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HOWARD

VIEWS OF DENVER

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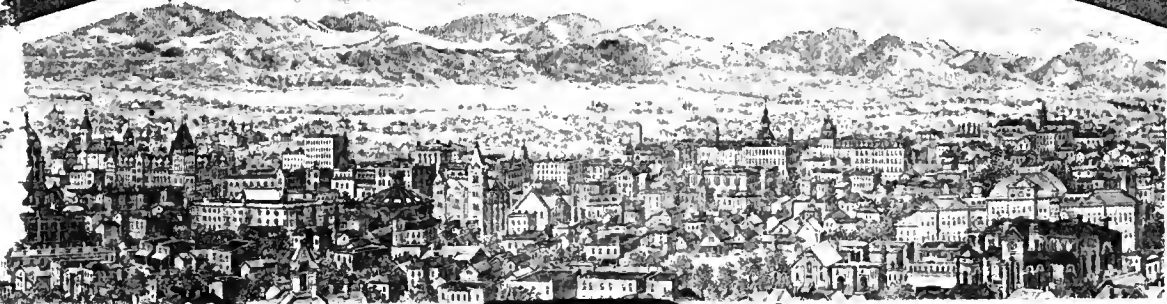




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Views of 1890



Denver

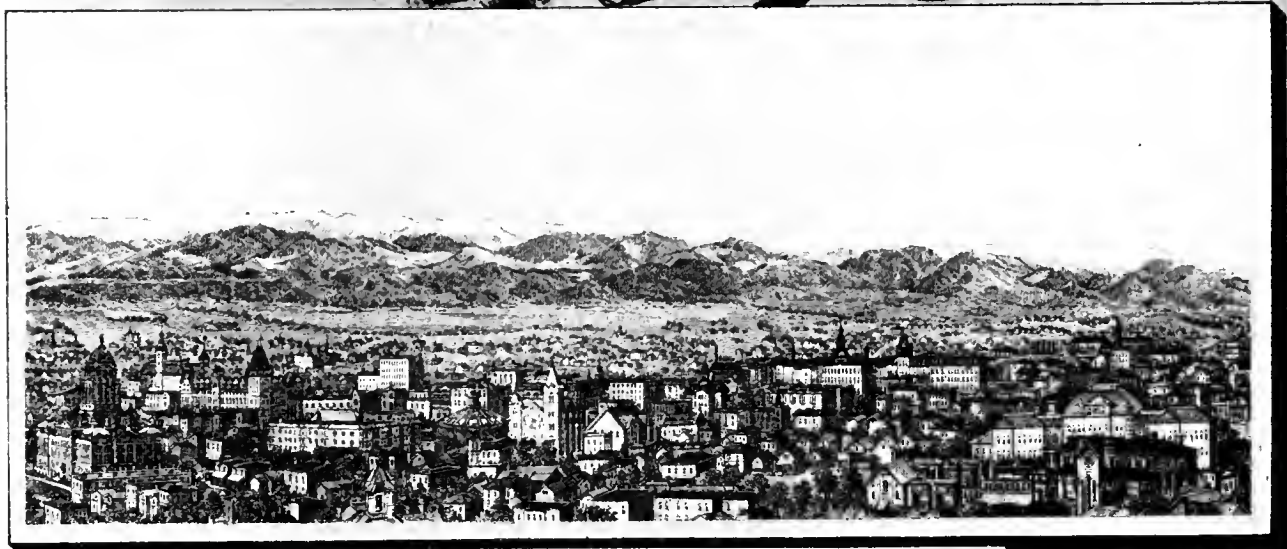
PUBLISHED BY
O. O. HOWARD, JR.
"COLORADO."

DEDICATED
TO THOSE WHO,
IN SEARCH OF HEALTH, WEALTH OR RECREATION,
SEEK INFORMATION
REGARDING
"THE QUEEN CITY OF THE PLAINS,"
THE METROPOLIS OF THE ROCKY MOUNTAIN REGION.

5022 P.

ST. LOUIS, MISSOURI

1890



Bird's Eye View of Denver.



Denver, Colorado,

“The Queen City of the Plains.”

WHO, among those rough, and in many instances, ragged miners, and adventurers, who built their shanties around that of General Larimer at junction of Cherry Creek and the Platte river, in the fall of 1858, could have imagined that the year 1890 would see surrounding that spot one of the handsomest, busiest and richest cities of the Union? We will venture to say that the most sanguine among them would have laughed in the face of any one who would have had the audacity to prophesy such a thing. And yet, had such a prophecy been made, how true would have been its fulfillment. Yes, such has been the history of the now famous city of Denver. In October of the year 1858, General Larimer built a log hut on the east bank of Cherry Creek near its confluence with the Platte river. Soon a few straggling huts surrounded him, and the town grew to quite a settlement of miners, who panned the sands of the creek and river for what gold they could obtain. Larimer christened the new town St. Charles, but soon after, owing to the rivalry of a settlement across the river, the place changed hands. (The first recorded real estate transaction in the history of the

city). Then the two towns were united in 1860 under one name, that of Denver, given in honor of General J. W. Denver, at that time Governor of Kansas. From this the town grew slowly until the Leadville excitement began in 1879, then she made some wonderful strides. From that time there has been a fluctuating growth, now fast, now slow, but always in a progressive direction. In 1885 began the most prosperous season Denver has ever known, and the last five years have shown a more rapid and solid growth than any city in the country, until today, in 1890, Denver has a population of 150,000, and is a city of wide and beautiful streets, elegant residences, and magnificent public and business buildings.

The question naturally arises in view of the foregoing statements, as to what makes and keeps up such a city as Denver; what will be her future support, and what resources has she? To answer these questions we will devote a few pages to a resume of the resources of the State of Colorado, and show what has been their growth, for in whatsoever Colorado is rich, so is Denver, she being the capital and metropolis of the State.



View on Sixteenth Street, from Arapahoe Street.

DENVER, COLORADO.

The Mining Industries.

The mining of the precious ores has been and always will be, the chief wealth of Colorado. Since the first striking of ore in Clear Creek, there has been a wonderful increase of mines all over the State. Leadville became the most famous mining camp in the world, and since that time Aspen, Ouray, Telluride, Silverton, Durango, Red Cliff, Silver Cliff, and many others have come to the

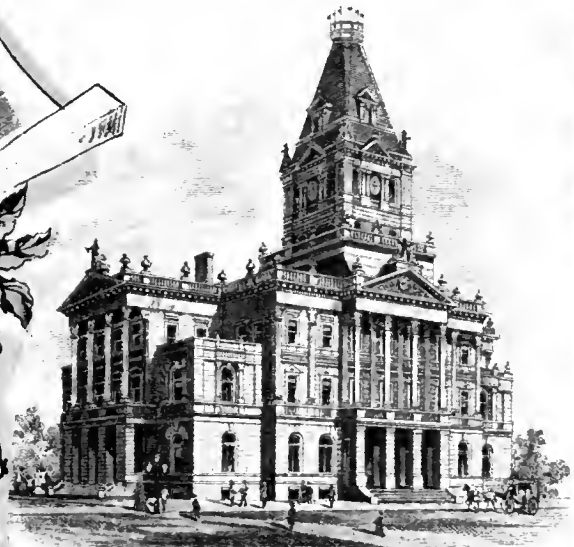
front with wonderful rapidity, until to-day Colorado stands at the head of the gold and silver producing sections of the country.

The past year has shown a production of precious ores exceeding in value \$35,000,000. The sources from which this production was obtained are the smelters, the mint and the ore buyers who shipped out of the State. The following figures show the amounts from each source:

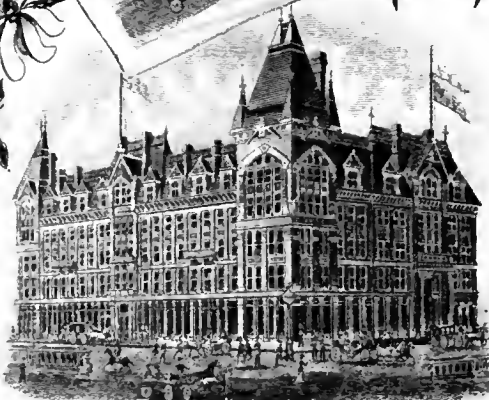
SMEALTER.	GOLD, ozs. @ \$20.67.	SILVER, ozs. @ 93c.	LEAD, @ \$3.80.	COPPER, @ 12c.
Omaha and Grant Smelting and Refining Company	82,001 84	6,096,600	33,493,341	717,914
Globe Smelting and Refining Company	15,792 57	3,319,547	19,637,815	329,862
Boston and Colorado Smelting and Refining Company	39,748 00	3,367,412	16,332,520	2,966,666
Philadelphia Smelting Company	19,111 00	2,318,009	11,250,000	1,403,568
Colorado Smelting and Refining Company	10,600 00	1,600,000	8,868,000	256,090
Pueblo Smelting and Refining Company	4,223 00	1,182,345	5,300,000	1,000,000
Arkansas Valley Smelting and Refining Company	5,677 00	2,204,208	18,475,060	1,000,000
American Smelting Company	2,886 00	2,312,499	21,346,307	1,000,000
Harrison Smelting Company	5,210 00	1,187,166	3,868,000	1,000,000
Manville Smelting Company	1,859 00	525,568	5,602,909	1,000,000
San Juan Smelting Company	4,430 00	683,775	2,680,768	1,000,000
Totals	191,538 41	24,797,069 00	142,986,720	5,679,910
Kansas City, Omaha, etc.. Ore shipped from Colorado	7,500 00	600,000 00	1,000,000	1,000,000
Mint Deposits	62,922 00	16,173 00	143,986,720	6,679,910
Total Quantity	261,960 41	25,413,242	143,986,720	6,679,910
Total Value	\$ 5,414,721 67	\$ 23,634,315 06	\$ 5,471,495 36	\$ 801,481 20
GRAND TOTAL, \$35,322,013.29.				



Denver Club.



New Post Office.



Tebor Opera House.



DENVER, COLORADO.

Official Statistics.

Although to-day the mining of precious ores is the greatest source of wealth in Colorado, yet she has other mineral resources of vast and growing importance. The coal fields of the State, it has been estimated, cover an area of more than 40,000 square miles; an area as large as that of the whole State of Pennsylvania. These fields comprise both anthracite and bituminous coal, and of the very finest quality. Coal mining is yet in its infancy. The last year saw between two and one-half and three million tons taken from the earth, which at an average of \$2 per ton (the price paid at the mines on board of the cars), reaches a value of between \$5,000,000 and \$6,000,000. The best known and most extensively worked mines are located in Boulder and Las Animas counties, while large veins and strata are found in Fremont, Garfield, Gunnison, La Plata, and Huerfano, and smaller and less developed properties exist in Bent, Routt, Grand, Elbert, Weld and Pitkin counties. The veins of bituminous coal average about five feet in thickness, and are of a bright, shining black. Semi-bituminous veins are, as a rule, not so thick as bituminous or anthracite, and are lighter in color. The lignite coal seems to be peculiar to the plains districts, and is considered among the finest in the market. It is if anything less dense, and contains more moisture than other bituminous coals. The anthracite fields, although existing in wide ranges of locality, are at present worked less than any others.

