

SADIE'S HOUSE

a guide to researching your old house

by

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INTRODUCTION

Sadie's House is a small brown house in the North End Historic District¹ at 2027 North Tejon Street in Colorado Springs, Colorado. Its style is "American Foursquare"² and the only remarkable features of the house are that it was built twice, it has the original roof, and the downstairs woodwork has never been painted. Since buying the house in 1975, I have often wondered about its history and when it was built. The El Paso County Assessor's records indicate it was built in 1904, which I accepted until I began the research that led to this pamphlet. During the course of my investigation, I learned that the 1904 date resulted from a door-to-door survey conducted from 1958 to 1960 in which someone at our house told the surveyor that the house was built in 1904.³ Most likely, the person who told the surveyor this date knew very little about the house.

The 1904 date became suspect when I found that the 1900 City Directory⁴ showed one Harry Yost living at our address during that year. The 1900 census showed Harry and Sadie living there. Unless he lived in a tent until 1904, I deduced that something was amiss with either the City Directory or the Assessor's records. Subsequent research showed that the house was built twice in 1899. During the course of the research, I became fascinated with the interesting and noteworthy people who had in some way been remotely connected with this little brown house. Perhaps more interesting to a reader is the process by and the sources from which the information was discovered. With little time and effort, anyone interested in an older house and its history can discover as much or much more than I did. This pamphlet is designed to provide some assistance to busy people who would like to know something about the history of

the house in which they live. Hopefully, this pamphlet will give some guidance so that those interested in their house's history, as I am, can avoid many of the deadends that I experienced.

The format consists of the history of Sadie's House which is an example for the reader. The footnotes are intended to be readable and instructive concerning sources and research methods. The last section is intended to be a guide to resources available in Colorado Springs, Colorado. It may be that the information would be useful to researchers in other locales as well.

This pamphlet is designed to provide some assistance to busy people who would like to know something about the history of the

I. THE LAND

The land upon which Sadie's House sits was patented to William P. Mellen, as trustee, by President Ulysses S. Grant, on July 1, 1870.¹ William Proctor Mellen was the father of Queen Mellen and became General Palmer's father-in-law when General Palmer married Queen in Flushing, Long Island, on November 7, 1870. General Palmer met William P. Mellen and his daughter on a train from St. Louis and had interested him in his ventures in the West.²

In June of 1871 the Colorado Springs Company was formed³ and in July of that year, Mellen conveyed the property upon which Sadie's House sits to that company. The conveyance was not direct but by Mellen as a trustee to Charles B. Lamborn as a trustee and then through the National Land and Improvement Company, and eventually to the Colorado Springs Company. The conveyance to the Colorado Springs Company was complete by March of 1872.⁴ The Colorado Springs Company was owned by, among others, General Palmer and Dr. Bell, the founder of Manitou Springs. It was created to promote and develop Colorado Springs, which was at the time called Fountain Colony. Little of interest happened to the land during the next decade except that in July of 1878 it was sold at a tax sale when the Colorado Springs Company apparently failed to pay taxes.⁵ It was redeemed by that company, however, in November of 1879.

In December of 1881 a large parcel of land including that upon which Sadie's House now sits, was sold to E.P. Tenney under what was then called a contract for deed.⁶ Tenney agreed to pay nearly \$10,000.00 for the land and at the end of the payment schedule the land was to have been conveyed to him. Edward P. Tenney was a New

Hampshire Congregationalist and was the first real president of Colorado College. Tenney had borrowed a total of \$100,000.00 a 12 percent interest and bought some 800 acres of land north of the campus as an investment for the Colorado College. The Colorado College Land Company was incorporated in March of 1882⁷ and during that same month, Tenney quit claimed to that company what he called “New Massachusetts.”⁸ On February of 1883⁹ the land was conveyed to the Colorado Springs Investment and Improvement Company in which Tenney was also involved. Tenney was unable to keep up the payments and in 1884 the sky fell on “New Massachusetts.” The Sheriff levied on the property¹⁰ and the Colorado Springs Company delivered a notice of forfeiture on the contract for deed.¹¹ The land was sold to satisfy the various encumbrances to the Colorado Springs Company and three gentlemen named J.A. Hayes, Jr., Lewis R. Ehrich, and Jerome B. Wheeler.¹² The tract upon which Sadie’s House now sits was sold to the Colorado Springs Company. These conveyances all occurred in 1888. In the meantime, President Tenney had departed the area in 1884.¹³

During that same year, 1888, the Colorado Springs Company conveyed its interest in the former New Massachusetts to Ehrich and Hayes who promptly conveyed a one-third interest to Wheeler.¹⁴ Hayes, Ehrich, and Wheeler now owned most of what had been New Massachusetts. Jerome B. Wheeler is probably the best known of the three investors. He made his fortune in the silver mines of Aspen and Leadville, and had banks

in Manitou Springs and Colorado City. Many are familiar with Aspen's Wheeler Opera House and the Jerome Hotel which are named for him. The clock and statue in the middle of Manitou Springs were donated to the town by him. As is evident from the latter records concerning the land, Wheeler had a serious problem around the time of the crash of 1893 in that numerous lawsuits were filed and recorded in the land records against him and his various companies.¹⁵ Joel Addison Hayes was president of the First national Bank and had come to Colorado Springs from Memphis, Tennessee. His wife was Margaret Howell Jefferson Davis Hayes, the only living child of Jefferson Davis, the President of the Confederacy at the end of the Civil War whom Palmer, (as a General on the opposite side) had chased to no avail. Their home was later known as Hayes house at Colorado College. Lewis B. Ehrich is now less well known, but at the time, was prominent in Colorado Springs society. He was a wealthy New Yorker who invested substantially in Colorado Springs and played a prominent role in its society.

