

CONTAINS THE LATEST MAP OF DENVER.



Vol. I.

DENVER, SEPTEMBER 15, 1883.

No. III.

DENVER THE COMMON CENTRE.

Denver, the metropolis of the West, and the *entrepot* of the vast Rocky mountain region, has now a population of fully 70,000. These figures are not surprising in themselves, but the rapid increase since 1880, when the last census showed a population of less than 40,000, is wonderful. This unprecedented growth marks Denver as the Chicago of the New West. It is the commercial centre, the supply depot of all that rich territory lying between the Missouri and the Pacific.

The past has made Denver a beautiful city as to location, and her citizens have built it up as a model of beauty far better built than any other Western city. The surrounding country, as well as the East and West, have been drawn upon for the wealth that has centered here; the good taste of the people has given to the world a rest for those who would leave the overcrowded cities of the East, and the unexceptionable climate makes homes for health and permanency.

Many very active business men have been attracted here by the advantages offered and the possibilities of commercial life. The development of every section of the Great West has been of the greatest advantage to its metropolis. The opening of mines or new camps, or the building of new cities, directly assist Denver in broadening the limits of her population and the scope of her industrial and commercial enterprises. She is, and ever has been, the pride of the people of a vast and wealthy region, and as development has been made in any sections, there has been progress in the city. Her interests are identical with those of all other places, as she is the point where the advantages, arising from the general progress, are most apparent.

The mines give up their wealth to the building up of the City of the Plains, and all the men of the interior pay a willing tribute to the growth of a place which they in some way regard as their future home. The genial climate with which Colorado is blessed has brought thousands to be citizens of Denver, and the life-sustaining atmosphere has become popular throughout the New World.

With these surroundings it could not be otherwise than that this city should become

—as it is to-day—the trade-centre of the entire West and its base of supplies for every section. In capital, manufacturing, merchandise and the production of all articles of necessity for this new Western empire, Denver is the one common centre from which supplies are drawn, and in return for which all parts become tributary to the wealth, growth and beauty of the metropolis.

A solid and safe business, with remarkably large and certain profits, is the boast of her inhabitants.

The site of Denver is pre-eminently cosmopolitan, here being the focus to which converge all of the wealth-producing forces of nature, and the financial benefits arising from the ever-growing civilization and commerce of the New West.

THE TIME HAS COME

for the working man and the mechanic to lay aside some portion of his weekly earnings—to put it in a savings bank that never fails—that always pays a large dividend on the investment—its cashiers never absconding, nor the doors of its depository ever closing. Denver, while like a miniature Philadelphia, is a city of homes, yet many hundreds of its employes have been and to-day are paying all that is left above their bare necessities to fill the greed of the exacting landlords; cooped up in garrets and so-called lodging houses, and actually suffering for the pure air that God has given us in such pure and life-giving qualities. The only pleasure that the patient wife and little ones have is roaming the streets viewing the happiness of the more fortunate of our beautiful city. And yet how small is the cord which binds them to their misery. Ten cents a day laid quietly away by the father of the household, will each month make a payment on a home, a year will give the title and then the foundation is laid strong and sure for the future.

The old maxim that "the Gods help them who help themselves" is ever new, actual and appropriate. It should be the "home motto." Each family as it clusters 'round the family altar at evening should strengthen the bonds that bind them together; then and there devising ways and means for the purchase of a home. Every man who labors—no matter where his lot is cast—owes it to his loved ones to provide a home some place where, when work is done he can lay aside the labors of the day and in commune with his family be at rest. Denver, unlike any other city of its size, possesses tracts of beautiful lands lying around and near its suburbs which can be had now that they are divided into lots for a small price. The new West Side is a notable in-

stance. Lots can be had from \$20 to \$100 and the purchase money divided into twelve equal payments to be paid monthly. It is the harvest time for all who wish a home, and no time should be lost in calling on the agents at 286 Seventeenth street, for information, maps and particulars. Go and see them it will do you good.

THE GREAT DRIVE.

Denver the beautiful, is annually visited by many thousand tourists, whose ranks embrace the tired merchant seeking a joyous holiday; the capitalist, with penetrating eye, seeking investment, safe and careful, far away from the wiles and snares of Wall street; the pleasure seeker, whose only idea is enjoyment; and then our own merchants, their clerks and the many young business men of our city, who desire to look upon the beauties that surround the Queen City of the Plains. All are interested, but having no direct information, drive at random through and around the city. Let all such read: Leave the heart of the city, by Fifteenth or Nineteenth street; cross the Platte river and then ascend to Backus avenue, viewing the beautiful, happy homes and costly residences until the Boulevard of the town of Highlands is reached. Thence southward along the Boulevard, where enticing glimpses of Denver are seen and amid its shady avenues real enjoyment is to be had. Cross the famous South Golden road and then reach the South Boulevard. The first attraction will be Villa Park hotel and the grand Barnum estate. Here the great P. T. Barnum, having sold his estate to Dr. W. H. Buchtel, has, through his agents, Dinglee & Co., literally spread himself. The hotel deserves more than a passing notice, being a home-like place at which our wives, daughters and families can visit and be entertained, the conveyances be taken care of and a lunch obtained—without fear of boisterous character or anything disagreeable, no liquors being sold on the premises. While resting, visit the grand reservoir, and from its banks view Denver in all its glory. From the extreme north to the last point of interest in the south, all lies outstretched before you—the foothills and mountain range from Boulder and beyond, to the Spanish Peaks on the south—present an ever-changing, beautiful panorama. Then wheel along the boulevard southward until Alameda avenue is reached, thence to Broadway, near the exposition, and homeward until Nineteenth street is reached again. You will be pleased and be thankful upon your return, for you will have seen Denver as it is.

You may regret it, for while you are waiting others are selecting their future homes on the *New West Side*, Villa Park and Barnum's property.

—THE—
North Denver and Villa Park Telephone,
 PUBLISHED BY THE
North Denver and Villa Park Publishing Co.

Devoted to the interests of the State and Denver, and more especially to the interests of North Denver, Villa Park and the West Side.
 Address of call on,

JUDGE S. D. STANCHFIELD, Highlands.
 S. DINGEE & Co., Office 286 17th Street.
Managers.

PROSPECTIVE.

THE TELEPHONE will be issued on every Saturday morning by the North Denver and Villa Park Publishing company. It will be devoted especially to the news and interests of North and West Denver, Highlands, Villa Park and Argo. Residents of these beautiful suburbs, which have been neglected so long by the daily press, will aid themselves and us by mutual co-operation in this enterprise. The growing importance of these suburbs demands that they should be ably represented by a worthy journal. Such it has been our effort to present to our readers, and we will leave it to them to say if we have succeeded. A hearty invitation is extended to all to keep THE TELEPHONE posted upon the news occurring in the North and West Side suburbs.

Politically, THE TELEPHONE will be thoroughly independent, but will keep in view the best interests of the tax-payers and insist upon their conservation.

THE FIRST NUMBER OF THE TELEPHONE

Is owing entirely to the liberality of the management of Villa Park, who have borne all expenses. It was gotten up at a moment's notice, and does not do justice to the other suburban localities, to whose common interests this journal will be devoted. It is gratifying to announce that the Villa Park management has agreed to co-operate heartily with leading citizens of North Denver, Highlands and Argo in the organization of a stock company, which will make THE TELEPHONE what it proposes to be—a thoroughly representative organ of the North and West Sides.

WITH EACH ISSUE OF THE TELEPHONE

Is presented free to every purchaser the latest improved map of the City of Denver, which is invaluable as a subject of reference, or to send to eastern friends.

A VOICE FROM THE NORTH SIDE.

To the Editor of THE TELEPHONE:

I would like to ask, has the time arrived for the County Commissioners to pay some respects to the prayer of the tax payers on the North Side for the repairing and building of some absolutely necessary bridges and roads? The tax-payers' money has been freely distributed on the East and South sides and they now ask that something be done for them. NORTH SIDE.

NOTHING ATTRACTS

The attention of capital so quick as beautiful building spots, accessible, and with the advantages of scenery, good water and pure air. This has been obtained by those who laid out the New West Side—Villa Park and Barnum's property. In addition, the prices are very low, and time given when desired, at six per cent. interest. To those selecting homes, no better locality is offered for sale. You can be convinced by calling on the General Agents, S. Dingee & Co., 286 Seventeenth street.

THE BUCHEL RECEPTION.

Villa Park the Scene of a Notable Party of Denver Visitors.

How the Daughter of P. T. Barnum Entertained a Host of Friends Yesterday.

From the Denver Republican of August 3.

Notwithstanding the rain which fell yesterday afternoon, a very large number of citizens and strangers attended the reception given by Dr. and Mrs. Buchtel at the beautiful Villa Park in North Denver.

Early in the afternoon a score of hacks and three four-in-hand 'busses were busy calling at private residences for parties, or receiving loads of visitors from the office of Messrs. Dingee & Co., in the Markham Exchange, and taking their interested guests out to the hotel. Promptly at 2 o'clock the first round of loaded 'busses and hacks rolled away from the office of Dingee & Co. There were special carriages containing members of the Grand Army and the press, while the others contained numerous parties of ladies and gentlemen eager to enjoy the hospitality, and anxious to see and appreciate for themselves the beauties of Villa Park and the Barnum property. Nor were they disappointed, for as the carriages rolled up the winding property, and the city stretched away in beautiful vistas and magnificent prospects, the exclamations of admiration were enthusiastic and general.

