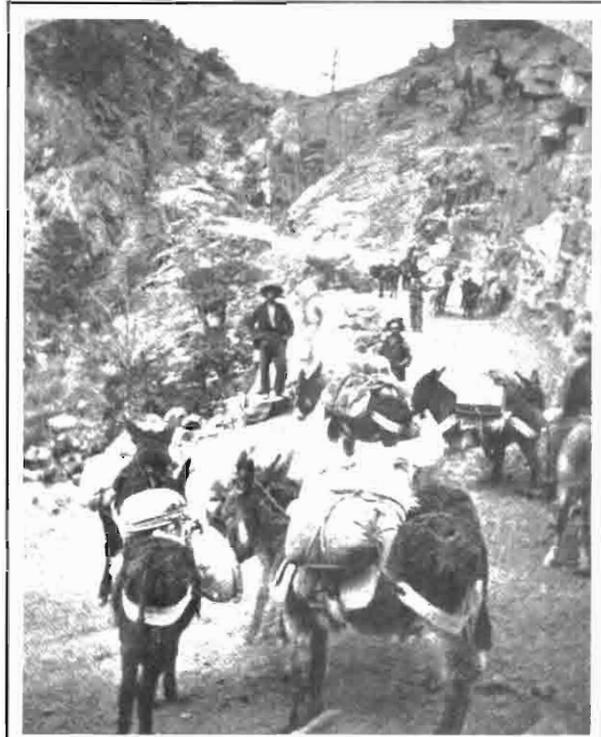
The smokestack and ruins of the Golden Cycle Mill are all that remain today of the gold processing operations that made the Westside a major employment center at the turn of the century. Photograph by M. Wood.

THE INITIAL SETTLEMENT OF THE WESTSIDE

The discovery of gold in California in 1848 had important consequences for the development of the Pikes Peak region. Not only did it increase the number of people who travelled through the area but it also stimulated interest in finding gold throughout the West. This prospecting activity contributed to the discovery of gold on the Cherry Creek in Colorado a decade later. When gold was found in the Rocky Mountains, only six hundred miles from the towns and cities along the Missouri River, the trickle of travellers moving westward became a veritable flood. As migration across the plains increased, the settlement of the Pikes Peak region became inevitable.

In 1858 two attempts were made to establish a town in the general vicinity of Fountain and Monument Creeks. Extensive newspaper publicity about the gold mines of the Rocky Mountains had lured several large parties from Kansas to the area. One group laid out a town called El Paso but the townsite was never built upon. Later that year El Dorado City was established but it too was shortly abandoned. In August of 1859, after reports of richer gold strikes in South Park promised another stampede of westward travellers, a third town was laid out on the north bank of Fountain Creek between Camp and Monument Creeks. Colorado City, as it was called, was organized by a group of businessmen from the settlements which would later become Denver. This group recognized the economic potential represented by the throngs of westward travellers. After the long trek across the Great Plains the gold seekers needed a place to replenish their supplies and outfit themselves for the arduous journey across the mountains. The Colorado City townsite was a natural stopping point. Furthermore, with the burgeoning growth of settlements in the mining districts in the nearby mountains, Colorado City showed promise as a trade center for the flow of goods needed for the boom town populations.

The members of the Colorado City Town Company were quick to seize the opportunity before them. The secretary of the town company, Lewis Tappan, with his brother, George, the town's first



The Westside was initially settled as an outfitting station. In 1859 Colorado City was established to serve pack trains travelling through Ute Pass to the gold mines of the Rocky Mountains. Photograph by Mathews; Source: The Historical Society of the Pikes Peak Region.

postmaster, constructed Colorado City's first frame building for a general store. Not surprisingly, the Tappan & Co. General Store specialized in hardware and mining supplies. A variety of other merchants were also active. In a very short time a large supply of goods and provisions were for sale in the new town. Some of the early businessmen were Higgins and Cobb, also Colorado City Town Company members, Dunn and Bailey, Lobb and Crenshaw, Jim Sabine, Lewis Jones and "Hog" Baker. Like other frontier communities with predominantly male populations, saloons as well as general stores were the first businesses to appear in Colorado City. To house these establishments and provide homes for new settlers, several hundred buildings were put up by the summer of 1860. For the most part these buildings were crude log structures, hastily constructed. However, some of the businesses attached wooden fronts to their stores making them appear to be more substantial. These false store fronts provided space for the merchant's signs and gave the building a more prosperous and "citized" look.

