I hope you don't mind my reading my remarks
order to cover as much as possible in a reasonable time we
missing too much.

LADIES AND GENTLEMEN: Mr. Lloyd Henry

I'LL TRY TO BORE YOU WITH ONLY A SHORT OUTLINE OF THE EARLY DAYS OF BOW MAR HISTORY. I'M NOT AN HISTORIAN. I'M NOT AN ORATOR. I'M NOT EVEN A SPEAKER, BUT YOU ASKED ME - SO, YOU'RE STUCK WITH ME. I HOPE THERE WON'T BE A MASS EXODUS!

THANK YOU FOR INVITING US. I WAS GREATLY RELIEVED WHEN ELEANOR GOT UP YESTERDAY MORNING AND ANNOUNCED SHE WAS FEELING MUCH BETTER AND THOUGHT SHE WOULD BE ABLE TO BE HERE. BUT TODAY SHE WASN'T FEELING WELL SO COULDN'T COME

HERE WAS JUST A FEW OF THE HIGH LIGHTS OF BOW-MAR AS I REMEMBER THEM

WHEN I RETURNED FROM THE SERVICE IN 1946 I WAS INVITED TO LUNCH BY THE PEOPLE WHO HAD BOUGHT MY HOME WHICH WAS LOCATED WHERE MARSTON SHORES IS NOW. IT WAS MY GOOD FORTUNE THAT THEY HAD ALSO INVITED ELEANOR WHO I MET AND IMMEDIATELY MARRIED - WELL, ALMOST IMMEDIATELY - LIKE A FEW MONTHS LATER.

WE KNEW WE WANTED TO LIVE IN THIS AREA SO WE STARTED LOOKING FOR A PLACE TO BUILD OUR HOME AND DISCOVERED 95 ACRES OF FARM LAND WHICH, BY TODAY'S BOUNDARIES, IS ALL OF BOW-MAR WHICH IS WEST OF SHERIDAN IN JEFFERSON COUNTY WHICH WE PURCHASED FOR $9,500.00. $100 PER ACRE THIS WAS WHERE WE THOUGHT WE WOULD BUILD OUR HOME - ON TOP OF THE HILL OVERLOOKING MARSTON LAKE.

BUT YOU KNOW WHAT HAPPENED ON THE WAY TO BUILDING OUR DREAM HOUSE? DOLLAR SIGNS STARTED APPEARING ON THE HORIZON AND LOW AND BEHOLD, ADJOINING THE 95 ACRES TO THE SOUTHEAST WAS ANOTHER BEAUTIFUL ~~PARCEL OF LAND~~ FARM - 285 ACRES - WHICH UPON INVESTIGATING WAS AVAILABLE FOR — WHAT DO YOU KNOW - ANOTHER $100 PER ACRE FARM - $28,500.00. THIS CINCHED IT AND, WE WERE THEN ON OUR WAY TO A WILD DREAM - THAT OF

DEVELOPING A COMMUNITY WAY OUT IN THE COUNTRY!

THEN FOLLOWING SOUTH AGAIN, ~~THE NEXT PARCEL~~ WAS ANOTHER FARM — - 85 ACRES BORDERING ON THE NORTH SHORE OF BOWLES LAKE. AND BELIEVE IT OR NOT THEY HAD THE NERVE TO ASK $100 PER ACRE - $8,500.00.

SO WHAT DO YOU DO WITH A DEVELOPMENT WITHOUT A LAKE? WHAT FOLLOWED WAS NOTHING BUT GOOD FORTUNE BECAUSE WHEN WE APPPROACHED THE GALLAGHERS ABOUT BUYING THE LAKE THEY WERE IN THE MOOD AND THEY WERE WILLING TO SELL THE LAKE PLUS THE PENINSULA, NOW 12 HOME SITES, AND 25 ACRES ON THE EAST END OF BOWLES LAKE. SO, AFTER SERIOUS NEGOTIATION WE CONCLUDED ALL OF THIS MIGHT BE WORTH $28,000.00 - INCLUDING THE LAKE, OF COURSE.

