

STRANGER THAN FICTION

The Growth of an Idea and the Building of a Big Town.

THE NEW MONUMENT CITY.

NIAGARA FALLS TO BE HARNESSSED TO DRIVE AND BUILD UP A GREAT MANUFACTURING CENTRE.

So Strange and so Simple, but Nobody Thought of It Before—Hundreds of Millions of Money to be Spent on Both Sides of the Great River—The Supreme Embodiment of Modern Ideas and Success—A Big Water Power and an Endless Source of Wealth and Progress—Something for Canadians to Read and Reflect on.

If all the world is seeking for a new thing, some information that a World reporter has obtained, must prove exceedingly interesting. The evolution of man from an inferior race is scarcely more wonderful than the evolution of ideas and appliances which, in the various stages of man's development, indicate his progress. The believers in the transmission of souls hold that that which was good progressed through various animals until it finally abode in the highest type of man. So ideas have come up through the various stages of human development, and the same idea followed through the centuries is often found to be as much the cause of the progress succeeding its enlargement as to be the result of superior knowledge. One can, therefore, believe in the transmigration of the soul of an idea, even if as a doctrine it cannot be accepted in religion. Projects of the evolution of ideas are not lost sight of, re-appear, become a familiar portion of the world's economy, again cease to be noticeable, then come once more into different shape, until finally perfection is reached.

In the feudal ages a town sprang into existence when the lord of the manor made plans for its upbuilding. The idea of the period were rude, yet there was a central thought and preparations were made for housing and protecting all the community. The unity of action, as much as the simplicity of the design, made living there wonderfully cheap. Nowadays a city is begun by every man building for himself, and after a heterogeneous mass of homes and interests are erected there is an expensive and never-ending struggle to establish a community of thought and service. Toronto, for instance, has nearly 300,000 people and as yet has failed to solve the problem of its water supply.

owing to the cheapness of the power. At the transportation facilities are so great, the flouring mills have made this point the second wheat-grinding centre in America, the power provided by this one concern alone grinding annually over a million barrels of flour, employing a great number of men and paying out a vast sum in wages. The Hydraulic Canal Company, having been so successful in earning a great dividend on its costly waterway, other enterprises have originated, and a tunnel is in course of construction which will cost from three and a half to seven millions of dollars, the expenditure suggesting the many difficulties of the artificial methods of conveying water it has been found necessary to adopt.

A charter has been granted for a power company, beginning at Buffalo and following down the river to a deep cut and tunnel, which is to convey the water back to the river below the Falls. The head race running into this main artery are to furnish the expected power to an immense number of mills and factories which are making, and are expected to make, the shore of the river from the city to Niagara Falls one almost continuous town. This enterprise is to cost, it is said, \$4,000,000, and it is generally considered that these figures greatly underestimate the work.

Another charter is being applied for at Albany to construct a canal on the American side, from Gill Creek, near La Salle, to a point where it will pour over the escarpment at Lewiston and furnish water for a city which it is hoped to establish in the valley below, at the same time to irrigate the thousands of acres of fruit land which lie between the village named and Youngstown, opposite Niagara-on-the-Lake.

Still another scheme is being mooted for digging a canal from near Tonawanda to Lake Ontario via Lockport, which is expected to cost, if built, for sufficient water for fifty thousand homes power, \$5,200,000. There is a tunnel scheme on the Canadian side which, as yet, has assumed no definite shape, but simply adds evidence to the feasibility of finding customers for power has attracted the attention of local capitalists. The main scheme, and the one which promises to be most successful of all those which have yet been offered to the public, is that of the Niagara and Queenston Land and Electric Company Limited, which promoters have obtained a charter, the particulars of which appear elsewhere, for