The population of the embryo community grew rapidly. On July 4, 1860, it was reported that 400 people paid \$2.50 each for a dinner in Colorado City. Prospects for the future of the town looked



The two decades following the boom of 1859—60 were quiet times for the Westside. The population of Colorado City dwindled as the outfitting trade declined. Many of the settlers who stayed in the area turned to farming or the processing of agricultural products. During the 1860's these Westsiders were beset by floods, grasshopper hordes and Indian hostilities. Not surprisingly, few of the original settlers remained by the early 1870's. Sketch by A.E. Matthews; Source: Pioneers' Museum.

promising. The growth and economic prosperity of the town, unfortunately, was short-lived. The onset of the Civil War in 1861 diminished the flow of people moving west. Indian skirmishes along the Arkansas River diverted much of the remaining traffic north to the valley of the Platte River. Despite efforts during the winter of 1859 and 1860 to improve the road through Ute Pass to the mining districts, access through Denver proved to be more convenient. As the number of pioneers and gold seekers passing through Colorado City declined, so did the businesses which served them.

The growth of Denver usurped Colorado City's position as the major trade center for the Rocky Mountain mining camps. It destroyed the town's political aspirations as well. On September 9, 1861, Colorado City was designated the capitol for the newly formed Colorado Territory. By the end of that year fourteen acres of land had been donated by the city fathers of Colorado City on which the territory's first capitol was to be constructed. The building was never built and only one session of the Territorial Legislature was ever held locally. Shortly after convening on July 7, 1862, the legislators moved the capitol to Denver, unsatisfied with the poor lodging and working conditions they found in Colorado City.

THE WESTSIDE AS AN AGRICULTURAL COMMUNITY

After the decline of the outfitting trade much of the population which remained on the Westside turned to agriculture. Few, if any, came to the area initially with plans to farm. Farming to many did not even seem possible in the arid conditions of the West. However, the agricultural potential of the area was soon recognized as Anthony Bott, one of the original settlers of the Westside recounts:

Among the residents of Colorado City was H.M. Fosdick who was a surveyor and who platted the original town site. He was the first in this immediate region to show that farming could be successful. In the spring of 1860 he plowed up a few acres of land on the south side of Fountain Creek near town and planted in a small sort of way all sorts of grain and vegetables, and that was the first demonstration as to what the possibilities were in the way of agriculture. Later Bley, Campbell and Colton located on ranches in the lower end of this country near Fountain. Few of the early settlers knew anything of irrigation but soon got an idea of it from

*the Mexicans who came up to this region (to secure employment) after the first settlements were made.*¹

Land patents, pre-emption and homesteading made large amounts of land in the Colorado Territory available for agricultural use. During the early 1860's a number of disappointed gold-seekers brought their families west and began farming in the general vicinity of Pikes Peak. The easiest method for obtaining water for irrigating the crops was to dig ditches from the existing waterways that drained the area. Consequently, several farming claims were made on the Westside along Fountain Creek and its tributaries. Within a relatively short period of time most of the acreage along the Westside streams was brought under cultivation. Farming was relatively modest in scale. Crops grown included wheat, oats, corn and a variety of fruits and vegetables. Farm production was consumed primarily by the local settlers and their families. Any surplus produce was easily sold at very high prices in Denver or the mining camps.