The following are the official statistics of coal produced in this State for the last twelve years:

YEAR.	TONS.
1878	209,639
1879	322,732
1880	375,000
1881	706,744
1882	1,061,479
1883	1,220,593
1884	1,130,024
1885	1,393,796
1886	1,436,211
1887	1,791,735
1888	2,185,477
1889	2,500,000

The average price paid to miners throughout the State is 71 cents per ton of 2,000 pounds for mining and timbering their workings. The area of coal-bearing sections in the State is now said to exceed, somewhat, 26,000,000 acres.

The coke production for last year, from Crested Butte and El Moro ovens, was 116,500 tons.

The iron fields of Colorado are only equalled in extent by those of precious metals. As yet but comparatively little has been done in the way of development, as there is so small a local demand for the ore. However, there is now in operation in the State the largest iron working company west of the Missouri, manufactur-



City Hall.



New County Jail.



Court House.

DENVER, COLORADO.

ing pig iron, steel rails, sewer pipe, bridge material, nails, etc. This company—The Colorado Coal and Iron Company—own and work some of the richest mines. The analysis of the ore from Calumet mine gives an idea of the quality:

Silica	7.04 per cent.	
Alumina	1.90 per cent.	
Peroxide of iron	59.76 per cent.	} Iron 63.28
Protoxide of iron	26.85 per cent.	
Bisulphide of iron	1.14 per cent.	} Sul. 0.61.
Lime	1.59 per cent.	
Magnesia	1.70 per cent.	
Phosphoric acid	0.016 per cent.	
Titanic acid	trace	
Total	100.026	

Lead, zinc, copper and other metals are produced in paying quantities all over the State, while limestone, marble, granite, red and brown sandstone are found in unlimited quantities and of the finest qualities.

The Oil Fields.

One of Colorado's youngest, though by no means smallest industries, is found in her oil fields. Within the last two years the oil wells of Fremont county have been developed until to-day they supply not only Colorado with oil, but also Utah, New Mexico, Wyoming and Montana. There are several companies in operation, the largest shipping about 1,000 barrels daily.

The Cattle Business.

All departments of stock raising have had a prosperous year through 1889. Cattle raising has advanced materially. A few years ago the cattle business was con-

finied to running herds on ranges of native and Texan stock. To-day it has greatly changed. With the opening up of agricultural lands, there has been more attention given to fine breeds of cattle, until in 1890 Colorado can show some of the finest herds of fine bred cattle in the west. 1890 finds 2,500,000 head of the best breed of cattle in the farms and ranges throughout the State, reaching a valuation of \$25,200,725. It has been estimated that the number of cattle killed for shipment and home consumption in 1889, was 210,000. The revenue from this source alone was \$3,500,000. Add to this the dairy product and the value of the hides and live cattle shipped away, and some idea can be gained of what the Colorado cattle business is to-day, and it is still in its infancy. The day will come when Denver will be the market of the vast West for dressed beef, canned beef and all other products of the bovine. The present status of the cattle trade is altogether satisfactory and the future is full of grand possibilities.

Sheep and Wool.

The shecp and wool growing industry has grown up in Colorado to its present proportions in the past fifteen years. Prior to that the flocks of the State were few and of diminutive size. In 1870 there were but three flocks of fine wooled sheep where there are now five hundred and upwards. The industry that to-day represents thirteen millions of wealth dates from the introduction of the railroads in 1869. Possibly no other pastoral industry has accumulated wealth so rapidly as has that of sheep and wool.



STATE CAPITOL BUILDING, DENVER, COLORADO.



Agriculture.

It has often been said that Colorado has no farms nor farmers. However true this may have been in the past, it is far from the truth to-day. The fact is that thousands on thousands of acres of what was supposed to be arid land, have, by the introduction of irrigating canals, become rich and productive farms. No soil in the world exceeds in richness the soil of the plains and valleys of Colorado, and what was once considered the Great American Desert, is now covered with waving fields of grain, rich garden tracts and flourishing orchards and vineyards. The wheat, oats and barley of Colorado have no equals in the vast territory of the United States. The kernels are more plump and heavy, while the flour produced is of the finest quality. Fruit raising is yet in its infancy, but the Arkansas, San Luis, Poudre and Grand River Valleys, can show some of the finest young orchards of apples, pears, peaches, plums and apricots to be found in the country. The orchards in the Poudre and Arkansas Valleys are the most advanced. Colorado fruit is far superior to that raised in California, being more juicy and of much better flavor. The vineyards of the Arkansas Valley are the pride of the State. Grapes of all varieties are raised and grow as luxuriantly as in California, and far exceed those varieties in flavor. As yet no wines are manufactured, owing to the great local demand for fresh fruit.

One of the most productive crops in the State is alfalfa, a very nutritious grass, which grows luxuriantly

and produces from three to four crops a year. The French and Spanish name is *lucerne*, while it has been called for many years in the south-west, Chilian or California clover. Its roots strike very deep for water, and is thus especially adapted to arid countries. It often yields as high as \$80 per acre. All other varieties of grass are grown with success, but alfalfa is the best paying crop. Vegetables of all kinds flourish exceedingly, and Denver markets are never without them.

The Railroads.

The history of the railroads of Colorado is almost the history of the State, and to give that is not the purpose of this review, which is intended to show only the present growth and future prospects of the great systems of railways that have made Colorado an empire and built a city at the foot of the Rocky Mountains which is the marvel of mankind. The railroads of Colorado, whether built by local enterprise and capital or extended from the East across the intervening and almost uninhabitable places, stand to-day as the criterion of Colorado's greatness and the guaranty of her material worth. Their iron trails have stretched across the wide plains and wound their tortuous ways through all the dark defiles and gloomy cañons of her eternal mountains, distributing her hidden wealth among all nations of the world.

Ground was broken for the first railroad in Colorado May 18, 1868, on the old Denver Pacific, now a part of the Union Pacific, and to-day the State contains nearly



View on Lawrence Street, from Fifteenth Street.

DENVER, COLORADO.

5,000 miles of track, with hundreds more under construction. The end will not be reached until every valley in the State shall be accessible to the iron horse.

Colorado to-day has eight main lines of railroad which, with their branches, aggregate 4,503 miles within the State, as follows:

ROAD.	MILES.
Union Pacific	1,272
Denver & Rio Grande	1,546
Santa Fé	413
Denver, Texas & Fort Worth	253
Burlington	423
Colorado Midland	253
Missouri Pacific	175
Rock Island	168
Total	4,503

There are also forty-six miles of the Rio Grande Western within the limits of the State, which makes a grand total of 4,549 miles of track.

Strictly Colorado Lines.

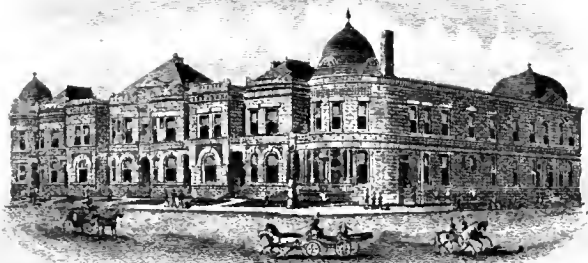
THE DENVER & RIO GRANDE R. R., "THE SCENIC LINE OF THE WORLD."

The Denver & Rio Grande Railway is in every essential a Colorado enterprise, and Colorado is indebted to it for a great part of its prosperity. It has been the aim of this railway to reach all the mining districts and other centers of industry within the field of its operations. From its main line, north and south, it has deflected to the west and south-west with its numerous branches until

it has extended itself like a fan over these portions of the State. The northern extremity of the Rio Grande is Denver, and the southern Santa Fé, New Mexico. Westward, it extends *via* Salt Lake to Ogden, where it connects with the great railway lines of the Pacific slope. By its various extensions its main stem is connected with Leadville, Glenwood Springs and Aspen, Gunnison, Grand Junction and Ouray, Lake City, Alamosa, Durango and Silverton, and many other representative towns in the agricultural and coal and mineral mining regions of the State. The company is now engaged in broad gauging its line through the Grand Cañon of the Arkansas, and cañons of the Grand and Eagle rivers, and when completed will run through broad-gauge trains to Salt Lake and Ogden *via* Leadville and Glenwood Springs, and will have through car service with the Burlington, Missouri Pacific and Rock Island Railroads. This line offers the tourist more of scenic attraction by way of mountain passes and cañons than any other line in the world, and the new line now being built for the broader gauge will pass through a country equally as attractive as that which gave the old line its world wide reputation of "The Scenic Line of the World."

THE COLORADO MIDLAND.

The Colorado Midland Railway is a local enterprise. Starting from Colorado Springs westward, coursing its way through the rugged mountains, passing under the brow of the famous Pike's Peak, thence running westward to Leadville and Aspen, it crosses the Continental



The Athelstan.



Patterson and Thomas Block.



Ernest-Cramer Building.

DENVER, COLORADO.

Divide and drops down into the great coal fields of Garfield county, of which Glenwood Springs is the capital. Its traffic is confined mainly to the coal and mineral mining industries of the sections above named, but with the early completion of the Grand Junction Railway, arrangements will no doubt be made by which the trains of this road will run through to Salt Lake and Ogden.

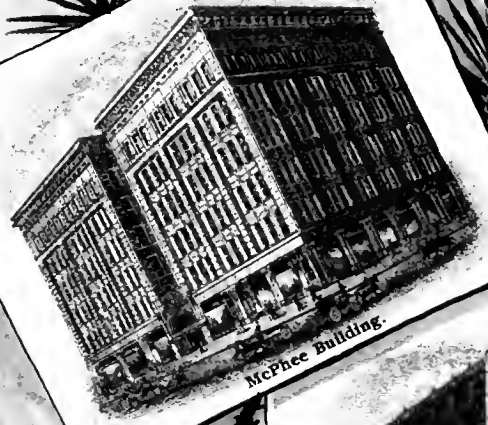
With the exception of the Rio Grand and the Midland, the mileage of the roads as enumerated above constitute but a very small proportion of their total mileage. It is estimated by competent railroad men that the roads entering Denver embrace a total mileage of 28,400 miles. In other words, Denver in 1890 has that number of miles of road directly tributary to her commercial demands. This mileage may be approximated as follows:

	MILES.
Union Pacific	7,000
Santa Fé	7,000
Missouri Pacific	4,000
Rock Island	4,000
Burlington	3,000
Pan-Handle Route	1,500
Rio Grande	1,600
Midland	300
Total	28,400

And the railroad business does not stop here; for hundreds of miles are now building forming branches to those already in operation, and 1890 will see a vast increase in mileage over 1889.

