

HISTORY OF THE GARDEN OF THE GODS

The American Indian forms a link between the remote past and the archeological discoveries of human habitation on the American continent some 5000 years before the birth of Christ. Such early activity is evident in Mexico and the southwest.

The earliest known occupants in Colorado were the Ute Indians. This hardy race belongs to the Aztec linguistic family, and has its roots in the Shoshone tribe. They were permanent residents of the mountains, living in skin tipis in the South Park region. Ute Pass runs along the base of Pikes Peak where a fracture, or fault, occurred late in the mountains' uplift. The Indians of this region, long before the White Man's presence, realized the Pass's value in getting over the high mountains to South Park.

The Utes were nomadic hunters, having few possessions aside from their horses and wigwams. They did not construct pueblos, dye with natural materials, nor make the potterys as are common with the Southwest Indians. They defended their hunters paradise against all invaders, and different Indian tribes often raided upon each other. The Cheyenne and Arapahoe tribes existed along the front range and on the plains. Other area tribes included the Comanche, Kiowa, Sioux, and Pawnee Indians.

The Utes were known to spend cold winters camping on the "old red lands" now known as Garden of the Gods, until the 1880's. The Garden had some religious significance to them but not as great as did Manitou Springs. Pikes Peak was considered a holy mountain.

The first mountain men and trappers arrived in this area during the 1840's, while homesteaders first settled in the Camp Creek area in the early 1860's. These groups, as well as the American Indians, congregated in this area for the same reason - ample water, mild climate, and plentiful wildlife - all necessary ingredients for settlement.

The Indians in Colorado were friendly in the early days of the territory (no uprisings until 1864). It was not until their food supply, mainly the buffalo, started dwindling, and the introduction of alcohol and disease that the Indians became restless. Even then, only a few of the tribes caused any trouble.

In 1866-67 due to a food shortage, the Utes camped near Balanced Rock and demanded flour from Colorado City. In the 1860's, the Ute Indians were moved onto a reservation in SW Colorado and again a few years later to a barren reservation in Utah, each time due to the westward expansion and civilization of the White Man.

In 1859, gold was discovered in the South Park area of Colorado, and "Pikes Peak or Bust" was their slogan as vast numbers of fortune seekers headed west. Boom towns were created overnight, as over 100,000 people arrived in the region in just one year! The Pikes Peak area became a funnel of humanity since it sat at the foot of Ute Pass, the only accessible route to South Park. The Pass funneled gold seekers from three major routes across the plains.

It was in August of 1859 that two surveyors started out from Denver City to start formal action in locating a townsite, soon to be called Colorado City. While exploring nearby locations, they came upon a beautiful area of sandstone formations, the "old red lands" of the Ute Indians. M.S. Beech, who related this incident, suggested that it would be a capital place for a beer garden when the country grew up. His companion, Rufus Cable, a "young and poetic man," exclaimed, "Beer Garden! Why it is a fit place for the Gods to assemble. We will call it the Garden of the Gods." It has been so called ever since.

Colorado City was established and it soon boomed into a major supplier for nearby gold towns, as well as a likely destination for weary travelers and miners. It became Colorado's first capital after the territory was established in 1861. But the gold finds were mediocre, and not enough to support the mass migration of hopeful travelers. Most people turned to homesteading and ranching, while others returned eastward, their dreams of striking it rich ended. Within the decade Colorado City was little more than a sleepy hamlet. But the gold fever had acted as a catalyst in precipitating and stabilizing a population movement to Colorado. The passage of the Homestead Act of 1862 did provide some people with a means of survival in the new Colorado Territory.

By the 1870's the railroads had forged their way west. In 1871, General William Jackson Palmer founded Colorado Springs while extending the lines of his Denver and Rio Grande Railroad. It was planned as a resort city and soon the trains brought an increasingly steady stream of visitors. Ute Pass was a favorite among summer sightseers. In addition to its scenic attractions, Colorado became famous for its health spas. A third of all new settlers coming into the Southwest in

the 1880's were victims of respiratory disease and they were seeking a cure in the fresh air and sunshine of the mountainous west.

Gold was once again discovered in Colorado, this time at Cripple Creek, in the 1890's. By this time mining technology had advanced a good deal, and mining was done underground. The ore was then processed in reduction mills, four of which were located in Colorado City, creating a second, though smaller boom period for the "Old Town".