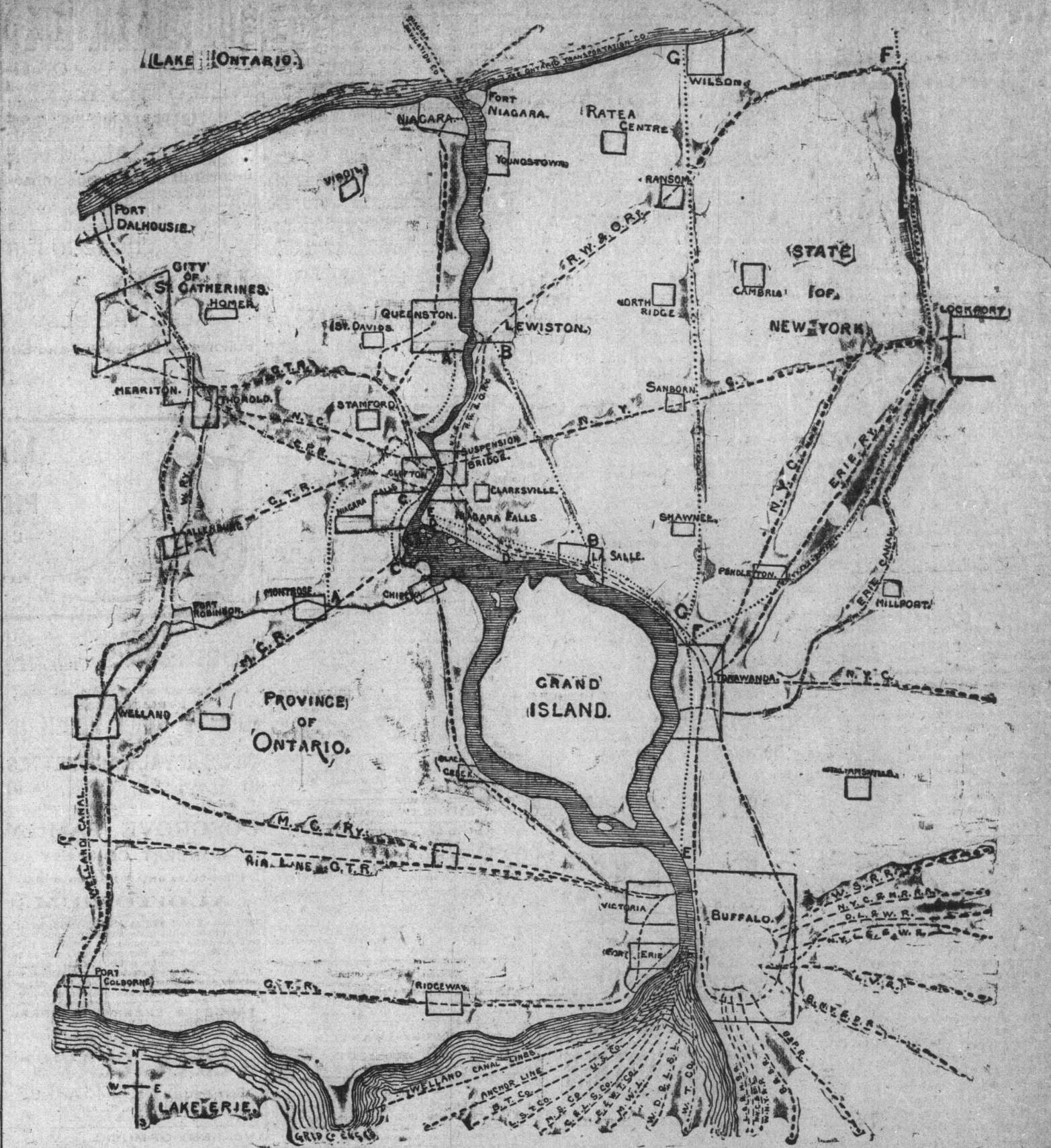
A canal from Chippewa River to the escarpment on Niagara Falls above Queenston. Surveys have been made and a contract let. This canal will be about 12 miles long and will carry sufficient water to ultimately furnish over 100,000 horsepower. These figures are more significant than they might appear to the casual reader. In Buffalo there are not more than 40,000 horsepower in operation. In Toronto possibly the power does not exceed 25,000, so the enormous energy which will be conveyed to the cliff above Queenston by this comparison can be better understood. It must be remembered that the fall the water will have over the escarpment will be much greater than the descent of Niagara itself. In fact, the descent will be nearly as great as there is a descent above the falls and a

