

Convenience! Health! Recreation!

These Three Essentials to Contented Life Are Combined at Livingstone in a Manner ABSOLUTELY UNEQUALED Elsewhere.

Convenience.

25 minutes to U. S. Treasury; modern sewerage, artesian water, paved walks; a modern double track electric road, maintaining a convenient schedule, fare 6 cents. Three stations on property.

Health.

500 feet above the city of Washington, on the crest of the highest plateau in this vicinity, swept by the ever-prevailing southern breezes, which come pure and untainted from the Blue Ridge Mountains. A splendid supply of artesian water piped all over your house (no more worry about typhoid in the water).

Recreation.

On all sides of Livingstone are well-kept groves of towering forest trees, with here and there a cool, sparkling spring, offering ideal spots for picnics. A recreation ground, with tennis courts, croquet grounds, and healthful outdoor amusements for children will be provided and maintained.

The Washington Country Club, with its magnificent grounds, offers every opportunity to the devotees of golf. To lovers of nature the country around Livingstone is a source of endless pleasure—the beautiful walks and drives, the grand views, all combine to add a charm to life at Livingstone.

Investigate Livingstone Thoroughly.

Consider the prices—6 to 15 cents, with all these modern conveniences, all of these natural beauties, the splendid altitude, insuring pure water and absolute healthfulness, its easy access to the heart of the city—compare LIVINGSTONE to other suburbs (many from 40 minutes to an hour from city), suburbs where nature's beauties are little known, where the air is not very different from the city, and yet where the prices asked are greater than at Livingstone. This consideration can lead to but one conclusion: Buy a home at Livingstone. You will receive every possible assistance in carrying out your determination—the terms are as liberal as they can be made.

A Word to the Investor.

Livingstone is being equipped with every modern convenience. Nothing is to be left undone to make Livingstone attractive to the home seeker—its proximity to the city, its surpassing natural beauties, and the developments now in progress are bound to make prices advance. Six houses are now under contract, and others are in contemplation. The prices are now very low; they will advance before long. A few of these lots would be a splendid place for your monthly savings.

For Terms, Plats, Maps, Photos, &c., See

J. W. CRAIG

With **THOS. J. FISHER & CO.**

738 Fifteenth Street Northwest.

Salesman at Livingstone Sunday from 10:30 to 6. Get Off at Lyonhurst Station.

GUATEMALA SHOWS YEAR OF PROGRESS

Minister Has Faith in Growth of His Country.

CABRERA REVIEWS YEAR 1908

Revenues Increase, Nation at Peace with Neighbors, and Resources Undergo Rapid Development—Education Advances, Agriculture Flourishes, Roads Constructed.

Senor Don Luis T. Herrarte, Minister from Guatemala, has great faith in the rapid development of his country and the expansion of its foreign trade, particularly with the United States. The completion and opening of traffic of the trans-isthmian railroad, which now traverses Guatemala from sea to sea, the Minister thinks will greatly extend the commerce of his country, more especially with the Pacific Coast. Minister Herrarte is of the opinion that the Western ports of the United States and the Southern or Gulf ports will be found in coming years the best markets for the products of Guatemala.

Asked recently to give a brief resume of the general progress of his nation for the past year or so, the Minister said he could do no better than to furnish some paragraphs from the annual message of President Cabrera to the last national legislature. In which his excellency reviewed at length the advancement of the nation for the year 1908.

Review of Year's Growth.

The extracts furnished by the Minister follow:

President Cabrera begins by stating that the newly appointed judges and legal officials have entered upon the discharge of their important duties and that sweeping reforms have been made to insure the due administration of justice.

He details the work done in the allotment and distribution of unappropriated lands and commons.

Important works of sanitation have been effected on the coast and departments of the north and have led to the complete disappearance of yellow fever in those regions.

Compulsory vaccination has been established and vaccination institutes opened in the capital and chief towns. A medical board has been constituted, which will devote its special attention to public health and sanitation.

In order to provide for the efficient carrying out of the poor law, a tax will be imposed of 5 per cent on the dividends of limited companies and a transfer duty of 2 per cent on the face values of shares.

Foreign relations have been friendly, and perfect peace and order have prevailed within the republic itself.

The foreign diplomatic and consular corps have identified themselves with the Guatemalan people on all occasions of public interest.

The policy followed by Guatemala in regard to her neighbors in the isthmus is

that of strict nonintervention in the home affairs of those republics.

An event of far-reaching importance was the establishment of the Central American arbitration court at Cartago, Costa Rica, and the first judgment delivered by that tribunal in the proceedings taken by Honduras against the republics of Guatemala and Salvador resulting in favor of these latter.

A great honor for Guatemala was the holding in the capital of the fifth Pan-American Congress in August, lasting six days.

Another interesting event was the inauguration of the international bureau of the Central American republics on the 15th of September, being, by a pleasing coincidence, the anniversary of the independence of Guatemala.

A representative has been appointed to attend the Central American conference at Tegucigalpa, and the section of the message referring to foreign affairs closes with an account of the investiture of the President with the Grand Cross of Isabel the Catholic by his majesty the King of Spain, and the acceptance by the President of the United States of the invitation for the United States squadron to visit the Guatemalan Pacific ports.