During the twenty-five years after the founding of Colorado City, agriculture and several food-processing businesses economically sustained the Westside community. After several harvests settlers in the area began to replace the original crude buildings with more substantial structures. Fences were put up and other permanent improvements to the properties were made. A number of the vacant buildings from the commercial area of Colorado City were sold for ten dollars each and moved to outlying farms and ranches. Additionally the area of Colorado City's original townsite was reduced considerably and several ranches were recorded in the vacated sections.²

The first flour mill in the region was erected on the Westside in the fall of 1862 by Flannigan, Colton and Whittmore. As wheat production in the area increased, Henry Templeton opened a second mill. Templeton, one of Colorado City's prominent citizens, and his partners equipped their business, the Hawkeye Mill, with the latest machinery from the East. A third mill was opened by settlers, Judd, Weir and Hall in 1864 when the service area for the Pikes Peak region flour mills expanded to north of Denver and south to Trinidad. During this same period the cattle industry on the surrounding plains was growing rapidly. A meat-packing plant

was established in 1863 on the Westside by the Brost Brothers. It is still in operation on present day 21st Street.

Prospects for the Westside looked good in 1863 just as they had during its initial period as an outfitting station. However, in the next few years a series of events stifled the agricultural growth of the Westside and brought hard times to area residents and businesses. Problems began in 1864 with excessive rains and the flooding of Fountain and Monument Creeks. The crops which survived were consumed by grasshoppers which plagued the area for several consecutive years. To add to the difficulties created by the natural catastrophes, problems with the Indians of the area became increasingly frequent during the late 1860's. While most of the incidents did not directly involve residents of the Pikes Peak region, a report or rumor of Indian massacres was enough to disrupt life in the community. During these troubled times a number of families moved to Colorado City from outlying farms and ranches. An early building which was used as a stockade still stands at 2818 West Pikes Peak Avenue. Armed guards protected those who worked in the fields. As might be expected, these circumstances did little to stimulate the growth of the area. In fact, during 1864 and again in 1868, when raids were made on the Pikes Peak settlers and the Indian hostilities were at their height, many of the settlers moved to find a safer home for their families.

By 1870 the Westside was a placid community. The people who lived here worked hard to sustain themselves in the hostile frontier environment. Colorado City only occasionally came to life when miners came down from the mountains to the saloons. With little to support the vitality of the existing community it must have surprised many to hear that a new settlement was being planned for the east bank of Monument Creek.





Shortly after the founding of Colorado Springs, The El Paso Canal (shown above) was constructed to provide water for the lawns and gardens of the new community. During the Spring of 1872 6,000 trees were planted along the extensive system of irrigation ditches supplied by the canal. Due to these efforts and the active promotion of the area, Colorado Springs grew rapidly into an attractive, well-to-do resort town. By 1874 it could boast of 850 permanent buildings including many large substantial homes, speciality commercial establishments and a number of churches and schools. In contrast, Colorado City lost people and buildings during the same period. Source: Pioneers' Museum.

THE INFLUENCE OF COLORADO SPRINGS

The establishment of Colorado Springs in 1871 and the development of Manitou Springs by General Palmer and his cadre of Eastern and European gentlemen had a profound effect upon the Westside. In many ways the organization of this rival community contributed to the decline of Colorado City. As Colorado Springs, or the "New Town," grew in size and importance it pre-empted Colorado City's, or "Old Town's," position as the main settlement of the Pikes Peak region. Like Denver, Colorado Springs also usurped the political power of Colorado City when, in 1873, the county seat was transferred to the new community. The original residents of the area had little control over the course of events after the new settlement on the east bank of Monument Creek began to grow. For

example, one of the first concerns of the Colorado Springs Company, the town company in charge of the new development, was the provision of water for their community. Despite objections from the people living on the Westside, Fountain Creek was dammed in 1871 about one-half mile above Colorado City and the Fountain Ditch, later called the El Paso Canal, was constructed. The canal's eleven and a half mile course ran underground through Colorado City then as an open ditch along the Mesa to northern Colorado Springs where it provided water for the new community's trees, lawns and gardens.

