

THE FOSDICK PLAT Part 3 - Growth and Decline

by Dave Hughes

Complexity of the Plat

Why didn't Colorado City develop as a city in the elegant form radiating out from a "Central Square" laid out by Fosdick in his Plat?

The first reason was because the most direct way to get to and from growing and important Denver, was along Camp Creek, off the west end of the Town's Claim, through today's Pleasant Valley, past the Garden of the Gods, over Popes Bluff, joining Monument Creek until it peters out over the Palmer-Black Forest divide. Thus the real 'downtown' of Colorado City with the first Hotel, and the first City Hall first developed around the westernmost blocks of the Plat, not

at the Fosdick-visualized center.

In Figure 1 the break off of Camp Creek from Fountain Creek can be seen near the western edge of the plat.

One of the earliest photos of Colorado City - Figure 2 - shows the early development of the town in another way - concentrated westward along Colorado Avenue. West '5th Avenue' on the Fosdick Plat would be today's 28th street. The road north from Colorado Avenue started opposite the El Paso House, ran between the Tappan Store and the still standing Heisdick brick building - that most recently housed Surplus City - and went from there on north to Denver.

The two buildings labeled the El Paso house and the Surplus City Building, with the unmarked Tappan Mercantile building across the street to the west defined the actual 'Developers Corner' of Colorado City.

Even though many other streets than Colorado Avenue were on the Fosdick Plat, only a fraction of the 9,874 lots ended up being sold, or had homes or businesses built on them. But all that were, were placed on Fosdick lots, with legal descriptions of lot number and block number. Those who bought them had legal title that still holds today.

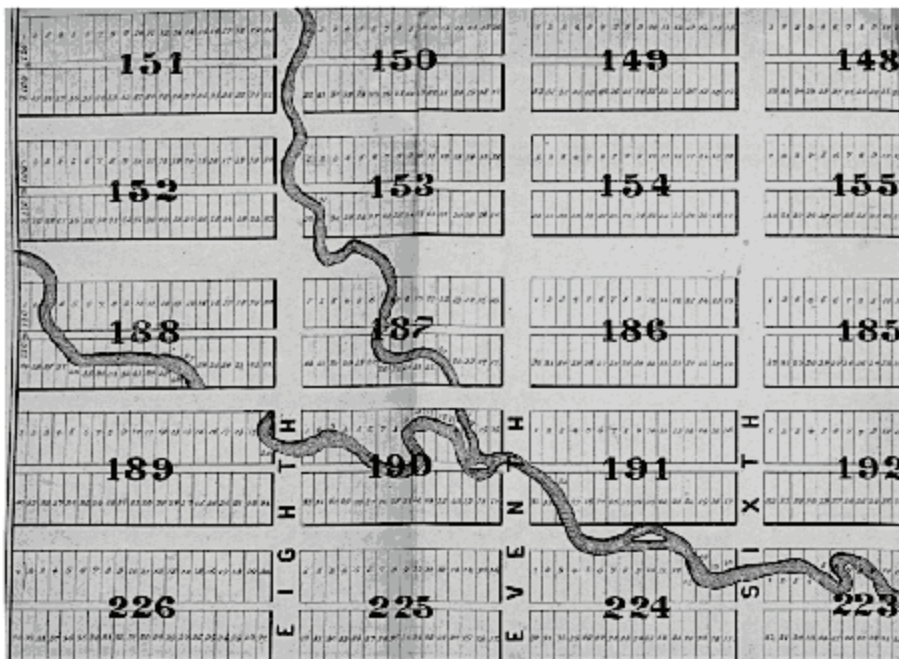


Figure 1

Continued on page 3

Old Colorado City Historical Society

1 South 24th Street, Colorado Springs, CO 80904-3319
<http://www.occhs.org> (719) 636-1225

WEST WORD

PUBLISHED TEN TIMES A YEAR

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

or Don Ellis - spiderwort@pcsys.net

SUBMISSION DEADLINE IS THE 15th OF EACH MONTH

MISSION

Revised April 2004

The Old Colorado City Historical Society was founded as a volunteer organization to recognize the historical significance and unique culture of original Old Colorado City and early El Paso County. This spirit is perpetuated through the preservation of artifacts and archival materials, encouragement of research, education of the children and the community, through the membership and the operation of the History Center at 1 South 24th Street, Colorado Springs, Colorado.

