1. Name of Property
   Historic Name: N/A
   Current Name: Kittredge-Ginsberg-Forrest House

2. Location
   Address: 4431 East 26th Avenue, Denver
   Legal description: SECOND ADD TO PARK HILL HEIGHTS B2 L25 TO 28

3. Owner Information
   Name: Dennis Residency Family Trust
   Address: 4431 East 26th Avenue, Denver
   Phone: 303-955-0089
Email: gdennis67@centurylink.net
Author: Beverly and George Dennis

4. Applicant/Contact Person (if other than owner)
   N/A

5. General Data
   Date of Construction: 1911
   Source of Information: Sanborn Insurance Maps 1929-30; Denver Building Permits 1906-1914 p.306; Denver City Directories

   Major Additions/Alterations

   Outbuildings: Garage 1911 (contributing structure)

   Approximate lot size/acreage: 11,900 sq. feet

   Architect or Builder: Unknown

   Original Use: Single-family Residence
   Present Use: Single-family Residence

   National Register: No
Statement of Significance

Category 1. History

c. Have a direct and substantial association with a person or group of persons who had influence on society.

The Kittredge-Ginsberg-Forrest house at 4431 E. 26th Ave., KGF House for brevity, has direct and substantial association with three individuals significant to the history of Denver and the State of Colorado: Charles Marble Kittredge who influenced Denver's growth in its early years as a city of substance; Charles Ginsberg who conducted a personal and public crusade against the Ku Klux Klan during Denver's period of social discord, corruption and violence during the 1920s and Bill Forrest whose mountaineering inventions that made him famous also contributed to Colorado's reputation as a prominent destination for the billion-dollar outdoor industry.

Category 2. Architecture

a. Embody distinguishing characteristics of an architectural style or type.

The KGF House is an excellent example of the Mission Revival style. Included are the recognizable motifs from California church buildings, most importantly the curvilinear parapets on three sides and the more rectangular footprint, natural materials, colors and large windows for natural light. Massive timbers at the eaves bespeak of a mission's function as both a church and a fortification. The KGF house features two colors of brick that have never been painted, and colors very close to the originals in the painted wood trim and accents, as discovered by meticulous removal of the half dozen overlaid colors down to the first coat.

At the time of the construction of the KGF house, tuberculosis was the disease of the moment. Sunshine, fresh air and rest were universally prescribed at the time as treatment for the disease and Denver's climate was a magnet for those seeking a cure. Indeed, Charles Marble Kitteridge moved to Denver for the sake his health. The distinguishing features of a "TB house" are sleeping porches or "cure porches" located off of the bedrooms where patients were encouraged to sleep in the fresh air,

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summer or winter. KGF House is no exception; every bedroom opens directly into the 15-window solarium.

Front Facade
Category 3. Geography

a. Have a prominent location or be an established, familiar and orienting feature of the contemporary city.

Denver historian and author Phil Goodstein included a photo of KGF House in his book Park Hill Promise with the following caption: “Large houses anchor the southern boundary of Park Hill Heights such as 4431 E. 26th Avenue, the northeast corner of Clermont St.”² Twenty-sixth avenue is a major thoroughfare through Park Hill. The house is situated on the largest lot on the block.

KGF House clearly dominates its corner at 26th and Clermont as seen in the photos below.

Looking Northeast

Looking Northwest

The Sanborn Fire Insurance Map of 1929 (left) and the Google Maps Satellite photo (right) demonstrate the footprint of KGF House is unchanged over the past century.

² Park Hill Promise, Phil Goodstein p. 412
Garage Front View

Garage Side View

Location map of proposed landmark site
7. Architectural Description

a. Concisely describe the structure and its surrounds. Include building size, shape, # stories, materials, style and site terrain.

KGF House is a one story irregular-shaped structure situated atop a level, "Denver roll" lot occupying 11,900 square feet. The main floor and unfinished basement are 2581 square-feet each. The style is primarily Mission Revival with Craftsman elements. The facade faces south to 26th Avenue. Construction is solid brick in two natural colors that have never been painted, on the original, poured concrete foundation. A lower belt of red brick rises to the level of the first floor, with sand color above. The parapets are outlined with one layer of the red brick. The brick main and kitchen chimneys are intact and original, other than one flue having been steel lined within the tile lining for gas heat.

The perimeter of the lot is fenced with wrought iron and wood in period patterns. The south border contains xeric plants and within the perimeter the "roll" on three sides is covered in medium and large rock and xeric plantings.

b. Architectural description including mention of major features, uncommon or unique design features, ancillary structures and important landscape or site features. Also describe interior spaces with extraordinary design features (if any)

KGF House is classic Mission Revival style with curvilinear parapets on three sides interwoven with elements of the coinciding Craftsman movement. Gustav Stickley wrote extensively about the preservation of the California missions, introducing the architecture to a national audience in his magazine The Craftsman. Thus, recognizable motifs from California church buildings, most importantly parapets, and the more rectangular footprint, appear juxtaposed with Craftsman elements of brick instead of stucco and exposed rafter tails. The heavy timbers and knee braces supporting the eaves plus the dwelling's location atop a small hill gives it the appearance of a fortification which was the secondary purpose for construction of the original missions.

Earlier mention was made of Charles Kittredge Sr.'s interest in "TB Houses". In Richthofen's Montclair (1976,) Dr. Tom Noel describes the interior of TB houses thusly: "...TB homes have basically the same distinctive design. The exterior façade may vary, as in the projecting entryways, on these three where one is an arch, one a stepped parapet and one a dormer. Inside, these old, symmetrical, one-story homes are...
surprisingly airy and modern with all the rooms opening off a large entry hall with a fireplace (thus the single central chimney.) ...Ten-foot high ceilings, many windows and large doorways make for a charming, bright openness."

This substantially describes the interior layout of KGF House where all the bedrooms are located off the living room/entry and each opens onto a 15-window solarium or "cure porch" that runs along the entire west face of the house.

A detached garage is original to the house in the same sand color brick as the house. A stove vent, therefore heat, near the ceiling of the garage suggests the presence of a horse and carriage at one time.

c. Describe character defining features; identify the key visual aspects that make up the character of this building

On approach one is struck first by the parapet on the façade with its centered ornament and fleurs-de-lis end caps of the internal steel wall braces. Flagstone steps pass between the marble lions on pediments flanking the wide, covered entry porch. To the left of the front porch is a wooden fence and gate to the terrace. All though only six years old, the fence pattern is taken from a 1911 Sears catalog. The view in either direction from the east-west rights of way (26th Avenue) is also dominated by parapets. Character defining features include a curvilinear-shaped gable, ornament in the center of the gable, knee braces at the eaves, two-tone brick, and a string of large windows on the west elevation comprising the "cure porch."

d. Describe location and setting including physical context and relationship to neighborhood and other historic structures.

KGF House dominates the northwest corner of the intersection of 26th Avenue and Clermont Street. This is an area of single family houses, dominated by one or one and a half story bungalow style and Denver square homes built in the same era as the KGF House and during the 1920s, with a few post-World War II constructions. This area of North Park Hill has always been residential. KGF House is unique in this neighborhood. In the area bounded on the east and west by Grape Street and Colorado Boulevard and on the north and south by Colfax Avenue and Martin Luther King Boulevard (32nd Ave.) only 10 other residences exhibit anything resembling the curvilinear parapet that is the hallmark of Mission Revival and all of these are accents over a door (2249 Dahlia) or abutted to a chimney (3063 Albion.) None have parapets running the
length of all three exterior walls or of the proportions of KGF House. There are currently no locally designated landmarks in the North Park Hill Neighborhood.

e. Describe major alterations to the exterior of the structure and dates of major alterations, if known. Describe any plans to alter the exterior.

The only alteration done to the dwelling itself has been the thoughtful installation of a just-under industrial scale solar array in 2014. Solar supplies sufficient electricity to drive the geothermal heating/cooling unit, the wells for which were drilled under the driveway. The bulk of the array is south-facing rising a mere six inches above the roof shingles and following the contour of the roof. In spite of being on the facade side of the house, the front parapet and shallow pitch of the roof do an effective job of mitigating the appearance of the panels.

The footprint of the structure has not been altered in any way since its construction in 1911. There are no plans or desire for any alteration in the future.

f. Include a statement describing how the building currently conveys its historic integrity. For instance does it retain its original design materials, location, workmanship, setting, historic associations and feeling?

With its unpainted brick exterior, near original trim paint colors, and unmodified footprint, KGF House's historical integrity cannot be questioned. All of its past owners would immediately recognize their former home. No shortcuts were taken with maintenance or restoration; similar materials and craft techniques are used throughout. For example, under the eaves, which were enclosed with bead board, rotted pieces were replaced with identical bead board salvaged from interior areas.

Where modern updates were indicated for sustainability and energy conservation new materials were seamlessly merged into the old. As an example, the double-hung wooden sash windows are the original construction modified only to accommodate sealed, insulated glass units for sustainability. New sash weights were custom made to maintain the original movement and balance on copper chains. It is interesting to note that in repairing the particularly damaged sashes of the large windows facing Clermont Street and 26th Avenue, the owners discovered what must have been the 1920s version of bulletproof glass, tempered and a full quarter-inch thick. The extraordinarily heavy glass leads one to surmise this may have been installed by Charles Ginsberg after receiving death threats from the Ku Klux Klan.
Eight original, stained glass upper sash windows likewise were dismantled piece by piece. Each piece of stained glass was cleaned by hand. New lead caming was then fitted around the pieces. The completed window was then sandwiched between low-E thermal glass panes and sealed. The wood sashes were repaired and channeled to accommodate the now insulated stained glass units. The appearance of the windows is as originally conceived however during the winter infrared measurements show them to be warmer than the walls. All the windows in the house, stained or not, received the same treatment.

