

ALBUM
OF
DENVER
COL.



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STATE CAPITOL BUILDING, DENVER, COLORADO.



ARAPAHOE COUNTY COURT HOUSE.



RES. SENATOR N. P. HILL FOURTEENTH ST.



J. W. BAILEY, RES. COR. GRANT & CAPITOL AVES.



RES. J. T.



PANORAMA VIEW OF D



IFORTH.



RES. MILO A. SMITH COLFAX AVE.



RES. J. A. COOPER COR. GRANT & COLFAX AVES



ER FROM CAPITOL HILL



PAT TERSON & THOMAS BLOCK, COR. CURTIS & 17 TH. ST.



HOTEL METROPOLE, BROADWAY.



ST. JAMES HOTEL, CURTIS ST.



CLAYTON BLOCK, 15 TH ST.



CENTRAL PRES. CHURCH.



TRINITY M. E. CHURCH.



FIRST CONGL. CHURCH



ST. JOHN'S CATHEDRAL EPISCOPAL.



UNITARIAN CHURCH.



ST. PAULS M. E. CHURCH. EVAN'S CHAPEL.



UNION BANK. UNION BLOCK.



LOTHROP BLOCK. COR. LAWRENCE AND 18 ST.



BOSTON AND COLORADO SMELTING WORKS, AT ARGO, NEAR DENVER



LAWRENCE STREET, FROM 15 TH. ST.



LARIMER STREET FROM SIXTEENTH ST.



ROBERT S. ROESCHLAUB, ARCHT. DENVER.



FRANKLIN SCHOOL.

GILPIN SCHOOL.



EMERSON SCHOOL.

DENVER HIGH SCHOOL.



WHITTIER SCHOOL.

UNIVERSITY OF DENVER.



RES. J. A. FLEMING BROADWAY.



RES. C. B. KOUNTZE GRANT AVE



RES. DAVID H. MOFFAT LINCOLN AVE



BROADWAY DRIVE



TABOR OPERA HOUSE.



MC MANN BLOCK.





POST OFFICE .

KEENER BLOCK .

HENRY LEE BLOCK .

EVANS BLOCK. LARIMER ST.



CHAMBER OF COMMERCE.



CHEESMAN BLOCK COR. LARIMER & 17 TH ST.



WINDSOR HOTEL.



DENVER CLUB.



VIEW ON SIXTEENTH STREET.





DENVER, COLORADO.

POPULATION, 82,000.

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THE capital and principal city of Colorado, the seat of Arapahoe County, lies at an altitude of 5,197 feet, near the western border of the plains, and within twelve miles of the mountains, the front range of which may be seen for a distance of two hundred miles.

Where, in 1858, there were only a few log cabins, tents and wagons to shelter about a hundred people, are now many thousands of fine buildings, many of which have cost from \$25,000 to \$300,000.

Where then not a shade tree existed, are now over 500,000 in the yards and bordering the sidewalks, nourished by streams of fine water, which are distributed through ditches and gutters running parallel with the walks.

Denver's streets are broad, straight, and everywhere well shaded with lines of fine cottonwood and maple trees, and the keeping of a turf or garden after it is once begun, is merely a matter of watering. The garden is kept moist mainly by flooding from the irrigating ditch in the street or alley, but the turf of the lawn and the shrubbery owe their verdure to sprinkling with the hand hose.

Denverites boast greatly of their climate. That the air is pure and invigorating, is to be expected, at a point on a plateau a mile above sea level, with a range of snow-covered mountains in sight. From the beginning to the end of warm weather it rarely rains, except occasional thunder storms in July and August. September witnesses a few storms, succeeded by cool, charming weather. The coldest season comes after New Year's day, and lasts rarely until April. Then come the May storms and floods from the mountains, followed by a delightful summer.

Though summer heat occasionally reaches a hundred at mid-day, yet it rarely feels uncomfortable in the shade (there being a total absence of that "sticky feeling" so frequently found in the East), and with sunset comes coolness, and the nights allow refreshing sleep.

In winter the temperature is quite even, though sometimes the mercury sinks to twenty degrees below zero, but one does not feel this severity as much as he would a far less degree of cold in the damp, raw climate of the East. Snow is frequent, but rarely plentiful enough for sleighing.