On February 26, 1889, these three subdivided and platted the North End Addition to Colorado Springs.¹⁶ The North End Addition consisted of the property now bounded on the south by Fontanero Street and ran north to just south of what is now Van Buren Street. The western boundary was the alley between Cascade and Wood Avenues from Fontanero to Van Buren and the eastern boundary was Nevada Avenue. In July of 1893, during the time that Wheeler was being frequently sued, Wheeler and Hayes deeded their interest in the property, which Sadie Yost eventually built upon, to Lewis Ehrich.¹⁷ In September of 1894, Ehrich conveyed the property to then Judge Horace G. Lunt as a

trustee for several people including J.J. Hagerman who was the first president of the Colorado Midland Railroad.¹⁸ The land was conveyed on behalf of Hagerman and the others by Lunt as trustee to the Reed Building Company in April of 1896.¹⁹ It was from the Reed Building Company that Sadie Yost purchased the property. Verner Z. Reed was the principal in that company and is famous as the person who sold Winfield Scott Stratton's Independence Mine in Cripple Creek to some English investors for \$11,000,000.00: \$10,000,000.00 for Stratton and \$1,000,000.00 for himself. He was a promoter par excellence and sold more Colorado Springs real estate than anyone before him. He eventually made thirty or forty million more dollars in Denver after a thirteen-year sojourn in Paris.²⁰

II. SADIE AND HARRY YOST

In 1897, Sadie Yost entered into a bond for deed with Reed Building Company for the property that would eventually become 2027 North Tejon. ¹ A bond for deed was a contract frequently used in those days, but rarely used now. It provided that Sadie was to pay \$75 down and \$15 on the 18TH day of each month for 47 months and \$20 on the last due date which was February 18, 1901. The agreement contemplated 48 separate promissory notes and if she paid them all, she was to receive the property. Instead of proceeding as contemplated, Sadie purchased the property outright and received a Colorado Springs warranty deed on August 1, 1899. ² The purchase price for the lot in question was \$1,000.00. ³ Sadie's husband, Harry, then took a permit on August 11, 1899, to erect an eight-room house at 2027 North Tejon with an estimated cost of \$2,000.00. ⁴ Harry and Sadie lived at 519 Pikes Peak Avenue in 1898 while Harry was a brakeman with the Colorado Midland Railroad. ⁵ The house was nearly completed with only interior finishing touches to be done on August 28, 1899. While Harry was in Grand Junction on his normal railroad run and Sadie was presumably at home on Pikes Peak Avenue, a fire alarm was turned in at 5:25 p.m. reporting that the house at 2027 North Tejon had been struck by lightning. Witnesses stated that the lightning split the building in two and set it on fire throughout. By the time the "boys of No. 2" arrived from the fire station with their horse drawn engine, it was too late; only the chimney was left standing! During the course of the fire, the wind spread the flames to the residence next door where R.H. Widdecombe, Deputy District Attorney, lived in a house owned by Verner Z. Reed. Mr. Widdicombe was not at home, but his wife was ill in bed and narrowly escaped the

flames. Both houses were total losses.⁶ Fortunately, Harry and Sadie had ample insurance to cover the loss. The house was rebuilt according to original plans and completed in late September of 1899. They then moved in and took up residence at that location. Sadie and Harry lived at 2027 until 1905 when they moved to Denver. Their address there was 1361 Bannock during most of their remaining years. Harry continued as a railroad brakeman. Harry died in 1921 and on June 8, 1921, Sadie purchased a lot for herself and Harry at Crown Hill Cemetery in Denver.⁸ Presumably, that was close to the date that Harry died. Harry Yost was born in May of 1863 in Washington, D.C. His father came from Maryland and his mother from Virginia. Harry hadn't had any formal education but did read, write and speak English. He married Sadie in 1890 when he was 27 and she was 17. They were not married locally.⁹ Sadie was born in Illinois in March of 1873. Her parents were both from New York.¹⁰ Sadie's family, at the time of her death, was located in Illinois;¹¹ perhaps she and Harry met there and came to Colorado Springs. In any event, Sadie died in Colorado Springs at Glockner Sanatorium on April 13, 1925. At the time of her death, Sadie still owned the property at 2027 North Tejon as well as some property in El Paso, Texas. The house was valued then at \$4,000.00. She also held stocks worth nearly \$700.00. Her last illness, which resulted in her hospitalization at Glockner Sanatorium from April 4 to April 13, 1925, cost \$25 per week and her total bill was \$65 including doctor fees. Sadie left all of her property to Francis F. Schreiber of Colorado Springs.¹² She and Harry are buried in the northwest quarter of

Lot 288 at Crown Hill Cemetery in Denver. There is no marker. Durin the years after she and Harry moved to Denver, but before her death, Sadie rented her property at 2027 North Tejon. In 1905 the house was rented to one Anna Sahn who lived there until 1909, when W.J. Bean became the lessee. The house was vacant in 1911 through 1914. W.C. Lyons rented the house in 1915. He was the manager of Lyons Candy Company located at 121 South Cascade. He stayed there until 1917 when Mrs. Hannah Lear rented the property. The house was again vacant in 1918 and probably in 1919. Mrs. L.S. Williams rented the property in 1920 and in 1921 Bert Lloyd, a mining engineer, rented the property. He later became the secretary-manager of Altitude Coal Company. Bert Lloyd and his family stayed there through 1923 when the house was again vacant in 1924. E.E. Scott, a painter, and his family rented the house in 1925, the year of Sadie's death.¹³