8. History of the Structure and its Associations

The KGF House is directly associated with three important individuals: Charles Marble Kittredge, Charles Ginsberg and Bill Forrest. This combination of associations provides a uniqueness to the property that bears no known similarity to any other structures. The following sections detail the history of the structure and these associations.

Charles Marble Kittredge 1858-1940, Resident 1911-1915

In 1884 Charles Kittredge, a banker from Alma, Kansas, arrived in Colorado ostensibly to recoup his health. He and a partner, R.H. McMann, opened the McMann and Kittredge bank on lower Fifteenth Street. A trained engineer as well as a financier, Kittredge and his father, Cornelius Van Ness Kittredge, built the Kittredge Building at the corner of 16th and Glenarm Streets in 1890, opening in 1891, earning Charles his reputation as a first class engineer. This was one of the first buildings west of the Mississippi to incorporate an elevator, a rooftop beer garden seating 300 and fireproofing clay tile throughout. Before it became a ballroom, the second floor hosted the first basketball game west of the Mississippi. The Kittredge Building is on the National Register of Historic Places and remains prime office space overlooking the 16th Street Mall.

In the same year, 1891, Kittredge built his opulent residence in Montclair at 6925 E. 8th Avenue, known as the “Kittredge Castle.” The Richardsonian Romanesque castle, designed by John J. Huddart in 1890, occupied a city block with gardens of linden trees and lilac bushes. Kittredge spent 80,000 1891 dollars to build the building and an equal

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4 The Kittredge Building, The Kittredge Building.com/History
amount furnishing it with elaborate carvings, furniture (the dining room seated 100) galleries and artworks.\(^5\)

The silver market crash of 1893 hit the Kittredges very hard and threw Denver into an economic depression lasting four years. The Kittredge Building went into receivership. Charles hung on to the castle until 1906 when it was sold to millionaire rancher Colonel William Hughes. 1908 found Charles Marble Kittredge as Vice President and Manager of Park Hill Heights Realty Company while living on Newport Street in the Montclair neighborhood. Kittredge was the first engineer and developer to build the bungalow style in Denver.\(^6\) The company platted the block on Clermont Street from 26th to 28th Avenues. In 1911 the Kittredges, father, step-mother and son, Charles Marble Kittredge, Jr., moved into 4431 E 26\(^{th}\) Avenue.\(^7\) Perhaps Charles senior was still wounded by the financial losses following the crash and economic depression, because the first deed to KGF House is in the name of Charles junior while at the same time 14 more lots contiguous with the home were deeded to Anna Kittredge, Charles senior's wife.\(^8\)

Recovering his financial empire somewhat Kittredge continued building and “advanced numerous suburban developments including the Park Hill, Montclair and East Colfax Avenue districts.” Kittredge was also a prolific developer of “tuberculosis houses” which influenced his architecture decisions. Historian Dr. Tom Noel states in Richthofen’s Montclair (1976) "Prominent Denver entrepreneur Charles Kittredge...and Montclair contractor Dennis Tirsway who lived at 1433 Olive, built 10 TB homes in Montclair, all of which survive." The architectural description details tuberculosis houses in general and KGF House in particular.

KGF House was constructed in 1911. Charles M. Kittredge Sr. is listed in the city directories as residing at that address until 1915, moving to live in another project, 2936 Bellaire Street, until 1919 when he moved again to his own subdivision, Kittredge, Colorado near Evergreen.

Charles Kittredge was contemporary and friends with other pioneer developers of the city, including Horace Tabor, David Moffat and Baron von Richthofen who once asked Charles to "loan him 50 dollars" to make his payroll.\(^10\) Charles Kittredge died at his vacation home in California in

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\(^5\) Montclair’s Second Castle, Historic Montclair.org  
\(^6\) The Town of Kittredge, The Colorado Transcript, Feb. 22, 1940  
\(^7\) City Directory, Denver, Colorado, 1909 p. 302  
\(^8\) Assessor’s Records, City and County of Denver  
\(^9\) C.M. Kittredge Dies at Home in Hollywood, Obituaries, Denver Post, May 1940  
\(^10\) Email, Charles Marble Kittredge III, June 28, 2015
1940. His one time castle went through several identities finally as the Dean Peck School for Girls before being sold to the Archdiocese of Denver that demolished the castle in 1956. Yet the bungalows and apartments built in Montclair and Park Hill survive to mark one man’s drive to build, develop, expand and innovate in the city of Denver. Charles M. Kittredge Jr., sickly and not nearly as successful as his father, lost KGF House to foreclosure in 1913. According to City Directories between 1915 and 1930 he lived at various addresses and hotels around Denver until his death from pneumonia in 1932 at age 46.

Charles Ginsberg 1894-1975, Owner and Resident 1920-1929

Charles Ginsberg was born on a farm outside of Golden, Colorado, and graduated with a law degree from the University of Denver in 1914. He became a leader and influencer in Democratic politics while practicing law in the Symes Building on 16th St.

It was Ginsberg's political activity that brought him into contact, and conflict, with the Ku Klux Klan.

In the 1920s, the period that Ginsberg owned and lived in KGF House, the Klan was becoming all powerful in Colorado. Among active Klan members at the time were the governor, both US senators, the mayor, many judges, and thereby a host of political appointees. "With very little exception the Colorado Klan ruled the state with an iron fist and was a model klavern for the rest of the country, even rivaling branches in Alabama, Georgia and Indiana with regard to control of governmental offices." 12

The state and city government's extensive efforts to marginalize Catholics, Jews and African Americans at that period are well documented. Only a handful of members of those target communities spoke out against the corruption, violence and legal impunity of the Klan. But Charles Ginsberg, who was Jewish, was one of the most outspoken critics of the Klan and the government it controlled. In editorials, public speeches and political action Ginsberg “was a true hero of his day fighting the Klan.” 13 Ginsberg’s pamphlet, Democracy, Be Courageous is in the collection of the Western History and Genealogy Department in the Denver Public Library.

11 Trustee's Deed, Denver Clerk and Recorder, July 21, 1913
13 Email, Michael Lee, PhD. Author, "Mile High Hatred: The Untold Story of Anti-Semitism in Denver, Colorado"
We are fortunate that in 1963, Ginsberg was recorded in an interview by a DU grad student, James Harlan Davis, about the years between 1921 and 1925 when the Klan was at their peak and Ginsberg was a “constant thorn in their plans.” The recording is available online and a transcript of the interview is attached as an appendix to this application. Ginsberg describes the historic debate between himself and Klan zealot, national spokesperson and minister of Denver’s Highlands Christian Church, the Rev. William Oeschger, sponsored by the Liberal Club at the University of Colorado, Boulder, on May 27, 1924. It was the first event at the newly completed Mackey Auditorium on campus and Ginsberg was a last minute fill-in after Sidney Whipple, editor of the Denver Express, and Granby Hillyer, US Attorney for Colorado, backed out due to death threats. The debate took place in front of nearly 1,000 spectators, comprised mainly of the Klan faithful.

The following day The Boulder Camera declared on page one “Christian Pastor and a Jew Met in Debate on the Ku Klux Klan and Jew Made Telling Points.” The article goes on to speak of young Ginsberg “wiping the floor” with Oeschger. “Ginsberg’s arguments and rhetorical panache won the day, exposing, embarrassing and holding the Klan accountable for its secrecy, racism, and undemocratic nature.”

In Dr. Lee’s book, the debate was the single most successful anti-Klan event in the state. Up until Ginsberg’s verbal thrashing of Oeschger, the Klan had been adding members at the University of Colorado at a steady rate and with little opposition. University president George Norlin was under constant pressure from the Klan to fire Catholic and Jewish faculty members. In his interview, Ginsberg states that after the debate the Klan’s presence on the campus rapidly declined due to the president of the student chapter disbanding the group, resigning and then showing up to Ginsberg’s office accompanied by his father, and apologizing.

Soon after the debate, the Klan made an attempt on Ginsberg’s life. In the interview he describes a harrowing midnight automobile chase across City Park by an open car full of Klansmen. Ginsberg led his pursuers to the police station at Colfax and York, where he recognized the desk sergeant, Sergeant Satter, as another Klansman who naturally refused to lend him a gun. Cornered, Ginsberg picks up the phone and dictates his story to the night editor at the Denver Post, naming names, and should anything happen to him on his way home “at 26th and Clermont” to run the story.

14 Charles Ginsberg interview, May 5, 1963
15 Boulder Camera, May 28, 1924, p. 1
16 The Politics of Anti-Semitism in Denver, Colorado op.cit
"The story of the Klan in Denver... was also about how Jews like Charles Ginsberg and Philip Hornbein confronted it, challenging it in speeches and debates, and forging an important partnership with Denver's Irish Catholic community. They exposed the corruptive and corrosive nature of the Klan and its intellectual emptiness. As Ginsberg demonstrated, although the Klan seemed unassailable, it was not. Routed at the University of Colorado, the hooded order suffered setbacks into 1925."