One grand feature of the climate here is its sunshine. It is the privilege of the inhabitants of this city and State to see the sun more days in the year, and for more hours each day, than falls to the lot of those living in other portions of this country. To the invalid this element of sunshine cannot be overrated in importance, for it can be taken somewhat as a gauge of his ability to lead an out of door life.

Consumptives, where the disease has just made its appearance, do well here, and almost invariably go on to a complete recovery; while those far advanced are injured rather than benefitted, and are in fact hastened to their graves.

Asthmatics find relief in this climate, and are able to live here without inconvenience and anguish to themselves, but, however, a return to the old abodes is apt to bring on fresh attacks.

The sanitary condition of Denver is excellent, being situated on the edge of the plains, which, starting from the foot-hills, some fourteen miles away, slope gradually towards the east. The Platte river, dashing out of the mountains, flows through the city, and serves, for the most part, in keeping up the shade trees and allaying the dust. Artesian wells everywhere throughout the city supply the purest of water. Some of the deeper wells have certain mineral ingredients which give valuable medicinal properties to the water.

The industries of Denver are three-fold, viz., mining, stock-raising and agriculture. The first of these is most important; about 75,000 lodes have been discovered in Colorado, and numberless placers. Only a small portion of these, of course, were worked remuneratively, but the total production, from date of discovery in 1859 to December 31st, 1886, was \$265,584,526.60, or an average of over nine million dollars a year. The output for 1859 was only \$500,000, while that of 1886, was \$23,717,340, of which \$4,447,077 was gold, \$14,083,190 silver, \$5,143,566 lead, and \$43,507 copper.

Gold mining is now more actively prosecuted than for many years, and the outlook for a heavier gold product in future years is one of the brightest features of the mining industry of Colorado.

Of silver mines, it is sufficient to say it is to her inexhaustable deposits of that precious metal that Colorado owes her supremacy among the Rocky Mountain States.

Coal mining has advanced in Colorado with prodigious strides, and compares favorably with the rising progress of the other industries of the State. All varieties of coal are found in the State, along railway lines centering in the city. The total output for the year 1886 was 1,436,211 tons.

Extensive discoveries are being made yearly in the iron mines of the State; the mountains are full of iron ore, and the western counties are especially prolific of iron deposits.

The second great source of revenue to Denver is the cattle and sheep of the State. The worthless looking buffalo grass, growing in little tufts, so scattered that the dust shows itself everywhere between, has proved one of Colorado's most prolific avenues of wealth. The herds now reported in the State are estimated at 1,500,000 head. The wool clip of the State for 1886 was estimated at a little less than 8,000,000 pounds.

The third large item incident to its prosperity is agriculture. Its success in Colorado is due to the fact that the farmers on the plains put water on their crops at pleasure, by means of canals, into which the water is turned from its natural bed at high points near the mountains. Farming is, therefore, confined to the valleys of the streams and the uplands contiguous to them, while the intermediate country lying between the rivers is good only for grazing, owing to the lack of water.

The progress of irrigation in Colorado within the last five years has been very rapid. Large corporations have constructed irrigating canals, looking for their remuneration in the sale of water. The soil of Colorado, when thus watered, is exceedingly fertile, and the product per acre in certain crops is very large.

Wheat sometimes yields as high as forty bushels per acre, and is of exceptionally fine quality. Potatoes are very successfully grown. Vegetables grow to an enormous size, and are of a superior quality. Small fruits are very successfully grown, but as yet fruit raising is in its infancy.

One of the most profitable crops that can be grown in Colorado is alfalfa. It is almost equal to corn in fattening qualities, and cattle can be ready for market in the spring by feeding them on alfalfa during the winter.

From three to four crops can be cut each season from the same ground, the aggregate yield being from four to six tons per acre.

The manufacturing interests of Denver are still in their infancy. As in all new countries, they are the

last to be developed. Therefore nearly fifteen years passed after the first settlement in Denver before manufacturing, other than jobbing and general repairing, received much attention. The pioneer manufacturer was the miller, with his small plant to grind Colorado wheat into flour; then a harness shop, a wagon shop, a planing mill, a foundry and machine shop. In 1874 was built a tannery, a year later a collar and whip factory, a broom factory, a cracker bakery, a brewery, &c.