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A HISTORY OF THE ACQUISITIONS AND USES OF THE GARDEN OF THE GODS

A review of the history of the Garden of the Gods land owned, or possible to be owned, by the City of Colorado Springs as a public park reveals only two parcels acquired as gifts with restrictive conditions attached to their use. The following compilation endeavors to indicate various acquisitions and uses of this area from the time of settlement to the present.

Soon after Colorado City came into being in 1859, there were cabins along Camp Creek, the bubbling stream that long had been a traditional campground of the Ute Indians during their seasonal migrations. A well-used trail connected the Ute Trail along Fountain Creek with the north-south trail along the base of the mountains. Tradition claims that was used by Indians, trappers, traders, pioneers, and the pony express between Julesburg and California Gulch. It passed Balanced Rock, crossed present Ridge Road, and continued on through present White House Ranch land.

1871

In 1871, Fitzhugh Ludlow visited the area and explored the cave within the North Gateway Rock noted by the Geological Surveys of 1867, 1868 and 1869. William J. Palmer soon erected a log cabin on his land in Queen's Canyon. He hired William E. Pabor to publicize the attractions around his new development of Colorado Springs, planned as a resort city on the Denver and Rio Grade Railroad. Pabor found spectacular rock formations worth touting. He named and widely publicized the "Seal Making Love to a Nun." This drew tourists--and also a request from Palmer that Pabor resign. Later more circumspectly called the "Seal and Bear" the formation has now weathered beyond easy recognition.

1874

In 1874, Robert M. Chambers brought his ailing wife west to see if the mountain air would help her. It did, and he later purchased for something less than \$2000 one hundred sixty acres pre-empted by Walter Galloway in 1875. An early map of Manitou shows Buena Vista Avenue leaving Manitou Avenue between Bishop Macheboef's invalid house and the property of Countess de Nouilles. West of Chambers' ranch, this was later a well-used route between Briarhurst and Glen Elgin to the Balanced Rock.

1879

General Palmer repeatedly urged his friend, Charles Elliott Perkins, the head of the Burlington Railroad, to establish a home in the Garden of the Gods and to build his railroad from Chicago to Colorado Springs. Although the Burlington never reached Colorado Springs directly, Perkins in 1879 did purchase two hundred forty acres in the Garden of the Gods for a summer home. He later added to the property but never built on it, preferring to leave his waterless wonderland (originally patented by three separate individuals) in its natural state for the enjoyment of the public. The cave in the North Gateway Rock remained one of the major attractions for younger boys, while the older ones considered the Garden the best of places for courting their best girls.

1883

Billy Bryan thought it was a great place, too. In 1883, he built a stairway leading to the top of the Gateway, opened his resort on June 23, and by the time of the grand celebration there on July Fourth, it was considered one of the most attractive little places in the country.

1884

The next winter, hikers found shell mounds west of the Garden. Alerted, investigators from the Smithsonian Institution came out to find bones for extinct amphibians, very primitive tools and rude weapons of flint, and traces of pottery.

By this time Chambers had made a reservoir on his property, then called Rock Ledge, and built a comfortable house from stone quarried on the property. He raised fruit, asparagus, and hot house produce out of season.

1885

In 1885, Mrs. Chambers noted in her diary that a neighborhood landmark was being demolished. The old cabin Galloway had lived in was being torn down.

1886

Increased travel to the area brought increased fame to the Pikes Peak region.

In 1886, a Pennsylvania Congressman proposed the Garden of the Gods, along with Pikes Peak, as part of our nation's second National Park, an area to encompass thirty square miles. The idea was abandoned because the government felt it was not in a position to buy out private owners.

1889

The El Paso Rapid Transit Company incorporated in May, 1889, with the object of running horse cars to the Garden of the Gods and other points of interest. Although this came to naught, about this time the property immediately east of the Gateway Rocks was platted as Garden City. In 1892, P.D. Rice bought four lots on the choice north-east corner of Clinton Avenue and Wellington Street in this subdivision. There, just east of the Gateway, he sold beverages, food, and curios. And sometimes lived in the establishment still remembered as Fatty' Rice's Place.