HERE'S A LITTLE STORY. ABOUT THE GALLAGHER WHEN WE WERE IN THE ATTORNEY'S OFFICE COMPLETING THE SALE AND PURCHASE, VIRGIE GALLAGHER CALLED ME ASIDE, OUT IN THE HALL AND, IN A TIMID WAY WHISPERED - COULD YOU POSSIBLY MAKE THAT $29,000.00? IT WOULD MAKE DANNY FEEL BETTER ABOUT THE DEAL - (DANNY BEING VIRGIE'S HUSBAND).

SO WITH THAT THE ASSEMBLY WAS COMPLETE AND WHAT FOLLOWS WAS THE ARCHITECTS PLOTTING THE LAND FOR LOTS AND LAYING OUT ROADS, DRILLING TWO WELLS FOR OUR WATER SUPPLY (DENVER WATER WAS NOT AVAILABLE), AND BUILDING OF ROADS, ETC.

REGARDING THE SALE OF THE VERY FIRST LOT - WE WERE SITTING ON THE PORCH OF THE LITTLE HOUSE THAT WAS ON THE LAKE ON THE SITE OF THE REDFIELD DAIRY WHICH IS WHERE KREIDLE'S HOUSE IS NOW. ACROSS THE FIELD CAME A COUPLE ON HORSEBACK. IT TURNED OUT TO BE CHARLEY AND GLADYS LAMB. AFTER INTRODUCTIONS THEY INQUIRED IF WE WERE GOING TO

SELL HOMESITES TO WHICH WE REPLIED, ~~WE WERE~~ YES, WE ARE. THEY SAID THEY HAD BEEN RIDING OVER THE PROPERTY FROM TIME TO TIME AND HAD PICKED A SITE THEY WOULD LIKE TO BUY. AS IT TURNED OUT IT WAS THE SITE WHERE PAT McCULLOH NOW LIVES - ONE OF THE CHOICEST LOTS.

WELL, WE SAID, SEEING AS HOW THEY WERE THE FIRST ONES TO INQUIRE ABOUT A SITE WE WOULD GIVE THEM A GOOD DEAL - $2,500.00 - AND THEY SURPRISED US AND SAID, "WE'LL TAKE IT"!

TO RELATE ANOTHER STORY ABOUT THE EARLY DAYS - ROY MUCHOW, WHO I KNEW QUITE WELL, CALLED AND SAID HIS SON, BILL, WAS HOME FROM THE UNIVERSITY OF MICHIGAN WHERE HE WAS STUDYING ARCHITECTURE AND HE WOULD LIKE TO BRING HIM OUT TO SEE THE NEW DEVELOPMENT, WHICH HE DID. WHEN BILL WENT BACK TO MICHIGAN HE WROTE A THESIS IN WHICH HE TOLD OF BOW MAR - AND HIS SUMMARY WAS THAT IT WAS A NICE SETTING BUT IT WAS 25 YEARS TOO SOON TO BE SUCCESSFUL.

YET ANOTHER STORY - BAL SWAN, THEN PRESIDENT OF EMPIRE SAVINGS, WAS ASKED FOR A LOAN BY A CUSTOMER OF THE BANK TO BUY A LOT IN BOW MAR. BAL SWAN ADVISED HIM TO WAIT AND HE COULD PROBABLY BUY A LOT IN BOW MAR LATER ON FOR NEXT TO NOTHING AS HE DIDN'T THINK IT WOULD BE SUCCESSFUL.

AT ABOUT THIS TIME I WAS GETTING INVOLVED IN OPENING GROCERY STORES AND DECIDED I NEEDED SOME HELP IN THE SALES DEPARTMENT. I PROCEEDED TO ENGAGE A REAL ESTATE FIRM. AFTER A MATTER OF MONTHS, I HAD MADE A TRIP TO LOS ANGELES ON BUSINESS AND WHEN I RETURNED I WAS BOWLED OVER TO SEE A FULL PAGE ARTICLE IN THE DENVER POST WITH THIS REALTORS PICTURE AND A STORY OF HOW HE HAD STARTED BOW MAR AND WAS DEVELOPING IT! NEEDLESS TO SAY HIS SERVICES WERE TERMINATED ON THE SPOT AT WHICH TIME I ENGAGED THE AMBROSE AND WILLIAMS FIRM AS OUR SALES AGENT.