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:

Student	\$15	Lifetime	\$150
Individual	\$25	Business	\$50
Family	\$30	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	Sharon Swint	630-8384
Vice President	Janice deChadenades	598-7183
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	Beverley Disch	634-5023
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	Suzanne Schorsch	488-0256

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.

WELCOME TO OCCHS! ~ NEW & RENEWING MEMBERS

Betty Gene Baker

Tom & Carol Daniels

Richard Jamison

Pat Kissinger

Sarah Martinez

Dialtha "Taffy" McGee

Sandra Moncada

Mary Jeanne Owen

Linda & Mike Peters

Marylyne Rohan

Steve Shepard

John and Carol Stoodly

B Traenkle

Annual Membership Dinner



Wednesday, October 12
at the
Carriage Stop Event Center

*Make your reservations
through our Book Store*

expeditions or selling real estate. Farming and ranching were picked. Some of the founders and lot owners of Colorado City vacated Fosdick sections around the periphery of the original 2 mile long Plat and actually legally and illegally 'homesteaded' or 'developed' areas that originally were inside the original plat boundaries.

After Colorado Springs was founded in 1871 to the east of Colorado Spring's western city limit (today's 'Limit Street' between 9th and 10th on Colorado Avenue) small real estate developments started creeping toward Colorado City, centered on Colorado Avenue. Some overrode the original Colorado City easternmost Fosdick platted mile. A. Z. Sheldon homesteaded and operated a Dairy Farm between Colorado City and Colorado Springs. Colorado Springs began to annex these tracts beyond its original western city limit. Drake's Addition and later La Verne ate away at Colorado City's perimeter. In fact, by 1873 Colorado City's eastern City Limit was where Colorado Springs 20th Street is today.

The Beginning of the End of Fosdick's Colorado City

The Fosdick Plat began to look like a long flat slab of cheese whose corners were progressively chopped off by a knife. The core of the plat, the layout design of the blocks and streets, anchored by Colorado Avenue remained, but Colorado City began to shrink. By 1873 when the County brought its land records up to date Colorado City looked like this in Figure 4.

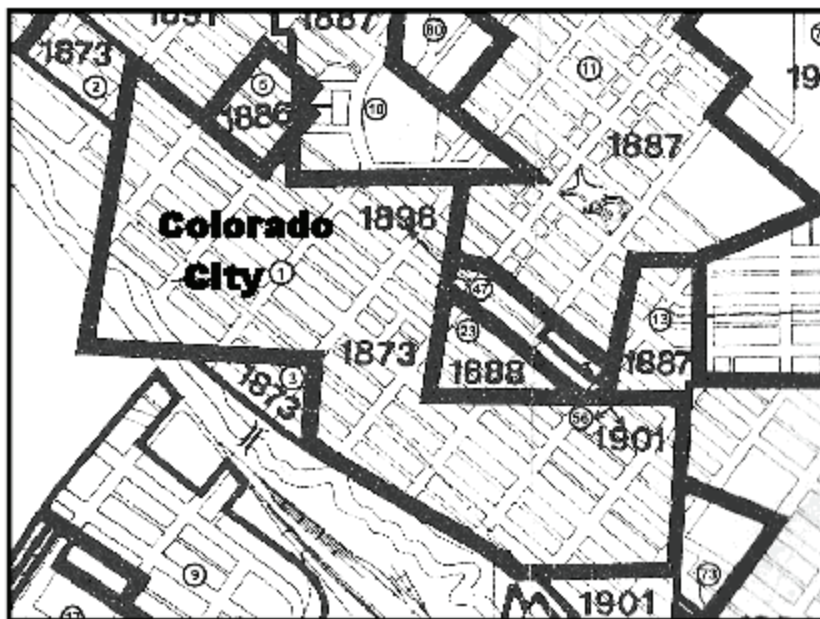


Figure 4

Sheldon became the El Paso County Surveyor and then drafted the 'Sheldon Plat' that revised many parcel boundaries, which in effect superseded the Fosdick Plat.