Not all the effects of Colorado Springs were detrimental to the development of the Westside. The Colorado Springs Company extensively promoted the healthful climate and other benefits of living in the Pikes Peak area. Their advertisements brought a large number of settlers to the region in the late nineteenth century. Some of the newcomers settled in and around the Westside which provided new vitality for

the quiescent community. Additionally, the establishment of Colorado Springs boosted the economy of the Westside. Southwest of Colorado City the rock formations which formed the Garden of the Gods continued as a series of ridges and canyons which were commonly known as the Red Rock Canyon area. Within the canyon a variety of stone and mineral deposits were found that were used in building construction. An early prospecting party in search of gold identified the following: "a mountain of red sandstone, a hill of lime and gypsum, a bed of fire clay, beds of gravels, tons of moulding sand, and some crystal rock and plenty of granite."³ As the population of Manitou and Colorado Springs began to grow in the 1870's, so did the demand for these materials. A plaster mill and several other Westside businesses were formed to transport and provide the necessary supplies for the new construction. The building and growth also generated demand for iron, prompting the erection of a foundry near the Red Rock Canyon area on Camp Creek.

General Palmer planned Colorado Springs as a community of refinement; a home for people of means and social standing. To insure his town had a proper image and attracted a genteel, moral citizenry, the public sale of liquor was prohibited. This practice augmented the growth of another segment of the Westside economy: the saloon trade. While most other commercial establishments were superseded by similar concerns in Colorado Springs, Colorado City's saloons flourished because they had no competition. As the region grew, so did Colorado City's role as its "watering hole."

Palmer's vision for the development of Colorado Springs also influenced the Westside in a more indirect way. Due to the specialized recruitment practices of the Colorado Springs Company, a large number of wealthy capitalists were attracted to the Pikes Peak region. Many of these individuals controlled and directed the Westside industrial and residential development. Also because Colorado Springs and Manitou were extensively promoted as health resorts, a sizable group of professionals and their families came here to recuperate from consumption and other illnesses. Many benefited from the climate and altitude and their health improved. A number of these cured invalids

decided to stay in the Pikes Peak region. Among this group were real estate developers, architects and builders whose work contributed to the form Westside development took during the turn of the century.



THE COLORADO MINING BOOM AND THE COMING OF THE RAILROADS

The discovery of native gold prompted the 1859 Colorado gold rush. Native gold was relatively pure and found as shiny yellow flakes or rounded nuggets in stream gravels known as placer deposits. It was mined by digging up and washing the sand and gravel of river bottoms. After the supply of native gold at the earth's surface was depleted, prospecting focused on the recovery of gold that could be found in combination with other ore minerals. Despite the hazards and expense of mining gold in this manner, the search for precious ores continued throughout the late nineteenth century. Although the settlements of Colorado City and Colorado Springs were quite a distance from the actual mining activity, they shared in the vagaries of fortune which beset the mining camps. Storeowners or the more well-to-do settlers of the Pikes Peak region would often "grubstake" prospectors. That is, they provided supplies or funds to prospectors in return for a share of any minerals that were found. As a result of this practice, a number of Colorado Springs residents found themselves with interests in mines in the Leadville vicinity after silver was discovered there in the late 1870's. To service their lucrative holdings, plans were made to build a railroad from the Colorado Springs area through Ute Pass westward to the mining districts. For this purpose, the Colorado Midland Railway Company was organized in 1883. No action was taken to build the railroad, however, until J.J. Hagerman became president of the company in June 1885.

James J. Hagerman was a self-avowed capitalist who had made his fortune in



The establishment of the Colorado Midland Railway headquarters in Colorado City breathed new life into the struggling Westside community. The jobs provided by the railroad and a number of industrial concerns that located nearby attracted hundreds of settlers to the area in the late 1880's. Photograph by Rose & Hopkins; Source: Denver Public Library, Western History Department.