AT THE PARK.

At the entrance to the park grounds were special policemen, who acted more as a guard of honor than as guardians of the peace, as the visitors were exceptionally respectable. At the park hotel the visitors were received by the politest of ushers and conducted to the drawing-room, and presented to Mrs. Buchtel and the Doctor. Then followed an inspection of the house, and a profusion of praise upon the new furniture, carpets, and general appointments. The company formed merry parties in the ordinary and the different chambers and lunch was provided. Upon the front piazza was stationed the band, while colored waiters were present in all the rooms.

During the afternoon speeches were made by Colonel Will Visscher, Captain Crawford, Captain Heeps of Chicago, and others, the general theme being the praise of the many beauties of Villa Park and the admirable site of Barnum's property. Incidentally illusions were made to the growth of Denver, whose rapid expanding now demands these new suburban residence localities.

In the evening drives were taken over the property, and the hotel was brilliantly illuminated. The visit was not only a source of recreation to all who participated, but was a revelation of the beauties of Villa Park and the enterprise of the owner.

The representative of the *Republican* had an opportunity of interviewing Mr. S. Dingee, who has the full management of the sale of the Barnum North Denver estate for Dr. Buchtel, and learned something of his business methods. The perfection and system are admirable, but might be expected from Mr. Dingee, whose general business training was gained in New York City, and who was identified with the perfection and successful completion of the famous boulevards about the metropolis, the Westchester

suburbs, the Third and Sixth avenue lines of cars, and the many other monuments of modern improvements which are the fame of New York City to-day.

HOW THE BUSINESS IS DONE.

Dr. Buchtel is the director, with Mr. Dingee, of the entire business, but Mr. Dingee, with an efficient office corps and field staff carries out and perfects all the plans, which will consummate in the popularity of this property, and make it a choice and favorable spot for suburban residences. In the down-town or main office, were found the following corps: Louis H. Dingee, cashier; H. Y. Anderson, salesman of lots and plots; besides efficient and numerous assistants in each department.

The field force is large. As in the office work, it receives general orders and directions from Dr. Buchtel and Mr. Dingee. The first lieutenant in all matters relating to the laying out of the property and improvements on the grounds, is Mr. Peter O'Brian, the county surveyor, who is personally responsible for the proper grades and directions of all avenues and streets. He is ably assisted by Mr. E. T. Nichols, who is general superintendent of the grounds. The landscape gardening is under the charge of Mr. J. N. Austin, while Mr. J. A. Osner has the contract for making the roads and bridges after the grade and direction have been established by County Surveyor O'Brian.

Mrs. Buchtel is the presiding genius at the hotel, being ably assisted by a competent housekeeper and numerous servants. She is anxious to give full credit to those firms which have so well filled her orders concerning the furnishing of the hotel, as follows: Furnitüré, Kilpatrick & Brown; carpets, Daniels & Fisher; shades and interior decorations, David McCall; painting, C. N. Stinson; glassware, S. L. Holzman; cabinet work, A. M. Parcellé. To Mr. Sietz, the West Denver florist, is due a word of praise for the beautiful floral decorations in the parlors.

Among the guests were twenty-four of the Exposition commissioners, who came as a special party. They passed the following

RESOLUTIONS:

At a called meeting of the commissioners representing the several mining counties, and the States and Territories associated at the National Mining and Industrial Exposition, held at Villa Park, Denver, August 2, 1883, C. H. Cornwall, of Gunnison county, was called to the chair, and J. B. Reed, of Montana, was elected secretary. The following resolutions were unanimously adopted:

WHEREAS, The Board of Commissioners to the National Mining and Industrial Exposition have this day enjoyed the hospitalities of Dr. and Mrs. W. H. Buchtel at Villa Park, be it therefore;

Resolved, That we hereby tender to our host and hostess our heartfelt thanks for their hospitality to us as a body, and individually, and that the generous treatment received from them will ever be held in grateful remembrance; and be it further

Resolved, That we fully appreciate the energy and the enterprise which characterize the plans of the owner of this magnificent property which we have this day visited.

EDWIN MAHONE,
 Z. T. HILL,
 DOUGLASS GRAY,

Committee.

On motion, the resolutions were ordered engrossed and furnished to the daily papers of Denver.

On motion, the Board adjourned.

WHAT THE COUNTY CLERK DID.

He Says the Title is as Solid as the Rock of Gibraltar.

From the Rocky Mountain News of August 10.

County Clerk Lothrop has prepared full abstract of the Barnum sub-division and Villa Park, showing that the title is as solid as the rock of Gibraltar. Every purchaser gets one of these abstracts free when he makes the first payment.

The new maps of Denver and the Barnum properties are ready for free distribution.

If you wish a delightful free ride to the grounds at any time just make an appointment at 286 Seventeenth street.

The sale of lots is booming, but as there are 5,012 in the sub-division, you can yet get a splendid selection.

Read the certificate of William D. Todd, cashier of the Union bank, in another column, and then go out and select your lots.

WHAT BRICK POMEROY SAYS.

Messrs. Dinee & Co., the live real estate agents, did a big thing last Thursday afternoon in taking a large crowd of people over to Villa Park to show them Barnum's addition to Denver. Several omnibuses and a large procession of carriages took the people to the handsome hotel on the grounds, where they were entertained in a princely style. The whole affair was of a character that would have pleased the soul of Barnum himself. There were music and flowers, ice cream, lemonade and cake, sandwiches, beer and wine, cigars and promenades, songs, poems, speeches, pretty women, gallant men and a good time generally, and everybody was delighted, not only with the reception, but with the land which was spied out. The large majority of those present had never been in that suburb of the city before, and all were surprised at the situation. The ground commands the most beautiful view of the city in the neighborhood, and a grand look at the mountains. The land lies rolling and rich, and it is near at hand. The lots are to be sold cheap, and a piece of property worth over \$75,000 is to be given away to the aggregation of lot purchasers, to be used by them as they shall decide. This gift is the hotel and the fifty acres of superbly improved land on which it lies, and which is capable of being made one of the most popular, attractive and interesting resorts in all this region. From the start made yesterday, it is easy to see that every lot in Barnum's Villa Park addition will shortly be sold, and as soon as that is done there will be another city among us. The improvements which are yet to be made and the facilities which are to be afforded for reaching the place will make resident lots very desirable and valuable in the new addition. The visitors at Villa Park yesterday were received by Dr. and Mrs. Buchtel, respectively son-in-law and daughter of Mr. P. T. Barnum, and they were assisted in the entertainment of the guests by Louis H. Dinee and H. Y. Anderson, of Dinee & Co.'s office corps and field staff, all of whom showed themselves to be the right men in the right place.—*Pomeroy's Democrat, August 4th.*

VILLA PARK**ARTESIAN WELLS**

Have been commenced at the Villa Park hotel, and also at the reservoir.

THE ABUNDANT SUPPLY OF WATER

On the Barnum Property delights lot purchasers, there being a sufficient supply for every lot.

ALAMEDA AVENUE--THE COUNTY ROAD.

One hundred feet wide, will soon be completed to the Barnum Boulevard, making a handsome drive around the city.

RIO GRANDE AVENUE AND BRIDGE.

There has been a meeting of property owners for the purpose of completing the road and bridge. We understand the right-of-way has been given and enough money subscribed to complete the undertaking; the money has been appropriated and the bridge will be put under contract at once.

THE VILLA PARK HOTEL

Having been nicely furnished, is now the favorite resort for church festivals and dancing clubs of the city. Competent attendance always on hand.

THE HANDSOME BRICK SCHOOL HOUSE IN VILLA PARK

Has been put in complete order, and as soon as some slight outside improvements are made, will be in keeping with the elegant park and surroundings.

There are some hundred scholars in attendance at present.

NEW BUILDINGS IN VILLA PARK AND BARNUM'S SUB-DIVISION.

Plans, specifications and contracts are now being made for the erection of several neat and genteel Villas and Cottages, some of which are to be built of brick and the others frame.

VILLA PARK NOTES.

The contractors are interested in the Park and expect to make handsome profits from artesian wells and electric lights, besides the grading, bridges, reservoirs, etc.

A new reservoir on the southern portion of the Barnum property, will be commenced next week. It will be as large as the old one and hold an abundant supply of water.

This has been a grand, good year for Denver,—and for the whole State of Colorado. The mines have produced more than usual, making the miner and capitalist happy. The acreage in agriculture has been largely increased, and plentiful rains have pleased the farmer; the merchants have sold more than ever before and smile at their depleted stocks; our climate has made happy many thousand visitors, who will come again; the Exposition, with the numberless re-unions of different societies, has given us round after round of gaiety and pleasure; all have prospered and should be happy.

A RARE CHANCE

For a home and a fortune. A splendid speculation and a solid investment. Lots \$20 and upwards. Twelve monthly payments.

Lots worth double the amount and \$225,000 donated to buyers and sellers. The New West Side—Villa Park and Barnum estate. Maps and particulars, of Dinee & Co.

THE NEW WEST SIDE.

Villa Park Described by a Visitor to this Beautiful Suburb.

From the Rocky Mountain News.