A group of New York and Philadelphia men organized the Garden and Glen Electric Road in 1895 to build a two mile long street car line from Colorado Avenue to the Garden of the Gods. There they planned to eclipse Fatty's with a great Palm Palace to cost \$500,000 in addition to a planned casino and an elegant restaurant. Fatty had no need to worry. Nothing came of this promotion either. Although few others bought in Garden City, Fatty purchased two more lots on the facing corner where the Palm Palace was to have been. He continued to serve food and drink to those who arrived by horse and carriage as well as to the hikers and bikers. Like Billy Bryan before him, he knew he had a fine location just outside "the best sparkin' place in El Paso County."

1900

Sometime-in-the early 1890's, Paul Goerke, photographer, and his family arrived in Manitou and by the turn of the century had acquired Mushroom Park, a large tract west of Buena Vista Drive that included the Balanced Rock. Paul Goerke and his son, Curt, made roads and trails through one hundred acres of this area named for the abundance of mushroom shaped rock formations found there. They charged no admission but reserved the right to photograph Balanced Rock. They provided burros as props and took thousands of pictures of smiling tourists.

A 1900 tax plat shows that most of the land in Garden City was then owned two-thirds by the Estate of Graham Odle and one-third by William J. Palmer. Palmer that year added to his holdings by buying Rock Lodge from Robert Chambers for \$17,000.

Again there was a clamor for an electric railway from Colorado City to the Garden of the Gods. There was louder clamor against it as protesters pointed out that the natural beauty of the area would be marred by the noise and the crowds such an "improvement" would attract. Palmer and other horsemen were among those who thwarted the scheme to extend the car line along their bridle path that followed Camp Creek.

1902

The turn-down didn't discourage other promoters. With successful Chautauquas already in Colorado at Boulder and Palmer Lake, there seemed no reason why a third wouldn't go in Colorado Springs. Six hundred lots were tenting and the use of portable houses were encouraged where platted just south and east of the Garden of the Gods on land acquired through the generosity of General Palmer. Few were attracted to the summer school and well-planned Chautauqua program and in a year or two the project was dropped.

1903

A new idea soon horrified the then conservationists and General Palmer. He received a letter in 1903 proposing that busts of the three assassinated Presidents--- Lincoln, Garfield, and McKinley---be carved on the Gateway Rocks. The General replied that it would not be in good taste. He wrote his friend Perkins concerning the suggestion and evidently Perkins agreed. However, others earlier had likened the Gateway Rocks to heroic headstones.

1905

Because of continuing correspondence between Palmer and Perkins, there was speculation that the Garden of the Gods might again be proposed as a National Park or at least be presented to the City of Colorado Springs. But Perkins died in 1907 before he made arrangements for the land to become a public park although it had been open to the public for years.

Palmer completed a fine \$30,000 house on the Rock Ledge property for his dead wife's half sister, Helen Schlater. Dissatisfied, Helen and her husband lived there only a few months. The house was soon boarded up.

Palmer bought Fatty Rice's Place for \$15,000 and made plans to turn it into an attractive country inn similar to Bruin Inn which he had opened in Cheyenne Canyon a couple of years earlier. However, the place burned before he could remodel it.

1908

Knowing their father's feeling for the Garden of the Gods, the Perkins children conveyed his four hundred eighty acres to three trustees late in 1908. A year later the legal work was completed and the City agreed to the restrictions imposed on the gift. The Perkins property became the property of the City of Colorado Springs to be known forever as the Garden of the Gods where no intoxicating liquors shall be manufactured, sold or dispensed, where no building or structure shall be erected except those necessary to property care for, protect, and maintain the area as a public park. Any violations of these restrictions shall cause the property to revert to Perkins' heirs.

Also in 1908, Theodore Roosevelt had proclaimed the establishment of Pike National Forest. This included the federal forest lands northwest of the Garden of the Gods that had been reserved as early as 1892.

1912

By 1912, Colorado Springs' economy noticeably suffered from the decline of gold production in Cripple Creek. The City was having a hard time paying its bills for streets, water, schools and such. Why not draw tourists with a festival? A Shan Kive (allegedly Ute for "heap big fun") with Utes up from the reservation to show their dances and various facets of tribal life? There were all kinds of races and contests, including an amateur rodeo that in later years evolved into the Pikes Peak or Bust Rodeo. Seventy-five Utes entertained seven thousand on-lookers. Chief Buckskin Charlie dedicated the old Ute Trail through Ute Pass.