Colorado's Climate.

Colorado is not unknown for her sunny and health giving climate, and although so much has been said and written in regard to the subject, we feel that too much can not be said in its favor. Often has she been compared to Italy, and even far-famed Italy can not boast with truthfulness of such a sun-shiny and health-giving climate as Colorado. Situated at about the same parallel of latitude as Washington, Colorado has the benefit of the warm Southern sun throughout the winter, while during the summer its fierce rays are tempered by the high altitude and ever present breezes from the snow-capped mountains. The table given below is an extract from the meteorological summary for the year ending December 31, 1889, showing the temperature and average cloudiness for the year:



McPhee Building.



Tabor Building.



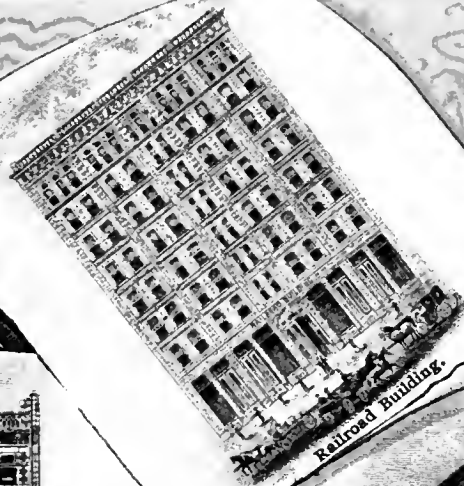
Jacobson Building.

DENVER, COLORADO.

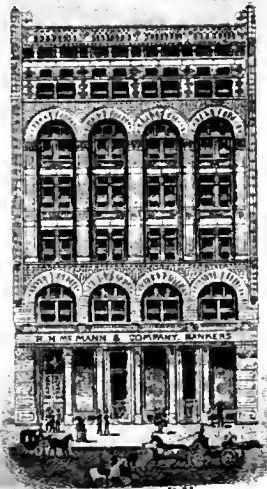
MONTHS.	TEMPERATURE.										
	Mean Temperature.										
	6 a. m.	6 p. m.	Month-ly.	Number of Days.							
				Below 14°	Below 32°	Above 41°	Above 50°	Above 59°	Above 68°	Above 70°	Above 90°
January	16.4	31.2	27.2	0	28	0	0	0	0	0	0
February	22.4	34.9	29.6	4	16	1	0	0	0	0	0
March	32.1	51.2	43.3	0	0	17	0	0	0	0	0
April	41.7	58.0	51.1	0	1	25	2	2	0	0	0
May	46.6	61.5	55.5	0	0	27	11	11	0	0	0
June	54.6	70.2	64.3	0	0	29	19	19	9	0	0
July	61.2	79.9	72.0	0	0	31	29	29	24	4	0
August	59.4	79.1	72.8	0	0	31	31	31	25	2	0
September	47.1	68.0	60.0	0	0	30	16	16	3	0	0
October	30.8	58.1	51.8	0	1	27	8	8	0	0	0
November	25.7	34.0	32.4	0	13	4	0	0	0	0	0
December	33.4	42.5	40.5	0	4	17	2	0	0	0	0
Sums				4	63	239	118	116	61	6	0
Annual Means	40.0	55.7	50.0								

The State affords great variety of climate and one must not judge of the entire State by reports on one city or location. For instance, some time since, while the writer was visiting in New England, the papers there were filled with an account of terrible loss of life in a fierce snow storm in Colorado. The dispatch was dated at Denver and a gentleman totally ignorant of the country, remarked that he pitied people who were forced to live in such an arctic climate as Denver's must be in winter. The fact of the matter was, that in the moun-

tains some 300 miles from Denver, and at least 7,000 feet higher elevation, a stage in crossing the range was caught in a terrible snow storm and the passengers were frozen to death. While at the same time the writer knows that at the city of Denver there was not a particle of snow on the ground and the street sprinklers were running to keep down the dust. One great advantage to the invalid in Colorado is the variety of climate. As the summer grows warmer, one can by a short ride in the



Railroad Building.



Arapahoe Building.



Masonic Temple Block.

DENVER, COLORADO.

MONTHS.	TEMPERATURE.										Average Cloudless. (0 to 10)			NUMBER OF DAYS.						
	From Self-Registering Instmts., (set daily at 8 p. m.)										No. of Calms.									
	Date.	Mean Max.	Mean Min.	Range.		No. of Days.														
				Absolute.	Mean daily.	Min. bc. low 32°	Max. bc. low 32°	Max. abv. 90°	6 a. m.	6 p. m.	Mean b	Cloudless.	Partly Cloudy.	Cloudy.	Rainy.	Thunder storms.	Auroras.			
January	26	40.3	14.0	52	26.3	31	8	0	1	2.7	3.8	3.2	2	14	11	6	8	0	0	
February	17	42.0	17.3	68	24.7	26	6	0	2	4.0	4.6	4.3	3	4	19	5	6	0	0	
March	23	56.3	30.3	52	26.1	20	0	0	3	3.3	6.0	4.6	0	3	25	3	4	0	0	
April	30	62.5	39.7	49	22.8	3	1	0	4	5.1	6.6	5.8	1	4	16	10	10	1	1	
May	1-10-17	67.0	44.0	51	23.0	0	0	0	5	5.8	7.3	6.6	11	1	18	13	12	4	4	
June	9	77.3	51.3	55	26.0	0	0	1	6	2.9	6.4	4.6	6	5	22	3	12	7	4	
July	3	85.9	58.2	50	27.6	0	0	11	7	2.6	5.0	4.7	5	6	19	6	10	4	4	
August	22	87.7	57.8	52	29.8	0	0	10	8	3.5	5.9	5.3	6	6	21	4	6	6	6	
September	25	74.9	45.0	64	29.9	1	0	3	9	2.9	3.6	3.9	0	9	18	3	6	1	0	
October	30	65.4	38.1	60	27.3	2	0	0	10	4.0	5.0	4.6	0	9	15	6	7	0	0	
November	5	43.5	21.4	57	22.1	27	5	0	11	3.8	2.2	4.1	1	13	11	6	6	0	0	
December	30	52.5	28.5	62	24.0	18	1	0	12	3.6	2.1	4.8	3	8	18	5	3	0	0	
Sums		62.9	35.7		25.8								33	82	214	69	90	23		
Annual Means										3.7	4.9	4.7								

B.—Mean of the averages.

cars, reach a spot a little higher up and sheltered in the mountains where the air is always cool but never extremely cold. Or if the sudden changes of winter are too severe, a lower altitude can be found, within a half day's journey in palace cars, where the grass is green almost the year round. Denver has mild weather the year round, but enough of variety to purge the air of

infectious disease and to keep the blood moving freely in the veins. No summer night is comfortable without blanket coverings on one's bed, while winter's days are largely spent in the open air without extra covering than an ordinary business coat. Invalids ride in the open air the year round and parasols are the companions to ladies in their winter afternoon rides.



St. James Hotel.



Windsor Hotel.



Albany Hotel.

DENVER, COLORADO.

The moderate temperature (neither cold in winter nor hot in summer), dry atmosphere, high altitude and light winds, make the climate most healthy. The following table from the report of the Health Department of the

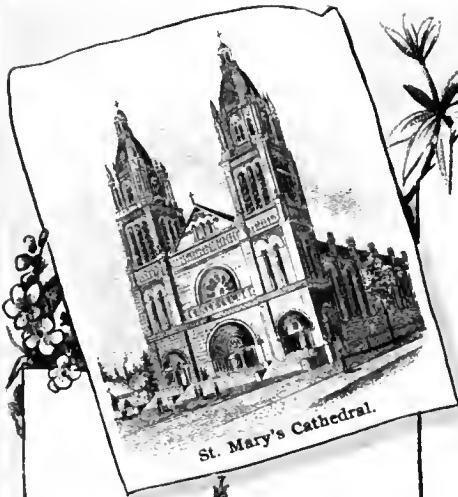
City of Denver, showing the mortality for 1889, with causes, etc., will be interesting when the population of 150,000 is taken into consideration:

MONTHS.	Total deaths by months	DEATHS BY SEXES.		MALES.		FEMALES.		Suicides.	Accidents.	Deaths from Consumption	CONSUMPTION.		
		Males.	Females.	Adults.	Minors.	Adults.	Minors.				Contracted East.	Contracted in Colorado.	Unknown.
January . .	156	100	56	68	32	31	25	5	3	28	19	1	8
February . .	130	75	52	53	25	33	19	2	7	31	23	2	6
March . . .	114	85	29	68	17	13	16	1	0	20	19	0	1
April . . .	112	61	51	43	18	31	20	1	4	32	28	1	3
May	141	94	47	59	35	22	25	5	8	28	28	0	0
June	137	77	60	34	43	19	41	0	12	14	11	0	3
July	155	99	56	48	51	28	28	3	7	18	17	0	1
August . . .	153	84	74	56	28	28	45	6	5	25	19	0	6
September .	178	111	67	78	33	34	33	5	6	17	13	1	3
October . . .	187	118	69	78	40	32	37	1	6	34	24	4	0
November . .	177	112	65	67	45	32	33	2	4	34	20	0	14
December . .	167	113	54	81	32	36	18	3	7	32	26	0	6
Totals . . .	1,812	1,132	680	733	399	339	341	34	71	313	247	9	57

"The Queen City."

Denver has very properly been termed the "Queen City," for, as a beautiful queen sits upon her jeweled throne, receiving honor and tribute from her subjects,

ruling them in justice and without prejudice, so Denver, the most beautiful city of the West, from her lofty and jewel-studded throne, receives tribute from her Western sisters, ruling them without prejudice and receiving honor and praise from all mankind. The "Queen" is undoubt-



St. Mary's Cathedral.



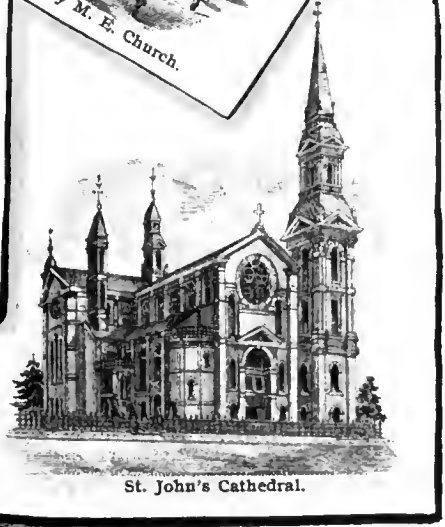
First Congregational Church.