Nestled at the base of the foot-hills on the north bank of the Platte and almost in the shadow of the glorious mountains, is one of the most beautiful spots on earth for man to live in. The surroundings are the most magnificent that mind could conceive. To the north and west, towering one above the other, with their summits piercing the clouds, and visible for hundreds of miles north and south, is the wondrous range, guarded here and there by grim peaks, forming the background of a picture unequalled for native grandeur by any other on God's footstool. To the east a panorama of the city, with its elegant residences nestled in their

BOWER OF GREEN,

and its magnificent public buildings, forms a scene of passing loveliness and cool beauty, bewildering to the senses of the eastern sojourner, causing a supreme desire, sure to be hastened in its fruition, of getting away from the hot and dusty cities of the crowded east and building for himself in this paradise on the plains an ideal home, where his life can be lived to its fullest, getting all of joy there is on earth, the joy of living in an atmosphere of perfect health, with God's mightiest works spread out before his eyes, continually feasting, and the works of man toned down and made pleasant by the genius of capital and intelligence. Such is the spot known as Villa Park, a place selected years ago by the far-seeing shrewdness of P. T. Barnum, as

THE IDEAL ELYSIUM,

where man could live in happiness and content. Not content with the natural beauties of the place, to which pen could not do justice, the hand of art has been called in service to utilize the manifold natural advantages of the place for the comfort and enjoyment of the community of favored mortals who will ere long people this eden of the earth. Situated on a gentle slope inclining slightly toward the city with two ever-flowing streams of water running through it, magnificent drives and streets, there is every requisite for the

FINEST BUILDING SITES IN THE WORLD.

At the highest point on the premises is a splendid reservoir fed constantly by streams which never run dry, in addition to which two artesian wells, one four and the other eight inches in diameter, which have been contracted for, will furnish an ample supply of water for domestic and irrigating purposes for all the population which will settle there. The park is of easy access, being but a short distance beyond the bridge over the Platte river at Larimer street, which furnishes a ready means of access, in addition to which another bridge will shortly be built at Welton street, leading to the upper end of the premises. A wide boulevard has been projected, connecting with Broadway on the one side and that of the highlands on the other, furnishing a magnificent drive many miles in extent, skirting the eastern edge of the premises. Parties who wonder at the avidity with which building sites are taken at Villa Park, would cease to do so after a visit at that charming spot.

A GREAT ADVANTAGE

In the selection of Lots in Barnum's Property is the first choice.

IT HAS COME AT LAST.

TRANSPORTATION TO NORTH DENVER
AND VILLA PARK.

CHEAP, FIXED AND RAPID TRANSIT,
AND PLENTY OF IT.

BY THE CITY RAILWAY TO THE
BOULEVARDS.

Also by the Chicago, Burlington and Quincy Railway whom it is correctly reported have purchased the right-of-way of the Golden Railroad, now partly graded through Villa Park and a handsome depot to be erected near

VILLA PARK HOTEL.

Another sound and reliable railroad, of which we are not now at liberty to name, has made its survey through Villa Park and proposes to commence operations within the next twenty days. The east side must look to its laurels, for the north and west mean business.

LOTS IN BARNUM'S SUB-DIVISION.

Nearly 500 of the 5,000 lots are now sold and it is thought that the balance will be sold by the first of January, next. Should such be the case, the prizes, donations, and distributions will immediately be distributed in accordance with Dr. Buchtel's bond, now in the hands of W. D. Todd, Esq., cashier of the Union Bank.

EXTENSIVE SALES.

Orders coming from most every direction for lots in the New West Side, Barnum's estate. Great choice in first selection.

S. DINGEE & Co., Agents,
286 Seventeenth St.

THE CITY OF DENVER

Has been moving its line of improvements towards the west; and as the centre of the city is being filled with a better class of buildings than heretofore built, it has compelled the rich and poor alike to find some point at which to locate, which is easy of access, having beautiful surroundings and plenty of water;—some place where the air is pure. Such a place has been found in the New West Side, suiting the tastes and within the reach of the pockets of all.

PEOPLE

OF

**NORTH DENVER,
WEST DENVER,
HIGHLANDS,
VILLA PARK
AND ARGO,**

SUBSCRIBE FOR YOUR PAPER,

THE TELEPHONE,

And ADVERTISE in it.

HIGHLANDS

TRANSPORTATION IN HIGHLANDS.

The people of this beautiful town are progressive, and have labored several years under many disadvantages in trying to procure transportation to and from Denver; their labors have met with success. D. F. Longstreet, the efficient Superintendent of the City Railway company, has assured us that he will extend the line of cars to the Boulevard in a very short time. Right of way has been obtained and money subscribed for grading, giving almost a certainty that the cars will be running during the month of September next. These cars will accommodate all the people in the center and southern portions of the town. The Cable road has obtained the right of way and gone into contract to occupy the beautiful avenues in the northern portion of the town, which, when completed, the question of cheap and rapid transportation is settled to the satisfaction of all concerned. The artesian wells sunk in the town have all proved successful, the supply being larger than the necessity of the town demand. The water is pure, clear and sparkling.

AN APPLICATION

has been made to the County Commissioners for the establishment of a Justice precinct, composed of the town of Highlands and the territory lying between it and the county of Jefferson. It should be granted at once, and some member of the bar, now resident there, should be appointed.

THE NEW WEST SIDE.

The sales of the last month have developed the fact that the buyers of lots are among the best people of our city, and many express themselves as intending to build as soon as materials can be gotten together. A prominent florist and gardener will commence arranging a large tract of ground for small fruits and flowers during this week.

DENVER, COLO., Aug. 20, 1883.

Messrs. S. Dinee & Co., Managers of Villa Park and Barnum Subdivision,

GENTS—I will build houses, either brick or frame, for purchasers of lots in the above subdivisions on monthly payments of 20 per cent. down and 20 per cent. per month.

HENRY LEWIS,

Contractor and Builder,
163 Downing Ave., head of Champa.

We have numbers of letters as above and many personal applications from builders and capitalists, and the reason is because we build and finish all our streets and avenues and have plenty of water, so that all our lots are ready for immediate building purposes.

There is no greater evidence of the metropolitan character of Denver than the way in which it is expanding into the suburbs for residence sites.

A postoffice has been established in Highlands, under the name of "Highlands Post-office," and Judge S. D. Stanchfield has been appointed postmaster.

Buy a lot as a present for your wife, give one to your daughter so that she can attract, settle one on the boy for a future bank account, and then buy two for yourself for a home, in the handsome New West Side—Villa Park and Barnum's Sub-division, at 286 Seventeenth street.

AN OHIO DOCTOR

Visits Villa Park and Briefly Records
His Impressions.

Having an hour to spare to-day, our party accepted the kind invitation of Mr. Dinee and visited Villa Park in his special carriage. Right here I may say that for a short excursion, free of charge, this drive offers to visitors the most pleasant and profitable way of spending an afternoon that I have met in Denver.

From the number and style of people visiting the park to-day, we can but think that the "boom" has certainly struck in this locality. The magnificent view of Denver and the mountains from the upper story of the hotel or the top of the reservoir, will amply repay any one for the short time necessary for the trip. We were particularly struck with the magnificence of the hotel arrangements, large and airy rooms, with high ceilings, splendidly lighted, elegantly and completely furnished, and no one occupying them because they have not been thrown open to the public.

If the many invalids, who visit Colorado for their health and are cooped up in their little dark "rooms to let" which frequently meet the eye on the streets of Denver, only had such rooms as this place offers, they would find their health more rapidly returning.

Taken all in all for beauty of location and close proximity to the business centre of the city, Villa Park offers greater inducements for those seeking healthful and pleasant homes, than any other part of Denver which we have visited.

DR. J. W. COLLINS,
484 Champa street.

Denver, August 20, 1883.

HE IS THE TRUSTEE.

Those Purchasers Will Receive the Elegant Donations which are Offered.

From the Denver Tribune of August 15.

Mr. William D. Todd, cashier of the Union bank, has no interest in Villa Park and Barnum's sub-division, but he has become the trustee to see that the interests of the lot purchasers are conserved and that Dr. Buchtel makes the munificent donations which he offers in his advertisements.

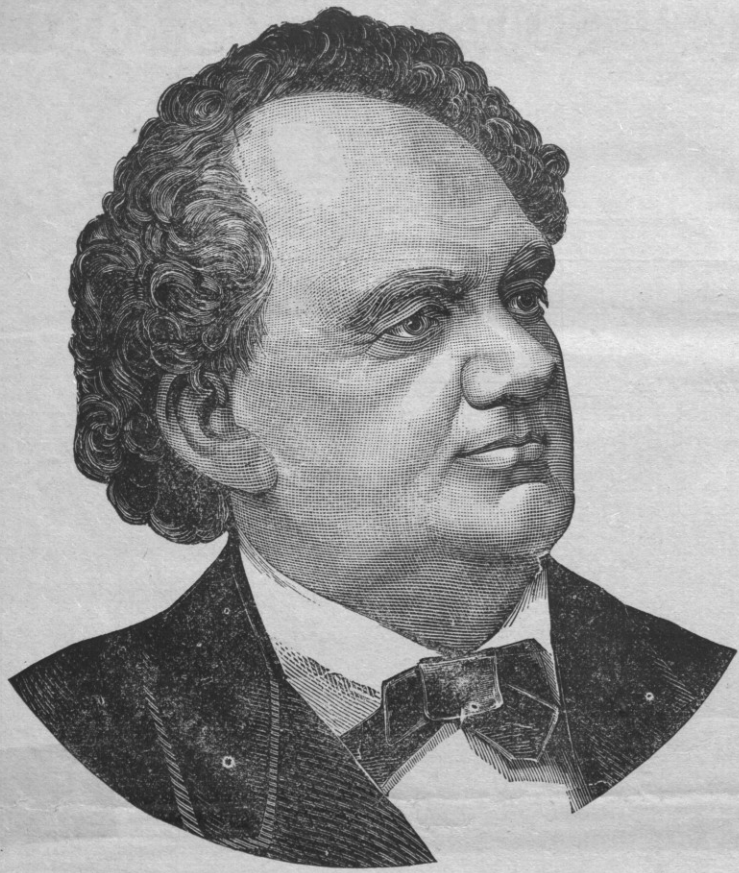
The new maps are ready for free distribution. Mail a couple east and show your friends what Denver is.