1913

The second Shan Kive was the biggest and best. The Utes camped between the Garden of the Gods and Adams Crossing. The activities at the park were climaxed by a masked ball on Kiowa Street between Tejon and Nevada. This was the last Shan Kive attended by the Utes as a group, since World War I made transportation of them by train impractical. During the war years only the masked ball downtown remained to

provide the heap big fun. However, the Colorado Springs Boosters Association, hoping to stimulate the economy, recommended that an electric street car line be built to the Garden of the Gods and advocated that a permanent carnival ground be established there.

1914

Neither materialized, but in 1914 Ridge Road was built to provide an additional entry to the area. The following year, the City built Hidden Inn for \$7500 and leased it to Carl Balcomb. It has been enlarged from time to time and leased to others.

The City considered the purchase of Glen Eyrie water system for \$250,000, but couldn't afford it. Later Palmer's 2225 acre estate, including the water rights, was offered for sale. Dun and Eaton of Oklahoma purchased the place, vacant since Palmer's death in 1909, with the idea of developing an elegant country club resort and selling lots and garden tracts.

1918

In June 1916, the Alumni of the Colorado College presented a play, "The Arrow Maker," in a morning program in the Garden of the Gods. Two years later, the public tours of Glen Eyrie and all promotion stopped when Alexander Smith Cochrane bought the estate. Despite the fact that Cochrane added a \$100,000 mansion to the grounds, he lived there very little and the place was soon vacant again.

1921

In 1921, the first of the on-going activities to attract visitors to the Garden was inaugurated. Young Rev. Mr. Albert W. Luce of the Pikes Peak Christian Church conceived the idea of holding an Easter Dawn service there as the sun rose over the Gateway Rocks. Seven hundred attended the first service in contrast to the thousands who came in subsequent years.

1923

The success of the Easter service, broadcast for the first time by KVOR in 1923, evidently increased the City's interest in its park and caused the concessioners

some concern. Unable to control the camera-toting snapshooters, the proprietors of the famous Balanced Rock fenced in that natural formation and charged admission. That led to litigation over the right of way of Manitou Road past the Balanced and Steamboat Rocks. In October, a court decree established the location of the Garden of the Gods Road through the park.

1926

Three years later, the Strausenbacks bought land at the edge of the park to accomodate their Trading Post. Late that year the City bought eight acres for \$1000 and a fifty foot right of way from Willis Sims to provide a connection from Columbia Road to the Garden of the Gods Road and also rebuilt Ridge Road.

1930 & 1932

In 1930, the City acquired about two acres from the Hillbright Corporation, the holding company for the Cochrane estate, so that the road that loops around North Gateway Rock would be wholly within the park.

W. H. Spurgeon, a dedicated member of the Park Board, was so convinced of the value of the Garden of the Gods that he personally acquired lands near the Goerke property and held it until the City was in a position to assume it. He deeded various parcels to the City in January 1932 when the City bought the Balanced Rock property of two hundred seventy five acres from Curt Goerke for \$25,000. The Upper Road was built during Spurgeon's tenure on the Park Board.

The City of Colorado Springs immediately offered to sell the Balanced Rock property to the Town of Manitou if that town would approve the purchase at an election. Although it was within Manitou's corporate limits, the town fathers decided not to submit the proposal to the people because of the limitation Colorado Springs placed on the operation of concessions in the area.

In February, Colorado Springs officials appeared in cowboy regalia and an Indian Boy Scout troop performed at the public celebration at which the fence surrounding Balanced Rock was torn down. In June, Roy and Mildred Davis deeded various lots in the Red Crags subdivision of Manitou, south of the Balanced Rock property, to the City of Colorado Springs.

1935

In 1935, a man who had spent his youth in the area returned to show his great grandson the cave in North Gateway Rock. He couldn't find it. He alerted the Park Department and they in turn invited the Civilian Conservation Corps doing work in the park to hunt for it.

The Corps found the opening, hidden by rubble, exactly where the old gentleman had indicated. They carted out seventy-five loads of dirt and cut steps in the inclined floor hoping to make the cave one of the attractions of the park. However, by October water had dripped into the cave and washed away some of the steps. When a rock fell from the hundred foot ceiling almost hitting a man, the cave was deemed dangerous and ordered closed. And so it remains. However, North Gateway Rock continues to lure unwary climbers who can easily fall or become stranded.