Revenues Show a Surplus.

The public revenue for the year was \$7,335,357, being a surplus of \$3,835,357 over the estimates.

The building of a model military school is being proceeded with. During the year instruction has been given at the military academies and schools for noncommissioned officers.

Agriculture is in a flourishing state, as is shown by an exhibition held in January of the previous year. Experimental stations lately formed are proving a great success.

The new labor law has been formulated, and as a trial two agricultural villages have taken up their duties in Alta Verapaz. The new mining code has given a great impulse to this branch of the national resources. Gold, argentiferous lead, and copper deposits are being worked.

Six main roads have been opened to public use and eleven are about to be completed. Many horse roads and bridges were also finished.

The works of improvement in the towns and cities of the republic have been extensive.

In the department of telegraphs and telephones an increase of \$14,827 in revenue was noted as compared with the previous year. In the letter and parcels post departments there was an increase of \$7,022.12 and \$4,789.84, respectively. It is to be hoped that the parcels post service will show a further increase, as conventions are about to be made with France, Belgium, and Spain.

The statistical department has done a large amount of useful work in its branch. Information is being collected for a new immigrants' guide, and a commission has been appointed to investigate the necessary changes in the immigration laws.

Steamship Service Expands.

The steamship services to the ports of the republic have been augmented, and the United Fruit Company will shortly run a direct line between Puerto Barrios and New York.

Lighthouses and coast marks have been increased and extensive repairs made in the wharves of the ports.

The banking establishments have continued their usual operations under the legal supervision of the authorities.

The capital has been improved by public promenades, buildings, and water supply.

Encouragement has been given to fine arts, opera and the drama subventioned, and promising youths sent abroad to

study painting, photography, and photography.

The question of the reduction of railway tariffs is being considered. The surveys of the railway of Los Altos between Quezaltenango and San Felipe and plans for the section from Zacapa to the frontier of Salvador are being pushed on with all possible rapidity.

The President concludes his message with an account of the satisfactory result of the examinations at the schools, and expresses his gratification at the completion of all the buildings intended as schools of trades and crafts in the departments, and at the brilliant results obtained by the fifth Pan-American Congress.

A progressive idea is that terminating the message, i. e., to reduce the military charges in view of the prospect of peace and advancement and devote the funds to the encouragement of agriculture, ways of communication, and public instruction.

REVOLUTION ON THE FARM

Cotton Gives Place to Potatoes Around Natchez, Miss.

Other Forms of Truck, Especially Cabbage, Yield Excellent Results.

Natchez, Miss., May 15.—The most pronounced advance made in the territory about Natchez during the year has been the improvement in the cultivation and management of the farms. This amounts almost to a revolution. The old method of planting the one crop of cotton is being changed to modern farming. The plantation is becoming a farm. There will be no abandonment of raising cotton, for this is the great cotton producing country, but other crops will be added.

At this time there are over 2,000 acres planted in Irish potatoes. Already a number of carloads of potatoes have been sold at 75 cents a bushel, to be delivered in the early part of June.

During the past winter a large amount of cabbage was raised in this vicinity and proved profitable. One planter, whose land was last year overflooded so that he could not make cotton, planted in cabbage, and during the winter season sold the same for a good price, and really made more than he would had he succeeded in his cotton crop.

During the year Natchez has continued its municipal improvements. The Mississippi Central Railroad is building a handsome new depot, and the Yazoo and Mississippi Valley Railroad has been ordered by the railroad commission to erect a new passenger station here. A handsome new school building is being erected and other improvements are going forward.

RICHARD F. REED, Member Chamber of Commerce.

Building in Montgomery County.

Boys, Md., May 15.—Germantown is having a building boom. P. E. Waters is making an addition to his large store there. Daniel W. Baker, United States district attorney for Washington, D. C., is erecting a handsome bungalow to cost \$5,000, and other residences are being built to cost \$3,000. Many new residences are being built in all of this section of Montgomery County.

A production of more than a million gallons of coal tar was reported from each of fourteen States last year, Pennsylvania leading.

That Augusta is developing rapidly is being realized by the railroads and the Augusta Southern, owned by the Southern, has been reorganized and work is being done to take care of the increased business. By next December the Georgia and Florida Railroad will run trains in the city, and will open up a rich territory to our merchants, and should add one hundred thousand bales of cotton to our annual receipts.

A recent report of the board of health emphasizes the fact that Augusta is one

TAFT AIDS AUGUSTA

Choosing It as Winter Home Brings Inhabitants.

MANY BUILDINGS GOING UP

Business Men and City Face Problem of Giving Georgia City Protection from Floods—Large Electric Development Under Way in Nearby Rivers—Factories Do Well.

Augusta, Ga., May 15.—The year 1908 opened auspiciously and business conditions were improving, slowly but sure; when in August the city experienced the worst flood in its history, and manufacturing operations and business was almost at a standstill for two months. Notwithstanding this fact the volume of business for 1908 exceeded that of 1907, and building operations for 1908 were but a few thousand dollars less than for the year 1907. Building permits for the city and suburbs this year are nearly equal in amount for the full year of 1908.