By 1925 the Klan was beginning to self destruct from its own internal corruption and an investigation into the Grand Dragon, Dr. John Galen Locke, for tax evasion. Nevertheless, Ginsberg remained the "colorful lawyer known for verbal and physical outbursts in courtrooms" and "was an adversary in several major lawsuits that shaped Denver and Colorado's destiny."  

Ginsberg remained in the practice of law, tangling with the City and County of Denver in court over topics as diverse as pari-mutuel betting on horses and dogs, and, his last major case, challenging the legality of the sale and lease-back of Bears Stadium in 1968. Ginsberg also was a frequent court appointed attorney for murder suspects.  

In today's national climate of hate speech, nativism, divisiveness and racial violence, the parallels with the time of Charles Ginsberg nearly 100 years ago are both astonishing and frightening. The second rising of the Klan, beginning in 1915, focused on limiting immigration, by extension that would include mostly Catholics, Jews and people of color. It is good to know that back then, just as now, there were a few people who fearlessly spoke truth to power, defended the defenseless and demonstrated the courage that Charles Ginsberg, Esq. had in 1920s Denver.

Ginsberg lost KGF House in 1929 to foreclosure due to the stock market crash and having his law license suspended for a year over some unpleasantness with an investment company.

Bill Forrest 1939-2012, Owner and resident 1971-1998

Mountaineer, mentor, inventor and businessman, Bill Forrest was born in Glendale, California and grew up in Salt Lake City, Utah. Joining the Army in 1957, Forrest was sent to Germany where he took up, then mastered, alpine technical climbing. Forrest took an English degree at

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17 Ibid  
18 Charles Ginsberg, Obituary, Denver Post, May 9, 1975  
19 Ibid.  
20 Assessors Records, Denver Clerk and Recorder
Arizona State University and by 1968 had established Forrest Mountaineering Ltd. in Colorado. In 1970 he mounted the first solo ascent of the Diamond, the east face of Long’s Peak. In 1971 he purchased KGF House and discovered his passion for inventing and improving mountaineering gear "in the basement of a huge, old rambling house in Denver that he ran as a boarding house and think tank for climbers..."21 “churning out inventions that would become a staple of Boulder’s high-end climbing shops.”22

Forrest apparently would test various climbing accessories on the walls of KGF House as the present owners had to grind off pitons driven into them at various places.

With climbing partner Kris Walker, he put up the first ascent of the “Painted Wall” in the Black Canyon of the Gunnison in 1972. It took nine days to establish the 26-pitch route on the 2500 foot cliff, Colorado’s tallest. It was also the "first trial by fire" for his newly designed wall hammer suited to driving in, and removing, pitons from existing cracks23.

In July 1979, he made the first ascent of Uli Biaho Tower in Pakistan with the powerhouse climbers Ron Kauk, John Roskelley, and Kim Schmitz.24

Bill Forrest was a proponent of "natural climbing." That is, using the natural cracks, and features of the rock to anchor ropes and gear instead of damaging it by hammering in protection devices. Natural climbing is especially challenging, however, when mounting "first ascents" where a route has not been established. His desire to preserve the rock for future climbers required improvements to current climbing devices as well as the creation of many new ones. For example Forrest's styles and sizes of "chocks", different sized and shaped pieces of malleable copper or plastic, could be hammered into existing cracks and support up to 1800 lbs. In all his devices Bill Forrest prioritized safety, innovation and performance.

As Gerry Roach, who summited Mount Everest in 1983, succinctly stated, “When I'm going for the summit, I want Forrest gear; it's already been there.”25

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21 Bill Forrest: Inventor, Climbing Legend-1939-2012, Patty LaTaille, Colorado Central Magazine, April 1, 2013
23 Forrest Mountaineering Catalog, 1974
24 Ibid.
25 Bill Forrest: Inventor, Climbing Legend, op.cit.
After 17 years in a successful business, Forrest sold Forrest Mountaineering Ltd. in 1985 to Olsen Industries and started ForrestSmith with a partner, while still residing in KGF House.\textsuperscript{26}

MSR (Mountain Safety Research) first became aware of Bill Forrest in 1994 when he showed the company his radically new snowshoe. Forrest was training for an Everest attempt by climbing a Colorado 14'er every weekend during the winter of 1993-94. He wanted his wife, Rosa, to join him on these treks but current snowshoe designs were seriously lacking in traction and floatation. Forrest's design had interchangeable tails for adjustable floatation and steel crampons for traction on either side of a plastic molded base. MSR bought the design rights and thus the “Denali” snowshoe was born and began its evolution into MSR's best selling snowshoe. \textsuperscript{27} Forrest was hired by MSR to run Research and Development.\textsuperscript{28}

Forrest's own Everest ascent, however, was not successful due to his contracting dysentery on the climb. The lingering aftereffects ended his climbing career. Yet he continued to design gear and mentor climbers, checking their equipment and making on the spot improvements.

In 1998 Forrest sold KGF House and moved to Salida, Colorado for better access to the mountains. "I hated being in the heavy traffic on the Front Range," he told writer Patti LaTaile in an interview "it was hard to get out and back in the same day for field trials. Now I can be at a trailhead in 20 minutes." At the time of his retirement from MSR in 2010, Bill Forrest had over 100 products on the market and 17 patents to his credit.\textsuperscript{29}

Forrest died of a heart attack in 2012 on Monarch Pass, while snowshoeing, with his wife.

"Bill Forrest was a great mountaineer and an incredibly creative designer of mountaineering equipment," wrote John Burroughs, owner of Cascade Designs, MSR's parent company, "He repeatedly recognized climber's needs before anyone else and came up with brilliant ways of solving those needs though he never sought the recognition that he deserved for bringing many new types of gear to the climbers of the world."\textsuperscript{30}

\begin{flushleft}
\textsuperscript{26} Bill Forrest, Inventor Extraordinaire, Patti LaTaile, Blog, Little House on the Modern Prairie, Jan. 23, 2010
\textsuperscript{27} Remembering Bill Forrest, op.cit
\textsuperscript{28} Bill Forrest Inventor Extraordinaire, op.cit
\textsuperscript{29} Ibid
\textsuperscript{30} Remembering Bill Forrest, op.cit
\end{flushleft}
Bill Forrest was a modest man whose greatest pride was sharing his passion for alpine climbing with others, and preserving the natural state of the peaks and walls he loved. His single minded focus to make climbing safer, lighter and easier took shape at KGF House, the hub of his activity for a major portion of his productive years.

9. Owner Consent to Designation

I/we the undersigned, acting as owner(s) of the property described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a Structure for Preservation.

I understand that this designation transfers with the title of the property should the property be sold, or if legal or beneficial title is otherwise transferred

Owner(s) ____________________________ Date: 10/28/19

[Signature]

Owner(s) ____________________________ Date: 10/28/19

[Signature]
Sources of Information


2. History, The Kittredge Building.com, website

3. Montclair's Second Castle, Historic Montclair.org, website


5. Denver Clerk and Recorder, Book 2210, no page given, Anna Kittredge Deed


7. Denver Clerk and Recorder, Book 1186, page 52, Bill Forrest Deed

6. Charles M Kittredge, Obituary, Denver Post, Feb. 18, 1940

7. Email, from Charles M. Kittredge III, June 28, 2015


9. Email, Michael Lee, PhD, Author, "Mile High Hatred: The Untold Story of Anti-Semitism in Denver, Colorado

10. Charles Ginsberg Interview, May 5, 1963

11. Charles Ginsberg, Obituary, Rocky Mountain News May 9, 1975


14. Richthofen's Montclair, Dr. Tom Noel, 1976


18. Mission Revival Style, Patricia Moore, Design for the Arts and Crafts House, Arts and Crafts Homes.com, August 24, 2018

19. Park Hill Promise Phil Goodstein, p. 412

20. Denver City Directory 1909-1933

21. Little House on the Modern Prairie, blog, Patti LaTaile, Jan. 23, 2010

22. Forrest Mountaineering, Ltd. Catalog, 1974

Special Thanks To:

Amy Zimmer

The Staff at Denver Public Library Western History and Genealogy department.

Thyria Wilson, Research Archivist, University of Denver
Appendix

Charles Ginsberg vs. the Ku Klux Klan

Transcript of Interview, May 5, 1963

James Harlan Davis: This recording is being made on May fifth 1963 and the person being interviewed is Mister Charles Ginsberg. Mr. Ginsberg you were here during the time of the Ku Klux Klan?

Charles Ginsberg: Yes, indeed I was.

JHD: Do you recall how it came to Denver? I mean how they started their plan of growth here.

CG: Yes, the first knowledge I had of its existence came in a rather unusual way. I was approached by an attorney named Henry May who was one of the leading Republicans and who officed in my suite. He came forth with the suggestion, I being a Democrat, could get closely associated with the campaign of a man who Republicans were willing to accept as a candidate for mayor, and one who happened to be a Democrat. He suggested that I contact him or he would contact me.

The man was Ben Stapleton, who later became the mayor of Denver. He was a man who had a reputation for integrity, not a particularly brilliant man, but it seemed like with the effective organization and the public view represented by May, and the Democrats didn’t want to question May, that Stapleton’s candidacy would appeal. He might be an effective candidate. So I had my talk with him and agreed that I would be one of his sponsors.

Not too long in the progress of the campaign I quite accidentally learned that he was the candidate of the Ku Klux Klan. It came to me when my visitation on a law firm, one of whose members was a Jew who had become a convert to Christianity, and whose family were leading Jewish citizens in the city. Quite by chance, I walked into their office, and found all of them
gathered in one office and they were all in the process of fitting themselves with holsters and guns. I rather laughingly suggested that they were about to go to war, and one of them said to me, 'well this may not be as funny as it looks. There's something big starting in this country and we've just joined it.'

