

OREGON'S Magnificent Equipment for Teaching Scientific Agriculture, Horticulture and Animal Husbandry

CORVALLIS, BENTON COUNTY, DESCRIBED BY COL. E. HOFER OF THE SALEM JOURNAL

Splendid Assets of Corvallis.
Besides being one of the three great educational cities of the state, and surrounded by a splendid farming and fruit growing region, Corvallis has the following prominent features among its assets for community-building: Three railroads, and on the line of the West Side extension of the Oregon Electric; two sawmills, one new and one doubling its capacity; two planing mills, one cannery; two National Banks; two department stores; largest Agricultural College West of the Rockies; a fine new high school; ten churches and all the principal lodges; two newspapers, one a daily; two cement hotels; a cannery and cement block factory. From a transportation standpoint, the City of Corvallis also is especially favored by being at the head of navigation on the Willamette River.

Corvallis Commercial Club.
This city maintains one of the most efficient commercial organizations in the state, having its own well-appointed home, built especially for its use in the Benton County National Bank Block. The rooms are beautifully finished in fir, and equipped with all that goes to make a modern club house, and promotion headquarters. One afternoon in the week is set apart for the ladies, and ladies day is liberally patronized. The officers of the Commercial Club are B. W. Johnson, president; N. R. Moore, vice president; W. F. Groves, secretary; A. R. Woodcock, treasurer. Board of Trustees, B. W. Johnson, N. R. Moore, W. H. Savage, W. F. Groves, W. F. Gaskins, Robert Johnson and A. B. Cordley. The enterprise of the club is shown in three ways: First, in listing a large membership, practically every live and energetic man in the community being enrolled. Second, in a splendid spirit of good fellowship entering into its monthly meetings. Third, in carrying on a very energetic publicity campaign. With such an organization to promote its fortunes, the City of Corvallis is bound to be a leader in Western Oregon.

County Well Advertised.
Benton county has always been the home of a large live stock industry. It is one of the largest horse, sheep, hog and cattle counties in the whole state. Horse shows and county school fairs are quite common. The county was also advertised by successfully conducting several large poultry shows. Next the county was advertised by organizing the Benton county Citizens League. This was gradually merged into the larger movement known as the Oregon Development League of which the Corvallis Commercial Club became an active member of 1907. That organization grew until it was safely housed in its new quarters, which are among the finest in the state, and would be a credit to a city of 20,000 population. The county was first given wide publicity through an exhibit made by a Benton county real estate firm, consisting of fruit and vegetables, which it took to the Portland Exposition in 1891 and surprised the moss-backs of Benton county by taking seven first premiums. This county exhibit attracted a great deal of attention to Benton county. It was the most beautiful and conspicuous exhibit and was selected by the State Board of Immigration for Eastern advertising purposes. B. W. Johnson went east with it and did the first real estate boosting for the Willamette Valley when for nine months he traveled through the Eastern states with the exhibition train of Western Oregon products. He was probably the first man to realize how absolutely ignorant the people of the United States were in regard to the products of the West.

Mayor and Fruit Grower.
Virgil E. Watters is the present mayor and a believer in the future of the fruit industry in Benton county. While serving as county judge he organized and held the first

apple fair ever held in Benton county, in 1903. As county judge he built one of the finest public roads in Western Oregon, that connecting Philomath and Corvallis. Mr. Watters has been an inspiration to fruit growers by being the first man to cut up some of the largest ranches into orchard tracts. One farm of 260 acres he sub-divided and planted in five acre tracts, keeping about 60 acres for himself. It is known as Pleasant View ranch. Recently he has cut up the Harding farm of 400 acres three miles north of the city of which he has already sold off 200 acres. He has seen fruit lands in Benton county advance from thirty to forty dollars per acre, to one hundred and fifty to two hundred dollars per acre. It is impossible to converse with Mr. Watters without becoming enthusiastic over the future prospects of Corvallis and this part of the Willamette Valley. He is convinced and can convince anyone that here are the most splendid opportunities for investors and for the establishment of commercial orchards.

