

# PORT ARTHUR--THE GIBRALTAR TO THE WEST--Expenditure on Industrial and Commercial Development in 1910 of Over Five and a Half Millions.



VIEW OF PORT ARTHUR FROM MARIDAY PARK--LESS THAN HALF A MILE FROM THE BUSINESS CENTRE AND HARBOR

## MARIDAY PARK PORT ARTHUR

### PORT ARTHUR

**A City With a Future,  
Not a Past**

PORT ARTHUR crosses the threshold of 1910 in the flower of a triumphant prosperity. The mining industry is flourishing as never before, the lumber business has recovered from the world's wide financial stress of two years ago, the marine interests look forward with confidence to the greatest development in their history; the agriculturists of the surrounding townships are more prosperous than ever before; the contractors and builders have the greatest construction year in the city's record before them.

But, more than all, Port Arthur looks for material advancement because of the awakening of her citizens to a greater appreciation of the opportunities within her borders, and to a general determination to make the most of them.

It is well within the mark to state that no city possesses natural advantages exceeding those possessed by Port Arthur--the Doorway to Great Britain's Granary.

Occupying a commanding position at the Canadian head of the magnificent water route formed by the stretches of the noble St. Lawrence and the five Great Lakes, upon whose bosom floats a greater volume of commerce than any waterway the world over;

With a deep water harbor unrivalled on this continent for security, accessibility and capacity;

With a mid-Dominion position presenting the minimum cost of transportation for the manufacture of the raw materials of the East for the ever-increasing demands of the fast filling Western provinces;

With a fishing industry giving employment to hundreds of men and a score of tugs;

With a profusion of cheap water power developments close at hand;

With enormous tracts of pulp timber yet untouched, and a background district the whole of which is mineralized, particularly with iron ores, awaiting only the confidently predicted improvements in the method of electric treatment.

With a surrounding country to the north and west containing 16,000,000 acres of good free grant agricultural country adapted to the growth of wheat, oats, barley, clover, timothy, and all root crops craving the development of the settler;

With a relative geographical position on the gateway of commerce to the Great Prairies of the Northwest, and the mining and timber lands of British Columbia such as Chicago holds the fortunes of the great Western States;

With an outlook financially, industrially and commercially greater than has been.

Can it reasonably be expected that Port Arthur should look forward to the year 1910 with other than hopefulness and optimistic enthusiasm?

The fifth decennial census will exhibit to the world the astonishing material progress made by the whole Dominion during the past decade. It will show that the growth of this country from the Great Lakes to the shores of the Pacific far outstrips--in agricultural, industrial and educational development--the phenomenal advancement of the Old Dominion, and will forcibly present to Canadians the indisputable fact that the day is fast approaching when preponderance of population will give to the West the dominant voice in the nation's councils.

"Dispersed with lost motion from farm to factory, and from land to sea. All warehouses, grain elevators and factories should be in direct communication with canal, ocean and railroad transportation."--E. H. Harriman.

Blessed with unique, geographical, industrial and commercial advantages, if "made to order," Port Arthur could not possibly present a more favored field for the successful application of this time-proven maxim, and the consequent remunerative employment of capital, however great or however small.

WE WELCOME THE SEARCHLIGHT OF INVESTIGATION APPLICATIONS WILL BE RECEIVED MAY 24th, 1910

Never in the history of Western Canada has a real estate investment been presented surrounded by a wealth of detail that insures rapid increased values such as Mariday Park presents.

During the past six years it has been our privilege to handle \$4 millions of Port Arthur and Port William real estate, every dollar's worth of which has proved remunerative to our clients.

We have no hesitation in stating that Mariday Park is the sanest, safest, surest investment we have ever offered the investing public.

#### Mariday Park Investment Features:

An Electric Street Railway directly through the property.  
Four and a half miles of macadamized streets.  
Nine miles of granolithic walks.  
Sewer and water connections to every lot.  
A building restriction of from \$3,000 to \$5,000.  
Electric lights, telephones and free mail delivery.

Our reputation as vendors of high-class realty investments is before you. Any chartered bank will advise you as to our business integrity and reputation.

**EVERY LOT WILL BE SOLD WITHIN 30 DAYS**

Prices Range From \$10 to \$35 Per Foot Frontage.

