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## Unsigned letter (likely from B. R. Colson) to Ellis, Curtis, and Kooker

unknown

B.R. Colson

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October 11, 1912.

Messrs. Ellis, Curtis & Kooker,  
Jacksonville, Fla.

Gentlemen:-

In reply to yours of the 9th, I am enclosing you a rough sketch showing the property that will be in the survey that I intend to have made. I wish it to be understood at the outset, however, that I am not to become under any obligations to you in this connection by getting your preliminary ideas in reference to this proposition. In other words I wish to be perfectly free to let the contract or not when it is decided definitely what manner of survey will be adopted. If you wish to submit a tentative plan of the proposition, with view of making the survey and doing all the work in connection therewith I will be glad to have you do so.

As you will note, the tract comprises the  $3\frac{1}{2}$  of Section 31, Township 9, South of Range 20 East, and is in the corner on the North and West of the corporate limits of the City of Gainesville as it exists at present. Nearly all the land is available for farming and for residence lots; Michigan Avenue is on the North side of the tract; College St., which however is not yet in good condition, is on the East side of the tract; both these are to be main streets, and are already laid out by the City, Michigan Avenue being a very pretty street with good residences and very fine shade trees along its borders. The center of attraction of this proposition, I will state to you confidentially as it has not yet reached the stage for publication, is to be a private college to be known as Dixieland College. I wish to reserve for this College a tract 1000 ft. square.

containing about 22 acres. It was the original intention to put this College Campus in the extreme north-east corner of the tract, making it face on Michigan Avenue and on College St., but there seems to be some doubt now about securing the land on the east side of College St., although it is very likely I can secure the land on the North side of Michigan Avenue. On account of the fact that I wish to allow for as many desirable lots near the college campus as possible, have thought that it would be best to put the campus a sufficient distance into the tract to allow for a street at least seventy feet wide all the way around the campus, and also to face College St. and Michigan Avenue and the other streets as shown on the sketch. The blocks to have an alley in the middle, four lots to the block, which will be one-half acre in size, being 105 by 210 ft. This would give three times as many desirable lots in case I can get the property on the Eastern side of College St and Northern side of Michigan Avenue, or twice as many if I do not secure that land. The lots back from this tier of lots that face and are adjacent to the college campus are to be one-quarter acre in size, or as near that as possible.

It is planned to reserve at least 100 acres of land for the residence lots; the balance of the land along the Creek and across the Creek to the west is to be surveyed into five-acre farms, or as near so as possible, and it is planned to use the Creek for irrigation purposes. The Creek is practically correct as shown by the Government survey. The residence part of the proposition is to be known as Dixieland Park, and we presume the farms will be known as

Dixieland Farms. The main part of the City of Gainesville lies to the South and East of this property; what I have shown as College Street if extended south one-half mile would reach the north-east corner of the campus of the University of Florida, which campus and Experiment Station extends one mile west from that north-east corner; in other words, the University of Florida is just one-half mile from Dixieland Park. The main streets of the tract will most likely be College St. and Michigan Avenue, although the cross streets from Thomas St. leading west will likely be opened up and improved.

We also suppose to have a street-car line running up College St. from the University of Florida, and making the turn East along Michigan Avenue perhaps back East about two miles and then on around to the center of town. Of course this is merely a proposal now, and I do not know when that will go in.

What I would like to have is a sub-division that is entirely different from anything around here, as everything as laid off here now is on the rectilinear and square idea, and I had an idea that perhaps <sup>you</sup> could get up a scheme for the whole proposition that would have an artistic effect, and if it will not cost too much would like very much to have have this proposition laid out so that it would be very artistic. I think also that this proposition would require the services of a landscape artist in the matter of trees and shrubbery. Of course that would be a matter that could be attended to after the survey is adopted. At present this tract is for the most part woodland, having a growth of virgin pine, oak, hickory, magnolia and other trees, and it would be the idea to have as many

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of the original trees to remain on the tract as possible, although of course many of the larger pines I think should be removed and can be used for lumber.

I want to make this an ideal sub-division for residence, with restrictions placed upon the property to prohibit anything in the way of a nuisance; in other words, have a nice, clean, sanitary artistic sub-division throughout.

If this matter appeals to you I would be glad to hear from you further.

Yours very truly,