It has been estimated that the combined output of Denver factories for the year 1875 would not exceed \$500,000. Statistics for the year 1886 show the value of manufactured product to be upwards of \$24,000,000. a phenomenal increase in the short period of eleven years.

The largest manufacturers here are, of course, the smelters, among which the Boston & Colorado Smelting Company's works at Argo are the largest, and merit a short description here:

This company was organized in 1867 by Prof. N. P. Hill, who still continues to be the general manager. The first furnace was erected in Black Hawk, Gilpin county, in 1867, at a time when the mining industry in Colorado was almost abandoned for the want of suitable facilities for treating the refractory ores. All the methods for working these ores, which had been tried hitherto, had proved to be failures. The erection and successful operation of these works gave a great impetus to the business of mining, which has steadily increased to the present time, and also led to the building of other metallurgical establishments in different parts of the State. The works at Black Hawk were abandoned in 1878, and a new establishment was erected at Argo, two miles from Denver.

There are now employed in these works forty-one smelting and calcining furnaces, and the buildings, which cover four acres of ground, present a substantial appearance, being constructed mainly of iron and stone.

An important feature of these works is the refining department. The process by which the gold, silver and copper are separated and purified, is the most interesting one that can be witnessed anywhere. The silver is sent from the works in a state of absolute purity. The gold is reduced to the fineness of gold coin, and the copper is put in a condition to make alloys, such as brass, yellow metal, etc.

Another institution that takes first rank among its kind may be mentioned The Tabor Investment Company, with the offices in the Tabor Grand Opera House building. It was organized in January, 1885, by Hon. H. A. W. Tabor, Capt. T. L. Wiswall, Peter McCourt, and Prof. L. Seaman. It has branch offices and agents in all the principal money centers of the world. They purchase and sell mines, cattle ranches, land grants, and all extensive property interests, seeking capital on a large scale. No property is too large to handle, and many of their deals amount to millions of dollars. They handle nothing but what is first-class

and will bear the closest inspection. They can, owing to their high standing and known integrity, procure mines from owners on bond and otherwise, where other parties would meet with refusal. They have the confidence of leading capitalists, so that they can find a market where others cannot.

The company guarantees its offerings, and never makes a sale where dividends on good management does not result. Its President, ex-Governor and Senator Tabor, made an immense fortune in Leadville, the largest made by any man. He is correctly known as the greatest mining judge and operator in Colorado, and his opinion is sought on all occasions in mining affairs. Mine owners seeking capital, and capitalists seeking property, can not do better than entrust their business in the hands of this reliable and mighty company.

No city in the Union offers greater inducement to manufacturers to locate, than Denver. Many important branches are represented. To-day may be found good openings for paper mills, stove foundries, tanneries, glue factories, shoe factories, wagon, carriage, implement and tool works. Almost within the limits of the city are found sand, soda and other necessary materials in great abundance and of the best quality for the manufacture of glass. In the mountains hard by, are found the best of iron ore with abundance of coal and wood awaiting the much-needed blast furnace, which would at once have a large patronage.

Denver is built, not only with the capital of her own citizens, but constructed of materials close at hand. Very substantial brick, kilned in the suburbs, are the favorite materials. A pinkish trachite, ringing under a blow with a metallic sound, is largely used in trimmings. Sandstone, marble and limestone are abundant enough for all needs. Citizens of Denver point with pride to the Presbyterian Church, King Block, Union Depot and Windsor Hotel as examples of what has been done, and what can be done with the building stone of Colorado.

Coarse lumber is supplied by the high pine forests, but all the hard wood and fine lumber is brought from the East. The fuel was formerly wholly lignite coal, but the extension of the railway to Canon City, El Moro and the Gunnison, has made the harder variety accessible and cheap.

Denver is justly proud of her school buildings, constructed and managed upon the most improved plans; and the superiority of her school system over that of any other city in the West, is largely due to the fact that the administration of educational affairs has been carefully held out of politics, and the boards of directors are invariably chosen from a class known to be thoroughly devoted to the cause, and willing to faithfully discharge the duties entrusted to them. The Public Schools number about twenty-one, with a total valuation of over \$900,000. In addition to the Public Schools, Denver has a number of schools and colleges which rank well with their classes in other cities; among the latter may be mentioned the Denver University and Wolfe Hall.