III. FRANCIS F. SCHREIBER

Sadie Yost left a very simple will directing that her debts be paid and leaving all of her real and personal property to Francis F. Schreiber. She also directed that he be the executor of her estate. She had written the will on May 19, 1923, nearly two years prior to her death. The probate file does not indicate that there were any relatives or heirs at law, but does mention Mrs. John States at Rural Route No. 2, Elwood, Illinois, and Mrs. William Ryan, 209 South Center Street, Joliet, Illinois, as foster sisters.¹ Although property often passed in those days simply by recording a will which was done by Schreiber in the case of the Estate of Sadie Yost, Schreiber also obtained a quit claim deed from Mary Ryan and Alice States of Illinois, as well as several other parties from Illinois. The quit claim deed, which was dated October 17, 1925, describes the grantors as sole heirs at law of Sadie Yost.² Why Sadie Yost left all of her property to Francis Schreiber is unknown except that he also was from Illinois and perhaps there was some connection there. Schreiber was a well-known Colorado Springs attorney who had moved to Colorado Springs in 1889 from Illinois. He was employed at that time as an Assistant Agent of the Denver and Rio Grande Railroad, and then became the first agent of the railroad in Colorado City. He later served as Deputy County Treasurer and County Assessor. In his spare time, he studied law and was admitted to the Bar in 1911. He practiced from that time until nearly the time of his death in Colorado Springs. He was a prominent Republican political leader and also served on the Colorado City School Board at one point.³ Schreiber did not immediately move into the property at 2027 North Tejon, but continued to rent it to E.E. Scott through 1927. Scott died in that year and his widow, Mrs. Ella E. Scott, resided in the house in 1928. In 1929, one C.M. Campbell and his

wife lived in the house. It was vacant in 1930 and in 1931, and '32 was occupied by renters Frank and Florence Symcox. Schreiber moved into the house in 1933 and rented part of it out to Edgar B. and Mary G. Shaffer. Edgar was a local photographer. It was at about this time that the house was divided into upstairs and downstairs apartments, which is still evident from an examination of it today. In 1934, Walter R. Easley and his wife moved in with Schreiber. Easley was a landscape gardener. In 1935, the Easleys were replaced by Ralph and Elsie Henry, and they were replaced in 1936 by Ivan Marstetter and his family. From 1938 until 1940, Schreiber lived in the house alone. In 1940, Rose Marie Valentino moved in with him. Her occupation then was that of a stenographer. She and Schreiber continued to live at the house until 1943. In that year, they took in a lieutenant from the United States Army named David J. Bloom and his wife, which was a common practice during World War II due to lack of housing at Camp Carson.⁴ On July 27, 1943, Schreiber deeded the property and the house to Rose Marie Valentino. Francis F. Schreiber died on August 17, 1943, just short of his 80th birthday which would have occurred on September 26. During his long career as a lawyer in Colorado Springs, Schreiber had been involved in many well-known cases, but perhaps received the most publicity for his debate with then Mayor George Birdsell on March 20, 1931, at the Helen Hunt School. Schreiber was the spokesman for the El Paso County Taxpayer's Association. The occasion was in anticipation of an upcoming City Council election and during the debate, Schreiber stated that the present councilmen were like sheep and complained of actions being taken during secret sessions. The debate centered around the taxpayer's position that the number on council should be reduced to five who should be elected from districts rather than at large, and that the City Manager should be given

more power. The Mayor argued against these propositions and apparently, the meeting became very heated with large numbers of people walking out.⁵

When Schreiber died, he left a son, Russell, of Binghamton, New York. He had written a will on March 23, 1943, leaving his son \$2,000.00 and a diamond ring. He left the rest of his property, including 2027 North Tejon, to Miss Rose Marie Valentino. He then wrote another will on July 3, 1943, giving Rose Marie and Russell each one-half of his estate. Given the fact that he had then deeded his property to Valentino, some 24 days later there was a dispute in the estate proceedings. At the time of his death, Schreiber owned not only the property on Tejon, but also property in Pueblo and property on Cheyenne Road. He also, of course, owned personal property from his law practice and various stocks and bonds.⁶ The dispute between Russell and Valentino was settled in August of 1943 by an agreement and stipulation. Russell agreed to take his father's gold watch and diamond ring, a deed to a cemetery lot at Evergreen Cemetery, his father's personal effects, and most of the stock owned by his father. The remainder of the real and personal property of Francis Schreiber went to Rose Marie Valentino.⁷ Schreiber was buried in Evergreen Cemetery after services arranged by Law Mortuary.

IV. MINNIE SHAPIRO a/k/a ROSE MARIE VALENTINO

Minnie Shapiro was born in Kansas City, Missouri, on September 15, 1889. She was born of Russian immigrant parents and had one brother and four sisters. The family resided at 1922 Oak in Kansas City, and Minnie attended Morris Elementary School. When and how Minnie Shapiro came to Colorado Springs, or why she used the name Rose Marie Valentino, is unknown. It is known that she was fond of telling people that she had been born in Italy and that her parents had been killed by a volcano.¹ Neither proposition is, of course, true. Her occupation, when she worked in Colorado Springs, was as a secretary. Little evidence, however, indicates where she worked or for whom. As has been previously noted, she lived at 2027 North Tejon with F.F. Schreiber from 1940 on. After Schreiber's death, she remained in the house alone except for one year, 1954, when she took in boarders by the name of Mallon. It is interesting that she listed herself as an artist-designer rather than a secretary in 1948.²

Much is known about Minnie Shapiro during the time she lived in Sadie's house, according to her former neighbors still in the same neighborhood, but it is difficult to separate the fact from the fiction. Apparently, there is agreement that Minnie was a rather mean tempered and reclusive person. One story has it that she came to Colorado Springs to attempt to have a brother released from the penitentiary at Canon City. The story goes on that she met F.F. Schreiber in this way and made an agreement with him that she would care for Schreiber's wife, who was apparently ill, if he in turn would use his legal skills to free her brother. The story continues by relating how Minnie poisoned Schreiber's wife and later did the same thing to Schreiber. Not much credence can be placed in this story since Schreiber never had a wife while Minnie lived with him nor did