After the Midland Railroad was started by 1885, all the Fosdick Plat streets south of Cucharas, Vermijo, and Fountain Creek disappeared, replaced by the railroads and its yards. After the gold mills and the railroad shut down, US 24 - the Midland Expressway - running on the original railroad bed, supplanted the Fosdick design for that entire area. Bott's additions, to the south where the Glass Factory was built in 1887 simply became the separate platted 'Midland Area.'

Finally, in 1913 Colorado City voted 'dry,' leaving insufficient tax money to keep up a municipal government. So Colorado City dissolved itself by vote in 1917 and was annexed into Colorado Springs as today's 'Westside.'

Still, many Blocks and Lots which Fosdick had laid out in 1859 remained unchanged. After renumbering some block numbers beyond #142 after 'Central Square' was abandoned, many blocks at the core of the Plat remain legal to this day. For example the El Paso County legal record on the deed to my home on 24th Street still uses the same Block - 145 - and Lot Numbers 17,18,19,20 in 'Colorado City' that Henry Fosdick platted 152 years ago. Here is that block, in Figure 5 also in relation to where Bancroft Park now is. I also show how all the Block numbers past 142 were renumbered as two blocks were inserted where Central Square had been.

By 1917 Colorado Spring's western city limit had reached today's 20th Street. What lay west of 32nd street - the other end of Colorado City - all the way to Manitou Springs was simply County Land. Inside Colorado City limits what is now 21st Street, was 1st Street, Colorado City before 1917. Colorado City numbered its streets from 1 to 12. At the time of annexation both the street numbers inside Colorado City increased by 20, and the names of the east west streets of Colorado City, changed from the original Fosdick and Sheldon Plat names to continuations of Colorado Springs street names which went west as far as 20th. A sidebar box lists the Fosdick Plat names from 1859-1879,

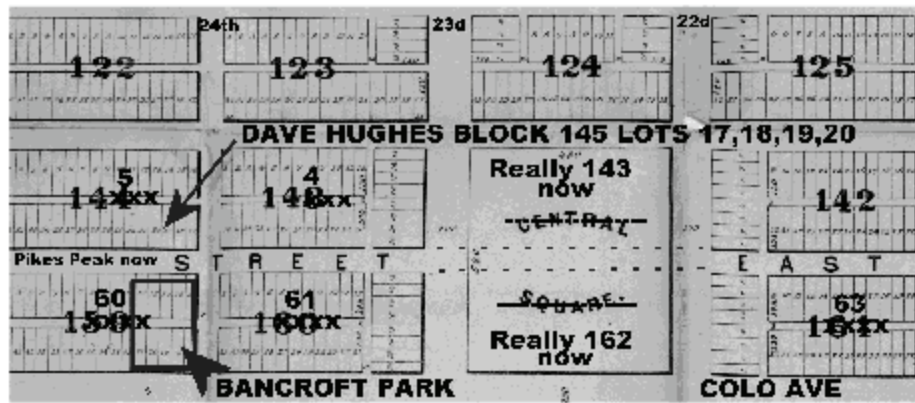


Figure 5

Even on the South side and Odd on the north side. The city ordered everyone in the new extended 'westside' after 1917, to flip their addresses to match Colorado Springs arrangement. So the relatives of Jacob Schmidt who today live in California and are Society Members had to find the location of his 1910 Beer Hall - whose address was given as 610 Colorado Avenue, as now 2611, on the south side! Add 20 and flip

the Sheldon Plat names 1879-1904, and then the Colorado Springs names after 1917.