If you want to go out to Villa Park at any time make an appointment at 286 Seventeenth street.

Full abstract of title is given to all purchasers. This has been prepared by County Clerk Lothrop.

ALDERMAN BANDHAUER.

It is said that Alderman Bandhauer, the energetic representative of the Sixth ward, takes great delight in rushing over the rickety Fifteenth street bridge with his heavy team of grays. The alderman is not attempting suicide, but would be willing to go down with the bridge if the loss of his life would bring the city to build a new bridge. Bob considers the interest of his constituents (including himself) before everything else.



P. T. BARNUM, ESQ.,
Original Owner of Villa Park and P. T. Barnum's Subdivision.

THE NEW WEST SIDE!

Extraordinary and Rare Opportunity!

A SPLENDID SPECULATION AND INVESTMENT.

A Chance to Make a Fortune on a Small Investment

5,012 LOTS TO BE SOLD, AND PRIZES TO BE \$225,000
DISTRIBUTED OF A VALUE OF

P. T. Barnum, at the age of 73, has decided to close out his Denver estate, comprising about 800 acres, which he has sold to his son-in-law, Dr. Wm. H. Buchtel, who has ordered it put upon the market to be sold. The

PRICES, TERMS, DONATIONS

AND

DISTRIBUTION OF PRIZES

are such as to ATTRACT INTEREST AND COMMAND THE ATTENTION OF ALL who desire to avail themselves of a grand and rare opportunity, SAFE AND SOLID INVESTMENT, and a SPLENDID SPECULATION. Villa Park and P. T. Barnum's Subdivision is the Handsomest and

Most Desirable Residence Property

of the City of Denver, and would have been built up with elegant residences years ago if Mr. Barnum had consented to sell it. The Prizes, Donations and Distributions amounting to \$225,000, and the low prices and accommodating terms have been made to insure the speedy sale and settling up of the estate.

The prices of these lots are at least

ONE-HALF LESS

than other property is selling at in inferior localities and not so near the centre of the city. Villa Park and Barnum's Subdivision is one mile and a half from the City Hall, and is of ready access to the business centre of the city.

One of the many strong points on this property is the abundant supply of water from the two large reservoirs, the ditch, the two streams running through the property and

THE ARTESIAN WELLS.

Read the Plan of Sale and Distribution of Prizes, and examine carefully this Map.

IT WILL PAY YOU.

COLORADO AND DENVER.

Denver the Great Metropolis---The Queen City of the Plains---By its Natural Resources, Beauty and Enterprise, the

CHICAGO OF THE WEST.

RESTING ON ITS THRONE, MIDWAY BETWEEN THE LAKES AND THE PACIFIC OCEAN, HOLDING THE BALANCE OF POWER AS

A GREAT DISTRIBUTING DEPOT.

THE MECCA OF GRAND TRUNK LINES--THE GREAT RAILROAD CENTRE--SEVENTEEN GREAT LINES NOW OCCUPYING ITS CENTRAL DEPOT.

Denver, The Great Commercial City.

DENVER, THE GREAT MANUFACTURING CITY.

A FEW FACTS AND FIGURES.

Colorado has Produced \$169,953,406.00 in Gold and Silver. Produced in 1882, \$26,750,898.

DENVER CENSUS OF 1880, 40,000, NOW 70,000--17 RAILROADS--OTHERS COMING--2,910 MILES OF RAILROADS; VALUE \$19,972,134--FINE PETROLEUM OIL DISCOVERED IN QUANTITY--MANUFACTORIES PRODUCED IN 1882, \$11,000,000; EMPLOYED 5,000 MEN--\$104,000,000, VALUE OF SHEEP AND CATTLE IN COLORADO.

DENVER REAL ESTATE.

Sales in 1882	\$8,000,000
Buildings Erected	4,000,000
Total	\$12,000,000

Denver's great and unparalleled growth of seventy-five per cent. in two years, the residences of the bonanza kings, who have made their money at home among the mines, the advance in real estate and growth of cattle.

A city of 70,000 happy, healthful people, blessed with pure air, beautiful homes, shaded avenues, and the best water in the world; always active and enterprising, full of life, contented.

Denver is a city of enterprise, and to-day, as in the past, presents to those seeking quiet homes a paying business, in either commerce or speculative pursuits, a field unequalled.

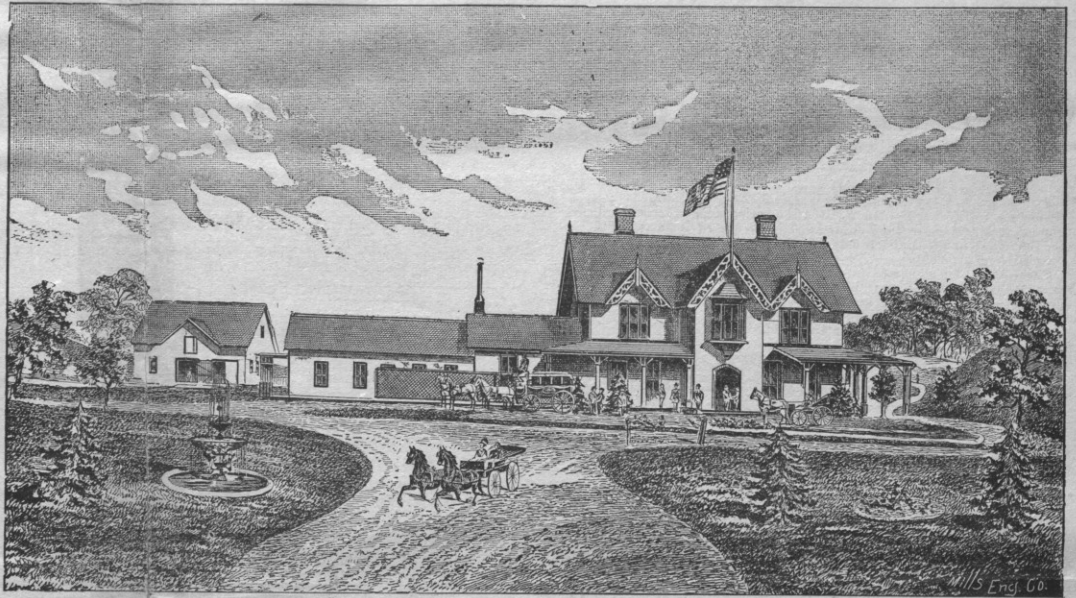
To invest in its real estate is safe and profitable, its past history showing a rapid, steady increase, proving beyond a doubt that Denver, ere long, will take its stand in the front as a business centre and a paradise of palatial homes.

Magnificent Public Buildings, Churches and Schools will put to blush many of the greater and older cities of the East.

Colorado is unexcelled by any State or Territory in the Union for its Iron and Coal Beds, its Clays and Building Stone.

GRAND DISTRIBUTION OF PRIZES \$225,000! Open to all Lot-Sellers and Purchasers. \$225,000!

VILLA PARK HOTEL AND GROUNDS.



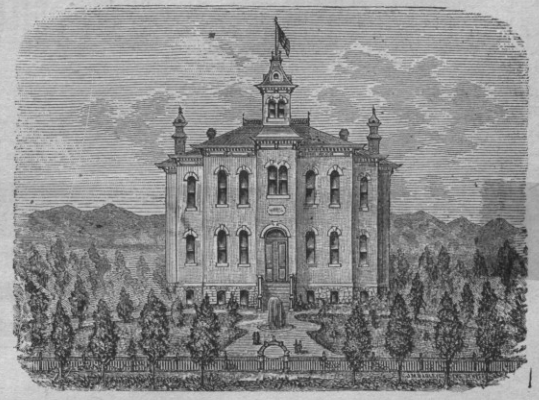
FIRST GRAND PRIZE \$75,000.

The above is an illustration of Villa Park hotel, which, with about fifty acres of ground in the park, all buildings and improvements, is the grand prize open to purchasers of the lots in Barnum's sub-division. The hotel will be donated with the grounds just as it stands, completely furnished and elegantly appointed. It is richly worth \$75,000. The grounds, stables, gardens, grove and other improvements upon the hotel plot are worth \$50,000, making this grand donation of a value of \$75,000.

It is apparent that the purchasers of the majority of the lots are to determine the managing or disposing of the magnificent "Hotel Property," with its complete surroundings. They may retain and manage the property for their mutual benefit; or they may, as is most probable, dispose of it by a Grand Drawing, each lot, of whatsoever price, entitling its owner to a chance. Hence the parties holding the greater number of lots will be entitled to the greatest number of chances in securing the property.



