

JOHNSON TRACT IN IVYWILD WILL BECOME NEW CHICAGO

Alderman John Coughlin of the Windy City Is the Purchaser of the Big Tract and Will Improve It on Elaborate Scale for Residence Purposes -- Means Money and New Citizens for Colorado Springs.

The first effort to give Colorado Springs a residence suburb or residence section along the lines on which residence suburbs of many of the great cities, notably Chicago, are established, is to result from the recent transfer of the Johnson tract west of Ivywild.

The plans of the purchasers are pretty definite and so far as they have become known to the public indicate that upon this tract of ground containing nearly 170 acres, will rise up, in the course of a few years, one of the most attractive residence localities to be found anywhere west of Chicago.

When the announcement of the sale of this tract of ground was made in the Gazette the name of the actual purchaser was withheld from publication. It has now become known positively, however, that the property was bought by Mr. Black as the representative in a deal of Alderman John Coughlin of Chicago, who is the most prominent and influential of these men who are the present owners of the tract. These men are interested together in several other projects of a large character and their selection of Colorado Springs as the point for the launching of their present project is one of the best indications that could possibly be desired,

of the solidity of the vicinity of this city as a place for safe real estate investment.

It is the purpose of these men to put their ground into shape for disposing of it to persons of means. The tract is a quarter of a mile wide and something over a mile in length. It extends north and south across the beautiful Cheyenne creek valley, extending from the top of the Broadmoor hill on the south to a point on the high ground north of the Cheyenne canon street car line. It is the intention of the owners to bring one of the best landscape gardeners from Chicago here to lay off the ground, the plan for its improvement including the laying out of streets and parks, setting out hundreds of trees to insure an abundance of shade in a very few years, putting in of cement sidewalks through the entire tract and the improvement of the ground in every way that can add to its attractiveness in the immediate future or to its value with the passing of a few years.

The owners will not make any effort to dispose of this property in a hurry. Each lot sold will carry an improvement clause requiring the purchaser to erect upon it a residence to cost not less than a minimum amount, which will be named in the deed. Each lot will carry the Colorado Springs liquor prohibition clause. This clause in the deed to the tract itself, which

has just been sold, not applying, however, to a group of lots that will form a block of ground on which it is the intention of the purchasers to erect as soon as they consider the time opportune a hotel for the accommodation of persons desiring to live in that section of the community temporarily.

The owners consider that this ground will constantly increase in value and that each passing year will make each lot worth more money. The owners are men of exceedingly wide influence in Chicago and it is their intention to advertise this project very extensively in and about the Windy city with a view to bringing enough Chicago people to Colorado to make of this particular section virtually a Chicago colony.

The transfer of this property to these particular persons is undoubtedly one of the most important deals ever made in this vicinity. The purchasers are men who know the entire country and have money enough to buy wherever their fancy dictates and their selection of Colorado Springs as the field for their investment of \$105,000, which they have already put into this ground, means the bringing of hundreds of thousands of dollars in further improvements and the acquisition of a great many more prominent families for this city within the next few years.

STATE POLITICS

Statement Issued From the Anti-Wolcott Headquarters in Denver--Democrats Outline Their Policy.

ence with senators and representatives to carry on the contest. The committee was named as follows:

T. M. Patterson, Chas. J. Hughes, Jr., C. S. Thomas, Alva Adams, T. J. O'Donnell, B. F. Montgomery, E. C. Stimson, Cole Briscoe, J. T. Hart, Jacob Ellius.

On motion of Mr. Patterson, Milton Smith, chairman of the state central committee, was also included on this committee.

HONOLULU'S CELEBRATION OF CABLE COMPLETION