Trinity M. E. Church.



First Baptist Church.



St. John's Cathedral.

DENVER, COLORADO.

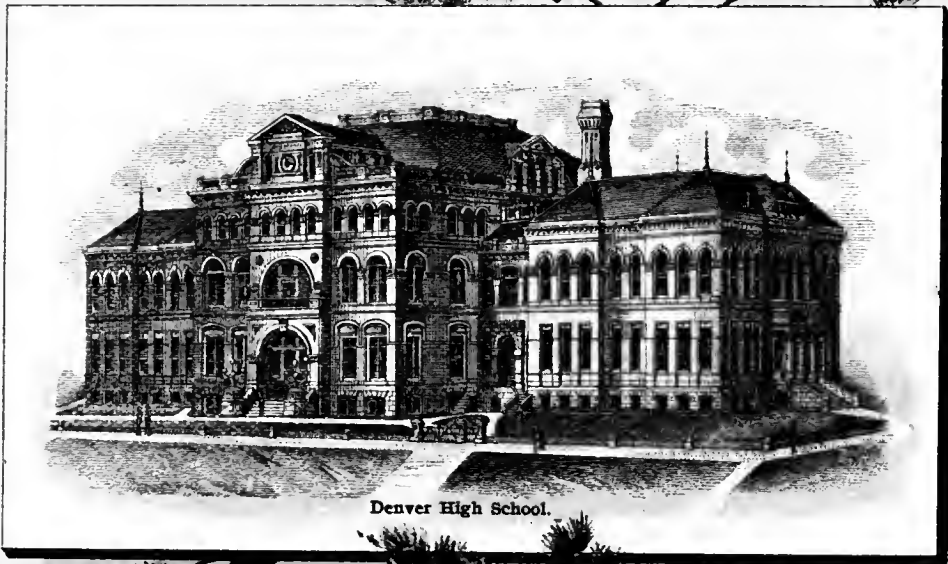
edly beautiful in all that goes to make up a city's beauty. Wide streets and avenues, shaded by verdant trees, and lighted by electricity at night, palatial residences, magnificent public buildings and elegant business blocks. Her throne, the greatest range of mountains on the American continent, lifts her 5,196 feet above the sea, while it is studded with millions on millions of wealth in gold and silver. Tribute is paid her in the thousands, aye, millions of dollars which have flowed into her coffers from all parts of the country. She rules without prejudice in that she is always willing to lend her assistance to her weaker sisters, and she is praised by all men for her many virtues.

Denver is well and systematically laid out. On the original plat, or Congressional grant, the streets were surveyed north-west and south-east, with intersecting streets south-west and north-east. As the city grew, however, it was deemed advisable to lay out the new additions north and south, and east and west, so that to-day the larger portion of the streets run in those directions. The principal business streets are Fifteenth, Sixteenth and Seventeenth, running north-west and south-east, and Wazee, Blake, Market, Larimer, Lawrence, Arapahoe, Curtis and Champa, running north-east and south-west. The wholesale business is confined to those streets north and the retail south of Larimer street. Sixteenth street is the principal retail street. No city west of Chicago can equal Denver in the size and elegance of her retail stores. Even San Francisco, that city famed for her ele-

gant shops, must concede to Denver the precedence. Here is the shopper's paradise. Fabrics of all kinds, from the cheapest to the most expensive, are displayed in profusion. In the wholesale districts are found immense establishments: grocers, agricultural implement dealers, hardware merchants, mining machinery houses, dry and fancy goods dealers, and almost all other lines are represented. The residence portions of the city begin on the north with the Platte river, west with Fourteenth street, south with Stout street, and east with Eighteenth street. Of course these boundaries are changing as the city grows, and each year sees the business streets encroaching more and more upon those of the residence portion.

Public Buildings.

Denver takes pride in her public buildings. The new post office and Government building now nearing completion, on the corner of Arapahoe and Sixteenth streets, is an imposing structure of gray sandstone. The new State Capitol building, standing on Capitol Hill, at the junction of Colfax Avenue and Broadway, is fast assuming shape. It will cost, when completed, over \$1,000,000. Built of fine Colorado granite, its massive proportions loom up as a land mark for miles around. Its dimensions are: length, 383 feet 11 inches; width at centre, 313 feet 10 inches. There will be 160 rooms in all. The Arapahoe county court house, occupying the square between Fifteenth and Sixteenth streets, and Tremont street and Court Place, is one of the finest public buildings in



Denver High School.

DENVER, COLORADO.

the city. Standing in the center of green lawns, it looms up 168 feet to the top of the figure on the dome. The extreme length is 220 feet; extreme width 98 feet. The material used is Morrison red stone and Cañon City gray stone. From the dome may be obtained a very fine view of the surrounding city and country. The key is obtainable from the janitor, who is always in the building.

The City Hall is another fine edifice on Larimer street, at the foot of Fourteenth street. The building cost \$190,000, and has a frontage of 100 feet on Larimer street, and 225 feet on Fourteenth street. The rear is used as a police and fire department headquarters.

The U. S. Branch Mint, on Market street, corner Sixteenth street, is the only public building in Denver to bring shame upon the city. Although Denver is in the heart of the gold and silver country, yet this antiquated and much painted building is used simply as an assay and purchasing office, no coining being done here.

The Chamber of Commerce and Board of Trade building on the corner of Fourteenth and Lawrence streets, is a handsome four story structure of lava and red sandstone. The Chamber of Commerce, as an organization, dates back to January, 1884. There had been various "boards" previous to that time, the first being formed in November, 1867, and to this body was assigned the task of connecting Denver with the outside world by railroad, which it accomplished in 1870. In 1880 a new "Board of Trade" was organized to further the mercantile interests of the growing city. This board was incorporated

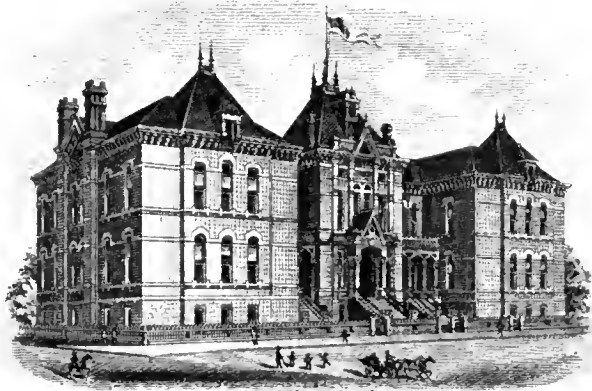
in February, 1881. In the latter part of 1883 a movement was set on foot to organize a Chamber of Commerce, and this was effected in January of 1884, and in March of the same year the two—the Chamber of Commerce and the Board of Trade—were united into one body. Since that time this body has been very active in furthering the City's interests.

Another prominent and very strong organization is the Real Estate Exchange, composed of the leading real estate men of the city. This organization is ever ready to join hands with the Chamber of Commerce and the citizens of Denver in anything to further the City's welfare. The Exchange has a fine hall in the Lewis block on Arapahoe street, where its daily meetings are held.

The Colorado Mining Stock Exchange is Denver's youngest enterprise. It has several hundred members, mostly old mining men, and has, since its organization in the Fall of 1889, been a very active factor in pushing Colorado's mines to the front. At present the Exchange is using the large hall of the Chamber of Commerce for its meetings, but active steps have been taken for the erection of a special building for its occupancy, and before another year it will own as handsome a building as any in the city.

Churches and Institutions of Learning.

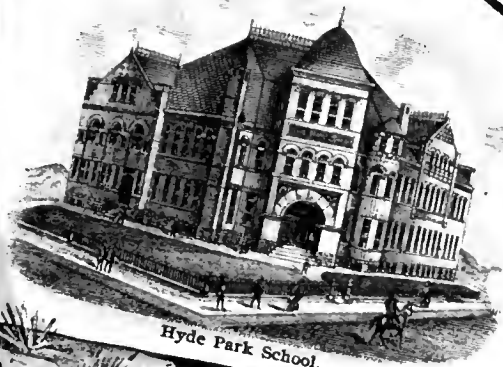
Denver has more than seventy churches representing all denominations. Within the last year several elegant structures have been completed and others started.



Franklin School.



Ashland School.



Hyde Park School.

DENVER, COLORADO.

Among these the Trinity M. E., the Christ M. E., the Central Presbyterian and the Unity churches, and St. Mary's Cathedral take the lead. Denver's pulpits are occupied by able and brilliant men and the congregations are large.

The Young Men's Christian Association has just completed a most successful year. No city in the country of 150,000 people has a larger or more active organization. The present membership is 1,221. They have a good gymnasium, library and reading room and conduct evening classes for the benefit of young men who are employed during the day. Their lecture courses are popular and through their various agencies they are enabled to do a great deal for the young men of the city. Fifty-eight thousand dollars have been subscribed towards a new building to cost \$200,000.

The pride of Denver is her public schools. Not only has she an excellent system, but the school buildings themselves are of the latest patterns in all that goes to make them useful and ornamental. No city in the country can excel Denver in this direction. The percentage of improvement made in school buildings in the last five years has been phenomenal. New school houses have risen as if by magic, and the high school building is palatial. When one compares these lofty modern structures with the original log school-houses, which, but a few years since, were Denver's centers of learning, he realizes more than ever how swift and strong have been her strides of progress, and how great a factor of civilization is the public school.

Denver has also numerous private schools, academies and institutions for the higher branches of learning. Prominent among them are: The Denver University, comprising a classical college course, English and scientific branches; a Normal training school, and the Chamberlin Observatory (under construction) all under one school government; Wolfe Hall, a young ladies seminary; Jarvis Hall, a military school for boys; the Baptist College; St. Mary's Academy, for young ladies; the Loretto Convent (under construction), and the Jesuit College.

Banks and Banking.

The banking business of Denver has shared, with other lines of business, their wonderful prosperity. The city now has twenty one banking institutions, the principal are: The First National Bank, German National Bank, Denver National Bank, State National Bank, Colorado National Bank, City National Bank, People's National Bank, American National Bank, Commercial National Bank, Union Bank, McIntosh & Mygatt, R. H. McMann & Co, Hayden & Dickinson, Colorado Savings Bank and People's Savings Bank. The Denver Savings Bank, a new institution, has been lately started under the auspices of prominent business men.