In proportion to population, Denver is perhaps as well supplied with churches as any city in the Union. Some of the church edifices are large and costly and imposing in architectural appearance. During 1883 seventeen churches were erected and there are now (1887) about sixty-two, approximately valued at about \$1,000,000.

By the rapid multiplication of iron thoroughfares, Denver has become the center of thirteen distinct lines of railway. The first road, 160 miles northward to Cheyenne, was completed in June, 1870. Since then railway building has been almost continuous, until now Denver is connected by four standard-gauge lines with the East, and three (two standard and one narrow-gauge) with the Pacific Coast as well as with all the prominent towns on the plains and in the mountains of her own state. Denver is the headquarters of all the roads in the state and many of the Eastern trunk lines have their representatives here.

In every respect the situation in Real Estate is an improvement upon what it was a year ago; sales are more numerous, the demand is larger, and business is more extensive. During the year 1885 real estate sales amounted to over \$11,000,000. Rents are now on a par with other live and growing cities. It is now possible for manufacturing operatives to live here, which fact is giving great impetus to small manufacturing, and in turn is creating a new demand for low-cost dwellings.

The fashion now is for every man to own his own home, however humble, and Denver is fast rivaling Philadelphia as a city of homes. Each succeeding year makes a stride forward in the character and value of Denver buildings, and the city has now fronts and residences which will compare favorably with those of any city in the Union. Among the most prominent may be mentioned the Union Depot, built of largestone, is 503 feet in length and 65 feet in width, and the center surmounted by a tower 108 feet high. The cost was about \$450,000.

The Tabor Grand Opera House, a five-story structure of stone and pressed brick, 200 feet long and 125 feet wide, and cost about \$700,000, is said to be the most elegant and beautiful theatre in the United States.

The County Court House was completed at a cost of \$300,000.

The City Hall, an imposing edifice of stone, situated on the right bank of Cherry Creek, cost \$200,000. The Windsor Hotel, corner 18th and Larimer, \$250,000. The foundations have been laid for the United States Custom House and Post-Office building, which will be a handsome structure, and cost in the neighborhood of 1,000,000. The Colorado State Capitol will be 295 feet long, 192 feet deep at the centre of the building, and 326 feet high, surmounted by a statue of Colorado.

Tastes and needs so widely differ that almost any spot in the numerous parks, valleys and canons of the State may be truly termed somebody's favorite resort. At the head of fashionable haunts stands Manitou

Springs, a beautifully located village at the foot of Pike's Peak, six miles west of Colorado Springs, and connected with Denver by means of the D. & R. G. R'y. Idaho Springs, on the Colorado Central narrow-gauge division, is reached by a ride through the famous Clear Creek Canon. It is thirty-eight miles from Denver. Estes Park, eighty-five miles northwest of Denver, via Union Pacific to Longmont, thence by stage eight hours ride, is pronounced the most beautiful of Rocky Mountain Parks. It lies at the very base of Long's Peak, is about ten miles square, and 8,000 feet above sea level. Middle Park lies in the very heart of the Rockies, one hundred miles west of Denver, at an altitude of 7,700 feet. It is ninety by one hundred miles in extent.

Denver society is cosmopolitan. Five hundred people a day, it is said, enter Colorado, and nine-tenths of this multitude pass through Denver.

Now-a-days, "the tour" of the United States is incomplete if this mountain city is omitted. Thus the registers of her hotels bear many foreign autographs of world-wide reputation. Surprise is often expressed by the critical among these visitors at the totally unexpected degree of intelligence and appreciation of the more refined methods of thought and handiwork that greet them here. And, withal, there is a most charming freedom of acquaintance and intercourse, free from all chill and exclusiveness, or regard for "Who was your grandfather?" Yet this good fellowship by no means descends to vulgarity, or permits itself to be abused. After all, it is only New York, New England and Ohio transplanted and considerably enlivened and truly deserves its title to being "The Queen City of the West."



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