able local money in the great undertaking. However that may be, one thing is certain, that not a dollar's worth of stock is either being offered or is obtainable. The capital stock of the company is \$500,000, and this, together with the proceeds of the lands to be sold in the prospective city of Queenston, will be sufficient to build the waterway, the machinery and the public works of the town.

Nothing so novel as the details of this scheme have ever been offered to the public. It is a combination of Canadian and Yankee English foresight and capital, together with an adaptation of Henry George's theory and the communistic idea that 5000 or 6000 people can be induced to purchase land and become proprietors of one lot or more each, and that what is now a village can be made the Monument City of America. Two thousand acres of land in and around Queenston have been obtained by the company, which are to be divided into lots which will become valuable when the waterway is constructed and the power established and directed. The canal will furnish electric light and steam to every citizen at a nominal cost. Parks, fountains, street railways and tramways connecting it with adjoining towns will be attended to at once with such an enormous head of water the expense will be trifling, not nearly so much as the cost of unhooking the water pumps of Toronto, and the addition of an occasional sewer and water main, while in one case it will last forever and in the other only a make-shift is offered, to be torn up when the population increases.

It must not be forgotten that even now the road from Niagara Falls to Queenston passes half a dozen little mills which are run by water from rude and leaky flumes, the locality provides more than any other locality within the knowledge of the promoters the material for building at the least possible expense, a great and handsome city. The escarpment at Queenston is now perforated by the quarries of those who make stone out of the locks of the Welland Canal were constructed. Lime and first-class brick clay are also to be found in inexhaustible quantities. Such are the factors in the creation of a city, as far as building material is concerned, could not be exceeded.

The promoters of the Monument City are laying out the streets upon which the factories and mills can be best located for economic connection with the power. The powerful eddy which sets in in the river makes the shore a natural wharf for over a mile, the water being from 80 to 100 feet deep. Thus the wharfage is really already completed and the water is so abundant that it requires but a trifling expense, while the whole of Lake Ontario, Montreal and Quebec will be in direct connection. The residents and business men are also being planned, so that householders will find the minimum expense with a maximum public service. Around Brook's monument 40 acres of land already form a public park and other parks and drives will be arranged at the beginning of the



A-A, Niagara and Queenston Land and Electric Co.'s Waterway. B-B, Niagara County Irrigation & Water Supply Co.'s. C-C, Victor in Park Power Co.'s. D-D, Niagara Falls Tunnel Co.'s. E-E, Buffalo and Niagara Power and Drainage Co.'s. F-F, Lockport Water Power Co.'s.

more valuable than what he possesses, he will also depend upon the size of the city and manufacturing centre they can establish, for what use will be their power if there is no one there to use it? Looking to this result, this wealthy corporation have already signified their intention of adding to the attractiveness of the venture, as they profitably can, by buying up enterprises to such an extent that without any immediate loss and in view of large prospective gains they can remove themselves from their present situation to the Monument City of Canada. If by this and all the other methods which capital and the approbation and co-operation of the public can bring to bear, a large city is established.