And then the individual, whose background had been Jewish parented, suggested that he'd like to talk to me privately. He took me into his private office and then he told me that the organization they referred to was the Ku Klux Klan; wanted to reassure me that their purposes were not against the Jews as such, nor against the Catholics as such, but they were more directly against the Catholic institution. Well I resented learning from him that he had joined such an organization.

My first impulse was to tell him so, but then I was extremely interested in finding out their purposes and plans politically. I told him but when he made me these assurances that I must give some credence to them because after all irrespective of his present claims of religious claims and the religion he was born to, Jewish parented, and I couldn't feel he'd fallen so far as to feel that he could join an organization whose purpose is to cause them misery.

And then Tony began to brag about what they were going to accomplish, and to my amazement the first thing they're going to accomplish was the election of the man whose candidacy I was already sponsoring, Stapleton. Then he told me their whole program.

The immediate program for politics included the election of the then incumbent District Judge Morley for governor, William Adams for the Supreme Court and numerous candidates for the other courts and lesser offices. I was very much upset. I left him and went back to my office. Shortly met with Henry May, advised him of what I'd heard and he proceeded to brush it off with a statement, 'well there's just nothing to that and all his friends... Suddenly, the fact is at one time Stapleton
was an active member in what was known as the APA, American Patriotic Association or something like that. (Ed. Note: In fact the American Protective Association (APA) was an American anti-Catholic secret society established in 1887 by Protestants. The organization was the largest anti-Catholic movement in the United States during the latter part of the 19th century, showing particular regional strength in the Midwest. The APA did not establish its own independent political party, but rather sought to exert influence by boosting its supporters in campaigns and at political conventions, particularly those of the Republican Party.) I told him that rather confirmed than denied what I felt and invited him to leave my suite, as I would have to fight him in the campaign rather than be affiliated with him. Which he did and I proceeded then to do all I could to stop the election of Stapleton for Mayor.

Amongst my intimate associates in the Democratic Party was a man whom I highly regarded and respected known as Phillip Hornbein, who is now deceased, and Bill Foley who had been District Attorney, a Catholic, active, both of them, in the campaign of Stapleton. We arranged a luncheon in which we discussed the (unintelligible) I found out.

Hornbein was much impressed and disturbed. Foley by nature a very practical politician said the facts I presented were hearsay and he wasn’t impressed. He and Hornbein had some argument about it. Hornbein telling him he thought that was about as conclusive as one could have. Anyway we separated and Hornbein and I officed in the same building, the Symes building, and went back to his office.

He told me he was quite convinced that what I said was factual; that he’d had made a commitment that had to be undone. He suggested the means of doing it was to confront Stapleton with a strong written condemnation of the Klan and its purposes, ask him to sign it for publication in the Denver Post in the form of an ad. I told him that would mean nothing because
Stapleton would sign it, part of their creed to deny their association when challenged.

I prepared the condemnation myself, at his request, and as I expected Stapleton signed it for publication. It was published in the Post which committed Hornbein to continue in his behalf, rather unenthusiastically, and telling me that he thought I would change my mind by that call. He couldn’t have if he liked.

Then we went through a very bitter campaign. Hornbein and even Bonfils of the Denver Post- and there certainly was the man most responsible for breaking up the Klan- were not convinced and went along with Stapleton. I was a young man, very young man at the time, and people have asked me about my friends’ judgment of the campaign which included men like Bonfils, Foley, and Hornbein. The only point I could make without being offensive to them was that they were mistaken. That became the measure of whether they believed a young person like me or these more mature men. The election indicated they believed them.

The day following the election they were all disillusioned; they knew that I had informed them of the truth. Stapleton had announced that one of the first things that would happen when he took office was he would give the Klan the use of the public auditorium, to celebrate a Klan victory in this election. Foley and Hornbein particularly went to his office to take issue with him on the propriety of that and they were ejected from his office.

Bonfils of course had that report and began very well conceived plans of exposing the Klan’s success in the election. Following up very vehemently the purpose to the story, which is not simple. He wondered how any new organization of that kind could come to such great strength in so short of space of time, and it was a short space. I don’t think the organization was effective for more than one year prior to this election. But
there’s an unusual combination of circumstances that made that possible.

The same faction of the Republican Party that was represented by Henry May, who incidentally became the city attorney upon the election of Stapleton, was a representative of a very wealthy individual, who later became a United States Senator through the efforts of this organization. He had no public appeal and a great desire to go to the United States Senate. It was his wealth that made this organization to grow so rapidly. People were seeking to join it, if they didn’t have the money to join, to buy their regalia, pay their dues, it was paid for them. It’s strange at the end of day, two of them who were most responsible, in my opinion, for accomplishments politically.

There’s not a man of their temperament at all or anything inclined to any philosophy that they espouse, he was a pretty good, decent citizen. There’s something that a means to the end of gathering people to whom he had no other appeal, particularly people who were at the time in a rather low state financially, poverty stricken, to get them together at some rallying point were they could be directed in their woe by effective demagogues who served duplicitous purposes.

Of course the head of that was Locke, Doctor Locke. He was a pompous individual who liked public aggrandizement, somewhat colorful and could make quite an effective leader for a group of that type. With the money and backing that he had and operating in the atmosphere of depression, not too difficult for them to enlist a following. And in that first election they voted in absolute unity. Sections of Denver that had been traditionally Democratic overwhelmingly for years, voted solidly for Klan candidates whether they be Republican or Democratic, most of them being Republican. Then they began to parade their power and abuse it. They were made up of weak people, corrupt people. Fortunately for our state they were so made up, because had they operated with any measure of integrity they’d be hard to undo. They’d taken a strong foothold on the politics of the State, and it would have been next to impossible to defeat them if they hadn’t,
almost universally, been made up of crooks and demagogues who had no respect for law and who used their offices solely for profit, individual profit.

Incidentally, by some six months after the first election, Hornbein and the Denver Post and Foley and the others initiated a recall of Stapleton. Under our charter, the official can be recalled not less than six months after he takes office if the people see fit. Well they were defeated in that recall election. A recall election is very difficult to accomplish because you have an incumbent there and you can have as many opposition candidates running on the recall as you see fit to file and they always found enough so as to divide up the opposition. It was impossible to, in that type of election, to beat Stapleton.

However it still must be said to his credit that he couldn't stand the dictates of Locke and his group for very long even though he won this recall election. It wasn't very long after that, I don't think more than maybe six months after that, that he broke completely with Locke who dictated every move that he was to make, who appointed his Chief of Police and his subordinate officials. And that became intolerant to him and he did break with him completely. During the period of the existence of the Klan, their dominance of the courts, the governors office, (unintelligible), the national office, (unintelligible) the United States Senators in addition to Phipps there's another senator elected, Rice Means, who was openly a Klansman and a close associate of Stapleton. They controlled just about everything with few exceptions in political offices in the state.

Now when it was accepted they were in domination of the state there were not too many people who openly fought them. Even though they were direct victims intended to be discriminated against. Well, they would try to excuse their existence by saying 'well old Rice is all right, this is just politics. I know him he's a customer of mine, he's friend of mine, he bought things
from me.' Bought out by us for the acceptance of what seemed to be inevitable. There were very few who took any open position against them. Amongst those few one of the outstanding leaders was Phil Hornbein, he waged as hard a fight as he knew how to wage against them. Bonfils of the Denver Post, Van Cise, openly and effectively attacked them, Will Hutton who was associated with (Katherine?) Wyatt, an attorney, effectively fought them. Jerry Mahoney, Kathy Fluers, who is now gone, effectively lead (unintelligible) against their continuance. And I happen to be one of them that took that same position and attained it. But with all our effort I'm certain that the Klan would exist today and control of the state if it hadn't been for their own very definite weaknesses in the kind of people they put into office, the type of people, their inefficiency, their corruption, and dishonesty.

I don't delude myself to believe that the hatreds and antagonism, bigotry in the format of the Klan have been dissipated in the state, they have not. They're not well organized, if organized at all. But the state has demonstrated only recently that it has reverted to some extent to that type of feeling. That was not true for a considerable period. In the state and in the city Catholics were successful in obtaining office and Jews as well, way beyond any hopes that they ever had and that continued for a considerable period. Showed its first sign of dissipation with our most recent election, I don't mean the state election rather the national one. (Ed Note: Kennedy '60) In which the candidate with so much effort lost this state by a substantial margin and against the fifteen other states in which he spent much of his time and money. I'm convinced that the bigotry and hatred that made the Klan, the possibility they're still somewhat dormant, very recently brought to life in the state.

Some interesting personal experiences I have during that period, the one that impresses me most and I remember best, is the debate we held at the University of Colorado.
One Granby Hillyer, who was then the United States District Attorney had accepted an invitation from the university to represent the anti-Klan feeling against the Reverend (William) Oeschger, who was the head national lecturer for the Klan, was brought here for the purpose of presenting the Klan issue at this debate. At the very last moment Hillyer's family, were very much frightened at the prospect that he could bring about the antagonism of the Klan and they prevailed on him to withdraw. And on the same evening I was substituted for him.

We left Denver, the group that came up to get me, included Monsignor Smith who was then Reverend Smith the head of the Catholic Register, the national head of the Catholic Register, Jewish (unintelligible) county chairman and a number of others who I don't recall, came up and drove me to Boulder. We didn't have the nice roads we now have for the trip out there and stormy weather and it was very stormy. It was slow and we got there just in time to have a cup of coffee at the Boulderado.