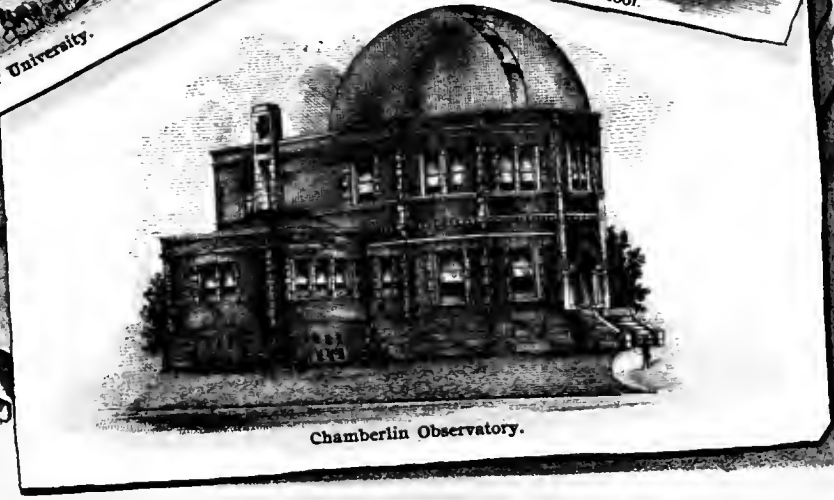
A never failing barometer of commercial activity is found in the bank clearances. Taken by the week the exchanges show a steady gain, as compared with a year ago, of 45½%, and in no instance do the weekly statements show a decrease from a year ago. The aggregate for the year is \$194,759,647.20.



Denver University.



Manual Training School.



Chamberlin Observatory.

DENVER, COLORADO.

CLEARING BY MONTHS.

MONTHS.	1887.	1888.	1889.
January	\$ 7,885,241 57	\$ 9,508,607 49	\$ 14,466,167 61
February	7,092,430 01	9,572,366 50	13,199,176 28
March	10,611,229 39	10,486,247 70	17,712,903 93
April	10,906,637 46	10,920,441 43	13,776,500 39
May	10,890,017 23	11,194,230 28	13,579,813 06
June	10,122,119 40	11,366,474 61	16,338,574 43
July	9,132,366 64	10,689,295 12	14,222,427 20
August	9,878,433 43	11,145,664 07	20,178,535 32
September	10,040,609 94	11,281,866 65	15,035,447 92
October	10,812,442 80	12,804,031 14	17,251,423 53
November	10,002,981 16	11,923,030 03	20,186,359 65
December	10,214,996 81	13,072,954 39	18,812,267 88
Totals	\$117,589,505 84	\$133,955,209 41	\$194,759,647 20
	Incr'se over 1887	14%	
	Incr'se over 1888		45 1/2%

The report made by eight Denver Banks (all obtainable at time of writing) to the Comptroller of Currency, in December, 1889, makes a splendid showing of the solidity of her financial institutions. Compared to a year ago they show an increase of \$801,839 in capital and surplus, \$4,100,871 in deposits, \$2,648,497 in cash and exchange, and \$1,084,883 in loans and deposits.

The statements were as follows:

CAPITAL AND SURPLUS.

First National	\$ 736,066
Colorado National	530,028
German National	504,255
City National	385,048
Union	216,431
State National	381,606
Denver National	462,430
People's National	321,941
Total	\$ 3,537,805
Increase over 1888	801,839

DEPOSITS.

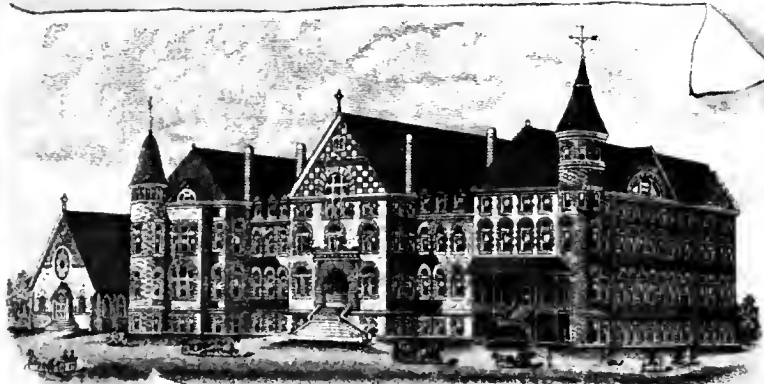
First National	\$ 4,444,602
Colorado National	3,305,337
German National	3,282,888
City National	1,481,081
Union	961,171
State National	1,865,953
Denver National	2,320,756
People's National	746,290
Total	\$ 18,408,078
Increase over 1888	4,100,871

CASH AND EXCHANGE.

First National	\$ 2,035,973
Colorado National	1,325,334
German National	1,197,606
City National	642,506
Union	404,083
State National	1,011,219
Denver National	1,048,439
People's National	388,721
Total	\$ 8,460,881
Increase over 1888	2,648,407

LOANS AND DISCOUNTS.

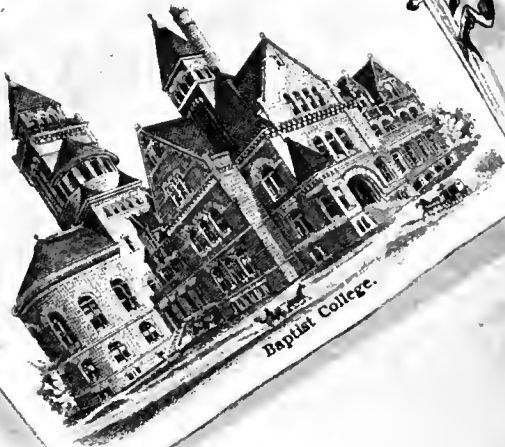
First National	\$ 2,655,124
Colorado National	1,718,063
German National	1,774,432
City National	1,012,252
Union	760,663
State National	1,161,357
Denver National	1,442,773
People's National	621,093
Total	\$ 12,143,757
Increase over 1888	1,084,883



Wolfe Hall.



Corona School.



Baptist College.

DENVER, COLORADO.

COMPARATIVE BANK STATEMENT.

The following table is a comparative statement for the past seven years:

YEAR.	CASH.	LOANS.	CAPITAL.	DEPOSITS.
Dec. 1883 . .	\$ 4,592,266	\$ 4,982,991	\$ 1,646,457	\$ 8,085,979
Dec. 1884 . .	4,486,696	4,603,639	2,070,076	7,220,470
Dec. 1885 . .	5,249,344	5,763,489	2,139,649	9,089,324
Dec. 1886 . .	5,641,565	7,399,384	2,296,575	10,889,715
Dec. 1887 . .	5,235,830	9,544,857	2,357,250	12,542,693
Dec. 1888 . .	5,822,474	11,060,874	2,735,966	14,307,197
Dec. 1889 . .	8,460,881	12,143,751	3,537,805	18,408,078

Three new national banks have started through the year: The People's National, with capital of \$300,000; Commercial National, with capital of \$250,000; and American National, with capital of \$250,000.

Manufactories.

The city is rapidly becoming the manufacturing center of the vast section lying between the Missouri and the Pacific coast. At the same time the advantages it possesses have not all been secured. There is room for enterprise in a hundred directions. The smallest novelty factory and the largest rolling mill will find ample scope and opportunities for establishing their plants. Capital held by Denver business men has always been ready to come to the aid of foreign manufacturers desiring a location here, providing they offer a practical working basis. This is found to be the case upon examination of the lists of officers and directors of Denver corporations.

The appended table, compiled by the Chamber of Commerce in March, 1889, gives the statistics of the city's manufacturing interests up to the beginning of that year, which is reproduced with amendments, additions and comparative statement:

KIND OF MANUFACTURE.	NUMBER OF ESTABLISHMENTS.	NUMBER OF EMPLOYEES.	AMOUNT OF WAGES PAID.	VALUE OF PRODUCT.
Assay balances	1	3	\$ 2,000	\$ 6,000
Baking powder, extracts, etc.	3	17	9,500	48,800
Boiler makers	3	45	39,920	113,700
Boots and shoes	3	36	28,080	44,500
Boot and shoe uppers	2	7	5,720	19,800
Box makers	6	74	51,140	135,200
Bottling beer, etc.	6	27	15,592	110,000
Bottling soda and mineral	7	29	15,705	65,200
Brass works	2	10	7,200	30,600
Breweries	5	169	152,840	1,197,310
Brick makers	27	768	344,838	667,570
Broom makers	2	32	15,922	29,000
Building material, sash, doors	4	345	275,000	718,000
Canned goods	2	270	18,000	130,000
Carriages, wagons, etc.	11	520	126,528	311,720
Cement works	1	7	5,000	10,500
Chemical works	2	13	10,200	28,000
Cigar manufacturers	9	185	123,437	392,618
Cloak and dress making	2	276	80,442	265,350
Coffee and spice mills	1	7	4,560	56,800
Confectionery	5	86	44,780	306,000
Crackers and bread	30	218	86,227	624,670
Creamery	1	14	9,443	53,927
Curiosities, birds, etc.	2	17	9,500	35,000
Dye works	3	9	5,080	13,000
Electric supplies	2	8	6,864	12,580
Engraving	2	15	6,450	17,000



View on Larimer Street, from Sixteenth Street.

DENVER, COLORADO.