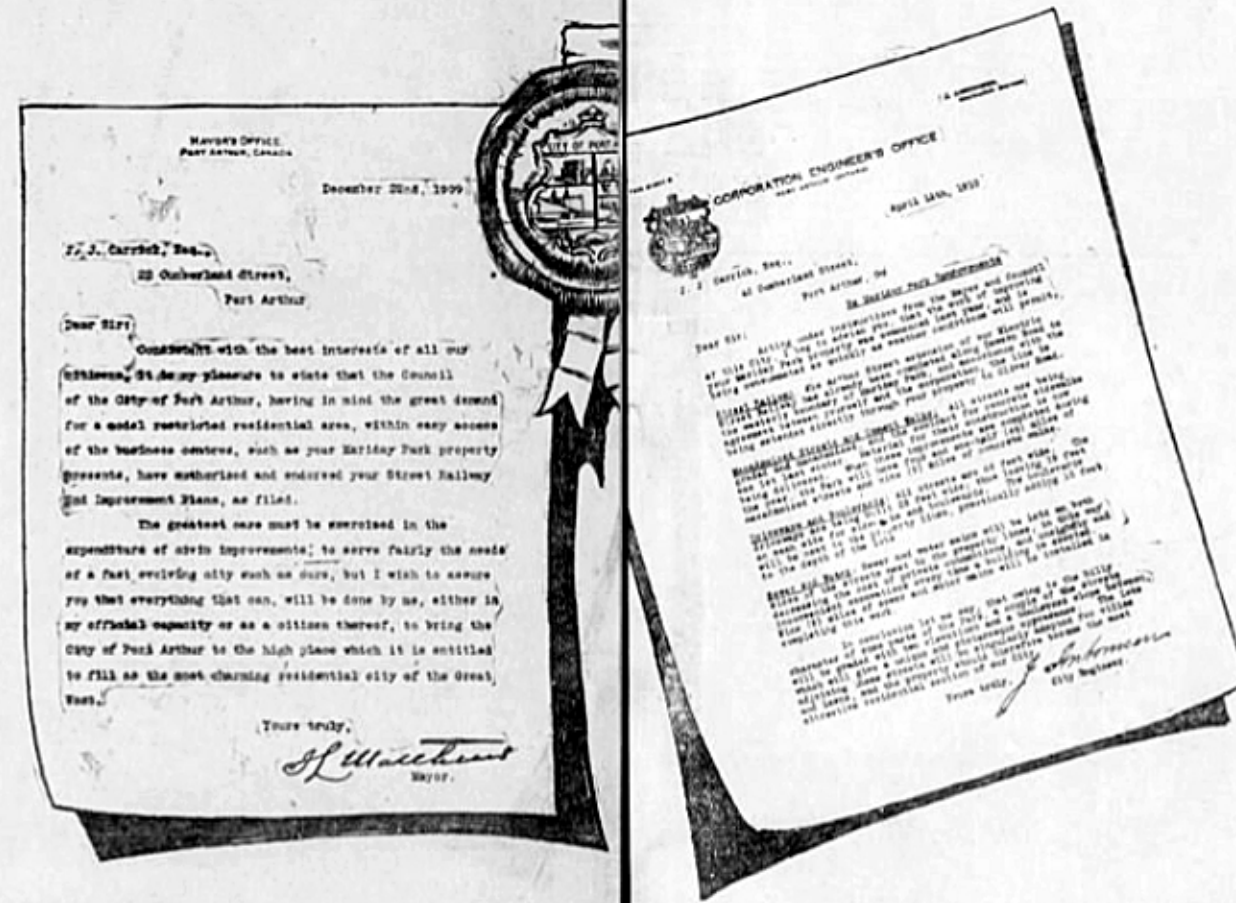
5 Years to Complete Payments

20 Per Cent. Cash; Balance in 10 Equal Semi-Annual Payments With 6 Per Cent. Interest.

#### AN OPPORTUNITY OF TODAY

If interested, write to-day for our handsomely illustrated booklet dealing with Port Arthur--past, present and future. It is called "The Portal To The West," and will be sent you free of charge, together with sub-division plan, price list, maps and complete information regarding Mariday Park. Or any of our offices will supply any information desired.

FORT WILLIAM: 420 Victoria Ave.  
TORONTO: 1307 Traders Bank



"AGENCY ARRANGEMENTS FOR WEST AND WEST ANNOUNCED LATER"

## J. J. CARRICK

Head Office: PORT ARTHUR 22 Cumberland St.

Allotments June 1st, 1910

#### THE SEAL OF CIVIC APPROVAL

No block of residential realty in any Canadian city from ocean to ocean has ever received at the hands of the ratepayers, who can best realize a city's necessities, and unmistakable seal of approval, such as Mariday Park has received from the taxpayers and Council of the city of Port Arthur. Every investor realizes the indisputable fact that rapid transit revolutionizes real estate values. Our first Mariday Park consideration was to secure the extension of the Electric railway line directly through the property. In October last year, we entered into an agreement with the City Council to provide this transportation facility, which agreement was submitted in the form of a by-law, and carried almost unanimously by the ratepayers of the city on November 4th, 1909. This glowing tribute to the necessity and desirability of the property, requires no further comment.

