

COLORADO HISTORICAL SOCIETY

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Hillside Grange No. 399

Other Names _____

Address of Property

[] address not for publication

Street Address 0067 State Highway 69

City Hillside County Fremont Zip 81232

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Hillside Grange No. 399 / Town of Hillside, LLC

Address 0067 State Highway 69 / P. O. Box 11 Phone _____

City Hillside State Colorado Zip 81232

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Irene Francis (edited & additional info by OAHP staff) Date February 21, 2002

Organization _____

Address 2301 County Road 323 Phone 719-783-9453

City Westcliffe State Colorado Zip 81252

FOR OFFICIAL USE:

Site Number 5FN1829

2/28/02 Nomination Received

Senate # 5 House # 44

8/2/2008 Review Board Recommendation
 Approval Denial

8/14/2002 CHS Board State Register Listing
 Approved Denied

Certification of Listing: President, Colorado Historical Society

Date

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Hillside Grange No. 399

SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic Social/meeting hall

Current Social/meeting hall

Original Owner Hillside Grange No. 399

Source of Information Grange secretary minutes and record books

Year of Construction 1926-27

Source of Information Grange secretary minutes and record books

Architect, Builder, Engineer, Artist or Designer unknown

Source of Information _____

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Hillside Grange No. 399

SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input checked="" type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

SECTION V

Locational Information

Lot(s) N/A Block _____ Addition _____

USGS Topographic Quad Map Hillside

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Hillside Grange No. 399

SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Slides

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Vernacular wood frame

Period of Significance: 1926 - 1956

Level of Significance: Local State National

Acreage less than one

P.M. N.M. Township 46 North Range 12 East Section 2 Quarter Sections NE SE SE NW

UTM Reference: Zone 13 Easting 446530 Northing 4235380

Site Elevation: 7480 feet

Property Name Hillside Grange No. 399

DESCRIPTION and ALTERATIONS

Hillside Grange #399 is located in Hillside, a community 14 miles northwest of Westcliffe along Colorado Highway 69, just north of the Fremont/Custer County line. From the highway, a gravel road leads to a parking lot in front of the Hillside Post Office. From the parking lot, a dirt road (Fremont County Road 22X) meanders past the building on its grassy, sloping site.

The one-story, rectangular plan, wood frame building has poured concrete foundation walls, shiplap siding, and a corrugated metal roof. Much of the white paint that once covered the siding, corner boards, and trim is gone. The original portion of the building (the main hall), constructed in 1926-27, has a moderately pitched, hipped roof with overhanging eaves and exposed rafters (visible on the west and south elevations). Two shed roof additions extending off the north side and the east end, constructed in 1935 and 1954 respectively, have overhanging eaves with enclosed rafters. Two, slender, square, brick chimneys pierce the north and east slopes of the roof. All the windows are wood frame with simple board surrounds. The original portion of the building has five, tall, narrow, double hung sash windows with two-over-two vertical lights. The additions have slider windows comprised of two 4-light sashes positioned horizontally just under the eaves.

The building faces west toward the highway. A concrete pad approximately six feet wide and 24 feet long extends runs across the original portion of the building, which contains a door and a window. A wooden board painted with the words "HILLSIDE GRANGE 399" extends across the façade. Below the sign is the offset, paneled door that serves as the main entrance. (A board covers what was once a glazed opening within the door). To the north of this door is a tall, 2/2 window. The only other opening on this face is a paneled door (with a board covering the once glazed opening) that provides access to the north addition.

The north side of the building has three slider windows evenly positioned along the wall. A small slider is centered on the rear (east) addition.

The rear of the building is the east addition, which contains two doors. There is a solid wooden door toward the south side, and a 5-paneled wooden door towards the north. A board covers a window opening between the two doors.

The expanse of the south walls is broken by four, tall 2/2 windows. A small slider pierces the wall of the east addition.

Interior

The interior walls and ceilings are painted gypsum board. A 48-inch high stained wood wainscoting encircles the main hall, which has an oak floor. The stage at the east end of the hall is also made of oak flooring. The 1935 addition and the 1956 kitchen have floors of painted 1x6 boards. The flooring in the Juvenile Grange room is stained wood. The interior doors are wood paneled, some have been stained, while others are painted. Oil-burning stoves located in each room heat the building. Small incandescent ceiling fixtures provide illumination.