Michigan iron mining. Like others he came to Colorado Springs in 1884 suffering from tuberculosis. Hagerman did not plan to remain in the area for long, his prognosis for a recovery was not good. However, his health did improve. While recuperating, Hagerman took an interest in the local mining activity and acquired some silver mines and coal lands in the vicinity of Aspen and Leadville. With investments in the area, Hagerman was persuaded of the need for a railway line which directly served the area from Colorado Springs. Building the railroad across the rugged Colorado mountain terrain required capital to finance the undertaking. This was Hagerman's main contribution to the Colorado Midland. He furnished a large portion of the money to begin construction and personally raised the balance to complete the route. Acquiring the necessary funds involved a number of complicated financial deals, a lot of scheming and it provoked general backbiting among some of the most prominent financiers of America and Europe for some time. It took over two years to construct the 216.2 miles of rail lines from Colorado Springs to Aspen. Upon its completion, the Colorado Midland was the first standard gauge

railroad to cross the Continental Divide in Colorado.

During 1886—1887 a large complex of shops and offices was constructed on the Westside near present day 21st Street to serve as the mechanical and operating headquarters of the Midland Railway. The original terminal facilities included a fourteen stall roundhouse with a sixty foot cast iron turntable for housing and repairing the locomotives, an elaborate machine shop and a three story office building containing the company headquarters, a dispatcher's station, engineering offices and storage. The shops had the capacity to service six locomotives and forty cars monthly.

The establishment of the Midland Railway system prompted the development of a number of businesses and industrial concerns on the Westside. A promotional tract on Colorado City from an 1890 City directory explains why:

The position of the city gives it unsurpassed advantages as a manufacturing center. It has ample railway connections, central location, abundant water supply, plenty of cheap land for factories and homes. The county taxes are very low, and the high license

*system provides for all expenses of the City government. The present inhabitants are wide awake, liberal, moral and intelligent, and ready to welcome any who come to aid in building up their city.*⁴

The Colorado City Glass Works or "Glass Town" was one of the first large industrial concerns to locate within the area after the Midland Railway began operation. The plant was situated south of the railroad tracks in the present day Midland area. It employed 189 workers including some Bohemian glass blowers, who used local sand to fashion light green pickle jars and whiskey flasks.

In 1886 the Midland Railway acquired a right-of-way to the Red Rock Canyon area. A spur was laid to service the quarry. Within the canyon a railroad station, post office, rooming houses and a number of machine shops were built. Huge wooden derricks and steam powered drills and stone cutters were installed to expedite the quarrying. Soon railroad cars were hauling stones to cities throughout the Mid-West. The Des Moines, Iowa Union Station and the Board of Trade Building in Fort Worth, Texas are notable examples of buildings constructed of Red Rock Canyon sandstone.

The number of building supply firms marketing, processing or excavating material from the Westside proliferated. Some of the businesses in operation were Colorado Stucco, Brick and Cement Company; Stewart Stucco and Cement Company; Pikes Peak Stone Company; Colorado Stone Company; Greenlee Stone Company; Shrider Stone and Lime Company; Earth Products Company; Lieboe Sand and Gravel Company, and the Ute Pass Mineral Paint Company. The employment opportunities offered by these and other industrial concerns once again attracted people to the Westside. The Colorado City population which was estimated to be only about 100 in 1886, rose to 400 by 1887 and reached 1,500 in 1889.



The Red Rock Canyon area, a continuation of the red sandstone deposits that form the Garden of the Gods, was extensively quarried during the late nineteenth century. To meet the demand for the stone during the period August, 1889—July, 1890 over 42,000 tons were excavated and shipped from the area. Photograph by M. Wood.

THE CRIPPLE CREEK GOLD BOOM

In 1891, much to the surprise of local residents, gold was discovered in a cow pasture along a small stream, Cripple Creek, which drained the southwest slope of Pikes Peak. The Cripple Creek gold strike greatly accelerated the industrial development of the Westside which the Midland Railway had begun. One of its immediate effects was local real estate speculation. In anticipation of the influx of goldseekers and arrival of new residents, buildings and residential development sprang up in every direction. As before, the new building construction was supplied primarily by the Westside businesses. In 1894 two lumber companies operated in Colorado City, the Newton Lumber Company and another concern operated by Calvin R. Husted, an important pioneer in the Colorado lumber industry. Iron and wire goods were available from the Hassell-Talcott Foundry and Iron Company which was located on present day South 25th Street near the Colorado Midland Railway yards. In addition to materials and supplies, the Westside became the main source of labor for the building boom. City directories for this period show eight different stone masons and a multitude of bricklayers, carpenters, painters, plasterers, contractors and builders located on the Westside.