Building Prospects at Corvallis.
It is always a question in considering a city from the standpoint of the homeseeker, what are the chances of employment? Are there any opportunities for mechanics to be employed? The situation at Corvallis for the year 1910 is very favorable indeed. Not only are large buildings being constructed on the College Campus, by the state, and there will be a large expenditure for street paving, sidewalks, and sewers, but the outlook for building operations is very flattering. Besides several hundred dwellings, the principal hotel is to be remodeled and modernized at an expense of about \$15,000. Steam heat and baths, and hot and cold water throughout are included among the improvements. The large sawmill plant is being entirely rebuilt, and one new sawmill is nearly completed. The following new buildings are being planned and put under way for construction during the coming year. A brick block 75x100 for a modern department store, to be erected by Gust Harding; the Masonic Lodge is contemplating the erection of a \$25,000 brick building. J. N. McFadden, a two-story brick, 50x100; Miss Pauline Kline, a two-story brick



Mayor Virgil E. Watters, Prominent Fruit Grower and Corvallis Real Estate Man.

EDITORIAL ON CORVALLIS FROM THE SALEM DAILY CAPITAL JOURNAL.

Corvallis is a fine school city of the Willamette valley. It has everything from a college of a national reputation down to a well sustained public school system. Corvallis is one of the finest home cities of Western Oregon. The quality of the homes and grounds in that town are better than one finds in cities of that size. Corvallis is also a good church and lodge town. There are enterprising real estate men and fruit growers in and around Corvallis. Corvallis is an attractive theater and amusement town of the better sort. There are people in Corvallis not above taking a drink or betting on a horse race, but the majority do not rely on that for making a living. Corvallis has always been a good hotel town, and they have been well kept. The banking interests in Corvallis are pretty strong, and there are enough Johnsons to make up a militia company. The Corvallis Creamery Co. is handling about half the cream produced in the Willamette valley. Corvallis is a railroad center, and one of the largest shipping points in Western Oregon. It has both water and railroad transportation, and communication with the whole state by two telephone systems. Connection with the other world is maintained by ten churches. The business men maintain a fine commercial club, with headquarters that any large city might well be proud of. There are not many cities in the United States that have better foundation for growth than Corvallis. Given the natural location, productive soil, fine climate, live men—result a growing city. The federal government, the state government, the county government, corporations and capital conspire to make Corvallis a city.

HAS SPLENDID INDUSTRIES MODERN SCHOOL BUILDINGS AND IS GROWING RAPIDLY

successful operator of large sawmill plants, having served in that capacity for eight years in the Coburg and Springfield mills owned by the Booth-Kelley Company. He retired from the latter job to enter upon the development of the Corvallis plant. He is thoroughly alive and enthusiastic as to the possibilities of the lumber business in this city. The Corvallis Lumber & Manufacturing Company has just finished building a new mill at Corvallis, where Mary's River empties into the Willamette. It will have a capacity of 50,000 feet a day. This mill was erected by McCready Bros. and Geo. Gerlinger, experienced sawmill men. They are working about 30 men to start with, but will rapidly enlarge the plant to include planing mills and driers. Logs are brought in over the new Corvallis and Alsea Railroad.

Corvallis also has two planing mills, and sash and door factories, and plants for doing mill work for building and finishing houses.

Well equipped establishments for rapidly turning out all kinds of mill work are very important to modern architecture. There has been such a change in the style of all private dwellings and public buildings that mill work to turn off the finished material has become a science. About twenty men are employed on the machines nearly all the year round. All the mill work for the new Agricultural College buildings, for the new Presbyterian church and for the new high school building was furnished by these mills. A new steam "lightning drier" dry kiln with a capacity for 6,000 feet a day has been installed at the Buxton mill. It is the most modern invention for curing lumber without cracking, warping or shrinking it. It is not done with hot air but by a dry steam process. Mr. Buxton has all plans completed for building a new two-story plant 50x100, and he is considering the erection of a fire proof building. His plant has its own railroad tracks and access to the river shipping.

Corvallis a Solid Banking Town.