Minnie have a brother in Canon City. The stories abound concerning her conduct in the neighborhood, and are replete with incidents of hose squirtings and other mean actions. Minnie received public welfare from at least 1961 to the date of her death which occurred on April 21, 1972, at Penrose Hospital. She was then 70 years of age. Considering the fact that she lived all those years alone, it is surprising to note that the inventory of the furniture in her house, conducted after her death, shows that she had converted practically every available room to a bedroom and had two kitchens in the house. The volume of furniture in the house must have made it difficult to walk about. The administratrix of Shapiro's estate sold Sadie's house to Knox-Valentine and Associates for \$17,100.00 on October 20, 1972. These proceeds were handled through the estate and Minnie Shapiro a/k/a Rose Marie Valentino was buried at Evergreen Cemetery.³ Knox-Valentine and Associates was a partnership between Lloyd Jerry Knox, the Community Renewal Director of the City Planning Department, and Robert M. Valentine, of Arvada, formed the day before Sadie's house was purchased.⁴ Apparently, the purpose of the partnership was to fix up Sadie's house and sell it for a profit. The partners borrowed \$20,000.00 from the Exchange National Bank on the same date as the sale ----- presumably to buy the house and use the remainder to fix it up.⁵ They worked on the house for about ten months and then sold it to Jim and Judy Lynch on August 20, 1973, for \$30,000.00, thereby succeeding in their goal of making a profit.⁶ Jim Lynch was an aspiring architect and he and Judy lived in the house until October 1, 1975, when they moved to the Pacific Northwest. Jim and Judy loved old homes and made some efforts to restore the house. They wanted to sell it, when they had to move, to someone who appreciated old homes.

They did. The house was purchased from them by Matt and Linda Railey for \$42,500.00.⁷

FOOTNOTES

INTRODUCTION

1. The North End Historic District of Colorado Springs, Colorado, was entered in to the National Register of Historic Places on December 17, 1982, pursuant to the National Historic Preservation Act of 1966. The District is bounded by Uintah Street on the south, the westernmost properties on Wood Avenue on the west, by Madison Street on the north, and by the alley between Nevada and Weber on the east.

2. The Old-House Journal, Vol. X. No. 1, January 1982 at page 7.

Readers who don't know about the Old-House Journal should investigate. If you are interested in old houses and their maintenance, repair, restoration, history, or anything else about the subject, this is an invaluable resource. In addition to various excellent articles, the Old-House Journal provides sources and resources concerning hard to find publications and products. For more information write to: The Old-House Journal, 69A Seventh Avenue, Brooklyn, New York, 11217.

3. The records of the El Paso County Assessor are available to the public at the El Paso County Office Building and at Penrose Public Library. How to use these records is discussed on a later chapter. The information concerning the door-to-door survey comes from Ms. Netta Lowderman who began working for the Assessor in 1950. For her assistance, she is owed a sincere thank you. She also showed me old Assessor's records which I have examined and which show that Sadie's property was assessed for improvements in 1990 which contradicts the Assessor's other records showing the 1904 date. Some Assessor's dates are more accurate because they were

compared with city water tap records. Only 1900 and forward water tap records are available and can now be found at Penrose Library in the Palmer Wing.

4. City Directories are available at Penrose Public Library on microfilm and in bound volumes at the Pioneer Museum and the El Paso County Clerk and Recorder's Office in Centennial Hall. The use of this valuable resource is discussed in a later chapter. Pioneer Museum has the most complete set.

5. The 1900 census is available at Penrose Public Library on microfilm. The census recorded age, birthdate, place of birth, occupation, amount of schooling, whether the subject read, wrote, and spoke English, and the place of the subject's parent's birth.

I. THE LAND

1. El Paso County Records, Book C, page 128. A patent was the means by which land was conveyed from the United States and is usually the starting point in tracing land titles. A discussion of use of the Clerk and Recorder's records is discussed in a later chapter.

2. This information is available from many sources. In my opinion, the best and easiest resources available for area history come from Marshall Sprague in his Newport in the Rockies and Money Mountain. I can't imagine a more pleasurable source of knowledge for the reader interested in local history. The information is all there and the books are extremely well written. The footnotes by themselves make terrific reading.

3. El Paso County Records, Book C, page 280.

4. See Book C, page 300 and Book E, pages 2, 5, and 7, El Paso

County Records.

5. El Paso County Tax Sale Record, page 15.
6. El Paso County Records, Book 42, page 256.
7. El Paso County Records, Book 39, page 105.
8. El Paso County Records, Book 42, page 270.
9. El Paso County Records, Book 42, page 522 (See Book 39, page 229, for Articles of Incorporation of Colorado Springs Investment and Improvement Company.)
10. El Paso County Records, Book F, pages 371 and 380.
11. El Paso County Records, Book 91, page 209.
12. El Paso County Records, Book 91, pages 306, 350, and 362.
13. An example of good prose and great research is found in Sprague's Newport in the Rockies which fills in the blanks between these legal documents. Read pages 274 and 275 of Chapter Nineteen entitled "Portrait of a Small College" - - - for that matter, read the whole chapter if you are curious about Colorado College.
14. El Paso County Records, Book 84, page 69 and Book 100, page 295.
15. An excellent example of Sprague's fascinating footnotes previously mentioned is found concerning Wheeler at page 334 of Newport in the Rockies.
16. El Paso County Records, Plat Book C, page 19.
17. El Paso County Records, Book 152, page 249.

18. El Paso County Records, Book 174, page 285. (Lunt was the first of two District Judges to have an interest in the property.)

19. El Paso County Records, Book 230, page 519.

20. Sprague describes Reed as a “Scott Fitzgerald character twenty five years before the Jazz Age.” As an example of the excellence of Sprague’s work (including the footnotes) look up Reed, Verner Z in his index to Money Mountain.

Really delightful and informative reading.