BOYS' ACADEMY.
Upon a Plot DONATED in Villa Park.
See Class VIII.



YOUNG LADIES' SEMINARY
Upon a Plot DONATED in Villa Park.
See Class VIII.



\$7,000

PRIZE RESIDENCE.

Which, furnished completely and with four Villa lots or plots, will be DONATED in Villa Park. See Class I, Grade Second.



\$10,000 BRICK SCHOOL HOUSE

NOW IN VILLA PARK.

This school is completely furnished, is in first-class condition, and has now an attendance of sixty to one hundred pupils.



\$4,000

PRIZE RESIDENCE.

Which, furnished completely, and with two Villa lots or plots will be DONATED in Villa Park. See Class I, Grade Fourth.

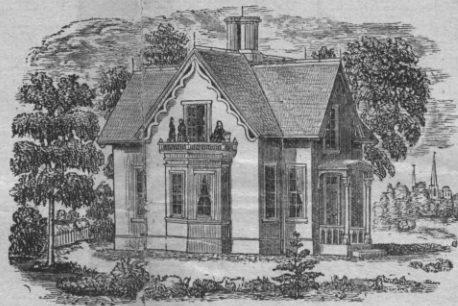
\$10,000 PRIZE RESIDENCE,

Which, furnished completely and with four Villa lots or plots, will be donated in Villa Park.

SEE CLASS I, GRADE FIRST.



By Reading the Certificate of Wm. D. Todd, the Trustee in the interest of those entitled to Donations, it will be seen that Dr. Buchtel is held by a Bond to the full value of the Donations, \$225,000, to make all Donations as agreed.



\$3,500 PRIZE RESIDENCE,

Which, furnished completely and with two Villa lots or plots, will be DONATED in Villa Park.

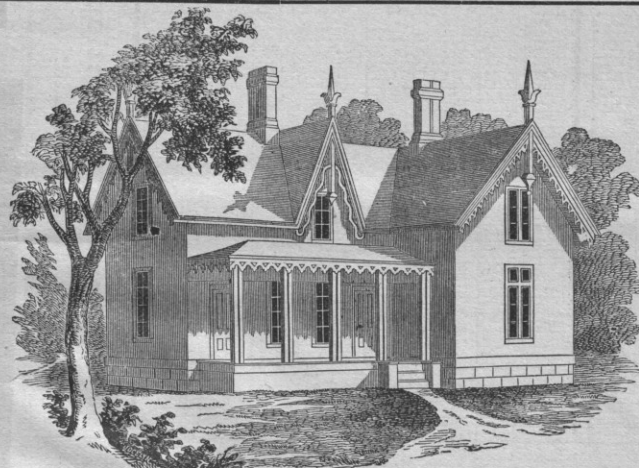
See Class I, Grade Fifth.



\$2,500 PRIZE RESIDENCE,

Which, furnished completely and with a Villa lot or plot, will be DONATED in Villa Park.

See Class I, Grade Seventh.



\$5,000 PRIZE RESIDENCE,

Which, furnished completely and with three Villa lots or plots, will be DONATED in Villa Park

See Class I, Grade Third.

VILLA PARK AND BARNUM'S SUBDIVISION.

FILING OF BOND FOR \$225,000.

W. D. TODD APPOINTED TRUSTEE.

PLAN OF SALE, DONATIONS, DISTRIBUTION OF PRIZES, ETC.

CERTIFICATE

OF
W. D. TODD, ESQ.,
CASHIER OF THE UNION BANK.

DENVER, COLORADO, U. S. A., August 11, 1883.
To all those who may become Purchasers of Lots in Barnum's Subdivision:
This is to certify that William H. Buchtel as principal, and Helen M. Buchtel as surety, have this day signed, sealed and delivered to me a bond in the sum of two hundred and twenty-five thousand dollars (\$225,000), the conditions of which are:

First—That I am appointed in such bond the Trustee for the purchasers of lots in Barnum's subdivision.
Second—That the principal in said bond, William H. Buchtel, offers for sale all the lots in P. T. Barnum's subdivision upon the following terms: The lots in the said subdivision to be sold and classified into nine grades, as follows:

CLASS.	NO. OF CORNER LOTS.	PRICE.	NO. OF INSIDE LOTS.	PRICE.
1	34	\$25 00	317	\$20 00
2	110	37 50	959	30 00
3	14	50 00	120	40 00
4	98	62 50	891	50 00
5	74	75 00	674	60 00
6	22	87 50	192	70 00
7	47	100 00	449	80 00
8	18	112 50	156	90 00
9	80	125 00	757	100 00

Total cor. lots... 497 Total inside lots... 4515
Total value... \$300,720
The total number of lots to be sold is five thousand and twelve (5,012), as shown above; the total value of lots to be sold is three hundred thousand, seven hundred and twenty dollars (\$300,720), and it is agreed in said bond that the prices of said lots shall not be changed or increased before the first day of January, A. D. 1884, and then not to exceed twenty-five (25) per cent above said classification and rates, nor shall a second or further advance be made before the first day of July, A. D. 1884, and not then to exceed twenty-five (25) per cent above said increase authorized on said first day of January, A. D. 1884, after which no additional advance shall be made.

And in case all of said lots are sold and paid for prior to the first day of January, A. D. 1885, then William H. Buchtel binds himself in said bond to donate to the purchasers of these lots the Villa Park Hotel, with furniture complete, and the ground belonging to the same, amounting to about fifty acres; and, as a further inducement to agents and purchasers, he binds himself in the bond to make the following additional donations:

CLASS I. TO THOSE WHO SELL LOTS.

GRADE.
First—To the person, agent, association or combination that sells the greatest number of lots in the Barnum Sub-Division, a furnished house and four villa plots or lots in Villa Park. Value... \$10,000
Second—To the person, agent, association or combination that sells the next greatest number of lots in the Barnum Sub-Division, a furnished house and four villa plots or lots in Villa Park. Value... 7,500
Third—To the person, agent, association or combination selling the next greatest number of lots, a furnished house and three villa plots or lots in Villa Park. Value... 5,000
Fourth—To the person, agent, association or combination selling the next greatest number, a furnished house and two villa plots or lots in Villa Park. Value... 4,000
Fifth—To the person, agent, association or combination selling the next greatest number, a furnished house and two villa plots or lots in Villa Park. Value... 3,500
Sixth—To the person, agent, association or combination selling the next greatest number, a furnished house and two villa plots or lots in Villa Park. Value... 3,000
Seventh—To the person, agent, association or combination selling the next greatest number, a furnished house and one villa plot or lot in Villa Park. Value... 2,500
Eighth—To the person, agent, association or combination selling the next greatest number, a furnished house and villa plot or lot in Villa Park. Value... 2,000
Ninth—To the person, agent, association or combination selling the next greatest number, a furnished house and one villa plot or lot in Villa Park. Value... 1,800
Tenth—To the person, agent, association or combination selling the next greatest number, a furnished house and villa plot or lot in Villa Park. Value... 1,600

CLASS II. DONATIONS TO PURCHASERS.

GRADE.
First—To the person, combination or association purchasing the most lots in the Barnum Sub-Division... 25 plots or lots in Villa Park
Second—To the second greatest number... 20 " " " " " "
Third—To the third greatest number... 15 " " " " " "
Fourth—To the fourth greatest number... 10 " " " " " "
Fifth—To the fifth greatest number... 5 " " " " " "
Sixth—To the sixth greatest number... 3 " " " " " "
Seventh—To the seventh greatest number... 2 " " " " " "
Eighth—To the eighth greatest number... 1 " " " " " "

CLASS III. TO THOSE WHO ERECT HOUSES.

GRADE.
To the person, combination, or association building the greatest number of houses on the Barnum sub-division, each to cost not less than \$1,000:
First... 15 plots or lots in Villa Park
Second... 10 " " " " " "
Third... 5 " " " " " "

CLASS IV.

GRADE.
To the person, combination, or association building the greatest number of houses on the Barnum sub-division, each to cost not less than \$500:
First... 10 plots or lots in Villa Park
Second... 5 " " " " " "
Third... 3 " " " " " "

CLASS V.

GRADE.
To the person, combination, or association that builds the most expensive house in Barnum's sub-division:
For the most expensive... 5 plots or lots in Villa Park
For the second most expensive... 3 " " " " " "
For the third most expensive... 2 " " " " " "

CLASS VI.

TO THOSE MAKING SPECIAL IMPROVEMENTS.
GRADE.
To the person, combination, or association making the best improvements, aside from buildings on their lot, in Barnum's sub-division:
To the best... 6 plots or lots
To the second best... 4 " " " " " "
To the third best... 2 " " " " " "

CLASS VII.

TO RELIGIOUS AND CHARITABLE INSTITUTIONS AND SOCIETIES
One large villa plot to each religious denomination or charitable institution erecting a building. Absolute donation.

CLASS VIII.

FOR A SEMINARY AND AN ACADEMY.
One large villa plot for ladies' seminary in Villa Park.
One large villa plot for boys' academy in Villa Park.
Third—The third condition of the bond is that, if all the lots in P. T. Barnum's Sub-division are not sold at the rates above specified and paid for before the first day of January, A. D. 1885, then William H. Buchtel is not bound to make any such donations, but the purchasers, or any of them may buy or find purchasers for the unsold lots prior to said date at the above rates, and then William H. Buchtel is bound to make all the donations, and should he refuse to convey the donations, then he and his sureties would be liable to me as trustee for the purchasers of the lots in the sum of two hundred and twenty-five thousand dollars (\$225,000), the total penalty of the bond.
WILLIAM D. TODD, Trustee.