KIND OF MANUFACTURE.	NUMBER OF ESTABLISHMENTS.	NUMBER OF EMPLOYEES.	AMOUNT OF WAGES PAID.	VALUE OF PRODUCT.
Fire clay wares	2	56	\$ 37,860	\$ 130,000
Flouring mills	1	87	66,880	1,706,973
Floor and sidewalk tiles	1	10	2,295	5,000
Foundry and machine shops	11	489	362,783	976,855
Fur goods	3	17	4,200	28,500
Furnace makers	3	15	13,480	53,980
Furniture	4	82	56,070	184,000
Gloves and buck goods	1	2	1,200	7,500
Gun and locksmiths	2	1	780	5,500
Hair goods	1	6	2,340	8,000
Harness and saddles	9	74	48,640	150,350
Hay presses	1	15	9,000	31,000
Iron and wire fences	3	16	8,200	38,000
Jewelry	12	24	21,556	82,350
Job printing	14	119	63,585	212,600
Knit goods	1	10	500	3,000
Lapidaries	2	7	5,720	14,000
Lead pipe and sheet lead	1	10	8,540	49,785
Laundry—steam	5	118	62,580	105,000
Lime manufacturers	2	16	11,000	45,000
Lithographing and electrotyp'g	2	84	71,000	106,000
Mfg. stations and binders	4	74	37,688	159,000
Maccarino	1	6	1,452	9,122
Mantles, grates, etc.	2	25	17,250	35,000
Marble and stone works	12	461	395,286	1,055,000
Masquerade costumes	2	2	4,200	4,200
Mattresses and carpet cleaning	1	30	15,000	63,230
Merchant tailors	19	300	194,095	544,485
Mince meat, preserves and jelly	1	5	700	5,000
Notions	1	2	1,040	5,000
Novelty works	6	22	21,463	46,330
Oleomargarine factory	1	4	2,400	40,000
Ornamental plaster works	2	3	2,580	6,500
Ornamental wood works	1	2	1,300	20,000
Ostrich plumes	1	2	480	3,385
Paint and paper hanging	14	184	122,013	497,100

KIND OF MANUFACTURE.	NUMBER OF ESTABLISHMENTS.	NUMBER OF EMPLOYEES.	AMOUNT OF WAGES PAID.	VALUE OF PRODUCT.
Pattern makers	1	2	\$ 2,080	\$ 2,500
Photographers	17	49	30,895	123,334
Pickles, vinegar, etc.	2	56	27,300	165,000
Picture frames	3	5	3,060	25,800
Plumbing and gas fitting	22	151	102,429	524,380
Plumbing supplies	1	70	39,040	128,961
Portable gas lamps	1	1	500	5,000
Pottery ware	1	6	4,300	12,000
Printer's rollers	1	1		3,600
Railroad shops	3	1,500	1,404,070	
Roofing supplies	1	1	900	5,000
Rubber stamps	2	3	1,860	5,600
Shirt manufacturers	2	30	12,000	25,000
Show cards	2	2		6,500
Show cases	1	18	10,000	25,000
Soap works	2	54	35,650	262,556
Smelting and refining	3	816	\$16,420	16,448,840
Stained glass works	1	9	6,000	24,000
Steam heating	1	18	7,420	37,920
Steam heating apparatus	1	3	2,808	5,000
Table sauce	1	3	936	14,400
Tallow	1	6	3,510	5,457
Taxidermists	2	3	1,872	5,000
Tents and awnings	3	37	21,497	138,195
Tin, sheet iron & copper works	17	130	93,048	307,980
Trunks and valises	2	17	11,928	65,532
Umbrellas	1	30	15,000	63,230
Washing Machines	1	2	1,560	3,500
Whims	1	3	2,340	14,400
Total	398	8,409	\$ 5,829,348	\$ 30,333,360

The estimated increase of the past year over 1888, are detailed in the summary below. The figures are based



American National Bank.



Union Bank.



Peoples' National Bank.

DENVER, COLO ADO.

on careful calculations on data obtained from reliable sources, and present a conservative statement of the existing manufacturing interests of Denver:

	1888.	1889.	INCREASE. PER CENT.
Number of establishm'ts	398	497	25 per cent.
Number men employed	8,409	11,352	35 per cent.
* Wages received	\$ 5,829,348	\$ 7,869,630	35 per cent.
Value of product	30,333,360	40,453,269	36 per cent.

* Average rate a little higher than in 1888.

In round numbers 100 new firms employ 3,000 hands, pay out in wages more than \$2,000,000, and exceed a product of \$10,000,000.

The value of work done in railroad shops not entering directly into the manufacturing market is not included in this total. When the Union Pacific shops are in operation there will be an additional 1,000 men employed, who will seek homes in this city.

A large cotton mill will be in operation inside of twelve months, employing at least 1,000 operatives.

The various factories give evidence of steady prosperity, and orders are flooding them with work. Yet there is plenty of room for more. Large enterprises should and will continue to come to Denver. Manufacturing is a sure foundation of a lasting city, and wealth has always been with it.

Denver's Sewerage System.

Denver is now possessed of a sewerage system that would be a credit to an older and larger municipality, and when existing contracts have been completed, in the matter of sewerage the city will be splendidly supplied. There are now in Denver 28.91 miles of sewers, thoroughly covering the business part of the city, and the residence portion also a great distance out. During the past year contracts were awarded for the laying of thirty-four miles more of pipe, and much of this work is now in progress.

The sewerage of the city is emptied into the Platte river south of Thirty-first street, and is at once carried away.

Denver's Water Supply.

Denver is well provided with water for its general consumption and irrigation purposes. At the present time one company is depended upon for the entire city supply, but there is a new corporation in the field, backed by unlimited finances, who are now engaged in putting in a larger plant.

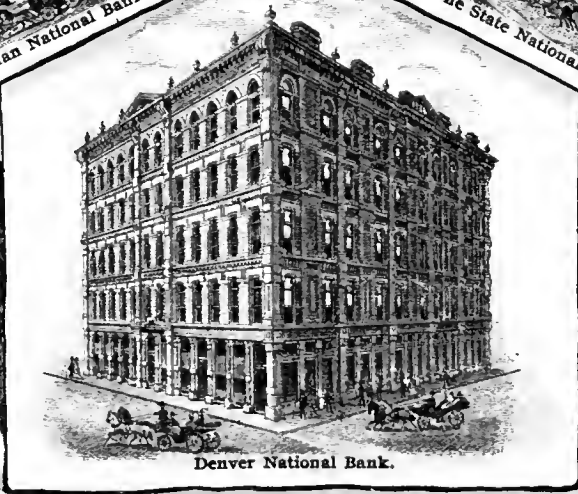
The oldest concern is the Denver City Water Company, a combination of the Denver Water Company and the Denver City Irrigation and Water Company. This amalgamation was formed in 1882 and has a city contract expiring in 1891.



German National Bank.



The State National Bank.



Denver National Bank.

DENVER, COLORADO.

Last March there was a disagreement among the stockholders, and some of the financially strongest withdrew and incorporated the Citizens' Water Company, with an authorized capital of \$3,000,000. They have completed cribs and galleries at the mouth of the Platte cañon, where their source of supply is located, and under the efficient direction of W. D. Allen, superintending engineer, are laying pipes extensively throughout the city.

In addition to these large corporations, there are the Beaver Brook Water Company, which so effectively supplies the town of Highlands, and a part of North Denver; and the South Denver Water Company. There are still smaller private concerns, many ditch companies and the like, which supply the outlying additions with irrigation water. While in the past there may have been complaints as to the character of the service furnished to the citizens of Denver in this respect, still the future promises sharp competition between two financially strong concerns, which, with the improvements promised by others, will give employment to many laborers next spring and summer, and result in great benefit to the city.

Street Transportation.

Denver can equal any city in the country in street car lines. There are now in operation, besides the extensive horse car lines, two cable companies and three electric roads.

THE DENVER CITY CABLE SYSTEM.

The Denver City Cable Railway Company owns and operates fifteen miles of double track cable road. This is divided into three distinct lines.

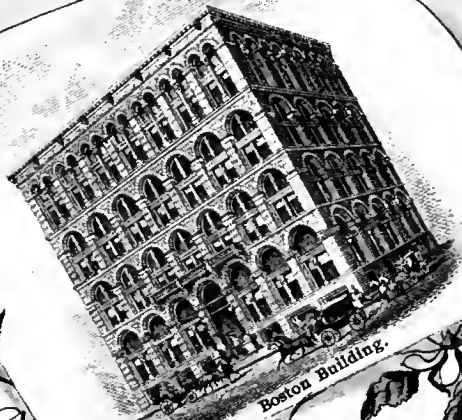
One operates from Fortieth street on Larimer to the Platte river and on West Colfax avenue to Sloan's lake. A second operates from the Union depot on Sixteenth street to Welton, and on Welton to Thirtieth, Thirtieth to Gaylord and Gaylord to Thirty-eighth street. The third operates from Colorado avenue in North Denver to the City Park, traversing Goss street, Sixteenth street and by Court Place to and the entire length of Seventeenth avenue.

THE TRAMWAY SYSTEM.

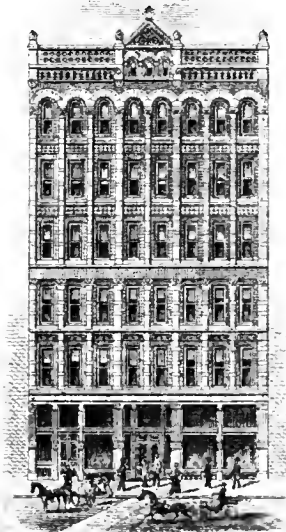
The Denver Tramway Company's system of eight miles of double track, includes three distinct lines also. One runs from Gallup avenue to Fifteenth street, on Fifteenth street to Broadway and on Broadway to Alameda avenue.

A second operates over the same trackage west of Broadway and from that thoroughfare eastward on Colfax avenue to a point parallel with the City Park, to which a loop in the track runs.

The third operates on the same trackage east of Tremont, then on Tremont to Eighteenth avenue, on Eighteenth to Humboldt, and on Humboldt to Twenty-second avenue, and thence by a loop several blocks are traversed, the line finally rejoining the main track.



Boston Building.



Essex Building.



New Barth Building.

DENVER, COLORADO.

THE ELECTRIC SYSTEMS.

The electric systems are owned and operated by the Denver Tramway Company, the University Park Railway Company, the East Denver Electric Railway Company, and the Eastern Capitol Hill Railway Company. The electric roads are using the Sprague system of overhead wires with the exception of the East Capitol Hill line, which uses storage batteries.

Denver's Theatres.

The Tabor Grand Opera House, corner Sixteenth and Curtis streets, has for nine years been the wonder of the West, but 1889 was the last of her reign supreme. The Metropolitan Theatre, on the corner of Fifteenth street and Cleveland Place, was completed in the Fall of 1889, at a cost of nearly \$95,000, and has proved a successful rival attraction to the Tabor. The new Broadway Theatre now building on Broadway and Eighteenth avenue, will be a magnificent edifice and promises to surpass all theatres in the West in elegance of appointments.

Denver's Hotels.

Denver is well supplied with hotels, having about fifty with a total capacity of about 10,000 persons. The first-class houses for tourists are The Windsor, The Albany and The St. James; rates from \$3.00 to \$4.00 per day. Cheaper houses from \$2.00 to \$3.00 per day—The Markham and The American. European plan—The Henshaw. The new Hotel Brown at Broadway and Seventeenth

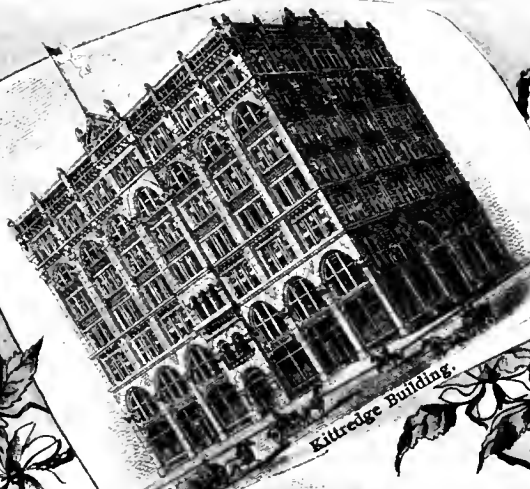
streets, is under construction and when completed will have 300 rooms, will be most elaborate in its appointments and will be one of the finest hotels in the West. This building will be entirely fire-proof, no wood entering into its construction. Its cost will be, when completed, \$1,500,000. A new hotel with a capacity of 100 rooms will soon be built at the corner of Wazee and Seventeenth streets.