When we got there, there were literally thousands of people standing out in the storm, we couldn't get into the small hall selected for the debate and we found that the Klan as a body had come there and occupied the hall at six o'clock and there was no room for anybody else there but the Klan.

I went to the president of the university was then Norlin, Dr. Norlin. Mackey auditorium was completed but hadn't been dedicated yet, I told him the situation and asked him if it might not be possible to throw Mackey Auditorium open. He agreed that it couldn't be opened in any better cause and ordered it open for this debate.

Then we had the Klansmen at some disadvantage, the people on the grounds knew it first and they got in there but there was room for everybody. The Klan had to come out as a body out of this other building to Mackie Auditorium.
Well I’ll make the subject short. We had the debate. In which the Klan lecturer, at least on this occasion, proved very ineffective and were somewhat humiliated at the result. They made definite threats upon me that went beyond the mere debate.

Anyway, the debate was recognized as a strong accomplishment in the stopping of the Klan organization in the university. They were effectively organized at that time, I say effectively only recently but they had an effective organization. The Boulderado, the Boulder paper, I think it was called the Boulderado at the time, gave practically the whole paper to it the following day, and in tone indicated that the Klan had been humiliated by the debate.

And then a short time after that the young man who was the head of the Klan at the university came to my office, with his father and expressed his regrets at having been a party to such thing, said he had withdrawn as president, not president, I forget what term they used for his office. Some kind of name indicating his leadership of that particular group, and that they had disbanded. Well that’s only one of a series of a lot of incidents to have any connection with it. Many of them were very frightening to one who is subject to threats, I wasn’t. Well if there’s anything else you want to ask me that’s about the story.

JHD I wanted to ask you did you know any of these people. For example, did you know Rice W. Means?

CG: Oh yes I knew not only him; I knew the complete membership of the Klan.

JHD: Well I wondered about him, was he, was he actually put into office by Stapleton, or was he----

CG: Oh no he was

JHD: Or was Stapleton told to put him in?
CG: Stapleton didn’t put him in. Stapleton had nothing to do with putting him in, he ran for office. A United States Senator is elected by the people.

JHD: No I was going back to the city, soon after Stapleton got in he appointed Means, I believe, as Manager of Safety.

CG: Oh yes, that was not dictated by Stapleton, that was one of those things, although Stapleton and he were very close and intimate friends. They both served in the Spanish American War together and they had very close ties.

JHD: Did Stapleton put him in because he----

CG: I think for both reasons he was a head of, one of the headsmen, of the Klan, in organizing the Klan. I think that particular appointment was one that Stapleton was in accord with, he liked Rice Means, and they were close friends personally.

JHD: I noticed the newspapers seem to criticize Rice Means for his ability as attorney. For example, they said he didn’t take a, make proper investigation of damage claims against the city.

CG: Oh, I don’t know, those were minor things that I wouldn’t know---

JHD: Did he seem to be, do you think he seemed to be a pretty capable attorney later.

CG: He was very, I don’t know, I’ll not get into concerns with his--- city attorney, there were city attorneys...

JHD: He was Manager of Safety and then later on they put him in as city attorney, and then I think--

CG: Henry May was the city attorney.
JHD: He may have been, but I believe that Means was the city attorney for a while.

CG: I can't recall his being it

JHD: Why I ask that is, there was quite a mess with the Tramway Company about that time too. Means and Stapleton got a blast of criticism from the Post.

CG: Well the Post effectively criticized them for everything improper they did and most of the things they did were highly improper. Henry May, when he died, had secreted in a vault some huge amount of cash that was unaccounted for by any (unintelligible) that he made and there was some connection with some public utility franchise that was voted on at the time. There was so many years ago, I have lost track of Rice Means. If he was the city attorney at that time I don't recall it, it may have been prior to that. He had position prior to the Klan.

JHD: He had experience then, I mean before he got into this in office.

CG: He was one of the leaders of the Republican Party, and a substantial leader. He represented some veterans paper published in Washington for a number of years, high salaried man in that position. He was in Washington for a number of years before he went to the Senate. He was a very impressive appearing individual, military bearing. He had a powerful voice and knew how to use it, in a very demigod manner.

JHD: A man of real ability?

CG: Yes, although not a man without ability.

JHD: Why I ask that is because I was told that some of the appointees of Stapleton were without ability, like William J. Candish, the police chief.
CG: He was not appointed by Stapleton, he was appointed by Locke and one of, one of the appointees that caused a break between Stapleton and Locke. He was one of the things he was told he must do.

JHD: Just the same from what I understand Candish had no business in the world to be-

CG: No, no, no, no

JHD: Knew nothing about that?

CG: Knew nothing at all about it, and was entirely there to serve Locke. His only qualification was absolute servitude to Locke, which was true of the governor too.

JHD: That’s what I was about to say, I was told that Morley was the same.

CG: Morley, yes I had a bitter experience with him and one man paid for it with his life. Murder trial in which I represented the man. I appeared and he was convicted primarily, in my judgment, because of Klan control of the court. The court didn’t give a straight trial. But I presented that matter later to Morley, and actually during the presentation of it he broke down and cried. When I checked on him, he took it under advisement for quite a considerable period of time.

I checked on him through newspaper men and women and got word back that he was going to commute that sentence. Then one day we had a Democratic Convention or assembly of some sort, I can’t remember just what it was anymore. Well anyway, in this assembly Locke appeared with all his henchmen and occupied the boxes in the auditorium where the convention was held, the Democratic Convention, and they came up with the nominees for the temporary offices. At the convention their purpose was to take over the Democratic Party, they already had the Republican. Well, I forgot all about my client. The immediate thing before me was
to defeat Locke in that convention. I took the floor and took his hide off and did defeat him and run him out of that convention with his whole group.

And the next day I was called to the governor’s office, he sat there unable to look me in the eye, and read off a very cryptic denial of the commutation. The man paid with his life.

JHD: Justice had nothing to do with it.

CG: Not a thing, cause I had fully convinced him that there was new evidence that had not been before the court. It didn’t come forward in the trial, it came forward before him. And he with all his rottenness as an individual, he was morally corrupt, but he had a measure of human kindness in his makeup. He had compassion and that part expressed itself during the hearing. I was certain, absolutely certain, he was going to commute that man, and would have except for what occurred there. And then after that the process started of solicitation by his henchmen. If we could raise money they would still accomplish the commutation and, of course, I couldn’t go for it. But I did give them plenty of opportunity to demonstrate that they were doing such things and they negotiated and continued to negotiate clear up until the night before the man’s death.

JHD: Well they worked his death, it was part of a vengeance, a way of getting even.

CG: No, it was not vengeance against him, it was a...

JHD: No I mean against you, in a way for having the—

CG: Temerity—

JHD: To spoil their plans.
CG: Having the temerity to, to challenge. I was a consistent thorn in their purposes always. There were several years I did little else but fight them.

JHD: I was wondering too, when they worked against different groups, minority groups, the Catholics and Jews and so forth, what, for example against the Jewish people, what was, were the various methods they’d use?

CG: Well they openly advocated to boycott the Jews and Catholic stores and like. They opened their own commissary, as to accomplish their end so it would give them more opportunity for graft.

Catholics on the police force, a lot of them had been there a long time and they were abused, subjected to constant abuse. Open advocated a boycott on (unintelligible) and mainly just spreading the gospel of hatred. Just how you can measure that, how it asserts itself its hard to follow them. And this brings up where you had no reason to exist even.

I went to school at Golden; we lived on a ranch out here very close to Golden, now known as White Acres. And my brothers and I and my sister were the only Jews at Golden High School. We were the only family of Jews near Golden. We never heard a word of abuse and yet that became the hotbed of the Klan, one of the places they completely dominated. So it’s hard to explain how these people (unintelligible.)

You started to ask, do I know who they were, well I knew all of them. They made that, they had meetings up on Table Mountain near Golden every Friday night. They’d parade through west Colfax. They had to go through that Jewish section in their regalia every Friday night and have their big meeting up on Table Mountain. I had a crew of three or four people myself, used to hide in a ditch there and take the automobile numbers as they went up there. We compiled a list of all their membership, I knew them all.
One night they tried to kill me and I even found the members in the car in which they a, a big Pierce Arrow car and the top down, it was filled with them.

Coming, I used to live on 26th and Clermont. And I'd been out with Jerry Mahoney, and made a talk that night. We stopped rather late downtown, had a snack, talked about the meeting which happened to be in a territory that had been completely taken over by the Klan. I was driving home alone and usually during that period I carried a gun.

This particular night, for some reason, I hadn't. I got down here where City Park where the race track they had there for driving horses. I had to try and make that turn into Colorado Boulevard because I went home on 26th. They had this car parked crosswise on the road, just to block my getting ahead, and I had to cut over the curb to get ahead of them. They followed me and I circled back to Colfax and went down to York Street and stopped at the police headquarters they had then.

Who was in charge of the headquarters but a man who I already had named as being one of the officials that belonged to the Klan, as a dominant member of the Klan, in the police department. A man named Satter, Sergeant Satter. So he asked me what I wanted. And I just told him the experience I had.