OPEN LETTER

OF
DR. WM. H. BUCHEL,
OWNER OF
VILLA PARK AND BARNUM'S SUBDIVISION.
To the Purchasers of Lots.

DENVER, July 9, 1883.
I hereby appoint Messrs. S. Dinee & Co. my general managers and agents to conduct the sale of lots in P. T. Barnum's Sub-division, and Messrs. Dinee & Co. shall not have any direct or indirect interest or participation in the donations to be made or the prizes to be distributed.

DESCRIPTION OF THE BARNUM SUB-DIVISION.

The Barnum Sub-Division proper contains over 600 acres, which have been platted, and the streets (eighty feet wide) and alleys (sixteen feet wide) have been laid out, and are being completely graded, and have been donated to the use of the public. The Sub-Division contains 5,012 lots (full city size), 25x125 feet. The Sub-Division, as well as the Park, is supplied with water in every part by the reservoirs, one of which covers about five acres, and the eight-inch artesian well, which will be sunk.

TERMS OF SALE:

The lots will be disposed of upon the following terms to every purchaser: Twelve equal monthly payments, the first payment being cash. Upon making the last payment each purchaser is given a full warranty deed. Those paying all cash will receive a discount of 5 per cent. All deferred payments will be charged 6 per cent. interest. Free and clear titles to all of the property provided to be herein sold or donated will be conveyed free of all incumbrances by warranty deeds giving perfect titles. Maps and a full printed abstract of title, certified to by the county clerk of Arapahoe county, will be furnished free to each purchaser when the first payment is made.
WILLIAM H. BUCHEL.

DENVER, Colo., August 11, 1883.
I have this day selected as trustee for the purchasers of lots in P. T. Barnum's Sub-division, William D. Todd, cashier of the Union Bank, and he has accepted the trust, and I have filed my bond with him in the sum of \$225,000 to assure the donation as described in the bond.
Messrs. S. Dinee & Co. will sell the lots in accordance with the conditions of the bond. For the further

PROTECTION OF LOT PURCHASERS.

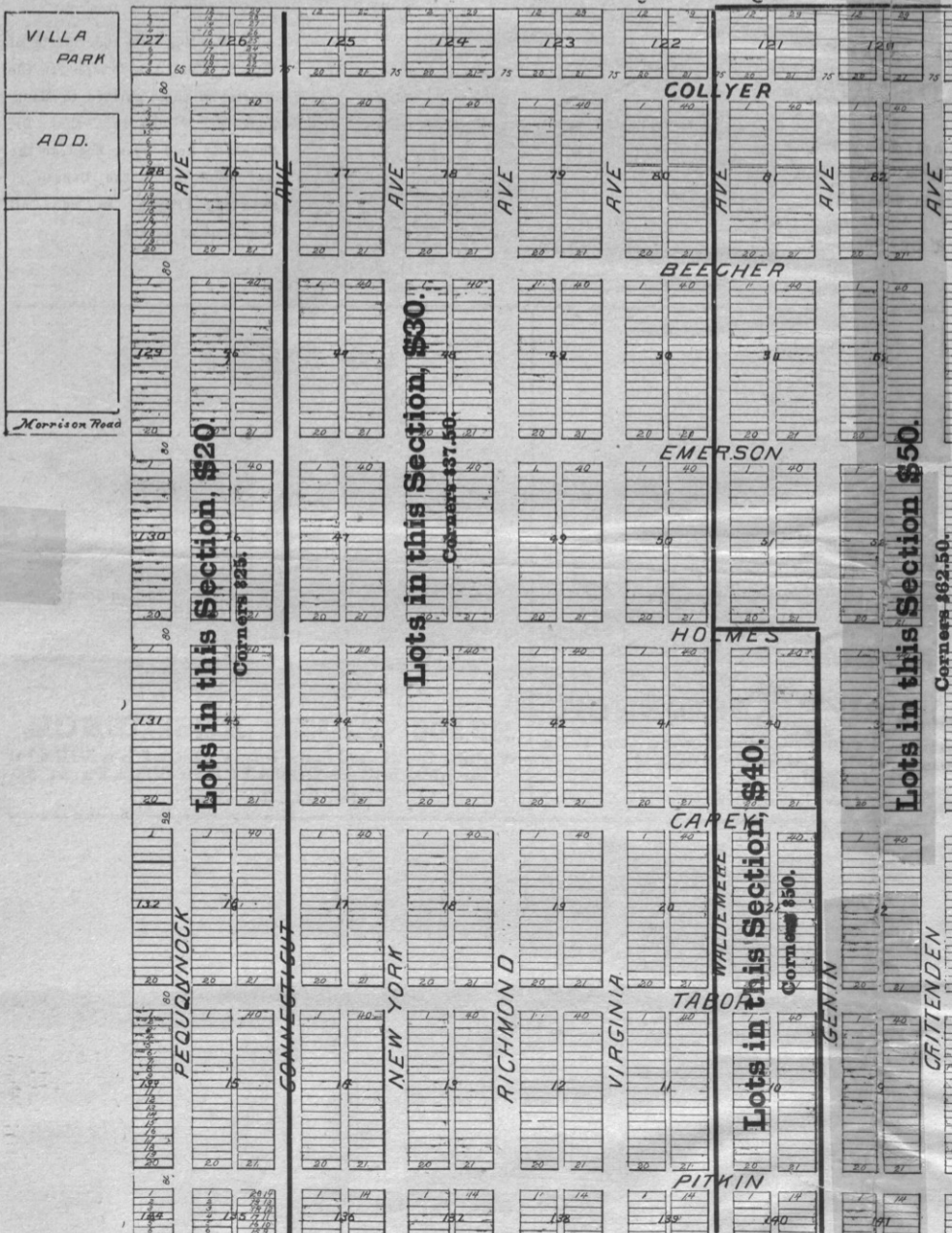
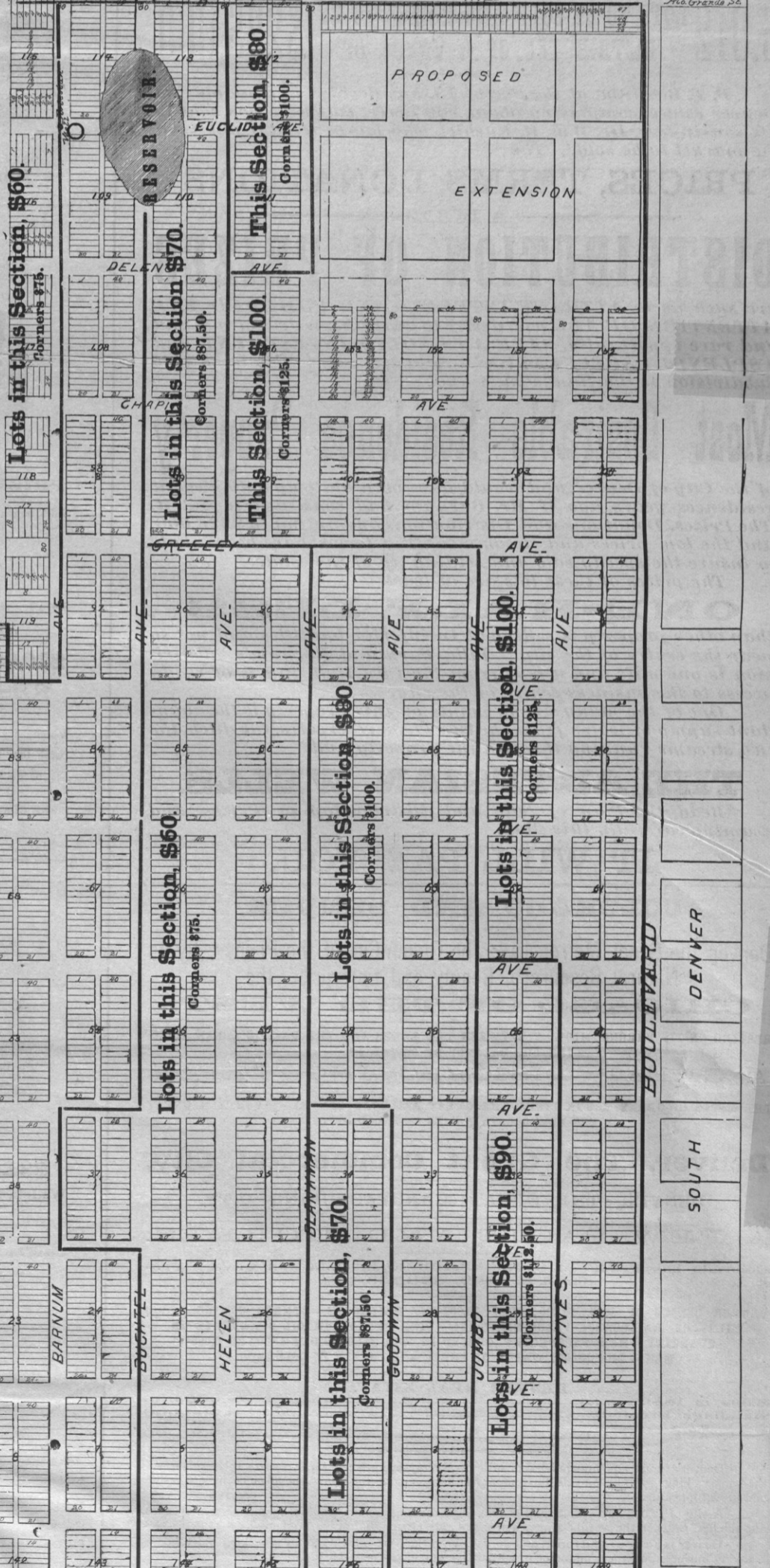
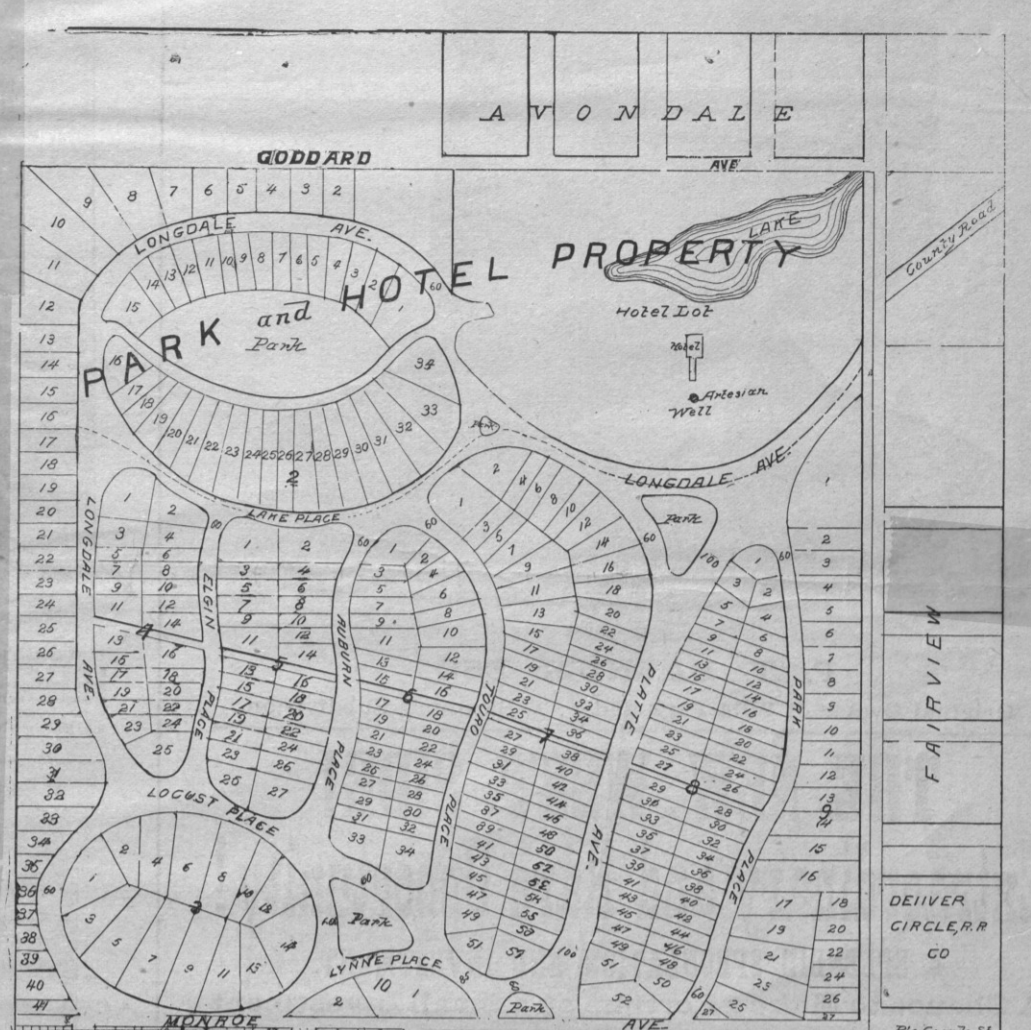
There will be rendered to each of them at the office of Messrs. S. Dinee & Co., upon the first day of each month, a certified statement of all the lots sold during the preceding month, and upon the fifteenth day of each month, 1884, all purchasers will be notified of the number of lots remaining unsold at that time, when they will have the privilege of purchasing the remaining lots, and thus completing the sale and securing the donations in accordance with my bond.
From the very desirable location of this property, the extent of improvements made and being made, the