How to Find your Ancestors Address Today

The first task for anyone whose ancestors wrote down Colorado City addresses in family letters or diaries have to estimate what date period they were writing about - either 1859-1879, 1879-1917, or after 1917. Then one can figure out the actual current Colorado Springs street and address.

If they wrote about an east west address in Colorado City between 1879 and 1917, one adds 20 to the number. So 610 Colorado Avenue, Colorado City, in 1904, becomes 2610 in Colorado Springs today. The 600 block of Colorado City is the 2600 block of west Colorado Springs. But also one has to look up in the sidebar to this story, the changed Street Names. Only 'Colorado Avenue' never changed. All others did, twice. Lincoln Street became Pikes Peak Avenue. Arapahoe became, first Washington, then Cucharras.

But one other confusing change was made by annexation, which you have to take into account also. The individual addresses on west Colorado Springs blocks up to 20th Street were Even on the North side of each street and Odd on the South side, Colorado City addresses were

2610 even to odd - 2611. That famous Beer Hall and large historic building today houses Red Mountain Sports. It never moved. Only its address did, twice.

Complicated? Yes. So you better keep this issue of West Word, for such instructions as detailed exist no where else for I won't live forever

	CC to CS 1860-2011	
COLO CITY FOSDICK PLAT 1860-1879	COLO CITY SHELDON PLAT 1879-1917	COLO SPRINGS ANNEXED 1917-Present
Harrison	LaVeta	Dale
Van Buren	Barse	Monument
Jackson	Thorton	Willamette
Monroe	Plateau	St Vrain
Madison	Rosita	Uintah
Jefferson	Jackson	Platte
Adams	Monroe	Bijou
Washington	Jefferson	Kiowa
Central EW	Lincoln	Pikes Peak
Colorado	Colorado	Colorado
Arapahoe	Washington	Cucharras
Cheyenne	Grand	Vermijo
Cherokee	Midland	Sheldon
Delaware	(Midland RR)	US 24
Pawnee		
Shawnee		
Seneca		

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to advise you in person or by email what it took me 36 years to puzzle out.

One last name change. General Palmer hated Colorado City. So east of 'Limit Street' through downtown he changed the name of Colorado Avenue to 'Huerfano, paralleling the Spanish street names Cimarron. After he was gone, Colorado Springs adopted Colorado Avenue for its own. So Colorado City and Fosdick won after all!