He said, 'well who do you think they are?'
And I said 'oh some hoodlum stick ups I guess.'
Oh you don’t think that do ya?
Yes I do.
Oh, he said, I know you’ve some enemies in this town, don’t you?
And I said who?
And he said, well what about these members of the Klan you’ve been fighting?
I said I don’t know fighting, I tried to educate a bunch of fools into decent thinking. If you call that fighting, yes I’ve been fighting them.
He said, I can’t let you have a gun; I can give you an escort.

Well I said if your deductions are right your escort wouldn’t be much use, you’d only augment their forces, so I’m gonna call up the Post and tell them about this incident and then I’m gonna drive home, and if anything happens they’ll know what happened to me.

So I call them up and told them, I didn’t want them to use it, unless something happened. And I drove home and they didn’t follow me anymore that night.

Well it couldn’t have been more than three weeks later that I got a call from south Denver, from a man named Don Crutcher, he is a Klansman. The man was sick, so he told me on the phone, he couldn’t come to my home to see me but he urgently needed some legal help.

Now I asked him why he called me and he said I can explain that more fully when you get here.

I said, well I’m going to need more than that.

Well he said, well I’m a member of the Klan and I can tell you that I was in the car in City Park when they were out to get you.

Well that appealed to my curiosity. So I got a gun and went down there to see him and he was telling the truth. And before I would talk to him any further about his difficulties, I want to know the name of every man that was in that car, and he gave it to me.

Well his difficulty was he was managing this commissary or store, whatever you want to term it, that the Klan was running. Locke and one of his principle cohorts, Tony Martin, were robbing the place of its funds and they needed a scapegoat and they were accusing him of looting the funds of the
organization. So he asked me if I would defend him and I said yes I would if they did anything. I said I’ll let them know I’m representing you. And I did and that terminated his troubles, they never did do anything further about it. But through him I learned who was in that car.

JHD: They really meant business too, I mean if they had had the chance–

CG: Oh, no question about it, they would’ve killed me.

JHD: I know I, I’ve read of other cases where people have been threatened and I guess they weren’t kidding.

CG: Oh well that night of that debate Reverend Oeschger lost himself so much that he walked up to me and I’d concluded my statement. In his rebuttal he stuck his finger almost in my eye, he said you jest about these night shirts, BEWARE, BEWARE, when they’re worn upside down. I got up and said, well now you’re getting rather personal. I think that justifies a personal privilege they’re applying to you. I said if I were afraid of you and your kind even in nightshirts worn upside down or right side up or in pajamas, I wouldn’t be here. And that was it.

A strange thing about it in a very short… within two years of that time he was up to see me and attempted to employ me in his defense of a case. I kicked him out of the office.

He said don’t you represent a Klansman? I said, yes, I’ve represented some, you’re a victim. You were fool enough to follow your leadership rather blindly I’d forget about it then, you try to convince this business of evil you were creating, you were selling it for profit. You I have no use for. There has to be some measure of feeling between attorney and client.

JHD: You know, speaking of a minister like that, do you think there were many of them, I’d imagine a few clergymen could have been drawn in by the ideas of–
CG: No there were no ideas to it—

JHD: It was strictly for personal gain, you think, that they went in.

CG: Yes, they’d preach the Colorado commonplace ideas, but they, there were no ideas involved in, they were all mercenary and bigots and rather sorrowful (unintelligible.) The biggest part of their group came from what was considered a very respectable organization, the Shrine, the Masonic circle.

JHD: Do you think that the majority of the people, who went into it, went into it for any idealistic reason. Or did they go into just for just a------

CG: No, and later it became necessary to go into it, to exist. You’re in business and you didn’t go into it why you suffered. When you got to a certain point of strength you either joined them or you were out of luck.

JHD: The economic motive could be pretty strong.

CG: It became that later after they were effective. But the first victims of it were the ignorant --, the unfortunate people who were poor and were ready to blame anybody for their condition. It was a depressing period in the economy. And people without work, and they were raising membership in great numbers amongst the poor.

JHD: That’s interesting.

CG: Who were, ready to blame somebody for their condition.

JHD: Anything they hoped would be a help, I mean—
CG: Yeah, it’s easy for them to believe that a Jew is responsible for their poverty. And the Catholic conspiracy brought about—

JHD: Was the Klan though, was never able, was it ever able to win over much of the labor?

CG: Oh yes I’ll say it did, yes I’ll say it did, it most assuredly did. There was no segment of the people that went over they joined them. They joined them and a great many of them believed in them, and still do. I’d say the seed of what they sowed has not been dissipated in this state.

JHD: Its one thing I was wondering, I mean it still carries on in Colorado, even though—

CG: I tried to demonstrate that, there was a period here when it seemed to be completely dissipated, and then the other side overdid it. And there were Catholics elected to state office. That never up to that time, the time we’re talking about which is in the last ten years or so. There hadn’t been a Catholic elected to any important office in the state, except one, there was Attorney General Barnett once. They had no members in the Supreme Court. In all of my practice up to that time in the district court they only had one Catholic judge, in all those years. And then suddenly they were able to take over a great many of offices. Really grouping, some regrouping, of the citizenship and some let down in active fomenting and that type of feeling. But it was revived during the Kennedy campaign and that gave us a prime basis for Kennedy losing this state, which was almost solidly Democratic from top to bottom at the time he ran.

JHD: From what you said from before the Klan, now you mentioned living over in Golden before the Klan, there was no real hatred of different minorities here in the state was it?

CG: Well I never heard it I never heard of it until I, when I first came to Denver and went to law school, that was the
first introduction I had then, the first time I heard about those things. I never heard it in Golden. My brothers, sister and I were in school there. I headed the debating team, I was on the football team and every activity I wanted to engage in I engaged in. And I never heard the word. We never any of us heard the word, very accepting, and yet that became almost 100 percent Klan.

JHD: Did you have a chance to observe anything that went on in the municipal court, was there much--

CG: Oh, flagrant graft and corruption.

JHD: There was?

CG: Yes, buy anything you wanted, if you knew the right Klan lore.

JHD: I guess the Klan even had control of the jury lists and so forth.

CG: Yes they did. Yes completely. They had control of everything, it got to the point where I couldn’t in good faith represent any client. I wouldn’t take their cases. I went on for several years and I’d simply say, you’d lose if I take your case and I just will not hurt you, get somebody else. I had to do it.

JHD: Would you say, how much credit would do you think Dr. Locke could be given for this? Do you think he had much to do with it, with its real growth--

CG: Oh, no question about it, he was a colorful braggadocious demagogue type. Just the right complexion for that kind of a job, yes he, I think he was--only one that contributed more to it than he was the man who financed it.

JHD: Did you think the man who financed it had anything much to do with the policies that were followed?
CG: He didn’t care about the policies, he wasn’t concerned with them and it was contrary to his natural feelings.

JHD: No I mean as far as helping to organize and make the thing grow. Do you think he left that to Dr. Locke and he just put the money in and said to Dr. Locke—

CG: He left it entirely to him. He had nothing, he couldn’t, he didn’t have that kind of inclination or leisure. He was a very flat individual, he had no color at all, the only thing he had was money and lots of it. And he wanted to go to the Senate, he came to the state because it was a cheaper state to buy his way to the Senate in and this was sold to him as a plan. He couldn’t appeal, he couldn’t go out on the street and go in front of the labor groups and get a vote out of them. But he could organize them under Locke and they’d vote for him religiously because that was the direction from the headquarters. They didn’t know why but they were told to vote for him and they did, that’s the way they functioned. He bought an organization that he couldn’t build any other way.

JHD: In other words it was a very useful tool.

CG: Yes, and I don’t laugh off his connection with it in any way or excuse him. He’s dead now and peace be to his soul, but I don’t care what his motives were, he gave a hand to it.

JHD: He must have seen what was happening.

CG: Oh, I think he lived to regret it, but that’s no excuse, a lot of them lived to regret it. The fact it happened in Colorado is the most surprising bit. We had the most effective Klan organization in the country in Colorado. Far superior to anything they had in the South even in its efficiency and complete control where that existed for years and had that natural background. And they took over this state completely and ruthlessly. It would have been there today if it weren’t for...
their own weaknesses. With all of the fighting that some of us did we could have gotten over it if they had some measure of, if they had some measure a, and it’s naturally wouldn’t have had. You couldn’t get people who thought much to function in that kind of an organization. So their lack of leadership, of capacity was evident, was evident with history its what they got, they got a bug or not. Who’d he get around him? The same type of people, sound people resented it.

JHD: Well it’s really, it really when you look at it, in Colorado, it seems like this was such an unlikely place for that to happen. I mean we had no big groups, in some of the large cities you had large groups of Catholics and so forth. But they were always a minority here, it really surprises me how--

CG: Yeah, well of course the and there’s no (unintelligible), the Catholics had no power at that time--

JHD: And certainly the Jewish people---

CG: Had none, the Catholics, as I told you only occupying in all the period prior to that time, I’ll tell you all they had, they had one fellow in there as auditor once, Rody (unintelligible), for one term. Barnet, John Barnet as attorney general one term, Bob (unintelligible) member of the Supreme Court. But one member of all of the membership of the court during all the time that I practiced, and I commenced practicing in ’14, only one Catholic member of the court and he was on there by appointment, and for one term only. So it was not a resentment of Catholic power, or Jewish power, or colored power.

JHD: And there weren’t any, much immigrant, I mean there aren’t many foreign born in the state, they couldn’t of resented that to much.