With Colorado Springs' restrictions on intoxicating drink, the liquor-related industries, like the saloons, were limited to the Westside. One of the earliest breweries in the area was operated by Charles Stockbridge, the first mayor of Colorado City. Stockbridge's El Paso County Brewery was purportedly the largest wholesale liquor and wine dealership in Colorado during the 1800's. With the Cripple Creek gold discovery, the demand for liquor increased locally and in the saloons of the mining district. To supply this fast growing market, two nationally known companies established bottling works in Colorado City. These companies, Schlitz and Anheuser-Busch, were located on present day Cucharras Street in Colorado City. The latter firm reportedly produced 144 million beer bottles annually during the turn of the century. Business was obviously good for an 1899 Colorado State



The railroad expansion and the Cripple Creek gold boom brought prosperity to many like Calvin R. Husted who built this fine residence in Colorado City. Photograph by Williamson & Haffner; Source: Pikes Peak Library, Local History.

Business Directory shows a similar business, the Smith and Robbins Bottling Works, in operation in Colorado City at this same time.

Between 1894 and 1901, three railroad lines began service to Cripple Creek from the Colorado Springs area. The first train to serve the mining camps was the Florence and Cripple Creek Railroad, known also as The Gold Belt Line. The Gold Belt Line ran from Cripple Creek via Victor to Florence where it connected with the Denver and Rio Grande Railroad system which continued on to Colorado Springs. The Midland Terminal Railroad commenced service July 4, 1894, just three days after the Gold Belt Line had begun operations. It was the second railroad to reach Cripple Creek. Using the track of the Midland Railway through Ute Pass, the Midland Terminal Railroad's fifty-five mile course ran through Gillette, Victor, Elkton and Anaconda before reaching Cripple Creek. The Colorado Springs and Cripple Creek District Railway did not begin service until April of 1901. Popularly known as the Short Line, it offered the most direct connection between the two areas via the route of the present day Gold Camp Road. These three railroad lines provided passenger service to Cripple Creek, but their primary business was hauling the gold ore which came from the mines. Refining ore to extract gold required huge quantities of water and coal. As neither water nor coal was available in large amounts in the vicinity of Cripple Creek, much of the ore was transported to sites where it could be refined more economically.

The Westside was a natural site for gold processing to occur. The convenient rail access provided the transportation for the raw ores, coal and other chemicals used in the reduction process. Fountain Creek and its tributaries provided the necessary water. Like the early business men who established Colorado City, local entrepreneurs recognized the opportunities which the Westside location afforded them. As a result, five ore reduction mills were built on the Westside during the turn of the century. Area residents initially opposed the construction of the mills, worrying that a smelter might detract from the region's healthful image. However, by 1901 with the increased employment and prosperity the mills brought to the area, opposition dissipated.

The Colorado-Philadelphia Mill, built in 1896, was the first mill to operate on the Westside. It was owned by Charles Tutt, Spencer Penrose and Charles MacNeill. The mill and several of the largest Cripple Creek and Victor mines were operated through a mill trust, the United States Reduction and Refining Company, which was a substantial business worth \$13,000,000. The Colorado-Philadelphia ore refining complex was located on twenty-five acres just east of the Red Rock Canyon area. Bricks for the mill buildings were manufactured on the plant grounds. At the time of construction the mill was hailed as the largest gold chlorination plant in the United States. It initially employed twenty-five men and handled 250 tons of ore per day.