II. SADIE AND HARRY YOST

1. El Paso County Records, Book 184, page 400.
2. El Paso County Records, Book 302, page 428.
3. Facts, Vol. IV, No. 44, August 5, 1899. Facts magazine was published around the turn of the century. It included a Real Estate and Improvements section as well as many pictures of homes. It is available at Penrose Library, Tutt Library at C.C., and at Pioneer's Museum. Tutt has the most complete set. There is a card index available to it at Penrose.
4. Facts, Vol. IV, No. 45, August 12, 1899. Colorado Springs Gazette, page 2, "Colorado Springs Briefs," August 12, 1899. Old newspapers are available on microfilm at Penrose Library.
5. According to the Colorado Springs City Directories, Harry Yost lived at 607 East Kiowa in 1890; at 416 East Kiowa in 1892; 1312 Colorado Avenue in 1894; 519 Pikes Peak in 1898; and 2027 North Tejon in 1900. He is not listed in the 1896 directory and before 1901 there were no directories for odd numbered years. He was a brakeman from 1890 forward.
6. Colorado Springs Gazette, page 1, August 29, 1899; Facts, Vol. IV, No. 48, September 2, 1899. Colorado Springs Fire Department records courtesy of Dr. Lester Williams, Historian, Colorado Springs Fire Department. Dr. Williams is one of several historians living in the North End Historic District of Colorado Springs. He is a gracious and knowledgeable person who is glad to share his information and knowledge.
7. The Denver City Directories don't list Sadie and Harry until 1906 when

one Harry Yost at 701 Walter is shown. They were out of 2027 North Tejon in 1905 as one Ann A. Sahn lived there then. In 1907 Harry, the brakeman, Yost, is shown at 1007 Acoma in Denver. In 1908 he moved to 1361 Bannock where he remained until 1918. Actually, in 1918 the listing was for Mrs. Harry Yost. The next listing is for 1922 under Sadie Yost, widow of Harry, at 2250 Stout.

8. Records of Crown Hill Cemetery. The records show Harry Y.D. Yost buried in Block 23, Lot 288, NW¹/₄ No. 3. A visit revealed no stone or other markers in place. Sadie purchased No. 3 and 4 on June 8, 1921. The records show her address as 1224 Washington which was not shown (there was no entry) in the 1921 Denver City Directory. She was later buried in No. 4.

9. El Paso County Marriage Registers.

10. The 1900 census, available at Penrose Library, also lists Sadie's mother, Macarea Dudley who was born in North Carolina in June of 1852. In addition, she had the following siblings: Jessie, 26; Mary, 23; Flora, 21; Grace, 19; and David, 9. Jessie and Mary had been born in North Carolina, Flora and Grace in Kentucky, and David in Colorado. It isn't clear whether they were living with Harry and Sadie in 1900 at 2027 North Tejon. The information as to the Yosts was collected on June 1, 1900.

11. See Case No. Y-21, 1925, El Paso County Court, In the Matter of the Estate of Sadie Yost and QuitClaim Deed recorder at El Paso County Records, Book 752, page 110.

12. Case No. Y-21, 1925, El Paso County Court, In the Matter of the Estate of Sadie Yost.

13. Colorado Springs City Directories.

III. FRANCIS F. SCHREIBER

1. Case No. Y-21, 1925, El Paso County Court, In the Matter of the Estate of Sadie Yost.

2. El Paso County Records, Book 752, page 110.

3. Colorado Springs Gazette, page 1, August 18, 1943.

Schreiber's death was front-page news. The article featured his picture and a good bit of detail. The El Paso County Bar Association has provided a copy of his application for membership dated January 20, 1911. It shows he then lived at 301 M____ Avenue in Colorado City and his office at Suite 32, P.O. Building in Colorado Springs. He listed his birth at Narroo, (or Nanvoo) Illinois, on September 26, 1863. He was admitted to the Bar in Colorado on January 5, 1900, by examination. Martindale-Hubbell (a directory of lawyers) listed him in 1933 and gave him a "fair" rating as to moral character, a "good" rating as to credit, and estimated his net worth at \$5,000.00 to \$10,000.00.

4. See Colorado Springs City Directories for these years.

5. Colorado Springs Gazette, page 1, March 21, 1931.

6. Case No. S-1062, 1943, El Paso County Court, In the Matter of the Estate of F.F. Schreiber.

7. El Paso County Records, Book 1029, page 164.

IV. MINNIE SHAPIRO, a/k/a ROSE MARIE VALENTINO

1. Case No. 72PR04110, El Paso County District Court, In the Matter of the Estate of Rose Marie Valentino. Minnie died without a will and without any known heirs --- or so it was thought. Her only close friend, and one of the few persons who had ever been inside her house in her last years, became administratrix of her estate. Other

than 2027 North Tejon, her estate consisted of the furniture in the house. The amount of furniture would have done justice to a house twice the size (or to a small furniture store.) Sale of the house and furnishings minus estate expenses left \$13,758.11, which escheated to the State of Colorado, which is what happens when there are no known heirs. The Estate was closed on December 19, 1973. On July 6, 1974, a Petition on behalf of previously unknown heirs was filed. Actually, a person specializing in finding lost heirs hired an attorney to reopen the Estate on behalf of the “lost” heirs who had agreed to pay 1/3 to him. I must say, he did a tremendous job of research. The file contains documents supporting a family tree tracing Minnie’s family back to Russia. The research submitted to the Court is thirty-nine pages long. Eventually, the Court ordered the money returned to the Court from the State of Colorado and it was distributed in varying proportions to a nephew, four nieces, and three grandnephews, most of whom lived in either Chicago, Illinois, or Kansas City, Missouri.

2. According to the Colorado Springs City Directories.
3. El Paso County Records, Book 2534, page 421 and Case No. 72PR04110, El Paso County District Court, In the Matter of the Estate of Rose Marie Valentino.
4. El Paso County Records, Book 2534, page 427 and 1972 Colorado Springs Directory.
5. El Paso County Records, Book 2534, page 428.
6. El Paso County Records, Book 2615, page 330.
7. El Paso County Records, Book 2782, page 872.

YOUR HOUSE

Now that you have read about Sadie's House, you will hopefully be inspired to do some work on your house and its history. You can go as far as you like and do as much work as you wish in an effort to uncover information concerning your home. Most of us, however, are too busy to devote a great deal of time in such an effort. It is the purpose of the following pages to guide you in finding the easy information first, and to point you in the direction of more extensive and difficult research.

After reading this section, it is recommended that you reread the previous section, including the footnotes. Both the history of Sadie's House and the footnotes were written to be instructive as to researching an old house.