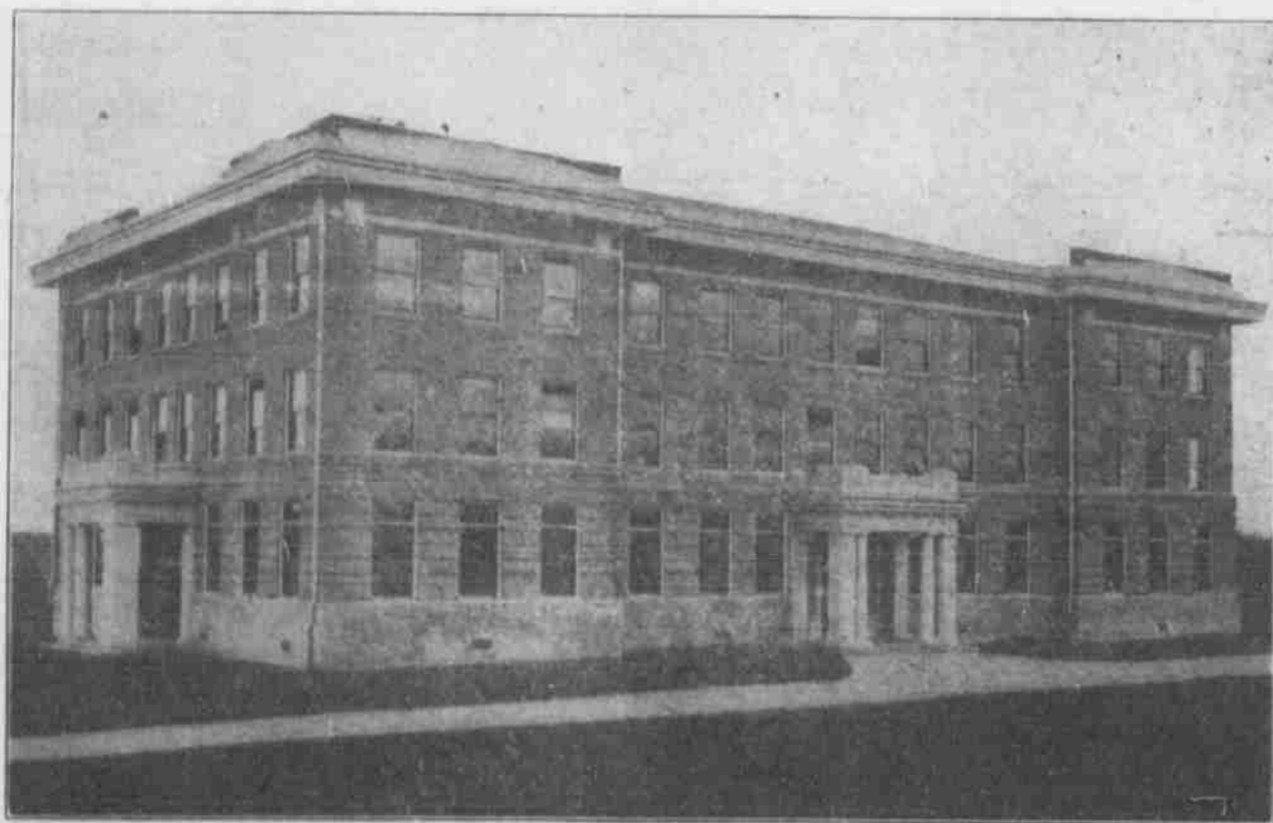
The county seat and railroad center of Benton county is a solid city financially. The people and the community are out of debt. The pioneer banker and community booster is M. S. Woodcock, president and principal stockholder in the First National Bank of Corvallis.

himself almost entirely to financial investments. He is a man of slow, deliberate judgment, always hopeful and optimistic on conservative lines. This trait in his character is so strong that he has an almost unbroken record of having made no mistakes in his career as a banker and investor. His great faith in the Willamette Valley and Western Oregon in general was put to the test during the panic years of 1893-1897. In those dark days he not only sustained the high character of his bank but showed his confidence in the future of the country. He literally believes in the Willamette Valley climate, soil and people. He believes this will grow into the ideal productive home community and that the time is not far distant when this part of Oregon will have a million population. Mr. Woodcock is an enthusiastic believer in the transforming power of electric railroads, and believes that the early construction of the Oregon Electric extensions would not only prove profitable to the investor, but would exert a remarkable transforming power upon the Willamette Valley land values and cities. He has avoided a political career, although once serving as mayor of the city. He was for a number of years owner of the Corvallis Gazette, and established the practice of that paper in not allowing it to become members of other political parties than his own. His hobby is the development of a beautiful ranch home west of the city, which he has stocked with thoroughbred cattle and sheep.