JIMBOB WILLIAMS

THEY CONTINUED AS OUR AGENT UNTIL WE SOLD THE REMAINING PORTION.

I KNOW I'M RAMBLING BUT THERE IS YET ANOTHER STORY. THIS ONE IS ABOUT MARSTON MEADOWS. THIS WAS PLATTED AS A SCHOOL SITE AS WE WERE TOLD A SUBDIVISION HAD TO MAKE PROVISIONS FOR SCHOOLS BEFORE THEY COULD BE APPROVED, SO WE PLATTED THE MARSTON MEADOWS LOCATION FOR A SCHOOL AND DEEDED IT TO THE SCHOOL DISTRICT. AFTER MANY YEARS THE SCHOOL DISTRICT DECIDED THAT THEY WOULDN'T LOCATE A SCHOOL ON THAT PROPERTY AND, AS WAS REQUIRED BY LAW IN SUCH MATTERS, THE DISTRICT COULD NOT SELL THE LAND BUT MUST DEED IT BACK TO THE ORIGINAL DONORS. SOME OF OUR BOW MAR OFFICIALS FOUND OUT ABOUT THIS AND CALLED US TO SEE IF WE WOULD CONSIDER HAVING IT DEEDED TO BOW MAR. WE AGREED AND NOW YOU HAVE MARSTON MEADOWS INSTEAD OF A SCHOOL.

AS YOU MAY KNOW SHERIDAN ENDED AT QUINCY AND THIS WAS THE ENTRANCE TO THE 95 ACRE FARM WHICH I MENTIONED. JUST INSIDE, BEYOND WHERE THE YOUR GARDEN CLUB HAS THE PLANTING CIRCLE, WAS A SET OF FARM BUILDINGS INCLUDING A REAL OPERATING WINDMILL.

AFTER ALL THE ROADS WERE IN WE BUILT OUR FIRST HOME IN BOW MAR. (WHOME ALMA BERGMAN NOW LIVES) IT WAS BUILT ACCORDING TO PLANS SUPPLIED BY THE OWNERS OF THE RIGHTS TO THE MOVIE, MR. BLANDINGS BUILDS HIS DREAM HOUSE, A POPULAR MOVIE AT THAT TIME. WE THEN USED THIS AS PROMOTION AND ADVERTISING IN THE OFFICIAL OPENING OF THE TOWN OF BOW MAR. THE OPENING ATTRACTED HUNDREDS OF REALTORS, INVESTORS, ETC. AND WE WERE OFF TO A GOOD START.

JUST ONE MORE BIT OF REMINISCING - NOT RELATED TO BOW MAR BUT TO SHOW HOW TIMES CHANGE. AT ABOUT THE SAME TIME AS WE WERE ASSEMBLING BOW MAR LAND AT AN AVERAGE OF $100 PER ACRE OUR ACCOUNTANT, WHO WAS ALSO ACCOUNTANT FOR THE VAIL FAMILY, TOLD US ONE MORNING THAT THE

VAIL ESTATE WAS GOING TO SELL THE 320 ACRE VAIL FARM (NOW PINEHURST) WITH THE BIG LOG TYPE HOME WITH ALL THE WATER RIGHTS, ETC., AS WELL AS THE HUGE BARN STILL THERE. HE SAID WE COULD BUY IT FOR $65,000.00 (APPROXIMATELY $200 PER ACRE.) AFTER BUYING ALL OF THE 575 ACRES OF BOW MAR AT $100 PER ACRE, $200 PER ACRE SOUNDED A LITTLE HIGH. WE LATER TALKED TO WALT KOEBEL WHO SAID HIS FATHER-IN-LAW, CARL NORGEN, PAID $85,000 FOR IT. IT IS NOW PINEHURST COUNTRY CLUB AS YOU KNOW.