Property Name Hillside Grange No. 399

Alterations

The building was constructed in 1926-27. A dining room/kitchen addition was built on the north side in 1935. In 1954, this dining/kitchen area was made into one room and construction began on a two-room addition off the west end (rear) of the building. Completed in 1956, one of the rooms became the new kitchen, while the other was "for the Juvenile Grange." A raised stage was built on the east end of the Main Hall at this same time. The original roof was wood shingles, and it is not known when the metal roofing material was installed over the shingles.

(plan)

Property Name Hillside Grange No. 399

SIGNIFICANCE STATEMENT

Hillside Grange #399 is eligible to the State Register under criterion A in the area of Social History for its association with the Order of Patrons of Husbandry, a farm organization popularly known as the Grange Movement. Officially organized in Washington, D.C. in 1867, the movement quickly spread westward and functioned as a family oriented organization meeting a variety of social, political, and economic interests of its members. The Order of Patrons of Husbandry was the first fraternal farmer's organization to admit women to membership with full equality in voting and office holding. It accords women and children over the age of fourteen the same rights and privileges as men. Grange organizations often became the focus of rural communities. In the days before easy transportation, telephones, and television, the local grange provided fellowship and entertainment to its members and the population at large. This was the case with the Hillside Grange. Grange members drew up the plans for the simple meeting hall. Local people within the Hillside community contributed labor. A variety of organizations held dances, suppers, and school fund-raisers. The building quickly became the center of events because everyone was welcome. Other Granges in the area, such as the Sangre de Cristo Grange of Westcliffe and the Skyline Pomona Grange, were given permission to use this hall for their meetings and activities, and for a short time they did use the building.

Historical Background

At the close of the Civil War, agriculture in the United States was in trouble. Low prices for farm products and high prices for farm equipment, bank loans and transportation were problems shared by farmers across the country. In 1867, Oliver Hudson Kelly, a Minnesota farmer and activist, organized a fraternal group similar to the Masons known as the Order of Patrons of Husbandry. This Grange movement started in the eastern United States giving farmers a voice in national affairs and government. The early leaders were responsible for helping farmers deal with railroads and warehouse companies, promoting cooperatives, and lobbying local, state and federal governments. The Grange movement was largely responsible for improvements in rural schools, the birth of the extension service, rural free delivery, and the farm credit system.

Since all policy within the grange originates at the local level, it is one of America's best examples of democratic grass-roots activism. The primary legislative objective is to represent the views of rural residents on a variety of issues, including transportation, farm programs, rural economic development, education, health and safety concerns.

The Colorado Grange movement began on February 8 1873, when Ceres Grange No. 1 was organized in Wheat Ridge. Other Granges were quickly established and in January 1894, the Colorado Territorial Grange was chartered.

On February 16, 1926, a group of people met at the Hillside Schoolhouse with the intent of organizing a grange. Mr. Squire, a school board member, introduced Mr. R. M. Cessna, a National Grange Deputy, who explained the aims and purposes of the Grange. Mr. Cessna stated that if 25 names could be gathered on a petition to start a grange, he would return to help organize it. The Hillside Grange received its charter on March 6, 1926. There were 39 charter members and Walter Higgins served as the first master.

Property Name Hillside Grange No. 399

During the next several months the officers and members learned and perfected the Grange rituals. The National Master of the Grange sent a letter "giving helpful hints for carrying on Grange meetings." Membership grew, and a tradition was established of sending flowers to members who were ill. The Hillside Grange quickly became an important part of the community, providing its members with fellowship, interesting programs, and support for agricultural concerns. Non-members of the organization would also benefit, especially after the construction of the Grange Hall.

Discussion about a building and its possible location took place on April 23, 1926. On June 25th of that year a proposal was made to accept land belonging to Linnie Wilkerson or N. G. Chamings as a probable site for the new hall. It was decided that the site offered by Linnie Wilkerson be the location for the grange building. A building committee was chosen and members designed a frame building approximately 24 feet by 50 feet. On January 7, 1927, a committee was selected to investigate the idea of holding dances every two weeks in order to secure funds for the payment of work done on the hall.

The regular meeting held on April 2, 1927 was called to order, not at the schoolhouse, but at the new Grange Hall. A public dedication of the building was held May 20, 1927. Throughout the rest of the year, grange members discussed different ways of raising funds to pay for the hall. Bills for construction materials were still arriving. Chairs were purchased, tables and benches constructed, but painting was not yet completed.

