

# Pleasant Valley Area Chosen by W. J. Palmer

More than 30 years ago, a great industrialist, Gen. William J. Palmer, came to the Pikes Peak Region and built his famed Glen Eyrie home in a scenic area over which much of the Pleasant Valley Subdivision is now undergoing construction.

In the general, the historical area represented "the most perfect site in the world for a home," and within a short time after he had founded the city he began construction on the historic residence, later occupied in February, 1872.

It was while surveying for the Denver and Rio Grande Railroad and the proposed town of Colorado Springs that Gen. Palmer first became fascinated in the area and began laying plans for making it a site for his future home in keeping with the simplicity and dignity of the area.

Long one of the most historical areas in the region, the builders of the Pleasant Valley Subdivision have attempted to maintain this dignity in constructing architectural quality homes—all of which conform with one another in consistency.

While living at Glen Eyrie, the general made the five-mile trip and from Colorado Springs by horseback over a trail which has developed today in what is commonly known as Mesa Road.

Today tentative construction plans by the city call for a new route thru the subdivision leading from 31st Street northeast to Mesa Road, where it is hoped another extension, linking the West Side with the North end of Colorado Springs, will continue to Fontanero Street.

But long before the present Mesa Road was developed, the general had the habit of marking the road with luminous red painted rocks to facilitate night travel.

The area which was then—and will continue to be—among the finest real estate in Colorado, was also the building site of Dr. William A. Bell's home which was constructed at a time when the population of Colorado Springs had risen to only 500.

Today, hundreds of families are living in the scenic area—with more than 60 homes alone constructed on the Pleasant Valley Subdivision.

Connected by an excellent system of fine roads and boulevards, the historic Pleasant Valley area—only three miles from downtown Colorado Springs—is now blossoming into a beautiful residential district which combines magnificent scenery with quiet living.

But the development of the historical land was not something which was dreamed and planned for in recent years. As far back as 1871, a far sighted aid to Gen. Palmer, Gen. R. A. Cameron looked over the area, and commented:

"This famous spot, sheltered by the divide from the storms of the north, is soon to blossom into gardens of beauty and homes where elegance reigns" and will expand "to delight the hearts of those who watch its growth beneath the fostering touch of cultivation."