Denver's Libraries.

Denver has two free public libraries. The Mercantile is in the Chamber of Commerce building and contains 15,653 volumes. The other is the Public Library in the east wing of the High School building. Besides these there are three large law libraries, viz: The Charles, The Symes and The State, open to lawyers and others in the City.

Real Estate.

Real estate is the barometer of a city's prosperity. By its rise or fall an unerring judgment can be reached. Its very name of real implies the value which is placed upon it. In this branch the record of Denver for the year that is closed is one that is unequalled. No other city has approached it. The advance in values, not prices merely, but absolute values, has been enormous, and the demand is constantly increasing. It may be said with absolute truth that no man has lost a cent by buying property, no matter in what part of the city he invested. The fact is that no judgment could be poor enough to fall into error, because there was no error. Of course some sections have gained more than others.



Kitredge Building.



Broadway Theatre.



Chamber of Commerce.

DENVER, COLORADO.

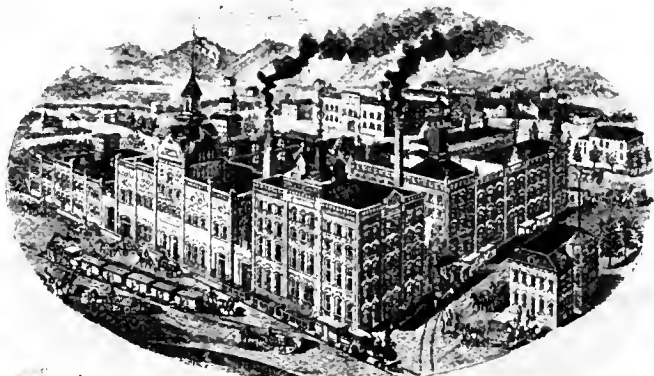
The year opened with a feeling of confidence that has proven to be well grounded. As events have moved from every quarter to increase the sum of Denver's prosperity this confidence has become greater until it is now practically unbounded. There is not a local capitalist who is not constantly watching for a chance to pick up choice pieces of land. But without question the most striking feature of the year has been the influx of Eastern and European capital. This has been poured in by millions and invested, not only in lands, but in permanent improvements of the most costly nature. The sale of the two large breweries alone brought in about \$2,000,000, nearly every cent of which was invested by the recipients in real estate. The most satisfactory points in the year's record are the rapid concentration of the railroad systems of the entire West in this city and the remarkable growth of manufacturing. The former has been brought about by the irresistible force of circumstances; the latter is owing to the wisdom of Denver's people and the energy with which they have pushed out in every direction. Both of these branches are treated of separately.

The population of the city, which was estimated a year ago to be about 125,000, is now about 150,000. During no month has the increase fallen below 2,000 persons. This is in itself sufficient to account for the building of thousands of homes and the stretching out of the city for miles.

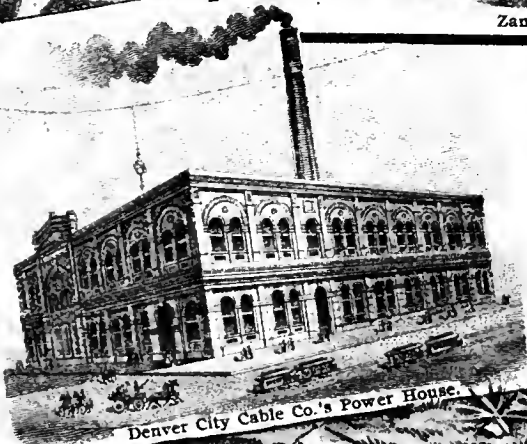
The greatest advance in actual valuation has of course been in the business district, and in the territory imme-

diately around it. The place of honor for the greatest proportionate increase is contested between the southern part of the city and the lands to the west, which were regarded as acre property a year ago. The former has gained steadily and rapidly the whole year; the latter have gone up with a bound since the West Colfax cable was assured. It is certainly one of the cases where good business instinct in investing has brought a rich return. The land lay close in. Its only defect was that the Platte river presented an obstacle to easy access. Those keen enough to foresee the effect of the overcoming of this obstacle have profited. The district to the south-west has scarcely kept pace with its neighbors to the east and north, for the reason that transit has been defective. Owners have recognized this fact, and are now building railways and attractive residences, which is working a revolution and bringing this district into the prominence which its nearness justly entitles it. To the east, stretching beyond the capitol, lies a magnificent territory, which has always been regarded as choice. It is mostly in the hands of the wealthiest firms of the city. The great independent system of water works which has just been commenced, and the further improvement of rapid transit lines, which is also begun, will assist in maintaining this section in its position.

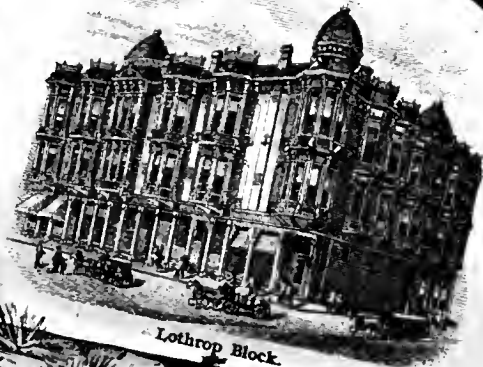
When the building of the Union Pacific shops was announced near Swansea, the effect was electric. Prices have since advanced 100 per cent. and fortunes have been made. The addition of several thousand persons



Zang's Brewery.



Denver City Cable Co.'s Power House.



Lothrop Block.

DENVER, COLORADO.

to the population by the shops and other factories which are to be established, justify this advance. The building of the Larimer and Welton street cable lines has also been an important factor. Of West Denver, North Denver, Capitol Hill, and the heart of the city, nothing need specially be said excepting perhaps of North Denver. Though parts of it are among the old settled parts of the city, it did not, for a time progress so rapidly as on the other side of the river. During the past year that has been changed, and there is no place where more building has been done or where a more solid advance in values has taken place. The three older divisions named have, of course, enjoyed the full benefit of the city's growth for miles beyond them.

Cable road extensions have played an important part during the past year, and will be even more important during the year to come. Electric feeders have also been built.

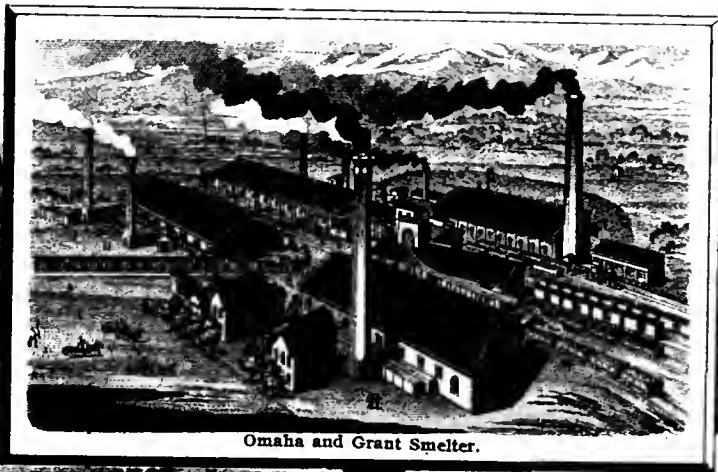
For the past ten years the amount of real estate transferred reached the tremendous sum of \$181,319,966. The volume of transactions by warranty deed for 1880 aggregated \$5,638,000, and for 1889 the figures attained the height of \$60,392,098. Compared to the number of conveyances the transfers, as a rule, show the same relative fluctuations in volume.

By years the total considerations of real estate transfers were as follows:

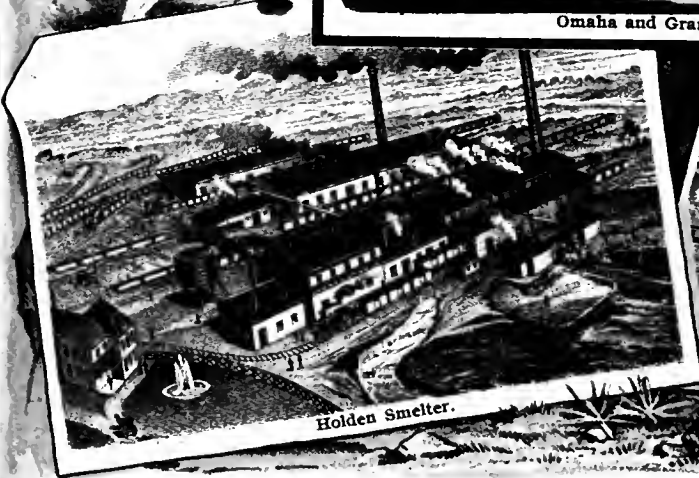
1880	\$ 5,638,000
1881	6,712,090
1882	7,513,660
1883	8,508,040
1884	5,338,490
1885	5,080,083
1886	11,021,208
1887	29,176,752
1888	41,939,545
1889	60,392,098
Total transfers, ten years	\$181,319,966

Table Showing Recorded Transfers by Months for 1889.

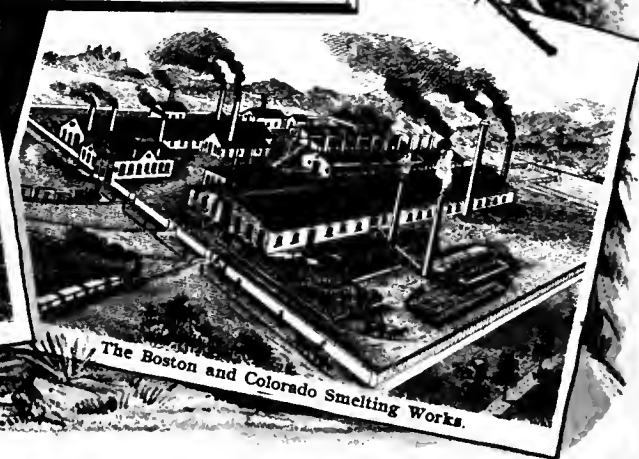
The recorded transfers for 1889 are given below. The transactions are classified into districts, which are described below. A careful study of the table will show the fluctuation, decline or increase in the volume of business for any given section throughout the year:



Omaha and Grant Smelter.