A committee was appointed to deal with individuals or groups who wished to rent the building for dances or other purposes. The use of the hall was also donated to organizations for community events. For example, the hall was offered free of charge to the Brush Creek School for a fund raising event--a Saturday night dance on May 5, 1928. The following year, the Hillside Ball Team used the hall for a benefit dance. In 1931, the grange membership decided to have a fair on the Grange grounds. It was held on the Saturday before the opening of the State Fair. This became an annual event until 1941, when according to Grange minutes, the members decided to "cooperate with government wishes and drop the fair for the duration" of the war. The annual fair resumed in 1946 and continued until 1948.

A variety of activities continued at the Grange Hall, including dances, suppers, and fund raisers (such as quilt raffles and the sale of cards, holiday corsages, and Dolly Duzit scouring pads.) The Hillside Grange encouraged the visit of other Granges in the area, such as the Skyline Pomona Grange that had a picnic supper there on May 25, 1957.

Although records for the years spanning 1959 to 1971 are lost, the story continues on June 5, 1972 when 24 members attended a meeting and determined that the dining room floor required paint and the kitchen needed new linoleum. That same year, it was recorded that there was a problem with bees in the dining room. The 1980 minutes indicate that members attended the State Grange meeting held in Colorado Springs.

Membership declined in the 1990s, and there was little activity other than monthly board meetings and an annual Christmas party. During these years, the Hillside Grange was kept in good standing with the state organization with all necessary paperwork filed and dues paid as required. January 2001 brought activity once again to the Hillside Grange when the State Chaplain installed ten new members. The primary goal of the current membership is to return the Hillside Grange Hall to the center of community activities.

Property Name Hillside Grange No. 399

The community of Hillside first appeared in the 1893 Colorado Business Directory under the "Official List of Post Offices". The preface to this list noted that "many of the post offices in the list are at unimportant railway stations or on ranches for the accommodations of neighboring farmers, and in no way represent cities or towns. Such places have no businesses of any kind and will not be found among the towns in the directory." The community remained on the post office list through the 1900 directory. In 1901, Hillside finally appeared in the cities and towns section. It was described as a small town in Fremont County, ten miles from Cotopaxi--the nearest railroad point, with a population of 12. The only business listed is "M. S. Beach, groceries." In the 1915 directory, it was noted that Hillside is on the Denver & Rio Grande Western Railroad, and is 38 miles southwest of Canon City, the county seat. Later entries would note that Westcliffe is the nearest banking point and that farming, cattle raising and mining are the principal industries. The 1926 directory notes a population of 75, but that number would decline to 40 by 1950.

Property Name Hillside Grange No. 399

BIBLIOGRAPHY

Canon City, Colorado. Fremont County Courthouse. Fremont County Clerk and Recorder records.

Colorado State Grange. *Colorado State Grange History*. Denver: Colorado State Grange, 1975.

Colorado State Business Directory. Denver, Colorado: The Gazetteer Publishing Co., 1893-1950.

Hillside, Colorado. Hillside Grange No. 339. Various record books and meeting minutes.

Meier, John E. "The First Fifty Years of the Colorado State Grange." In *Colorado State Grange History*, pp. 20-21. Denver: Colorado State Grange, 1975.

Property Name Hillside Grange No. 399

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The nomination boundary is the footprint of the building plus five (5) feet.

(sketch map)

Property Name Hillside Grange No. 399

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-8:

Name of Property: Hillside Grange
Location: Hillside, Fremont County,
Photographer: Tom Duke
Date of Photographs: 1 August 2001
Negatives: Cynthia Huber residence, 265 CR 198, Cotopaxi

Photo No. Photographic Information

- 1 front of Grange Hall, camera facing east
- 2 south side of Hall, camera facing north
- 3 rear of Hall, camera facing west
- 4 northeast corner, camera facing southwest
- 5 interior of Grange Hall and stage, camera facing east
- 6 interior of Hall--north wall, camera facing north
- 7 interior of dining hall, camera facing northeast
- 8 interior of kitchen, camera facing northeast

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

**Page 9
Section VII**

Property Name Hillside Grange No. 399

USGS TOPOGRAPHIC MAP

Hillside Quadrangle, Colorado
7.5 Minute Series