ONE LAST ITEM - SPEAKING OF CARL NORGREN. WHEN WE DECIDED TO SELL THE UNSOLD (APPROXIMATELY 25%) OF THE ORIGINAL BOW MAR, WE SOLD TO A GROUP WHICH INCLUDED CARL NORGEN, THE DOUD ESTATE (THIS WAS MAMIE EISENHAUER'S FAMILY), AXEL NEILSEN, ANDY DYATT, AND DENVER ASSOCIATES, A REALTY FIRM. OWNER TITLE GUARANTY ALSO

SEE HERE →

NOW YOU MAY WANT TO ASK QUESTIONS. I HAVE OVERLOOKED MANY THINGS THAT HAPPENED AND YOU MAY HELP ME REMEMBER SOME OF THEM BY YOUR QUESTIONS. OTHERWISE YOU CAN CORRECT ME IF I ~~HAVE FABRICATED~~ you will of them the rest.

Attached

The above was the end of my talk but something else occurred to me. Given that we thought you might be interested in the lake and built the Kirkell home we thought that would be the last move. However, as we gazed from our breakfast table across the lake we began to ~~realize~~ realize how nice it would be to have the little farm (35 acres) across the lake for our horses and whatever. We would also adjoin the city on the south side of the lake so we bought the 35 acre farm on the south side of the lake and proceeded to build our present home where we also have our own private lake.

Jim was more [illegible] than the Gallagher property which Virginia gave to the Audubon Society for a wildlife sanctuary - there is a 7 acre parcel which we purchased from Audubon and gave it to Bow-Mar. Aside we pertained that this a [illegible] the water to appear which Bow-Mar is buying or have under contract. Many later and then we [illegible] concerned on being alert to the availability of the water Co property and acting to acquire it

[illegible] 18.14.

THE ABOVE WAS TO HAVE BEEN THE END OF MY REMARKS BUT ELEANOR THOUGHT YOU MIGHT BE INTERESTED IN THE LATER HAPPENINGS ON THE SOUTH SIDE OF BOWLES LAKE.

WHEN WE SOLD THE "BLANDINGS DREAM HOME" WE BUILT OUR NEXT HOME WHERE THE KROEDELS NOW LIVE. WE SAID THIS WOULD BE OUR LAST MOVE.

BUT - AS TIME WENT ON AND AS WE WOULD GAZE ACROSS THE LAKE THERE WAS ANOTHER VACANT FARM (33 ACRES) ADJOINING THE STRIP AS WE CALLED IT, THAT WE HAD RETAINED BETWEEN THE TWO LAKES. WE COULDN'T RESIST, SO WE PROCEEDED TO BUY ANOTHER FARM ON WHICH WE BUILT OUR PRESENT HOME AND OUR OWN PRIVATE LAKE. WE HAD ALREADY ANNEXED THE ORIGINAL STRIP BETWEEN THE TWO LAKES TO BOW MAR SO, AT THE SUGGESTION OF MAYOR MARY CARTER AND JUDGE DAVID EBEL WE ANNEXED OUR FARM TO BOW MAR AND WE ARE GRATEFUL THAT THEY SUGGESTED IT.

MOST OF YOU KNOW THE GALLAGHER PROPERTY WHICH THEY GAVE TO THE AUDABON SOCIETY FOR A WILD LIFE SANCTUARY. WE, AS YOU KNOW SUBSEQUENTLY PURCHASED IT FROM THE AUDABON SOCIETY AND GAVE IT TO BOW MAR WITH THE SAME PROVISION THAT IT REMAIN A WILD LIFE SANCTUARY. THIS 7 1/2 ACRE PROPERTY FRONTS ON BOWLES LAKE AND LIES BETWEEN OUR FARM AND THE LAKE. NOW AREN'T WE ALL FORTUNATE - AS THINGS HAVE DEVELOPED - THAT THIS ADJOINS THE 47 ACRES OF THE WATER COMPANY PROPERTY THAT BOW MAR IS ACQUIRING? WE SHOULD BE GRATEFUL TO MAYOR MARY CARTER AND THE OTHERS FOR BEING ALERT AND ACTING BEFORE IT GOT INTO THE HANDS OF THE DEVELOPERS WHO SO BADLY WANTED IT. I'M SURE MOST OF US AGREE THIS WILL GREATLY ENHANCE THE DESIREABILITY OF OUR PRECIOUS COMMUNITY. WE THANK GOD AND MARY FOR THIS.

THANK YOU FOR LISTENING.