A. ASSESSOR'S RECORDS

The first and easiest step in determining the age of your house is to examine the record of the El Paso County Assessor. The Office of the El Paso County Assessor is located on the second floor of the County Office Building at 27 East Vermijo Avenue in Colorado Springs, Colorado. That office is open, however, only during normal business hours and not at all on weekends. The information available at the Assessor's Office is also available at Penrose Library, 118 North Cascade Avenue, Colorado Springs, which has more accommodating hours including weekends. Penrose Library has more information than any other single source. I recommend you start there.

Proceed to the periodical area of the Penrose Library and in the "core area" ask the librarian where the REDI or El Paso County Real Estate Atlas materials are. REDI is the acronym used by the Real Estate Data, Inc., of Miami, Florida. That corporation obtains the information from the County Assessor and provides it in a commercial format available to libraries and other users. You will be shown microfiche and the librarian can show you how to use that format if you are unfamiliar with it. You will find three categories of information: An alphabetical sequence by property owner name, a street address sequence, and a number sequence by Assessor's parcel number. The easiest way to proceed is to look up either your name or address in the alphabetical or address sequence. You will then easily see when the assessor says your house was built, the square footage of your house, the school district, the number of dwelling units, and the amount you paid for it. There is other information which is not directly relevant. You now have the "official" record of how old your house is. As was pointed out earlier in discussing Sadie's House, however, these dates are not always correct. Many of the dates

for older homes were obtained by a door-to-door survey in which a representative of the Assessor's Office simply asked whomever answered the door how old the house was. Your search should not, therefore, stop here but at least you have a date which is likely to be close to the date your house was built.

If you are interested, you can find the parcel number from either the alphabetical or the address sequence. Using Sadie's House as an example, one finds the parcel number from either source to be 64061-24-008 11C. The first 6 stands for the range number preceded by a 6. That is, Sadie's House is in Range 66. The terminology, by the way, of range, township, and section will be explained later. The next number, 4, is the township number preceded by the number 1. Sadie's house is located in Township 14. The next two numbers are the section number which, in Sadie's case, means Section 6. (shown as 06) The fifth number refers to which quarter section your house is located in. The number 1 is for property located within the NE $\frac{1}{4}$; 2 for the NW $\frac{1}{4}$; 3 for the SW $\frac{1}{4}$; and 4 refers to SE $\frac{1}{4}$. Of course, NE means northeast and the $\frac{1}{4}$ following it means quarter. In Sadie's case then, the property is located in the Northeast quarter of Section 6 of Township 14 of Range 66. The remaining numbers are not so important, but for your information, the two numbers after the first dash, in Sadie's case 24, stand for the Assessor's block number, the next three numbers for the Assessor's lot number, and the last two numbers and letter for the tax district. If you would like to understand this number and the concepts of range, township, and section, you can go to the map volumes or the map microfiche, and find your property by use of the Assessor's parcel number. The page numbers of the actual volumes correspond to the first five numbers of the Assessor's parcel number, and there is a similar reference to the microfiche maps. This

may not be too valuable to you now, but later it may help you in understanding further research into the land your house is located upon. Sadie's House, for example, is located in the northwest quarter of the southwest quarter of the northeast quarter of Section 6 of Township 14 of Range 66.

If you choose to go to the Assessor's Office instead of Penrose Library, the procedure is similar and there is the advantage of the personnel at the Assessor's Office who are very pleasant and willing to help. There you will find on the counter what are called alpha or street listings. The alpha listings are listing of properties in El Paso County by name, and the street listings are listings by street address. From either listing you can find the Assessor's parcel number and then go to the map book and find the location of your property by looking up the page corresponding to the first five numbers of your Assessor's parcel number. On a shelf in the wall opposite the counter are volumes with listings by parcel number. You can look up your Assessor's parcel number in one of these volumes and find the age of your house as recorded by the Assessor in a similar manner uses at the Penrose Library. There are also two other sources available at the Assessor's Office. If you have your parcel number, you can ask one of the ladies at the counter to pull the card on your house. There will normally be a picture of your house and the same information recorded by the computer on the card. Also, later in your research, you may find helpful some old Tax Assessor books now found in a vault behind the personal property division of the Assessor's Office. It is recommended that you not bother with these books during your initial research as they take more sophistication to understand than you may have when you start.

B. CITY DIRECTORIES

The next source you should examine is a set of City Directories. City Directories may be found at various locations in Colorado Springs. They are available at the Clerk and Recorder's Office in bound volumes. That office is located on the first floor, south end of Centennial Hall at 200 South Cascade Avenue in Colorado Springs. The most complete set is probably available at the Pioneer Museum, 215 South Tejon, Colorado Springs, although the Tutt Library on North Cascade at Colorado College also has a good set. The City Directories are available at Penrose Library as well on microfilm. These are found in the Palmer Wing, which is a gold mine of information for the research of an old house. In order to use the City Directories at the Penrose Library, you must first learn how to use the microfilm reading machines. You will find the staff more than happy to explain their operation to you and you will find them simple to use. If you are not familiar with City Directories, you might take a few moments to look at the current one, (a bound volume) to understand the format. What you will be interested in is the listing by address which shows who occupies a particular address during the year for which the City Directory was published. Prior to 1900, City Directories were published every other year and go back to at least 1894, and there may be earlier ones available. City Directories were not published in 1919, 1944, 1947, 1950, and 1953. Unfortunately, there were no street listings in the City Directories prior to the 1901 City Directory. Depending upon the age of your house, it is recommended that you first go to the 1901 City Directory and look up your address under the street listing. By way of example, in the 1901 City Directory under 2027 North Tejon, Harry Yost and Mrs. Sadie Yost are shown as the occupants. If you find a listing for your address in the 1901 City Directory

under street listings, you have a pretty good indication that there was a house there then. If you care to, you can then look forward and determine who lived at that address each and every year to the present. You may not wish to do this in the early stage of your research, but you might want to do it later to obtain other leads and more information. If you suspect your house is older than 1901, then you must work backwards from the 1901 City Directory. This is difficult because there were no street listings prior to that time. In the case of Sadie's House, however, after it was determined that Harry and Sadie Yost lived there in 1901, it was then determined that they lived there in 1900 by looking under the alphabetical listings of the City Directory under Harry Yost. The 1900 Directory shows, under the name of Harry Yost, that he lived at 2027 North Tejon and that he was a brakeman with the Colorado Midland Railroad. The 1898 City Directory shows Harry Yost at 519 East Pikes Peak Avenue, and there is no listing under Harry Yost under the 1896 Directory. In 1894, he is listed as living at 1312 Colorado Avenue. In order to be thorough, what you would have to do from 1900 and earlier is to go through every name and address to see if your house was shown. You may wish to do this, but be aware that it is very time consuming.