In the fall of 1935, the CCC embarked on a program of building new roads and obliterating others that were little more than kit or miss wagon tracks. This project would have cost the City \$100,000 if it had been done privately. In order to proceed with this, the City asked the vacation of the Manitou Road past the Balanced Rock. At this time the DAR undertook to place a marker to indicate the old Indian Trail.

1936

As soon as one CCC program was completed another was begun to add more roads, trails, comfort stations, and frost proof water lines to Hidden Inn and the caretaker's house. The Corps carefully removed the 285 ton semi-balanced rock, one half mile south of Balanced Rock, that was perched at a dangerous angle above Manitou Road imperiling traffic. The CCC also landscaped the park with two thousand young trees, mostly cedar, purchased by the City. When the park was refurbished, the Park Commission noted an increase in business at Hidden Inn and increased the rent from \$2000 to \$2400.

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1938

Capitalizing on the cowboy theme, the Jaycees during these years put on some small chuckwagon dinners for visiting VIP's. The idea proved so popular that by 1938 they established a permanent site east of North Gateway Rock. This area has added more permanent improvements to accommodate the hundreds served each week by the Jaycees. Other large groups may use this area at other times upon payment of a fee.

George W. Strake bought the vast Glen Eyrie estate for \$350,000 and soon sold off the various ranch lands. L. L. Dent acquired the Chambers ranch and rehabilitated Orchard House built by Palmer for Helen Schlater. The new white paint gave reason for the new name, White House Ranch. Strake sold Glen Eyrie itself to the Navigators, 1,140 acres with twenty-two buildings for a reported \$300,000. With the place inhabited again, how much longer would mountain sheep feel free to wander down from the mountains to winter near the Gateway Rocks?

1953

In 1953, the City built a house for the park caretaker and the Girl Scouts

Rock eroded open. Inspection revealed that many one hundred pound rocks had fallen from the ceiling. Again the cave was deemed too dangerous to leave open and it was sealed once more.

That summer, civic leaders considered the development of Hidden Valley, an unused and little known area south of the crosses. Its fantastic acoustics seemed to make it an ideal site for meetings, pageants, concerts, etc. Later that year, the Park Department considered a proposal to exchange eighty acres of Garden of the Gods land that protruded from the body of the park for a like number of acres held by the B & H Development Company in a more suitable location. Meantime, legal work went forward for the annexation of the two hundred fifty acres of the park that lay within the corporate limits of the Town of Manitou. Although Colorado Springs had long owned the land, it had been part of Manitou since 1876. Annexation would solve the problem of territorial jurisdiction in enforcing park regulations.

1965

Colorado Springs purchased the fifty acres south of Gateway Road and east of Gray Rock for \$100,000 and illuminated Gray Rock at night. KRDO-TV telecast the Easter service for the first time in 1965. Late that year the City acquired about eighty acres from Wilbur Hanes and twenty-two and one-half acres from Paul B. Hill north of the Balanced Rock tract, and an additional piece east of the Manitou entrance to the park from the Umbergers. In December, the City deeded the Red Crags tract, acquired in 1932, to the First National Bank, Trustee.

1968

Late in 1968, when a building development encroached on the east entrance of the Garden of the Gods, the City purchased the remaining undeveloped White House Ranch property from Ermont Vrooman who had bought it following the death of L.L. Dent.

1969

The following year the City purchased additional small pieces adjoining this. In contrast to the throb of Indian drums, the natural quiet of the Garden was increasingly shattered by such events as sports car rallies and hippies honoring Mother's Day with a rock and roll concert.

1972 & 1973

Early in 1972, the City took up the B & H option to purchase ten and one half acres for \$2500 an acre. On February 28, the City received its second gift of land for the Garden of the Gods. This from the Nature Conservancy, a five acre triangle to be used forever as a nature preserve for scientific, educational, and aesthetic purposes. It must be kept entirely in its natural state except for necessary fences and foot trails or it will revert to the Conservancy.

Because of its unique concentration of rock formations amid the natural habitat of an unusual mixture of plant and animal life from unusually incompatible life zones, the Garden of the Gods was recognized as a Natural Landmark and so designated in April 1972. Birdwatchers have long enjoyed spotting the one hundred thirty-one kinds of birds that have been noted in the park. Even non-birdwatchers enjoy the white-throated swifts that return each year to summer in the Gateway Rocks. The White House Ranch property is used as a nature preserve as well as for recreation for the handicapped and for occasional concerts. In 1973, a small chapel was erected on the site. Plans are now being coordinated to recreate a turn-of-the-century ranch on the White House tract to provide a living museum of environmental as well as historical interest.