The Portland Mill, erected in 1900, was located just north of Bear Creek on a site previously farmed by the Howbert family, early settlers on the Westside. When the

Howberts sold the land in 1880, they received \$1,500 for it. By 1900 the mill owners paid \$25,000 for the same property. The rise in price illustrates the dramatic influence which the ore reduction mills had on the land values and economy of the Westside during this period. The Portland Mill was owned by the Portland Gold Mining Company. It processed ore from one of the largest mining operations in the Cripple Creek district. The plant was fully automatic and its operations were arranged so that it was considered the model of efficiency for its day. The mill was completely reconstructed in 1906 to utilize a new method of processing and expand its ore refining capacity.

When the Short Line was completed and its sixty ore cars were put in operation, business boomed for the United States Reduction and Refining Company. To assist the Colorado-Philadelphia Mill in its operations, the Standard Mill was constructed. The Standard opened in 1901 on land adjacent to the company's first mill. The two mills had a combined capacity of 750 tons daily. The complex employed 300 workers and had a monthly payroll of \$30,000.

In 1901, 120 acres southeast of the Midland Railroad yards were purchased to construct the Telluride Mill. This mill was not intended as competition for the earlier ore reduction mills. Utilizing a new bromide process, the Telluride Mill processed ores lower in grade than the ores refined profitably by the mills which used the chlorination process. Unfortunately, the bromide process did not live up to expectations. In 1903 the ownership of the Telluride Reduction Company passed to the General Metals Company of New York.



To process the gold ore from the Cripple Creek mining district five ore reduction mills were constructed on the Westside. The mills employed hundreds of workers and refined millions of tons of ore during the 1890's. These lucrative operations made large fortunes for their owners most of whom were local residents of Colorado Springs. Photograph by McClure; Source: Denver Public Library, Western History Department.



The Golden Cycle Mill was the largest custom gold processing mill built in the United States. To refine the gold the ore was first crushed and roasted at high temperatures, then subjected to chemical processes. In 1907 the mill was nearly destroyed when a fire began in the wooden interior of a roaster room. The blaze consumed four and a half of the nine acre mill complex. It was rebuilt for over \$1,250,000. Later the Golden Cycle processed the gold from the Cresson Veg and the Little Annie mines, the two richest gold discoveries in the State of Colorado. Source: The Colorado College Library, Special Collections.

A year later it was put under the control of the U.S. District Court because of debts amounting to almost \$250,000.

The Telluride Mill was purchased by the Golden Cycle Company in December of 1905. After spending \$500,000 for improvements, it was reopened as the Golden Cycle Mill. The Golden Cycle employed the cyanide process of ore reduction. The plant was soon able to best all previous production of Westside mills by processing 800 tons of ore daily. On August 8, 1907 coal dust exploded setting fire to the complex. Several hundred mill workers from the Golden Cycle, an equal number of men from the nearby Portland mill, plus local firemen battled the blaze. They were unable to control it and the fire destroyed most of the plant facilities. The mill was reopened later that year completely refurbished to be automatic in its operations. Among its new buildings was the largest steel structure in the West at that time. The Golden Cycle Mill continued operation until 1948 when economic considerations made it more

feasible to process ore in the Cripple Creek area. During its forty-two years of operation it processed approximately fifteen million tons of ore and employed an average work force of 200 men.