There was no shut-down of any of our manufacturing plants and most of the cotton mills are sold months ahead. While the floods have appeared only at long intervals, the city has taken the matter in hand and work is now in progress for full and complete flood protection.

City Work Goes On.

There has been no let up in municipal improvements, and work is expected soon to start on the new city hall, to cost over three hundred thousand dollars. Funds have been raised and work will soon be started on a boulevard twenty-seven miles long connecting Augusta and Aiken.

Of the nine banks in our city, six own and occupy their own buildings, and two modern bank buildings are under construction, which will be ready for occupancy October 1. The selection of Augusta by President Taft and John D. Rockefeller and the prominent Northern and Western people as their winter homes, has done much to draw attention to the winter climate of this section, and numerous sales made within the past few months to visitors, assure much building activity for the summer. The hotels report the most successful season in their history.

The most important event for the future development of Augusta as a manufacturing center is the construction of the Savannah River, twenty-five miles above the city, by the Twin City Power Company, of a dam, which will develop and bring to the city 4,000 horsepower, has been financed, and construction will soon begin.

Railroads Coming In.

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A recent report of the board of health emphasizes the fact that Augusta is one

of the healthiest cities, not only in the South, but in the whole United States. The census of 1900 gave Augusta 23,449 population, the recent directory estimates the population at 25,000 and it is believed that the census of 1910 will give Augusta a population of nearly 30,000 inhabitants.

E. S. JOHNSON, Secretary Chamber of Commerce.

Sale of Columbia Heights Property.

Willie, Gibbs & Daniel have sold for Clarence F. Cobb the frontage of ground comprising the original lot 13 in square 2881, on the south side of Fairmont street, between Thirteenth and Fourteenth streets northwest, Columbia Heights. The lot has an area of approximately 15,000 square feet. Richard Bailey, the purchaser, will improve the ground by the erection of handsome brick dwellings. It is understood that \$18,500 was paid for the property.

LAWTON EIGHT YEARS OLD

Has National Bank in an \$80,000 Building.

Boasts of One Mile of Asphalt Pavement Like that in the City of Washington.

Lawton, Okla., May 15.—Lawton is the county seat of Comanche County, the second largest county in our new State, and is located in the southwestern portion of Oklahoma.

One is surprised, upon seeing her 10,000 population, to learn that the city is less than eight years of age, having been sold at public auction to the highest bidder by the government on August 8, 1901.

The United States government sold the north addition, a half section of land adjoining the city on the north, under a Congressional bill introduced by Senator Gore in November, 1908. The proceeds from this sale were \$33,000. The addition is being built up rapidly with substantial homes by owners for their own residences.

The First National Bank is completing an \$80,000 bank building, in which the United States land office will have temporary quarters. Foundations are being laid for 150 feet of two-story buildings near the corner of Avenue C and Fourth street, to be occupied by mercantile establishments.

On the adjacent corner Benbow Horton will build an additional 150 feet of three-story brick buildings for wholesale and retail hardware. In the same block a summer theater has been built at a cost of \$5,000.

Avenue D excavations are being pushed for the City National Bank and others to build a three-story building 150 feet front by 150 feet deep. Near the same corner the new Masonic Temple has been completed and is now occupied by the United States post-office, B. P. O. E., and Masonic organizations.

On the celebration of our eighth birthday anniversary there will have been completed the first mile of our Oklahoma natural rock asphalt street paving. Petitions for four other residence and business streets have been circulated, and contracts will be let for paving them within the next thirty days. In another year our entire city will be completely paved.

G. V. H. SALTZGABER, Secretary Chamber of Commerce.

\$300 Cash and \$28.30 a Month INCLUDING ALL INTEREST

is all you need to secure one of those new houses at

THIRD AND EYE STS. N. E.

Price Reduced to \$3,500.

Beautiful Colonial 6-room houses, built as you'd build for your own home and located right.

Buy for a Home. Buy for Investment. Nineteen feet wide; tiled bath; furnaces; cellars; covered front porches and back porches; trimmed out in hardwood; good lots; mantels, gas fixtures and decorations the finest ever seen in houses of this character.

Convenient to Government Printing Office, Union Station, Express Depots and within easy walking distance of downtown.

FOUR SOLD. INSPECT TO-DAY.

MOORE & HILL,

(INCORPORATED.)

1333 G Street Northwest.

SMALL, BUT GROWS FAST.

This Missouri Town of 2,200 People

Boasts Many Improvements.

Willow Springs, Mo., May 15.—Willow Springs is a growing little city. It is situated at the junction of the Current River Division with the main line of the Frisco system. It has a population of over 2,200, a new post-office and new opera house, new brick business buildings and a number of dwellings.

We have a flouring mill, bottling works, two banks, five hotels, two newspapers, a fine new system of water works and electric light plant and good granite sidewalks.

We have both graded and district schools. Almost every religious denomination is represented. Population is composed mainly of Northern and Eastern people.

T. A. WALSH, Secretary of Commercial Club.

James L. Parsons

Contractor and Builder

616 Union Trust Building WASHINGTON, D. C. Phone M. 1617

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