

## BUILDING OPERATIONS IN 1898.

In reviewing a year ago the Canadian building operations for the year 1897, which it may be remembered were of a disappointing character, the opinion was expressed that 1898 would probably show to better advantage. This opinion is verified by the reports to hand of the results of the year which has just closed. The extent of building enterprises is properly regarded as being a reliable barometer by which to measure the commercial condition of the country. Early in 1898 a substantial improvement began to be manifest in all branches of business. This improvement continued throughout the year. In sympathy therewith the building industry took on a degree of activity such as it had not previously experienced for several years. The revival was not confined to one or two particular localities, but extended to most of the leading cities in all the provinces of the Dominion. In Toronto, where for six or seven years unusual dullness had prevailed, the improvement was especially noticeable. The greater number of the buildings erected were residences of the better class. True, prices were much too low to allow of a fair margin of profit to contractors, the bulk of advantage being therefore reaped by the workmen, but should the improved conditions continue during the present year, as there is reason to anticipate, it may be that prices will advance to a more equitable standard.

## TORONTO.

The returns of building operations for 1898 as compiled from the official records, show the expenditure to have been almost double that of the previous year. There were issued during last year 562 permits, totalling in value to \$1,701,630, against 396 permits in 1897 with an aggregate value of \$951,130. In 1897 the average value of the permits issued was \$2,402, while the average value of those issued in 1898 was \$3,026. The classification of the buildings represented by these permits is as follows:

No. of permits.	Amount.
161 Brick dwellings.....	\$489,600
132 Brick dwellings, alterations and additions ...	83,585
35 Roughcast dwellings .....	29,350
53 Roughcast dwellings, alterations and additions	15,740
32 Stores and offices.....	115,500
51 Stores and offices, alterations and additions ...	43,230
33 Factories .....	267,500
25 Factories, alterations and additions .....	92,665
23 Warehouses and additions .....	211,200
7 Churches and additions .....	23,600
15 Schools and additions.....	124,300
3 Colleges .....	57,200
7 Hotels and additions.....	54,200
2 Theatres and additions .....	27,200
2 Banks and additions.....	13,000
1 House of Industry addition.....	15,000
37 Stables and sheds.....	34,760
1 Hospital addition.....	4,000
Total, 1898.....	\$1,701,630
Total, 1897.....	951,130
Increase for 1898.....	\$750,500

The principal increases are in dwellings, for which the value of permits issued was \$618,255 this year, against \$439,005 last year; in warehouses, in which there is an increase from \$71,700 to \$234,800, and in factories, which show an increase of from \$80,770 to \$360,165, over 400 per cent. The operations of 1898 were the most extensive of any year since 1892.

## MONTREAL.

The total value of buildings erected during the year is placed at \$1,729,150, as compared with \$1,414,300, in 1897, showing a gain of \$350,000. The buildings erected are classified as follows:—669 dwellings; 18 stores; 6 manufactories; 2 theatres; 1 hospital; 2 skating rinks; 4 churches. It is subject for regret that it has not been possible to obtain a more detailed statement of the year's operations. Mr. Jos. Venne, architect, reports having designed and erected the following important structures:—church for the parish of St. Eusebe, cost \$20,000; church of St. Clement, cost \$25,000; twelve dwellings on St. Denis Street, cost \$50,000

orphanage for the Grey Nuns, cost \$60,000; alterations to church of St. Vincent de Paul, cost \$4,000. Messrs. Alex. G. Fowler and J. Rawson Gardiner, gas architects, report as follows: Rebuilding mill and factory for Messrs. Peck Benny & Co., cost \$23,000; additions and alterations to store and dwellings Nos. 2, 4 and 6 Victoria Street for estate of late James Allen, cost \$8,000; two houses on Prospect St. Westmount; branch bank at Revelstoke B.C., and addition to bank at Sorel, P.Q., for the Molsons Bank; additions to factory King St., for the McClary M'f'g Co.; alterations to house, Park Ave., for the Rev. Archdeacon Mills, and other smaller alterations, etc.

The report of the Westmount building inspector for the year ending November 1st, 1898, gives the whole number of buildings erected as 189, and the value thereof \$825,300. There were 115 terrace houses, 10 detached houses, 19 semi-detached houses, 36 tenements, 5 stores and dwellings, a church, a public library, a public hall, and a building for municipal purposes. During the previous year there were 160 buildings erected, valued at \$757,950.

## HAMILTON, ONT.

The cost of buildings during the year just closed is estimated by Mr. John Anderson, city building inspector, at the sum of \$426,645, being \$63,723 in excess of the year 1897. The majority of these buildings were constructed of brick, the most expensive being the departmental store of Mr. F. W. Watkins, cost \$60,000, Charles Mills, architect; residences for Hon. W. E. Sanford, cost \$20,000, Charles Mills, architect; dwelling for Mr. A. E. Carpenter, cost \$9,000, Messrs. William & Walter Stewart, architects. The details of the year's operations, as embodied in the annual report of the building inspector, are as follows:

	1897.	1898.
Number of permits issued .....	216	197
At a total value of.....	\$362,922	\$426,645
being an increase of \$63,723 over the expenditure of the previous year.		

Description of permits.	1898.		1897.	
	Number.	Value.	Number.	Value.
Brick dwellings .....	137	\$189,540	109	\$163,910
Frame buildings.....	8	6,185	9	6,600
Alterations to buildings ..	72	34,685	72	41,127
Factories, stores, etc....	42	196,235	35	151,285
Total... ..	259	\$426,645	225	\$362,922

## QUEBEC, QUE.

The expenditure on buildings and public works in this city during 1898 was about 100 per cent. greater than in the previous year, the total being estimated at upwards of half a million dollars, divided as follows: Civic improvements, including opening, widening and prolonging of streets, paving with stone and asphalt, wharves, pontoons, parks, etc., \$310,000; sidewalks of wood, stone, brick, cement and asphalt, \$15,000; drainage and water works, \$54,000. The buildings erected consisted of first class stone and brick public and private structures, about 20 per cent. being for residence purposes, 40 per cent. for business purposes and 40 per cent. for public use. Eighty per cent. were constructed of brick, eighteen per cent. of stone and only two per cent. of wood. The principal structures erected were: A wing to the Chateau Frontenac, cost \$150,000, Bruce Price, architect; St. Sauveur church, cost \$10,000, Tanguay & Vallee, architects; exhibition buildings, cost \$50,000, J. F. Peachy, architect; Grey Nun's building, cost \$35,000; government emigrant sheds and freight sheds, cost \$10,000; Telephone Exchange, cost \$20,000, D. Ouelette, architect; Y. M. C. A. building, cost \$20,000, J. F. Peachy, architect. Prices of materials were slightly in excess of the previous year. Prices for labor were as follows: Laborers, \$1 to \$1.20; masons, \$2; stone cutters, \$2 to \$2.50; joiners, \$1.50 to \$1.75; bricklayers, \$2.50 to \$3. Cost of street work was as follows: Granite sets paving on six inch concrete, \$3.37 per superficial yard. Contract prices for the current year are as follows: For asphalt and six inch concrete, \$2.40 per superficial yard; scoria brick paving, \$3 per superficial yard; 9" x 12" curbing, \$1.67 per lineal yard. Mr. D. Ouelette, architect, reports having carried out work during the year in various parts of the province outside of the city to the value of \$252,000, and to have work in hand for the present year in the city and the adjoining town of Levis amounting to upwards of \$300,000.

## VANCOUVER, B. C.

The total expenditure for new buildings during 1898 is placed at about \$1,500,000, a sum considerably in advance of any previous year. The cost of buildings for residential purposes was