#	Month	Year	Description
1	Feb.	1873	Colorado City
2	Mar.	1873	Colorado City Addition #1
3	Dec.	1873	Bott's Addition to Colorado City
4	May	1874	Parrish Addition to Colorado Springs
5	Aug.	1886	Stump's Addition to Colorado City
6	Mar.	1887	Town of La Vergne
7	May	1887	Cahn's Addition to Colorado Springs
8	May	1887	Grandview & Love & Quinby's Addition to Colorado City
9	June	1887	Bott's Addition #2 to Colorado City
10	Aug.	1887	Town of Glenview
11	Aug.	1887	East Colorado City
12	Aug.	1887	Calvert Heights
13	Aug.	1887	Sly's Addition to Colorado City
14	Oct.	1887	West Bluff Addition to Colorado Springs
15	Nov.	1887	West Colorado Springs Land Company Addition to Colorado Springs
16	Jan.	1888	West Colorado Springs
17	Mar.	1888	Bott's Addition #3 to Colorado City
18	Apr.	1888	Rock Island Addition to Colorado City
19	Apr.	1888	Loomis Addition to Colorado City
20	May	1888	Arensdale
21	May	1888	Montclair
22	June	1888	West Colorado Springs Addition #1
23	Oct.	1888	Drake's Addition to Colorado City
24	Jan.	1889	West Colorado Springs Addition #2
25	Feb.	1889	Cahn's Addition #2 to Colorado Springs
26	Mar.	1889	Fical's Addition to Colorado Springs
27	Apr.	1889	Owen, Love & Quinby's Addition to Grandview
28	May	1889	Bott's Addition #4 to Colorado City
29	June	1889	South Colorado City
30	July	1889	South La Vergne
31	Sept.	1889	Brookvale
32	Feb.	1890	Orrin's Addition to Colorado Springs
33	Apr.	1891	Spruce Addition to Colorado Springs
34	July	1891	Owen, Love & Quinby's Addition #2 to Colorado Springs
35	July	1891	Monument Addition to Colorado Springs
36	Aug.	1891	Strubel's Addition to Colorado Springs
37	Nov.	1891	Walker's Addition to Colorado Springs
38	Aug.	1892	Prospect Heights Addition to Colorado Springs
39	Aug.	1893	Sherman's Addition to Colorado Springs
40	Feb.	1896	Colorado City Cemetery
41	June	1896	Hobb's Addition to West Colorado Springs
42	Aug.	1896	Finley's Addition to Owen, Love & Quinby's Addition #2 to Colorado City
43	Mar.	1897	Mesa Road Addition to Colorado Springs
44	May	1897	Finley's Addition to Colorado City
45	Nov.	1897	Rouse Subdivision
46	Nov.	1897	Hilltop Addition to Colorado Springs
47	Aug.	1898	Drake's Addition #2 to Colorado Springs
48	June	1899	Guth's Addition to South La Vergne
49	Nov.	1899	Peck's Addition to Colorado Springs
50	Dec.	1899	Owen & Swift's Addition to Colorado Springs
51	Apr.	1900	Hastings Subdivision
52	May	1900	Oakview
53	May	1900	Hasting's Brothers Addition to Colorado Springs
54	Jan.	1901	Arensdale Addition #1
55	Feb.	1901	Hasting's Brothers Addition #3 to Colorado Springs
56	Mar.	1901	Ash Subdivision
57	Mar.	1901	Slack's Subdivision
58	May	1901	Frost's Addition to Colorado Springs
59	May	1901	Rustic Home Addition #1 to Colorado City
60	Aug.	1901	Eklund's Addition #1 to Oakview
61	Nov.	1901	Portland Heights
62	Dec.	1901	Roots Subdivision
63	Mar.	1902	Suffern's Sunny Valley Subdivision
64	Apr.	1902	Scholz & Eyes Addition #1 to Colorado Springs
65	Apr.	1902	Rustic Home Addition #2 to Colorado City
66	Apr.	1902	Outwest Addition #1 to Colorado Springs
67	Apr.	1902	Finley's Orchard to Colorado Springs
68	July	1902	Eklund's Addition #2 to Oakview
69	Sept.	1902	Assembly Grounds of the National Chautauqua Association
70	Nov.	1902	Scholz & Eyes Addition #2 to Colorado Springs
71	Jan.	1903	Eklund's Addition #3 to Oakview
72	Apr.	1903	Fairview Cemetery Replat of Colorado City Cemetery
73	Jan.	1904	Sheldon's Addition to Colorado Springs
74	Dec.	1904	Newton Lumber Company Subdivision
75	May	1908	Mosley's Subdivision
76	Apr.	1909	Fairview Cemetery Addition #1
77	Mar.	1910	Ramona Addition to East Colorado City
78	Apr.	1910	State Addition to Colorado Springs
79	Oct.	1910	Ramona Addition #2 to East Colorado City
80	July	1913	Town of Ramona