#### DEVELOPMENT OF THE PROPERTY

All Streets and Avenues are 66 feet wide. The drive-ways are 28 feet wide. A strip of 19 feet on each side being reserved for boulevards and walks.

The lots have a frontage of 50 feet, varying in depth from 105 to 140 feet, to 12 and 14 foot lanes.

The property is beautifully treed with yellow birch, poplar and spruce. Cement walks, macadamized streets, water and sewer connections are being installed by the city under the direction of the City Engineer, whose letter regarding this feature of Mariday Park development we reproduce herewith.

#### BUILDING RESTRICTIONS

To make Mariday Park an ideal place to live and to insure the model development of the property, building restrictions have been carefully prepared, and will be incorporated in each Agreement of Sale and Deed.

#### HOME INVESTORS

When our Mariday Park property goes on the market, as in all previous home offerings, the major portion of the property will be sold to Port Arthur people--the people who understand best local real estate conditions and values.

MONTREAL: 226 ST. JAMES STREET.  
WINNIPEG:  
S. O. Nixon, Bank of Nova Scotia Bldg.

### MARIDAY PARK

**The Commanding Heights of  
the Grandest of Harbors**

#### LOCATION AND HISTORY.

THE City of Port Arthur rises on a succession of terraces, from the shores of Thunder Bay, culminating in less than half a mile, and at an altitude of 198 feet, in the broad plateau of Mariday Park. This location affords the city's most magnificent view of the panorama of Thunder Bay, including Thunder Cape (1,350 feet high), the Welcome Islands, Mount McKay (1,000 feet high), the Valley of the Kaministiquia and the sister City of Fort William. Here one has a splendid outlook over the harbor of Thunder Bay, upon whose waters float a ceaseless procession of the ponderous leviathans of lake traffic, and whose commodious docks and elevators receive the golden cargoes which feed the empire's millions.

Mariday Park was acquired and held, almost since the inception of Port Arthur, by a somewhat "different" character--Alderman Daniel Francis Burke--who in the early days pinned his faith, future and funds to the then undeveloped resources on the shores of Thunder Bay. Adhering tenaciously to the belief that the then embryo site must, at a not-too-distant date, become the location of a populous and prosperous city, he proceeded to apply the British motto, "What we have we hold," to the situation, and forthwith placed a "Nothing Doing" sign on the property.

Possessed with the three outstanding characteristics of the pioneer of this country--sagacity, sense and sand--Daniel Francis Burke, bent his energies in other directions, arranged to liquidate the demands of the tax collector, and waited.

Time flew--but nowhere as in the West. The clearance became a hamlet; the hamlet merged into a village; the village assumed the proportions of a town--the Hand of Destiny was at work. The patron of the Blazed Trail--the speculator from the more effete East--dropped around and commenced to sit up and make a few observations.

"Who owns that hundred acres up on the hill?" was what he queried.

"D. F. Burke," was the answer.

"What does he ask for it?"

The reply was always the same, "He won't sell."

And so it came to pass that the citizens of the classic City of Port Arthur built their homes up to and around Mariday Park, the gem spot of the city's residential section. Likewise, it also came to pass that Daniel Francis Burke, consoled by the realization of his early dreams finally acceded to the oft-expressed wish of the citizens, that the property should no longer impede the city's natural pathway of expansion. On September 30, 1909, he transferred to the present owner and developer for a large fortune, a property that had cost him a comparatively paltry sum, thirty years before.

#### Designed to Meet a Civic Necessity.

It must be admitted that the phenomenal growth, in recent years, of all Western towns and cities has had a tendency to produce a rather build-as-you-please agreement between vendors and purchasers, and a consequent unsightly and undesirable outcropping of "shack" homes. Perhaps nowhere throughout the vast West can the curse of building restrictions neglect in the residential areas be more forcibly brought home than in the Twin Cities of Port Arthur and Port William. After all, it can be said, that surroundings really make the home.

Designed and developed to satisfy the needs of the select home-site-seekers of Thunder Bay, Mariday Park presents a restricted, highly-developed home-land for folks of artistic temperament and twentieth-century ideas. It can be truthfully stated that the residents of Port Arthur and Port William eagerly await the opportunity to make their selection.