CG: Oh, well I don’t know that, there were plenty foreign born here, I don’t know why they would resent that but there were foreign born here, lots of them amongst the Jews, and
a lot of them amongst the Catholics were foreign born. After all it’s a young state and in the 20’s there was considerable migration here and prior to that if they ever do become a, what do you call it, absorbed by-

JHD: Uh huh

CG: no there was that but I don’t know why that should have aroused any resentment. They were poor people then. Today there might be more bases for resentment of people and an amount of envy then there was then. Jews then were very poor people living in a ghetto down here on west Colfax, most of them. Few exceptions some German Jews on this end of town, but very limited number of them with any wealth. Today that’s no longer true, a lot of those same immigrants over there become leading factors in industry and a lot of them eventually wealthy in this community. And that might be under some conditions more envy and hatred.

JHD: Well were the Jewish people, was there any organization among the Jewish people to fight the Klan?

CG: No sir, the strange thing was that they did just the opposite, they were lead by the Jewish organization, B’nai B’rith. It is essentially the lead Jewish organization. I’ll tell you how silly they could be, the leaders of that were typical lodge men, they were back scratchers, that’s what lodge men are normally, and they fall in with anything that they think is the easy way to get along. Try to get along with everything that makes a successful lodge man ordinarily.

Well, I’ll illustrate to you the damn silly way in which they functioned. I was very aggressively fighting (tape stops) existed. I was out making talks against it and submitting myself to danger every moment, so were a few others. I didn’t have too much time for lodge and I’m never too active in it anyway. They met on a Sunday in the white hall on Champa Street. And I heard a discussion about an affair they’re going to have in which they’re going to invite Dr. Locke and all the Ku Klux
moguls and the governor and they were going to put on a ritual initiation to prove to them the type of things we stood for. I thought when I first heard it they were kidding me because I hadn't been around for so long I thought it was a practical joke!

I listened to it for awhile and I got mad especially (unintelligible). You kidding me or are you talking on the spur here? Is this what you intend to do? Well the man who presided, he was a friend of mine too, said well if you attended lodge more often you'd know we're sincere. No I said, if you claim this is real I wouldn't say you were sincere, I'd say you're a bunch of damn fools. If you intend to try to convert this group who hates, from spreading hate against you, by proving to them by one demonstration of your ritual that you're virtuous and right, when thousands years of history hasn't been able to accomplish that, then you're a bunch of jackasses.

I do take you seriously now and I'll tell you one thing, you haven't taken away the right for me to take the floor of the lodge, and when they come they're going to be told by one member of the lodge what we really think about them, and that'd be me.

They had a conference of the big shots after me and they sent out a telegram that one member had put himself above the lodge and they were forced to call off the meeting. That's the kind of thing we had and they had the same thing in Germany, Christ, there were Jews that made Hitler. He was first labeled as a socialist, rather an antisocialist; they had a socialistic group trying to take over there. He was a conservative and there were plenty of Jews that financed his original political ambitions.

JHD: Did they ever attempt, I know the Catholics did, to have a rally at least to get everybody stirred up against the Klan? Did the Jewish people ever try any rallies to—
CG: I won't say the Catholics did either. There's some Catholic leaders here that had very different positions against them. But the rank and file Catholics, no, they were just like the Jews.

JHD: They just let themselves---

CG: They catered to them. One of the best friends I ever had, went to law school with him, graduated the same year, Joe Akous(sic), later was a Assistant United States Attorney General. His whole coterie of friends were Ku Kluxers, occupying positions, Judge Bray, Harry Sonders, all of these politicians who occupied positions where they could favor him, he was with constantly, fix building, and that was true of a multitude of Catholics and a multitude of Jews. No question about that, those who actually led the fight you could name on the fingers of your hands.

JHD: Sometimes, in other words they were, sometimes doing it alone practically I mean they didn't have the support of the group that they were trying to defend.

CG: We were doing it alone.

JHD: That would be rough---

CG: I'll say it was rough; I'll give you an illustration of how rough. When the same Bill Foley was District attorney there was a gentile charged with murdering a Jewish man. He (the accused) wasn't of too good character, horse trader and a roughneck. This man just wanting to kill him, it was cold blooded murder. Some little dispute about a horse and he hauled off and killed him. Foley prosecuted him for murder and one of the Ku Klux judges on there named Hersey. They tried this man and he had a flimsy defense of self defense. He claimed this man tried to hit him with a whip, and he shot him.
And the jury, made up of the same type of people, acquitted him. That ain’t all. This judge gets off the bench and walks up to the acquitted man and congratulates him. Then he walks back on the bench and he berates the district attorney for even having filed the case!

Well I wasn’t in the case neither was Hornbein, but we were... Hornbein called me and he said, what do you think about this? I said not (unintelligible.) (He said) we got to make some answer, we can’t let that go on. I said indeed we do. (unintelligible) and I ordered the record in that case and we thought we could easily... we wrote up a very strong condemnation of this judge for his improper conduct. And we wanted to publish that in the Post, take a whole page for it. We were going to pay for it ourselves. And we were gonna get all the church leaders and Rabbis to sign it.

Naturally we went to our own group first. So we had a meeting with our Jewish Rabbis including Rabbi Friedman, head of Temple Emmanuel, he met with his whole board, they turned us down, every other Rabbi in town did the same damn thing, we couldn’t get a signature out of it.

Well one day in sheer, almost despondency, I drove by the cathedral, on my way down in the morning and I walk in there. I meet Rev... Father McMenamin and I told him what I wanted, didn’t tell him I’d seen anybody else, or would. He said, ‘Son you leave the record here that you have and this condemnation letter’s conduct that you want published with me. Come down tomorrow morning and I’ll give you my decision.’

Boy, I drove down there the next morning, and I walked in there. He handed me the signed condemnation letter with nothing but his name on it. Didn’t ask if anybody else was going to sign it. Gave it to me and praised me for what we were doing. Boy the moment they learned his name was on there, well, everyone that turned me down started to call me on the phone, please bring it out, and they’ll sign it. He’s the only one in the whole bunch of them who had the fortitude to sign it and he didn’t know anybody else was going to.

JHD: Took some guts to do that didn’t it?
CG: You darn right it took guts to do that, and he did it, he had guts, and he had the same attitude, forthright attitude against them all the time. He was a big man, but there were a few of them.

JHD: I believe one too was this, a Smith, Monsignor Smith.

CG: Monsignor Smith, oh he was, he was the one that took me up to Boulder.

JHD: I think that the Catholic register really raked him over the coals.

CG: Oh yeah he was forthright about it, wasn't any question about Smith. Wasn't any question about Bonfils, once he learned what they were all about, took a long time to convince him.

JHD: Did he, that's one thing I wondered about, I read that the Post went along with the Klan when it got in power.

CG: They did not, once they realized it was the Klan, they broke with them immediately upon Stapleton's election.

JHD: Despite what their subscribers would do, I mean, they weren't afraid of the people who might not take out ads-

CG: Not the slightest, not the slightest, he fought them two fistedly all the way through as soon as he realized.

JHD: Even when they were right on top---

CG: Yes, yes, yes, constantly and effectively.

JHD: That's interesting to know.

CG: Bonfils is quite a different man, (from) what a lot of people try to portray him (as), I was very close to him.
JHD: That would be, that would take some guts too, because, you know, a newspaper's got to make money to run. Like----

CG: Well, I don’t think that was the prime objective with Bonfils at all. He was a wealthy man, a lot of people; there have been a lot of stories told about him that weren’t true. He was not a popular man and when he fought an issue he was always clear cut about his opinion. He wasn’t evasive, he wouldn’t straddle both sides of the fence, or attempt to. He either took a position one way or another and always did on every issue and on every candidate. A forthright man like that with the force of the paper can be mighty unpopular. You and I can say something about an individual and say the same thing as he does in the paper in a forthright way and it don’t shock anybody, but when it appears in print in a forthright way, then it hurts.

JHD: Uh huh.

CG: I knew Bonfils intimately, and represented him legally for a number of years. He may not have been right on every position he took but he thought he was right.

JHD: He was genuine in what he believed, I mean he believed----

CG: He most assuredly did

JHD: If he thought it was the right thing and
(unintelligible)

CG: No, and he never took a position for financial gain. He kept himself absolutely free from any political obligations to any group of politicians. He was a thorough independent in his thought.

JHD: In this case he wouldn’t compromise himself for the sake of a few subscriptions---
CG: Oh, he’d never even give that a thought. He was fooled, as I might have been, if I hadn’t walked into the facts. I started out to support Stapleton when he was a Klux candidate.

JHD: He was a Kluxer then before he ever even came into office, right, from the time that he started campaign—

CG: He was their candidate! They just fed him out to us to make a front for him on our side.

JHD: Well, of course, Bailey, at that time I think that he was running against Bailey, and the papers didn’t seem to think to much of him, that he was rather, well—

CG: He was a weak mayor—

JHD: He would go along with some of the lower element of town, I mean of the population and they seemed to feel that he backed money interests that he’d go along with moneyed interests, raise the taxes on property. Was that another reason why Stapleton got in, because he was the lesser of two evils?