The profits of the Promoters will be immense and yet it will not be an oppressive monopoly, for no landholder or power-user will be oppressed. Look for a moment at the position of each proprietor of real estate. The taxes will be nominal, the most expensive features of conducting a community will be obliterated, and the most perfect sort will be thirty or forty per cent. cheaper than in Toronto. Coal will come to the doors of the Monument City more cheaply than to Toronto, for wharfage with a natural bank where material can be loaded or unloaded for a mile, will be trifling. Natural gas can be brought by a short pipe from Welland, the most plentiful supply which has been discovered outside of Pennsylvania and West Virginia. Then what is there to prevent Queenston from becoming

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in monopoly can be created by the irrigation of the Niagara valley. Throughout the West millions of dollars are being spent in water storage schemes, whole valleys are being dammed to hold the water pouring down from the mountains when the snow melts and the rains fall. Here in Canada by the expenditure of a million or two dollars a never-failing supply of water can be procured, which will water a larger section than can be irrigated by any scheme yet broached in California, Arizona or Colorado. In the case of the Western States the market is distant, and in the case of Niagara valley the market is at its very doors with transportation facilities the cheapest of which is unrivalled in the world.

Since America and its superb cataraacts were first discovered it has needed but a few score chains from the precipice over which it once poured, but the volume of water has not decreased, and the quantity of water now in the great lakes is sufficient without any further rainfall to furnish a supply maintaining this torrent at its present rate for between 100 and 120 years, it being estimated that the contents of the great upper lake are

Six Thousand Cubic Miles of Water. As the power is thus guaranteed without the rainfall and the rainfall, by the way, is falling every year more uncertain and therefore making irrigation more necessary, every element which futurity can offer seems to be included in this investment. Every day and every night the wondrous power provided by such a canal as is contemplated will grind on and on, never any change, never growing less in drought, never increasing at flood-tide, never leaving the machinery standing idle when the rains cease to fall for a few weeks, and not roaring down an uncustomed channel and sweeping all before it when the move mists and the winds blow. It is like a vast steam engine requiring no fuel, no attendance, and which will be required with a wheel around which the bolt will be passed. The scheme has

Such an Element of Permanence and so confident are its promoters of its success that before a spot of land has been sold or a pound of power disposed of, a contract has been signed by the well-known contracting firm of Barrie & McCrae for digging a canal, a canal which, it is hoped, will be large enough to bring barges from the upper lakes within the town site above the escarpment. At that point cargoes of wheat and ore from the upper lakes will be discharged into the conduits of the mills driven by the force of this artificial cataraact. The Grand Trunk Railway, as has been already stated, has a spur which penetrates the land held by the company. The Michigan Central road passes through it. The Niagara River, navigable to near the upper limit of the town, furnishes a waterway unsurpassed in America. A rail road bridge has been projected on this, the easiest spanned portion of the river, which will connect the New York Central and its recently acquired Roma, Watertown & Oswego connection with all the enterprises which are to be established, and a contemplated Belt line will bring into communication with the town site the 25 or upwards of roads now running into the great railway centre of Buffalo. With the possibility of establishing electrical railways, power for the city will be furnished by the water, the Monument City will really be but a suburb of the score of enterprises which within easy reach of it, and it will be no less than a suburb of Buffalo and Toronto.

When the storage battery is completed, as it certainly will be, an electric storage company already being organized in Toronto, the power generated by the cataraact will be furnished to all parts of the continent as easily as a bushel of wheat is now moved from one place to another. Such an outlook has never yet in the history of cities been offered to the public, nor has such a section of country ever had an opportunity of becoming

the Garden of the Most Densely Populated Region of America. By boat Queenston will be two hours from Toronto, by train less than an hour from Buffalo, but a single night from New York and Boston, but little over a night from Chicago. The scheme of irrigation alone will make it possible for this district to raise the historical "garden asparagus" for half the population of New America. This charming district with its rugged escarpment and fertile valley, picturesque gorge and mighty river, needs now nothing but the movement of any life to make it the most attractive within any reach of the teeming millions in urban centres. It must not be forgotten that the first settlers of Upper Canada saw in Queenston a future greatness which is about to be realized. It is the Oldest Chartered Town in Upper Canada.

At one time twenty hotels lined the street facing the river. The governor had his residence there, and with a railway which now looks something like a prelude, our forefathers expected it to be what it was, the Monument City of the North. It is six or seven miles from Suspension Bridge, and the same distance from the mouth of the river, the far meaning of the word "Monument" in the locality concerned, seems to have vanished the local population that it has so long occupied the eye of the public. Since the land has been obtained by the company and some details of the project have leaked out, it has become impossible to buy a foot of ground except at a price which would make the whole district to be immediately affected was early controlled by those who were spending their money in the gigantic undertaking.