View of then and Now

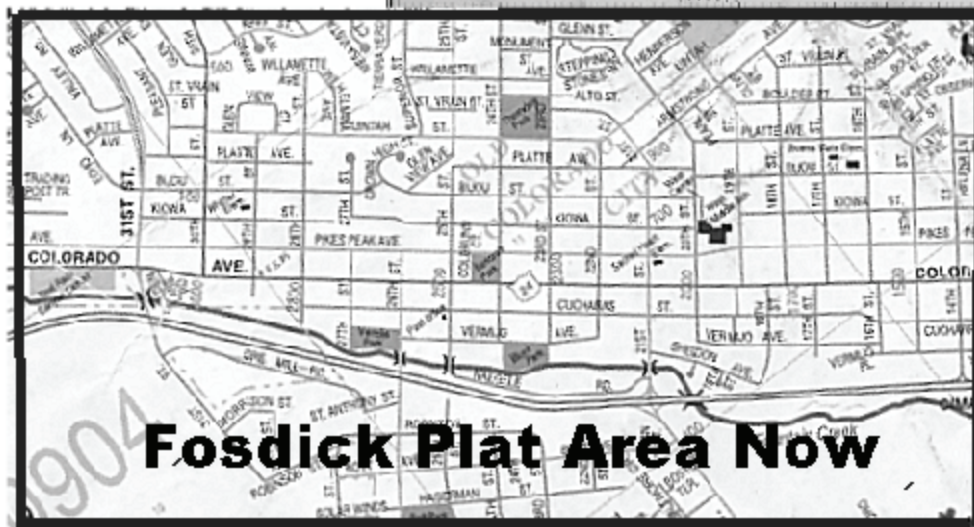
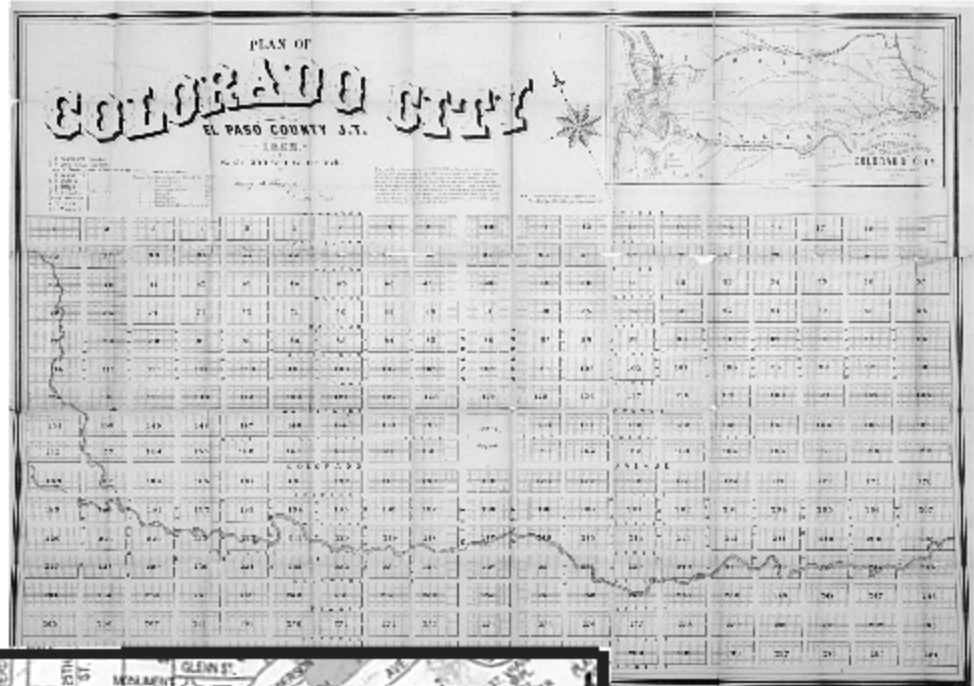


Figure 6

Westsiders can relate what area the 1859 Fosdick Plat took up when compared with a much more current Westside map in Figure 6.



There's a new display at the History Center!

Stop over and see our newest display, A Look at the Beauty, Style and Grace of Colorado Women in the Late 1800s and Early 1900s.

Comprised of a dozen black and white photographs of Colorado women, the display captures a sensitive and stirring portrait of women during those often difficult and challenging days of the early west. The photos reflect women relaxing, in formal attire, socializing and even enjoying a moment of laughter and gaiety, many in the natural settings of Colorado splendor. Photos are from the OCCHS Ellis Collection, and courtesy of History Center volunteer Judy Willey, whose family tree extends back into the early days of Colorado City.

Coupled with the photos is breathtaking burgundy silk dress, hand-crafted in 1882. This exquisite creation, a recent gift of local resident Janet Barnes, exemplifies the typical dress worn by women in the early Victorian Era.

Don't miss seeing this display. It'll take you back in time to some special moments of some special Colorado women.

President's Letter

Dear Friends:

IF YOU WEREN'T THERE YOU MISSED A GOOD TIME! Despite the heat, Friday night, August 12 was a fun evening when we kicked off our OCC birthday weekend—152 years and counting. Joanne Karlson and her committee presented us with a large selection of cheeses and wines to start the evening. We had an hour of socializing and then a spirited presentation by Dr. Lew Archer on Irving Howbert. Thanks to all who worked to make this a special time.