CG: No sir, he was a non-entity, he was a police judge that nobody knew or cared about, he didn’t mean nothing and one way or another he was just a nobody. He was just a name, there’s nothing against him and nothing for him. He was an unknown factor backed by a police judge job that paid a $1000 a year or something like that at that time. They just took up a name, didn’t matter who they nominated. They nominated a man for Supreme Court, William Adams, from some place in the sticks there that nobody ever heard of (unintelligible) by judicial position. Put him on the Supreme Court, took this Morley, who was a corrupt district judge, I say corrupt because I pronounced him to be in an open meeting on 16th and Champa. I talked off of a truck bed there that we pulled up there at noon, every noon for a month. They sent reporters up there to verify what I said and I challenged him to fine me for contempt. I had the proof on him, beyond any question that he was a crook. And he never accepted that challenge. That put beyond proof that he was. He was as corrupt as they could be and weak. But on
top of that he was a fellow, if he had a choice to be compassionate or not, he’d probably be on the side of compassion. But as a tool of a dictator he was a perfect tool, he never questioned his boss.

JHD: I guess that’s where Locke got fooled, Stapleton didn’t prove to be quite as---

CG: Well Stapleton didn’t resent the things that Locke stood for. He resented Locke’s dictation of his administration. Stapleton had been a member of this APA organization long before the Klan was ever thought of, and they promulgated the same, in substance, the same theories about patriotism that the Klan stood for. So he had that in him. The only thing he resented was the fact that they wouldn’t let him be mayor.

JHD: I see, I see. Well then Stapleton did try to break with Locke.

CG: He did try, he did. He broke with him so effectively that in one of his later elections I could support him. He broke with him completely. There wasn’t any question about it. I don’t think his motives in breaking with him were motivated by a resentment to the gospel, Locke didn’t believe anything, Locke was just a big blowhard and he’d sell any kind of merchandise that was sellable and would make him a profit.

JHD: And in probably in choosing the candidates he backed. It sounds like he tried to find the ones, deliberately tried to find the ones without ability or so forth, so he could control them.

CG: They would pledge themselves and he’d have them so under control before he picked them. Sometimes the man was the unwitting beneficiary of Locke’s choice. That happened with one judge, I’ll never forget this, there was one judge on the bench who’d been appointed for a short term to fill a vacancy, and his name was Hagget. He was a Republican but he was well liked by the Democrats as well, to a point were the Democrats hadn’t given much thought to give him any opposition for it, at all, he was very acceptable, particularly when we
were meeting in a Klan situation. We thought he was well balanced and had no hatred. We weren’t giving any study to beating him in fact we were pretty complacent with his being elected.

So happened that Hagget being the kind of man he was, and free of bigotry he accepted an invitation to address a banquet at Regis between the time of the nomination and the election. They took him off their board right now and not having any of the elements of being a Kluxer in him was the beneficiary of it, just by accident.

CG: Punishment of Hagget and he was elected and made a good judge, not a profound judge, but he had a sound sense of justice. He wasn’t a lawyer of any consequence and knew little law but he got there and he usually did justice, tried to always, that’s one of the accidents. Hagget wasn’t accidentally beat, he was on the Republican ticket. But that one occasion of accepting the invitation to address the Regis school there, on some occasion, I don’t remember what it was, they crossed him off and wanted to put the other guy in, that was it.

JHD: One last thing I want to ask you, during the recall I think, and you mentioned it too, that the Democratic party repudiated Stapleton, entirely. Well after his party repudiated him then he really didn’t have a party supporting him during the recall, did he?

CG: Oh, well the candidates for mayor didn’t run upon a party basis at all. In a recall election the charter provides that the incumbent becomes a candidate and any body else can become a candidate by putting his name on a ballot by a given number of signers, very few had no party connection. They had dozens of them running dividing the opposition. You can’t put over a recall election, never one successfully put over under our charter. And it wasn’t a priority, he had.

We had a bipartisan machine in Colorado for years, before the Klan. We had certain big leaders here who could dictate to both parties, they’d nominate people on either ticket they’d pick them as they liked. The same people named candidates on both parties, until the rebels upset that, every one of them in the Democratic party. We
finally built up enough strength in independent liberals in the Democratic party to have some voice, and we beat the regulars. I induced Senator Costigan to come into the Democratic party after he had lost any position in his own party.

He was a liberal and the Republicans had no room for liberals. He had no place to go and I said, come into then Democratic Party, I think there's enough of us to get you a bare designation for United States Senator and I think our people, the Democratic people would follow us are liberals. It isn't difficult to sell you as liberal because you've been all your life. He finally accepted my view and he came in there and we got him more than the ten percent, we got him a pretty respectful representation.

The conservatives had two candidates against him, and one of them was this John Burnet, I was telling you about, and the other was Chavrok, and he wins the nomination. The Republicans had a cut throat fight between John Hodges, carried over into the election and he walked at the United States Senate, two years before Roosevelt was elected. That was the beginning of the end of the bipartisan movement in this State. Up until that time you could name a handful of people who could tell you who would be on both tickets.

JHD: HMMM, both parties were then controlled.

CG: Yes, by the same group.

JHD: It was quite surprising in this case, during this period, the Democratic Party managed to keep its independence.

CG: That was due to a few liberals then, believe me, and due to the fact that Democratic Party, in the most part, was made up of people who were the victims, rather than the appendages of that kind of a movement. Who was your Democratic Party made up of, at least in this State? The Catholics were probably the biggest force, the biggest percentage of Jews are Democrats. Of course that wasn't true then, but it now that the biggest percentage of colored people, and all of the minority groups have found a little better reception in the, at least
for a period they did. Now it may be changing again, likely is. Roosevelt gave them that complexion and it held together for a long time. I think its on the wane, its dissipating, there’s not that unity amongst them anymore.

JHD: Trends come, I mean they change—

CG: Well it can be its still trying to develop it, his whole constant effort in the direction of the colored people, there’s, he thinks an effective means of carrying the large centers. All these fusses and feeling about the... I don’t condemn what he’s doing itself, if he’d do it more effectively, I’d be all for it. But they don’t do it effectively and don’t propose to. They do enough of it to try to influence the thinking of the Negro and the northern sections that they are the champions of the colored cause, which I don’t believe they are.

I think any president or any administration in good faith could say we’ve had enough of this monkey business; we’ve had a decree in court here. Which was a decree in my judgment was initially weak and postponing its enforcement, if you have a constitutional right to have it and there’s no decree. It could be an effective legal decree that could postpone that, making it effective then right? Warren attempted to and I think that he made a mistake. But anyway it’s been a long time since that decree was effective. It’s about high time that somebody say that’s the law of the land and not go down there and (unintelligible) with them but mean business. They demonstrated on one occasion that they could do it and it ought to be done. I don’t care to what end they have to go, use all the power they have behind the government. If they were sincere they would do that, but they’re not.

They just make enough moves there, take one, this Meredith case, what an asinine stupid thing that was. To go to all that expense and furor about putting one individual in there, that don’t change the complex of the institution their putting into at all, it’s meaningless, it’s just a gesture, a token, a performance that they were demanding. And if they were right and they were there ought’nd had been a token enforcement. When they went in with that power, I’d have gone in with
the full power of implementing the constitutional rights of those people after one Meredith, any body that wanted to come there.

JHD: Uh huh.

CG: That’s where he and I differ, I know enough about politics to know what’s in back of it. Simply stirring up enough there, making a front at enforcement. With the view of not accomplishing anything there, he’s going to do as little as he can. He don’t want to loose the South. He’s going to do as little there as he can, but enough to make the colored people in the North feel that, well; he’s done something in their interest.

JHD: Yeah, you mean it’s really more a political gesture than anything else.

CG: It’s entirely a political gesture. There’s been too much of political gestures in Kennedy’s administration and I’m a strong Kennedy advocate. Primarily for one reason only and that’s from my own background of religious tolerance. As far as his sincerity of his administration, at this point, I haven’t any sympathy for it at all.

JHD: It seems too bad to promote good purpose really to stir up, all those hatreds at least have been somewhat latent in the South, and now all this of course, is stirring them up.

CG: Sure and the closer it comes to election, the more you’ll have it stirred up. Not only that, I’d be for stirring up plenty, if they’d go through it.

JHD: Well they’re not accomplishing any good by ---

CG: No they’re not, the same thing, the Cuban thing, when did he pick the time for that. He knew all the facts in connection with the Cuban situation, as everybody else did, long before the Congressional election. But he steps in to make that play there at election time and unquestionably won a few seats by doing so. When he knew all the time what the end of it would be. In my judgment, I think
time will vindicate my judgment. That was an open and shut deal from beginning to end.

JHD: You mean he knew the outcome before he even start---

CG: Yes, yes, the outcome was agreed to before the ever started.

JHD: That’s interesting; you mean all this scare we had about a war and so forth--
   CG: That’s a lot of boloney, yes sir. What did they come out of there with? Nothing?

JHD: Exactly, nothing everything is the same as it was before. They claimed, I guess the missiles were taken out.

CG: Well what the hell’s the difference if they were taken out or not, they’re so stupid. Whether they have missiles there or not, there isn’t a point in this country that Russia has to have missiles at ninety miles. They can hit us any place in this country from their own country.

JHD: Well you know the important thing, that’s never changed, the thing that keeps Castro in power are the Russian troops down there, and they’re still there.

CG: It isn’t the Russian troops down there, its Mr. Khrushchev’s dictate and deal with Kennedy that keeps them there, it isn’t the Russian troops. We’ve been told, and I’m certain, we’ve been told that Russia will protect Cuba and we’re not looking for a fight with Russia. I don’t think it makes any difference to the Russian troops there if they had anything rushing into there. If Russia’s purpose is to defend Cuba, and apparently they do, that’s enough because it means a nuclear war and we’re not looking for it.

JHD: No, we sure aren’t. So I imagine the troops down there do tend to (tape ends).