LARGE DONATIONS.

Low prices and accommodating terms, I feel safe to calculate. At the property will all be sold on or before the first day of January, 1884, and I will make the donations named without delay, as soon as the lots are all sold, in accordance with my bond. **WILLIAM H. BUCHEL.**

Maps of Denver, the Villa Park and Barnum's Sub-division, may be had free at the office of Messrs. S. Dinee & Co., No. 286 Seventeenth street, Markham Exchange building, and at the office in the Villa Park hotel.

S. DINEE & CO., 286 17th St.,
DENVER, COLORADO, U. S. A.



Denver, the Place for Speculation and Solid Investment in Real Estate.

LATEST MAP OF THE CITY OF DENVER.



- 1. Bohm's Addition.
- 2. Sherman Subdivision.
- 3. Lincoln Subdivision.
- 4. Byers' Addition.
- 5. Kettle's Addition.
- 6. Broadway Terrace.
- 7. Whitte's Addition.
- 8. Evans' Addition.
- 9. Harmon's Addition.
- 10. Woodward Addition.
- 11. Inslee's Addition.
- 12. Hunt's Addition.
- 13. P. T. Barnum's Subdivision and Villa Park.
- 14. Congressional Grant.
- 15. Clement's Addition.
- 16. Siles' Addition.
- 17. Case & Eber's Addition.
- 18. Fort's Addition.
- 19. McKeen's Addition.
- 20. Swansea.
- 21. Burlington.
- 22. Richardson.
- 23. North Highlands.
- 24. Perin's Addition.
- 25. Porter Highlands.
- 26. Witter's North Denver Addition.
- A. Exposition Building.
- B. Water Works.
- C. Pearl Lake.
- D. County Jail.
- E. Denver Brewing Co.
- H. Windsor Hotel.
- F. Hallack & Howard.
- G. Denver Foundry and Machine Shop.
- H. Lindell Hotel.
- I. Bates Hose House.
- J. Denver Bank.
- K. City Hall.
- L. County Offices.
- M. Post Office, Taber Opera House.
- N. St. James Hotel.
- O. St. Mary's Academy.
- P. County Court House.
- Q. Wolfe Hall.
- R. Car Stables.
- S. Tabor Block.
- T. First National Bank.
- U. Colorado National Bank.
- V. American Hotel.
- W. Union Depot.
- X. Alvord House.
- Y. School House.
- Z. Markham House.
- II. Central Presbyterian Church.
- III. Denver High School.
- IV. Broadway School.
- V. St. John's Cathedral.
- VII. Gentlemen's Driving Park.
- VIII. Stout Street School.
- IX. Curtis Park.
- XI. Fair Grounds.
- XII. Junction.
- XIII. Swansea Smelting Works.
- XIV. Boston & Colo. Smelting Co's Wks.
- XV. Colorado Iron Works.
- XVI. Denver Rolling Mill.
- XVII. U. P. Car Shops.
- XX. D. U. & P. Car Shops.
- XXV. D. & W. P. Car Shops.
- XXX. D. & N. O. Shops.

"VILLA PARK."

DENVER'S MOST BEAUTIFUL SUBURB.

WHAT MESSRS. DINGEE & CO. ARE DOING.

GENUINE ENTERPRISE MANIFESTED.

THE EDEN BEYOND THE PLATE WELL WORTH A VISIT.

From the Rocky Mountain Call.
The reception given by Dr. Buchtel and lady at Villa Park on last Thursday afternoon, was a most enjoyable affair. The ladies and gentlemen who accepted invitations and attended, were among the elite of Denver, and no disputable characters were allowed on the ground. It might be here said that Villa Park comprises 800 acres of the finest lands in the state, and was formerly the property of the great showman Mr. P. T. Barnum, and known as "Barnum's Sub-Division to the City of Denver." Mr. Barnum bequeathed the property to his daughter, Mrs. Dr. Buchtel. This lady has placed the disposal of the land in the hands of Messrs. Dingee & Co., real estate agents, in the Markham Exchange. The above-named firm are making many improvements, among which are the construction of many boulevards, which were laid out by County Surveyor P. O'Brien. A reservoir on the grounds has capacity for holding 3,000 inches of water, and two artesian wells are being sunk for the purpose of supplying residents with pure water. In the vicinity of the hotel—a beau-

tiful place—are 5,020 lots, 4,000 of which are yet for sale at most reasonable prices. Notwithstanding the heavy rain which had fallen during the afternoon, rendering an unlimited supply of mud, scarcely a visitor returned before he had seen the entire grounds. For the accommodation of the guests, Messrs. Dingee & Co. kept at their command at the hotel a number of carriages, in which guests were driven to any point of interest that they desired. The politest attention was given to everybody, and too much praise cannot be given the management for the manner in which the affair was conducted. Nothing occurred to mar the day's pleasure, and the visitors returned knowing that the half had not been told of Villa Park, soon to become "the most fashionable pleasure resort in the vicinity of Denver."