Currently there is consideration being given to another land exchange. The Black Canyon Picnic Grounds, somewhat larger than a quarter section, located off the Rampart Range Road, is now part of the Pike National Forest but detached from other forest land. This area, which is contiguous to one small strip of the Garden of the Gods, may be exchanged for City land located elsewhere.

Informal suggestions heard from various sources by this committee include: more picnic tables and shelters; more group activities to draw visitors; fewer group activities to prevent overuse and destruction of the environment; construction of an information center museum like those in National Parks so that visitors can understand that the Garden of the Gods is more than a scenic collection of oddly eroded upended rocks; development of a golf course on land bordering 30th street; encouragement of the study of the botany, biology, and geology of the area.

The future history of the Garden of the Gods will lie with those who make the decisions for its use. Will it encourage individual recreation, accommodate group gatherings of a recreational or cultural nature, or be preserved as a natural area?

"PIKES PEAK OR BUST" - 1859

Prior to 1859, Colorado was inhabited by the Ute Indians in the mountains and the Cheyenne and Arapahoe tribes along the front range and on the plains. There were also a few traders and trappers left over from the beaver era of the 1830's and 1840's. By the spring of 1859, word had spread across an economically destitute United States (due to the Panic of '57) of rumors of gold found in what it today Colorado. Actually, the gold finds were mediocre but people in the east were so poor and desperate that they did not wait to see if the reports were valid.

"The '59ers" as they were soon to become known, were a mass migration of dreamers numbering at the outset of 100,000. They headed for Pikes Peak for several reasons. First, it was one of the only peaks on the front range that had a given name. Secondly, it was near the point at which the Arkansas River emptied out onto the plains and ran eastward (the wagon trains had to follow this river to the gold fields for their water needs). Thirdly, it was one of the few peaks that was still snow capped late into the season, and easily distinguished by the travelers far off on the plains.

The gold dust discovered was actually found on the Cherry Creek where Denver is today. When they arrived at the foothills of Pike's Peak, the "59ers" still had another 70 miles to go before they reached Cherry Creek. A rest was needed after their long journey across the plains so they set up camp along a creek which became known as Camp Creek, which todays runs through the White House Ranch property. The traffic became very heavy in this area and soon a supply town was established here to accommodate the weary travelers. The town was named Colorado City and it was the first civilization that the "59ers" came upon since leaving for the goldfields.

After leaving Colorado City, the "59ers" continued north to Denver City where it had been reported that gold was flowing down the river. Actually, there was barely any gold to be found at all. The whole rush had been started by a few greedy Missouri border towns who felt the hoax would help boost their economies which the Panic of '57 had bitterly hit hard. Only a small fraction of those who started for Pike's Peak stayed on. Some began searching for gold in the mountains and found some very rich fields. Gold has been found in large quantities in Gregory Gulch, west of Denver City, and in the South Park region west of Colorado City. Colorado City, which had become Colorado's first capital after the territory was established, saw a new boom during 1860 when it became a major supply town for the South Park gold towns of Alma, Buckskin Joe, Fairplay, and even California Gulch (later Leadville).

It became apparent that the gold fields in Gregory Gulch were more extensive than those of South Park and Colorado City soon list its seat of capital of Colorado to Denver City. Colorado City continued to be a lively little town for a couple of years until about the mid-1860's when the South Park gold fields began to play out in the Pike's Peak region. Colorado City then dozed off into an almost-deserted, sleepy, little hamlet. This was the condition of the town as Walter Galloway found it when he arrived in 1867. Buildings on corner lots on main street (Colorado Avenue) were abandoned. The prospecting population had moved on to richer regions in Idaho, Montana, Wyoming and other areas of the west. The gold rush was over and the stage was set for the next inhabitants to inherit the Pike's Peak region. These people were the settlers and homesteaders, like Galloway, who came to stay and build a life in the region. Gold had acted only as a catalyst in precipitating and stabilizing a population movement to Colorado.

Source: The 59'ers by Stan Zamowski