The two sources so far mentioned, the Assessor's Records and City Directories, will give you a relatively accurate date for the age of your home.

C. TITLE RECORD

Although the record of title of your land is not always helpful in researching a house, it may well provide leads and perhaps directly relevant information. Title search work is a difficult area which lawyers learn about in law school and concerning which employees of title companies receive special training. If you are lucky, you will have for your property an abstract of title. An abstract of title is a condensed history of the title to land, consisting of a synopsis or summary of the material or operative portion of all the conveyances of whatever kind or nature, which in any manner, affect said land or any estate or interest in the land together with a statement of all liens, charges, or liabilities to which that same may be subject, and of which it is in any way material for purchasers to be apprised. Abstracts concerning land are prepared by abstract and title companies, and are quite expensive. Before the advent of title insurance, an abstract was normally required concerning the sale of a particular piece of property and is still used in some instances. More common today, however, is title insurance which is of little, if any, help in researching your property. If you want to spend several hundreds of dollars, you can order an abstract of title for your property. If you do not wish to spend the money for an abstract, it is possible to find the same information yourself although the time required will not, in most cases, be worth the result obtained. As has been pointed out, researching titles is a specialized and difficult area requiring knowledge of real estate terminology as it presently exists and as it formerly existed. The information is all available at the County Clerk and Recorder's Office located in Centennial Hall at 200 South Cascade Avenue. This office is open only during normal business hours and not on weekends. It is well beyond the scope of this treatise to attempt to thoroughly educate

one in title searches, but a rough and simplistic discussion will help if you decide to undertake this task. It should be pointed out, also, that the County Clerk and Recorder and her employees are very helpful in pointing you in the right direction, although they cannot do the research for you.

At the County Clerk and Recorder's Office are recorded all documents affecting all lands in El Paso County. They are filed in books at particular pages. The books and pages are found on microfilm and again, one must learn to use the machines to read microfilm. The employees of that office will be more than happy to assist you in this regard. Before undertaking this task, one needs to understand that all land is located within a range, a township, a section, and quarters of that section. For example, as was pointed out in the discussion of the Assessor's records, Sadie's House is located in the northwest quarter of the southwest quarter of the northeast quarter of Section 6, Township 14 south, Range 66 west. This is often abbreviated as follows: NW¹/₄SW¹/₄NE¹/₄6-14-66. As civilization intrudes upon land and cities are built, the land is also normally platted. A plat is a vehicle by which the land is divided into lots, and the records of platting are also found at the County Clerk and Recorder's Office. At Plat Book C, page 19, for example, a plat is shown as being recorder on March 2, 1889, for the North End Addition to the City of Colorado Springs. From that time on Sadie's property is normally designated as the west 100 feet of Lots 3 and 4 in Block 507, in the North End Addition to the City of Colorado Springs, County of El Paso, State of Colorado. An abstract of title or your own research would normally carry the history of your land back to what is called the patent. The patent is the grant or instrument by which the United States granted public land to an individual owner. In Sadie's case, for

example, the land was patented from the United States by President Grant to William P. Mellen as trustee. As was earlier noted, Mellen was General Palmer's father-in-law. This patent was dated July 1, 1870, and recorded on February 1, 1871, in Book C, page 128 of the Clerk and Recorder's records. When the term recorded is used, it is meant that the document affecting the land is, in fact, recorded with the Clerk and Recorder. Prior to the advent of copying machines, a clerk actually copied verbatim, in handwriting, the document in question and thereby recorded it with the Clerk and Recorder. For some time now, this practice has not been followed and photographic copies of the actual documents have been used in the record. When you look at old documents which have been recorded, however, you should understand that you are not actually looking at the document itself, but at the handwritten copy created by a clerk.

The first thing to look for is the "chain of title" which is how title was passed from person to person. These documents will be deeds showing the owner (grantor) transferring to a new owner (grantee) with a legal description and the documentary tax, which will give you an idea of how much was paid. The tax is 1 percent of the sales price so \$1.35 documentary fee means they paid \$13,500.00 for the property.

A second common document is a deed of trust showing who financed the property and for how much. Interest rates will probably be shown. Documents of foreclosure indicating some financial problems will be recorded as a Notice of Election and Demand followed by either a redemption (they saved the house) or a Public Trustee's Deed. Of course, you might find almost anything in the records which will give you leads to interesting events in your house. Contracts, mechanic's liens, recorded statements, and bankruptcy notices to just name a few.

In order to determine where documents affecting title to your land are found, that is, at which book and page you can view them, you must resort to the grantor or grantee indices. At the Clerk and Recorder's Office, you will find large volumes, the earlier ones handwritten, and the latter ones printed by a computer, which index the various documents recorded by either the grantor or the grantee. The indices are organized and bound in volumes by dates. The early years may be combined in one volume and current indices are in blocks of months. For example, Sadie's House was deeded to us in October of 1975, and looking through the alphabetical list of names, one finds Railey. The index then shows that recorded on October 8, 1975, at Book 2782, page 872, is a warranty deed from James E. and Judy L. Lynch conveying the west 100 feet of Lots 3 and 4, Block 507, of the North End Addition to the City of Colorado Springs. If you wish to search your title, this is how you should begin. Presumably, you know when you received title to your land and you can then find the document as illustrated above in the records of the Clerk and Recorder. From there you move backwards in time to discover the history of the land. Using the example above, one would then move backwards through the indices searching under the L's for the Lynches and would find in the grantee index covering August of 1973, that the land had been deeded to the Lynches by Knox-Valentine and Associates. You would also find that this document was recorded on August 21, 1983, at Book 2615, page 330. One would then begin searching the grantee indices under K to determine when Know-Valentine and Associates received the land. This is an over- simplification because one would find also, various other documents such as deeds of trust and in this example, a trade name affidavit for Know-Valentine and Associates, as well as other documents having effect on the title of the land.