The beautiful hotel, of which so much has been said, was furnished by the following firms: Furniture, Kilpatrick & Brown; carpets, Daniels & Fisher; glassware and queensware, S. L. Holzman. The hotel, together with the park, containing fifty acres, is valued at \$75,000. The park commands the most magnificent views of Denver and the Rocky mountains, imaginable. There is no spot in the entire 800 acres from which you have not a complete view of every public building in the city—a most beautiful panorama to behold. The Chicago, Burlington and Quincy railroad have surveyed a line through the grounds, and when the extension is built they propose building a depot in the vicinity of the hotel. A full force of assistants has been organized to assist Mr. Dingee in the sale of this property. It is as follows: Mr. Anderson, chief salesman; Louis H. Dingee, cashier; Mr. O'Brien, county surveyor, grades, roads and avenues; Mr. Nichols, superintendent of the park and hotel, besides having an army of assistants at work improving the property. It is proposed to construct a dam across a beautiful stream of water which flows

past the front of the hotel, thereby forming a lake. This can be done very easily. When completed, it will be a great feature, and source of enjoyment to residents in the vicinity of the park. The visitors were entertained at the hotel by Colonel Will Vischer, who made some humorous remarks, and Captain Jack Crawford, the poet, with some original impromptu poems concerning the rapidity of the growth of Denver and the beauties of Villa Park. Good music was also furnished by the German band. Among those present were the Exposition commissioners, some leading gentlemen of Chicago, and representatives of the Denver papers. Probably no man in the state has the experience, ability and enterprise possessed by Mr. Dingee. This gentleman was instrumental in a great many improvements to large cities. The city's representative is under many obligations to Mrs. Buchtel for kindness shown him during our stay at the park and hotel. The visitors were given refreshments free of charge. No pains were spared to please everybody, and all join in thanking the management for the kindness shown them.

A CHICAGO EDITOR

In an Eloquent Speech Describes the Beauties of Denver,

And the Commercial Progress of the Centennial State's Capital.

From the Rocky Mountain News of August 4.
At the reception at Villa Park given by Dr. Buchtel and his estimable wife, which was attended by leading citizens of Denver, an enthusiastic speech upon Denver was delivered by Captain J. G. Heaps, of the

Drovers' Journal, of Chicago. The Captain visited Denver last year, and in his letters from this city said many good things of this city, its wonderful growth and beautiful surroundings. His remarks at Villa Park were entirely impromptu. He spoke as follows: "As the representative of the press of Chicago I am glad to meet so many ladies and gentlemen of Denver. Chicago, the Queen City of the Lakes, sends greeting to Denver, the beautiful city of the plains and mountains. Chicago feels a joy pride in her neighbor of the mountains and well she may, for Denver is a wonder among American cities. DENVER'S WONDERFUL GROWTH. "In the Old World cities are of slow growth; but here enterprise adds energy make our great cities. But nowhere on our continent is there a city of such wonderful growth and prosperity as we see here. Away out on these plains, on what was once looked upon as the Great American desert, is a city of 75,000 inhabitants, which has sprung into existence almost as though by the wave of the magician's wand; a city whose public and private buildings, schools, churches and business blocks, would be an ornament to any city on the globe. A city of wealth and refinement; a city whose commerce is reaching far away over the valley and mountain to the golden shores of the Pacific, and to the rock-bound coast of New England. And why should this not be so situated as she is—at the very base of the great backbone of the American continent; the mighty Rocky mountains whose peaks are lost in perpetual snow and whose fields are rich in mineral, pouring a stream of wealth into her lap. On the one side of Denver lie the world's great grain fields, covered over everywhere, like the roof of the heavens, with large herds of cattle and droves of fat sheep. "Yes, we have the finest climate in the world, and your city is already a national sanitarium. With scenery for mountains such as cannot be surpassed among the

Alps and Apennines, why should you not have a great city? She has, in her present greatness, all before her—she is yet in her infancy and has not yet entered the full perfection of womanhood. I say, ladies and gentlemen, let us reach out our iron fingers toward you, and are being united with hands of steel, over which the great iron shuttles are flying forward and backward, carrying the threads of civilization and weaving this broad young republic into one harmonious whole. "Your importance as a commercial center is seen in the fact that you are connected with the East by six trunk lines, while three reach away to the plains and mountains of the north and south, stretching away to the shores of the mighty Pacific and there connecting with the old world by steamer. Here meet the Occident and the Orient; the West and the East here unite in a long and strong embrace. "While New York will always remain the great commercial metropolis of our country, she is hampered for room, and there is no place for homes for her teeming population; while Chicago will soon be the second city on the continent in commerce and manufactures, yet she has risen out of the swamp and her business men find pleasant homes in her suburbs, Englewood, Riverside and Evanston. But here on this beautiful Villa Park plateau, in the shade of the mountains, within easy reach of your business center, but far enough removed to escape the noise and bustle of the town, is room enough for all. Here will be the residential portion of your city, where you can be surrounded by beautiful parks, boulevards, trees and shades. "An old Spanish proverb says that he who makes two blades of grass grow where one grew before is a benefactor of his race. How much more is he a benefactor who contributes to the sum total of human happiness as will be done by the owner of this beautiful park?

"I congratulate the city of Denver that these improvements are being made with able management; that they are in the hands of men who always succeed in what they undertake; whose hands never held aloft a banner on which was the word 'Fail.' As great as have been other enterprises of the past, none other will exceed this. Erect to the memory of man monuments of marble, and they will crumble away, shafts of steel and iron will rust to their native oxide; but here is a monument which shall last so long as our civilization shall continue and which will be a blessing to your city. "I have spoken longer than I intended. I could not say less. In conclusion let me on behalf of the invited guests, return to Mrs. and Dr. Buchtel and the managers of this property our sincere thanks for their kind and generous treatment and the royal manner in which we have been entertained this afternoon."

Elsewhere in this paper we have spoken of "Denver as a manufacturing city," a second Chicago by reason of her thrift, as a great railroad center and grand distributing depot for the immense scope of country lying mid-way between the lakes and the Pacific—let us go into the details somewhat and analyze her greatness. Founded less than twenty-five years ago by adventurous gold-seekers upon a then barren sandy plain, at the foot of the almost unknown Rocky mountains with no communication with the civilized world except the straggling adventurer, who, with his prairie schooner, sought the west to better his condition. Then the gold fever added to the few who clustered on Cherry Creek, the army added its quota, and then some people actually settled in the town and it began to grow. Capital saw a future for the west, and rail road magnates looked westward in anxiety; rival lines investigated the situation and ere long the whistle of locomotives was heard in our midst. No mistake now, Denver would be a point of importance, and her future assured. One by one men of capital, pains and foresight made improvements forcing their neighbors into competition so that a great city grew until to-day 70,000 people bear witness to her greatness. Our city and county buildings are magnificent, our schools unequalled in the middle or western states, for either beauty, size or system. The homes of the bonanza makers and of many private families in our city equal those of the capitals of the East. Wealth, luxury and elegance surround us. Our manufactures are many in number, and in 1882 poured out wealth to their owners to the amount of millions, with 5,000 employees. "Our merchants not satisfied with the trade of Colorado, have reached out into Kansas, Nebraska, Mexico—Old and New—Wyoming, Arizona, Utah, and now are pushing and competing for trade in California. This is a brilliant victory for the Queen of the Plains. The mines of Colorado during the year 1883 produced \$29,000,000, and being hand-made in the East, Denver poured the earnings into her lap for distribution to the world. The city now is fast becoming metropolitan. It has a Circle road, a fine system of street car lines, electric lights in quantity, good gas and water companies, the finest streets and highways in the world, fine hotels, a permanent exposition, seventeen great railroads centering in a \$500,000 depot, and last but not least, the many artesian wells through and around the city, adding to the one needed article to make Denver the Sanitarium of the world. Her praises could be told only in a well prepared book written by experienced, thoughtful men, and even then justice could hardly be done the magic city.

people actually settled in the town and it began to grow. Capital saw a future for the west, and rail road magnates looked westward in anxiety; rival lines investigated the situation and ere long the whistle of locomotives was heard in our midst. No mistake now, Denver would be a point of importance, and her future assured. One by one men of capital, pains and foresight made improvements forcing their neighbors into competition so that a great city grew until to-day 70,000 people bear witness to her greatness. Our city and county buildings are magnificent, our schools unequalled in the middle or western states, for either beauty, size or system. The homes of the bonanza makers and of many private families in our city equal those of the capitals of the East. Wealth, luxury and elegance surround us. Our manufactures are many in number, and in 1882 poured out wealth to their owners to the amount of millions, with 5,000 employees. "Our merchants not satisfied with the trade of Colorado, have reached out into Kansas, Nebraska, Mexico—Old and New—Wyoming, Arizona, Utah, and now are pushing and competing for trade in California. This is a brilliant victory for the Queen of the Plains. The mines of Colorado during the year 1883 produced \$29,000,000, and being hand-made in the East, Denver poured the earnings into her lap for distribution to the world. The city now is fast becoming metropolitan. It has a Circle road, a fine system of street car lines, electric lights in quantity, good gas and water companies, the finest streets and highways in the world, fine hotels, a permanent exposition, seventeen great railroads centering in a \$500,000 depot, and last but not least, the many artesian wells through and around the city, adding to the one needed article to make Denver the Sanitarium of the world. Her praises could be told only in a well prepared book written by experienced, thoughtful men, and even then justice could hardly be done the magic city.