It is but another example of how people may talk of wonderful things that could be done, of how they have sought to accomplish by intricate and expensive devices, and how at last some commonplace, but shrewd, observer has seen that

The Simple Old-Fashioned Way was all that was needed, while the half-dozen schemes on the American side of the river, which would mean millions of dollars, and which altogether will aggregate twenty or thirty millions. The scheme under consideration has no engineering difficulty connected with it, it is simply an old-fashioned ditch, it is nothing but the canal as old as the history of the world, cutting across the country and emptying itself over an escarpment 330 feet above the river. Nature will do it all. It is the simplest, easiest and most natural thing in the world and yet nobody thought of it who had energy enough to undertake it until last summer. After the scheme was once put in shape it was so simple and so great that nothing was required but to show it to capitalists and the scheme was a success. To paraphrase the motto of the Kodak camera, people, the man who thought of it simply had to touch the button and capitalism did the rest. Another astounding feature of this affair is that water power scarcely to be mentioned in connection with Niagara Falls, up in the wilds of Maine and away back amidst

The Rocks and Hills of New England attracted the attention of capitalists and became the centre of manufacturing enterprises of all sorts, while this great power so easily utilized, visited by half a million tourists every year, and increased and cut up by railways stood there so stupendous an exhibition of nature's energy that nobody seemed to have a mind large enough to grasp the simple fact that it was just as easily utilized as smaller cataraacts. All it needed was for the projector not to try to use it all at once. It was a bigger bite than anyone could chew, and yet until the present year, with a

Continued on fourth page

DIAGRAM SHOWING THE DROP IN LEVEL AT THE FALLS AND AT QUEENSTON.

the centre, Niagara Falls, of course, presented and presents the greatest available water power in the known world, and the banks of the river were becoming so crowded with mills and factories that a few years ago the Government of New York on that side of the river, and the Ontario Government on this side, were forced to expend hundreds of thousands of dollars in expatriating and removing the unsightly mills and factories from the bank adjacent to the great Falls. Then the enterprising Yankees built a Hydraulic Canal commanding a point on the shore of the river above the Falls, where the water is deep and navigable, and terminating above the high bank of the gorge below the Falls. The cliff along the bank of the river near the lower termination of the canal is occupied by large manufacturing establishments and immense flouring and paper mills. All sorts of smaller industries have congregated there