Second Largest Creamery Establishment in the State.

The Corvallis Creamery Company under the management of H. W. Kaupisch has in nine years attained a rank that is second to only one similar institution in the Northwest. Mr. Kaupisch left the Columbia Creamery Company of Portland nine years ago and located in Corvallis. He leased an old warehouse and opened up on a small scale, doing business of about \$15,000 the first year. He now occupies three floors of a large building on the river front, where he owns a block of ground, has his own railroad tracks, and steamboat docks and did a business in 1909 that aggregated \$500,000. Cream is received from about fifty different shipping points and in the height of the season employs from eighty to one hundred people. Shipments arrive from as far as Stuslaw, Waldport and points on Yaquina Bay. He has shipping stations from Brownsville to Canby, from Lebanon to Almsville, from Corvallis to Forest Grove, from Toledo and Junction City via Albany to Corvallis. The plant consists of a model up-to-date creamery. It is probably the only creamery in the state that has a perfect pasteurizing process, where all the cream is heated to 205 degrees, thus killing all possible germs, then is cooled and impregnated with the proper bacilli for fermentation and then warmed again to the right temperature for churning. Mr. Kaupisch has manufactured as high as 16,500 lbs. butter in one day and 1,000 gallons of ice cream has been distributed in twenty-four hours. The plant also manufactures ice and that produce as well as butter is shipped in car-load lots to the largest markets. His butter commands several cents above the market price and is always sold in advance. The business is still growing, and the secret of its success lies in the thorough mastery of his profession. "It is our pride never to lose a customer. Our ambition is to treat the trade at both ends of the line so as to hold all we have and get more." Corvallis is very favorably situated for transportation purposes, having three railroads and steamboats on the river.

The Masons of Corvallis have purchased a lot and will at once commence the erection of a magnificent Masonic Temple.



Agronomy Building at the Corvallis Agricultural College, at Corvallis.

50x100; J. W. Foster, W. A. Wells and J. L. Lewis, two-story brick 75x100; the Union depot, 30x130 is under construction, of concrete blocks, the same style as the Albany depot, but larger. A number of concrete block structures have been erected the past year, two-story, 30x100. The cement block industry is a thriving one here. Ornamental face brick, porch columns and caps, caps and sills and concrete foundations are also manufactured extensively. A first rate quality of red brick and tile are manufactured at Corvallis.

Corvallis the Center of a Lumber Industry.

This city has by the construction of the Corvallis & Alsea River Railway become the center of a large lumber industry. There are on the river front sites for a number of large sawmill plants and at least two of these are being developed. The Occidental Lumber Company with G. O. Bassett as general manager is backed by such men as A. J. Johnson, John F. Allen, C. A. Dobell and Dr. Harris of Eugene. They have ample capital to rebuild and increase the capacity of the old mill

at the foot of Second street so that it will be able to turn out 50,000 feet per day. The company owns a large body of timber on the Alsea and Lake Creek embracing about three billion feet which can be brought to Corvallis to be manufactured for the local and shipping trade. The company's plant occupies about nine acres with three blocks on the water front and railroad tracks for loading and unloading. Dry kilns and planers are being put in such as are required by any modern sawmill. Mr. Bassett has a long record as a practical and

He occupied the same position in the old Benton County Bank. Twenty years ago on the 7th of next April this institution was nationalized, and has enjoyed a substantial increase in business. On November 16, 1909, the annual report showed deposits of \$600,187.00, and they have been materially increased since that time. This bank employs a working force of eleven people, and is noted for carrying the largest percentage of cash and immediately convertible securities of any bank in the Willamette Valley—about 50 per cent. Mr. Woodcock confuses