Saturday, Founder's Day found Johnie Jackson working at 5:30 a.m. and Jo Cervone joining him at 6:00 a.m. I slept in and showed up at 7:00 a.m. Lots of work went into one of the best Founder's Day in recent memory. There wasn't a time when there wasn't entertainment for the crowds. Little children accompanied by parents visited the museum and worked on a scavenger hunt and did a great job ringing the church bell. We had guns firing in our Civil War encampments, great music and dancing, families digging in the dirt for artifacts, people dancing with the Victorian Society, eating barbecue and Italian Ice, costumed characters roaming the park. One comment I received was that this was like a small town party where everyone knew each other. Thanks again to ALL.

Exciting news about our annual membership dinner—We are going back to our roots in Old Colorado City. The board has chosen to go VERY casual and use the Carriage Stop Event Center where so many of you have danced the night away. We won't be dancing but we will try to make this a great, casual evening with good food, good fun, an original drama presentation on Colorado City and more. You will be receiving more information on this membership dinner soon, but in the meantime— MARK YOUR CALENDAR --- OCTOBER 12, WEDNESDAY---for a very special evening with OCCHS.

Don't miss it!

As usual there is too much going on for me to tell but drop by OCCHC and see the changes, new displays, work going on with our new software down in collections, planning committees at work, furniture moved, and more. A special shout out to all those who will have completed their work on the 14th Annual Cemetery Crawl by this publication. We appreciate you!!

Excitedly, Sharon

JULY 2011 OCCHS TREASURER'S REPORT

July as usual was a good month for the society. We grossed over \$2,400 in revenue for the month. This included some revenue for August. The ice cream social was sold out of ice cream and cake long before the scheduled ending time. The programs for July on Friday nights was well attended and I think that everyone enjoyed the talks. The unseasonable hot weather made the atmosphere in the center not unbearable, but uncomfortable at times. We have some really great volunteers in our society and their good work is making a great difference. If you are a member and would like to help, come by the center or call anyone of the board members and we can help you get started. We have a couple of new volunteers both in the book store and in the archive department and their work is greatly appreciated.

FINANCIAL REPORT

OCCHS BANK ACCOUNT	\$ 12,096.50
BOOKSTORE ACCOUNT	\$ 1,693.58
TOTAL FIXED ENDOWMENT	\$ 89,009.02
EDWARD JONES CASH ACC'T	\$ 6,081.59
EARNED INCOME SAVINGS	\$ 11,116.59
DIGITALIZATION ACCOUNT	\$ 6,867.39

TOTAL LIQUID ASSETS \$ 126,864.40

Johnie E. Jackson, Treasurer
Old Colorado City Historical Society

OLD COLORADO CITY HISTORICAL SOCIETY
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September / October Calendar

Friday, September 9
11:00 A.M.

Program: USAF Academy...the looong ago history Jack Anthony is the author of many Colorado Springs historical articles and appeared on the Pikes Peak Library District history documentary. His local history research and exploration focuses on the USAF Academy reservation from the 1860's to when the academy was built in the late 1950's. Jack's talk will provide detailed insight into the long ago history of the pioneers, communities and entrepreneurs of the USAFA area.

Wednesday, October 12
6:00 P.M.

Annual Membership Dinner at the Carriage Stop Event Center - Stop by the Book Store or visit our website for details and to make reservations.

Friday, October 14
11:00 A.M.

Program: Dressing Mr. Lincoln Lincoln enactor John Voehl and historical clothing specialist Denise Winter will unveil the story of a president, his clothing, and assassination in April 1865, and one of the oldest clothing manufacturers in the United States. In this illustrated program they will share their extensive research and the reproduction clothing resulting from the research.

Old Colorado City History Center

1 S. 24th Street, Colorado Springs, CO 80904 - (719) 636-1225 - <http://www.occhs.org>

Museum Hours: Tues. thru Sat. 11 - 4 Free Admission. Donations greatly appreciated.