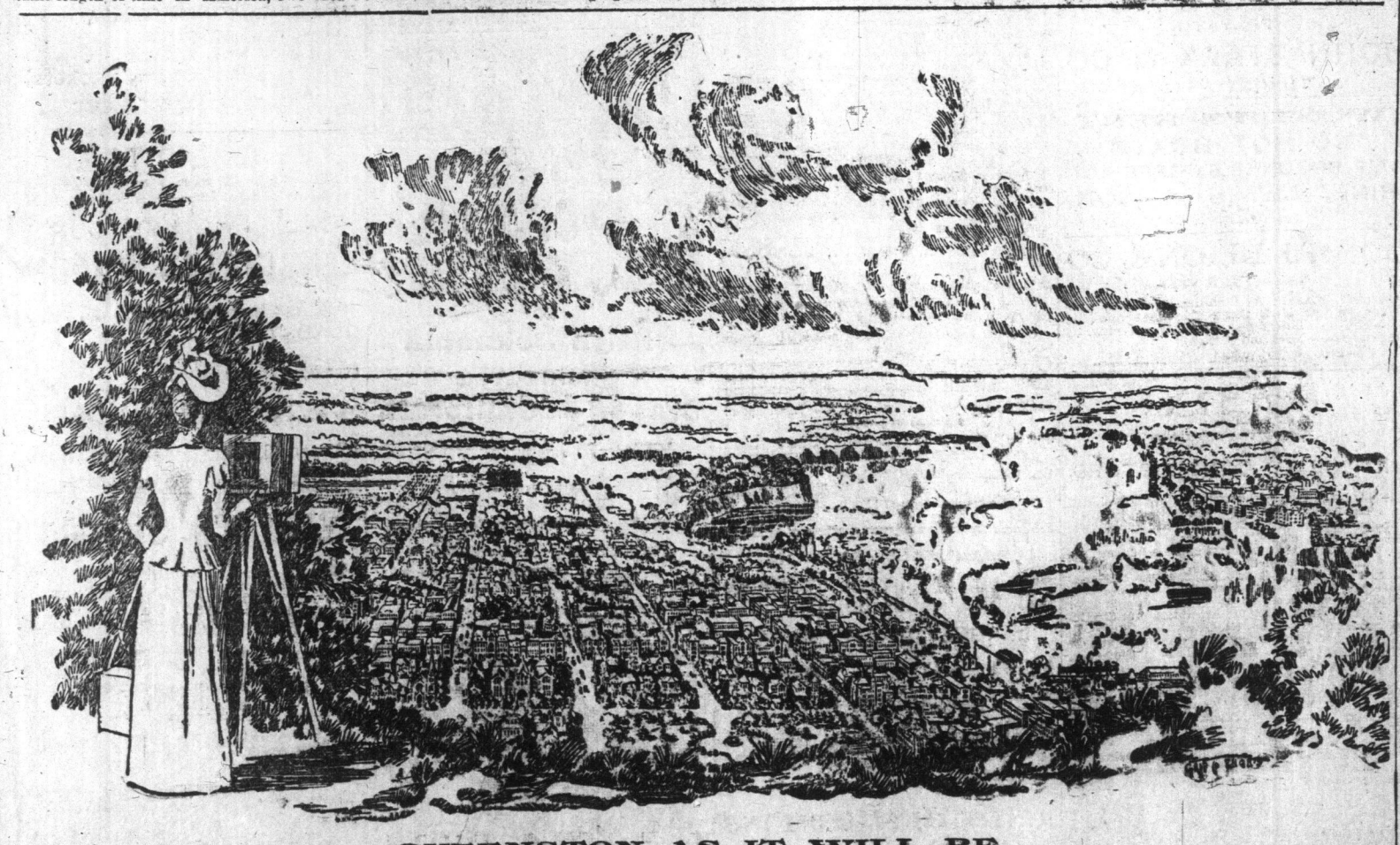
great descent in the river below, while the land over which the canal will run from Chippewa River is almost level. An illustration of the contour of the country is given, which will illustrate the vast descent of the water from the canal over the escarpment into the river. One can scarcely imagine the almost irresistible force generated by such a mass of water as it is intended to convey, falling 330 feet. There will be power enough there to turn the machinery of nearly all of Ontario and it is of this power and the bold plan of building

A New and Great City to utilize it with which this article is intended to deal.

It is understood that English and American capital is behind the enterprise, though the gentlemen whose names appear in the prospectus and a number of others have been able to invest considerable

The Most Picturesque and Beautiful Garden Spot in the Dominion.

The mode of distributing these lots to purchasers is a very novel one, as the holders of land certificates will be held equal to the interest in the entire town and the lots will be apportioned on the basis of a thorough unity of interest. When the requisite number of certificates have been sold, a public and literal "drawing of lots" will be held. The holder of each certificate will take his chance and he may draw a factory site, a hotel site, a business lot, a place suitable for a residence, or a spot on the river adapted for a wharf. The re-adjustment and re-arrangement of these lots among the individuals who have purchased them will be a matter of private deals. If a man finds that he has a wharf when he wants a mill site, he can exchange it with the holder of what he desires. If he has more valuable it will not be difficult for him to obtain a bonus. If what he desires be



QUEENSTON AS IT WILL BE.