Nevertheless, a diligent search will reveal all documents pertaining to the land in question. The search is not too difficult from the time the land was platted but prior to that time, it becomes quite difficult indeed. This is so because in many cases, the land in question was included in a much larger block of land which was conveyed in the early days of Colorado Springs. In the case of Sadie's House, or more properly put, land, there are over 75 documents recorded which have some bearing upon the title to the property. The problem is compounded by the fact that many of the older recordation's have faded and are not at all clear on the microfilm. When one is looking to see whether it is a northeast or northwest one-quarter that the document deals with and the document has faded considerably over the years, it becomes a very difficult task.

As I said earlier, if you have an abstract of title, you are lucky. Otherwise, you will be required to invest considerable time and effort in searching these records. Because the later records are so much easier to research, a good option is to ask your neighbors if any of them have an abstract title. Generally, a neighbor who has an abstract will let you look at it and the early entries will probably include your property as well as your neighbor's. If you can take the borrowed abstract and connect it to your property through researching later transactions, you will have an accurate history of the land that your house is located upon. The problem with this kind of research is that you might complete an accurate and exhaustive record concerning your land and in the end, have uncovered no information at all concerning when your house was built. Some homeowners are fortunate in uncovering construction contracts or other lending documents for building construction, which will give some good indication of when construction of the house was financed. Some documents even contain a description of

the improvements or buildings upon the land but in the early days, this was rarely done. Some leads can also be derived by various prices for sale of land which may be contained in some documents.

If it is your goal to research your house in less time than a search of title would take, you should either buy an abstract or forget about this step.

If you wish to hire a title company to help you find title records to your house, Transamerica Title Insurance Company and Commonwealth Land Title Insurance Company have the best records available. They are usually willing to make copies of all or selected documents from your title record for an hourly charge. They also have index cards for each parcel which is very helpful in seeking what documents are recorded, which is much simpler than using the grantor/grantee index. They usually can make copies of the recorded documents so you can examine them.

C. THE LIBRARIES

Colorado Springs is fortunate to have three magnificent sources of information for the researcher interested in his or her house. Probably the most accessible and complete source is found in the Colorado Room of the Palmer Wing of the Penrose Public Library in downtown Colorado Springs. At that location, you will also find willing and able librarians and assistant librarians who will be more than happy to assist you with what is available. One of the things you will need to do is learn how, as if you hadn't already, to operate microfilm machines because the newspapers are all on microfilm. The newspapers you will find are Outwest, from March 23, 1872 through December 26, 1872; the Colorado Springs Weekly Gazette, January 4, 1873 through December 26, 1900; the Colorado Springs Gazette from May 1, 1878 to the present; the Colorado Springs Evening Telegraph from January 1, 1916 through December 31, 1946; and the Free Press which is now known as the Colorado Springs Sun. Now that you know we have all of these papers available, the question is how do you find anything in them without reading them all? The only index available to the early days is the Ormes Index to the Colorado Springs Gazette which is found in two volumes and covers the periods in Volume I from March of 1872 through December of 1929, and in Volume II from January of 1930 through December of 1949. The library is still working on an index from 1950 forward and you will need to inquire as to what is available at the time of your visit. You can also ask the librarian to show you the clipping indices and the bibb file which will be of some assistance. You can, of course, look in the card files under various general subjects, in addition.

One tremendous source of information is found in Facts Magazine. Facts Magazine was published from approximately 1896 to 1904 or 1905. It was a slick-cover beautiful magazine with numerous photographs including photographs of various homes in the area. It contained a column concerning real estate which was called, “Real Estate and Improvements,” which frequently showed the date of issuance of building permits, the dates of construction starts, and other details of that nature. Penrose Library does not have a complete set of Facts Magazine but between Penrose Library, the Pioneer Museum, and the Tutt Library at Colorado College, the complete set is available. You can also find various items indexed, which can be found in Facts Magazine, and again the librarian at Penrose in the Colorado Room of the Palmer Wing can show you where to look. You might also ask to see Mountain Sunshine (1899-1900) published in Colorado Springs. It includes an index. Also in the Colorado Room, if you will ask the librarian, she will be glad to show you the pamphlet file and how it is indexed in the general index, as well as the photograph file with its separate index. The photograph file is extremely interesting and has photos of various homes, and you might be lucky enough to find one of yours. Also at the Colorado Room, you will find the historic buildings index which might have something about your home. If your initial research has indicated that your home was built in 1900 or after, ask the librarian at the Colorado Room to see the water tap records for the City of Colorado Springs. The original water tap records are available from 1900 forward and, of course, are a good indication of when the house was built or when they were building it. Also, ask to see the Sanborn Maps which may give you some leads as well. You will be able to spend a good deal of time at Penrose Library

exploring these resources. Hopefully, you will be lucky and find something about your home. Diligence will pay dividends.

Once you have exhausted, (which you probably never will do) Penrose Library, you ought really to examine another great resource at Tutt Library on the campus of Colorado College. Almost everything available there is catalogued and all of the local history materials are contained in the Colorado Room. Ask the librarian or the staff downstairs and they will refer you upstairs to that room. In addition, Pioneer Museum is a valuable resource and you will find various interesting materials and resources there.

My last recommendation is that you turn back within this book and read through the footnotes which I have provided for the portion of this book pertaining to Sadie's House. Within those footnotes you will find examples and detail of the resources available such as cemetery records, the Denver Public Library, estate files, and so forth. Good luck in the research of your home.