Holden Smelter.



The Boston and Colorado Smelting Works.

DENVER, COLORADO.

BUSINESS IN REAL ESTATE FOR THE YEAR 1889.

MONTHS.	No. of Warranty Deeds.	EAST SIDE.	NORTH SIDE.	SOUTH AND WEST SIDES.	ACREAGE.	MISCELLANEOUS—ARAPHOE COUNTY.	1889.
January	1,468	\$ 4,407,565	\$ 658,346	\$ 518,160	\$ 697,381	\$ 64,940	\$ 6,346,392
February	1,462	4,098,738	630,279	555,571	576,883	513,970	6,375,441
March	1,348	3,487,877	665,282	805,900	1,102,335	49,635	6,111,029
April	1,144	3,197,116	404,713	494,084	354,386	26,108	4,476,407
May	1,039	3,047,034	269,624	362,028	149,441	45,905	3,874,032
June	999	2,435,144	449,028	493,720	79,270	42,873	3,500,035
July	942	1,682,018	498,659	513,081	214,289	42,813	2,950,860
August	1,066	2,398,525	353,315	591,281	549,631	48,837	3,941,589
September	1,236	3,490,217	1,500,612	1,028,382	379,921	124,498	6,523,630
October	1,318	2,433,882	537,866	1,064,784	464,222	83,275	4,584,029
November	1,251	3,330,806	692,368	801,641	896,907	92,623	5,814,345
December	1,533	3,295,547	873,130	1,116,322	325,910	83,400	5,894,309
Totals for 1889	14,806	\$ 37,304,469	\$ 7,533,222	\$ 8,344,954	\$ 5,797,576	\$ 1,218,877	\$ 60,392,098

The East Side embraces all the platted property lying south and east of Platte river and east and north of Cherry creek.

The North Side is the district of platted ground bounded on the south by the Platte river and West Colfax Avenue.

The South and West Sides include all the platted ground lying south of West Colfax Avenue and south and west of Cherry creek.

Acre property means unplatted ground anywhere in Arapahoe county, and miscellaneous property takes in the platted property of all the towns in Arapahoe county outside of Denver.

Another interesting fact to the investor in realty is the small percentage of trustee sales and foreclosures. From the records, the yearly number of trustee sales, or foreclosures, were as follows:

1880	34	1883	88
1881	55	1884	119
1882	50	1885	72
		1886	74
		1887	106
		1888	97
		1889	84
		Total for ten years	779



View on South Fourteenth Street, from La Veta Place.

DENVER, COLORADO.

Five years growth of Denver in clearances, population, realty transfers, loans and buildings, is as follows:

	1885.	1886.	1887.
Clearings	\$	\$ 85,668,027	\$ 117,589,595
Population	54,000	72,012	80,217
Realty transfers	\$ 5,080,083	\$ 11,021,208	\$ 29,176,752
Loans	3,932,874	5,587,309	12,046,406
Buildings	790,980	2,000,661	4,007,050
		1888.	1889.
Clearings		\$ 133,965,209	\$ 194,759,647
Population		95,901	150,000
Realty transfers		\$ 41,939,545	\$ 60,392,098
Loans		19,851,700	29,234,634
Buildings		6,049,386	10,777,177

The building boom in 1889 has been wonderful, and 1890 promises more than ever. Thousands of new houses have sprung up on what was, but a short time ago, barren plains. No city in the west can show more elegant mansions or tasty cottages. Houses costing from \$1,500 to \$50,000 have grown up all around. One feature has been the building of numerous tasty and elegant city blocks of houses. We give an engraving of one of these

in "The Athelstan," designed by J. J. Huddard, architect, and owned by R. A. Long and H. V. Johnson. What more elegant home could be imagined? New business blocks of from five to nine stories have been completed and others are in process of construction.

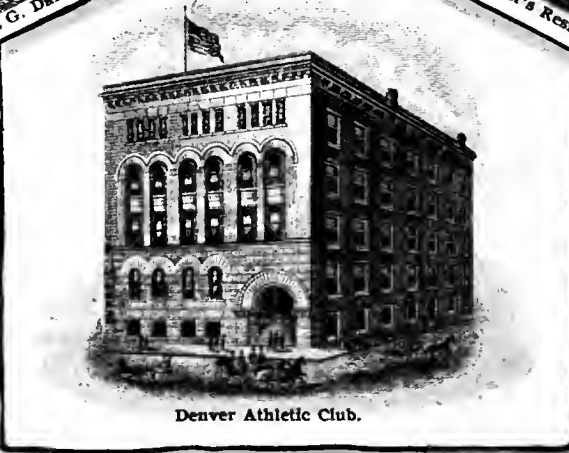
The Boston, Masonic Temple, Kittredge, Ernest-Cranmer, Arapahoe, McPhee, Railroad, Pioneer, People's Bank, Broadway Theatre, Denver Athletic Club, and others, all of which we give engravings, show what elegance and money has been put into this class of buildings. The new church edifices, new school buildings and public halls, have also drawn large amounts into the pockets of contractors and builders. And still the work goes on. Architects' offices are full of orders. Contractors have many new contracts, and the question arises, when will this stop? As one who has lived in Denver and seen her wonderful growth, knowing her immense resources and the active business men who compose her population, the writer can not limit this progress. Some said several years ago that Denver had reached her growth, but how little they knew. The writer can only say that the future promises more than the past and in his belief no mistakes can be made in making any investment in Denver realty; it is bound to increase in value as the years roll by.



Judge Geo. G. Darrow's Residence.



W. W. Porter's Residence.



Denver Athletic Club.

DENVER, COLORADO.

Building operations in Denver for ten years:

YEAR.	AMOUNT.
1880	\$ 3,517,362
1881	3,225,483
1882	2,838,488
1883	1,578,995
1884	1,900,426
1885	790,980
1886	2,000,661
1887	4,007,050
1888	6,049,386
1889	10,777,177

During the year 1889, nearly eleven million dollars' worth of new buildings were erected within the fire limits of Denver. Estimates, which come from official sources, place the value of the building operations in the suburbs of the city beyond the fire limits, at \$2,000,000, or 20 per cent. of the building operations within the fire limits. This would make the total building operations in Denver and its suburbs at nearly \$13,000,000 for the year. This shows that Denver is enjoying a building boom which is

by far greater than the building operations of such cities as Kansas City, Omaha, Minneapolis or St. Paul.

The following table, carefully compiled from the Building Inspector's books, shows the operations within the limits of the city proper:

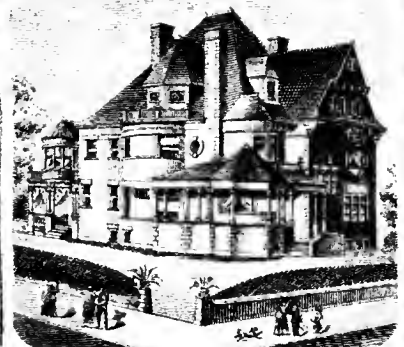
MONTHS.	Permits.	Amounts.	New houses.	Additions.	Repairs.
January	72	\$ 419,000	117	1	2
February	81	434,350	149	2	1
March	70	764,850	81	9	5
April	90	883,650	99	5	2
May	219	1,411,945	290	15	4
June	245	1,329,774	280	27	12
July	176	1,006,410	201	15	9
August	219	964,906	244	27	19
September	231	1,285,695	295	28	13
October	221	755,385	260	31	11
November	123	513,965	166	20	7
December	166	1,007,547	263	15	4
Totals	1,911	\$10,777,177	2,445	180	85

If the foregoing pages have answered any the questions which have arisen in your mind as to the Queen City and her resources; if they have shed any of the light of knowledge for you, the task of the author has been successful. He knows that his little work is

far from a literary perfection and he disclaims any pretensions in that direction, but he has aimed at truthful statements of facts covering some of the many points which are constantly arising in conversations with people who have never visited Denver.



C. M. Kittredge's Residence.



A. W. Chamberlin's Residence.



H. B. Chamberlin's Residence.



Hon. M. B. Carpenter's Residence.



Wm. R. Mygatt's Residence.

DENVER, COLORADO.

Colorado is a large field; Denver is an ever growing city. There is room in the State for millions of population, and room in Denver for thousands more than are here to day. All will receive a warm welcome who come to visit either, and those who come for investment will find large and lucrative opportunities, while those who come for health, if they delay not too long, will surely find strength and renewal of life in this glorious climate. But one word to the invalid: Don't put off too long; don't rely on the hope that your's "is only a slight affection of the throat," or similar complaints. Come now and grow strong. To the farmers we have to offer some of the choicest grain fields in the world. Millions

of acres yet open for entry and thousands of acres already under ditch, which can be bought at very low prices. To the manufacturer, we offer a location, the centre of a vast non-manufacturing country. A country where fuel is cheaper than water power; where the raw material is at your very doors, and where there are thousands of laborers ready for employment. To the capitalist we offer no bait except in the invitation to come and visit us. We know that all men of means who come to Colorado and to Denver, leave something of their riches here, invested in one way or another. Come now while the State is young and while the city is yet in its first growth.



CHAS. F. BLACK.

COMPLIMENTS OF

WM. SANDERSON.

BLACK & SANDERSON,

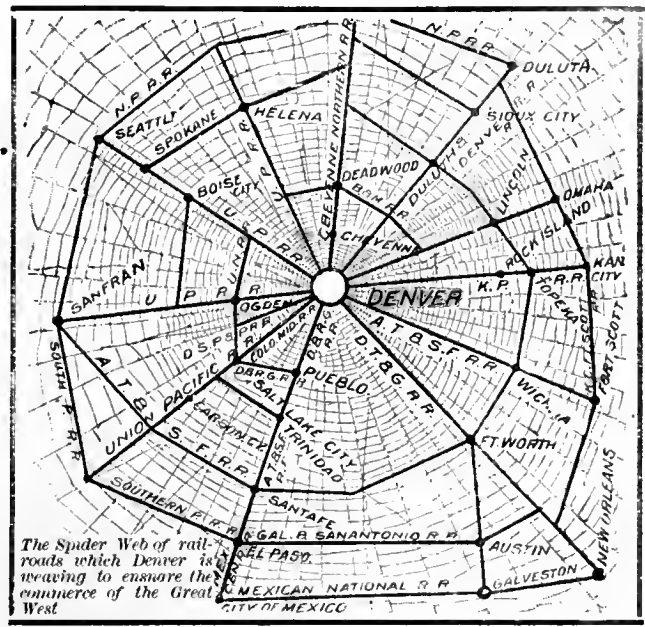
The * North * Side * Real * Estate * Brokers.

**RENTS,
LOANS.**

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