

CITY  
EXPANSION

## REAL ESTATE AND BUILDING NEWS

CONSTRUCTION  
COMMENTPROPERTY BUYERS MAKE  
PAYMENTS WITHOUT A MISS

Very Few Lapses in Last Five Years is Experience of Big Company—Average Family Seems to Have Good Financial Reserve—First Payments Larger.

"You ask if the average family has more money now than five years ago? That's easily answered from our own experience," said W. S. Dinick, president of the Dovercourt Land, Building and Savings Company, to the realty reporter.

"About five years ago we were just beginning to induce the working people to buy homes at terms they could stand, and to build homes for themselves. It was rather difficult then for the average family of the laboring class to find the one or two hundred dollars needed to secure the lot and get the house started. Many of them we had to assist and tide over temporary difficulties. But hardly a family has failed us. Thousands have since completed their payments and today own what has become fairly valuable land, and have been able to greatly improve their first houses or replace them with far larger homes."

"Our dealings with the small wage-earner have been eminently satisfactory. Not one per cent. have repudiated the construction of a home at the same time. There can only be one conclusion: the small wage-earner has been very prosperous during the last few years, and today has more money than ever. They ask us now how much reduction will give if they pay down half or a quarter cash of the home."

"And as to the family with the income of a thousand dollars or more a year, the willingness they show to make large first payments on houses or high-class homes would seem to indicate that the charges that our citizens are extravagant. It is sometimes surprising to find these people able to finance a five thousand dollar house with ease."

## E. W. GOULDING DEPARTS

E. W. Goulding, of Goulding & Hamilton, left Saturday afternoon with his wife and three children for Cuba and Florida. This is a month. He will be gone about a month.

## BUILDING AND MARKETS.

The stock of the Thompson-Starrett Company, big building contractors, recently sold at 130. This is a rise of 40 points in a few months. The building boom now on throughout the continent is accountable. The stock pays 8 per cent. This company is erecting the Woolworth building.

## WANT HIGHER INTEREST.

That small investors here and in other countries are looking for a higher rate of interest is shown by the fact that the French loan of a million bonds of \$100 each, bearing interest at 3 1/2 per cent, has not been so largely oversubscribed as has been the case with previous issues.

## FIRE TAX RATES.

In Ontario the fire tax amounts to 75 or 15 cents per hundred dollars collected, while in Alberta, where rates are particularly high, the rate is \$1.01. In New Brunswick the rates are \$2.04 and in Nova Scotia approximately \$2.50 a hundred. In Quebec a stated sum is imposed. The insurance companies have to pay \$500, irrespective of the amount of business they do.

## OWNERS OF HOMES.

In New York City 400,000 families live, but there are only 16,000 owners of residential property. In Philadelphia, 70 per cent of the people own their own houses.

New Garden Theatre  
Has Many Features

Will Have Seating Capacity of Two Thousand and Have Latest Appliances.

Owing to the enormous success of the Garden Theatre the management has deemed it advisable to have the theatre enlarged. A limited company has been formed with the idea of building a larger theatre, and on a more elaborate scale than any picture theatre yet seen in this city. A valuable site has been secured on College street immediately west of the present theatre, which has a frontage of 68 feet and a depth of 130 feet. The plans are being drawn by a well-known firm in New York, and special attention is being paid to sanitation, hygiene and ventilation. A cooling plant on an entirely new plan will be installed. The exits will nearly double the official requirements, and will lead to both College and Robert streets. The theatre will be built with one balcony, and have a seating capacity of 2000, and while the idea yet is to produce moving pictures only, a stage will be equipped in order to produce any other attractive feature.

Some unique features of the new enterprise will be the installation of ice water fountains every few feet, and the house will be lighted during the performance better than any moving picture theatre yet built in Toronto, ladies' retiring room, gentlemen's smoking room, and a tea room.

LARGEST HOTEL IN  
THE WORLD OPENS

Some detail of the new Hotel McAlpin will tend to show its immensity and completeness. There are 1500 rooms and 100 private baths. The working force comprises 1500 persons. The telephone switchboard requires 100 trunk lines for its 2000 telephone extensions. The building contains 115 miles of electric light wiring. One hundred and fifty thousand tons of solid rock were blasted out of the excavations. This represents a greater quantity of stone than is contained in the great pyramid of Egypt. Turkish and Russian baths, including a swimming pool, are located on the twenty-third floor. The McAlpin not only provides a floor exclusively for men, but a floor has been set aside exclusively for women. The roof garden is a veritable Hanging Garden of Babylon.

**Paid \$50,000 for Protection.**  
NEW YORK, Feb. 8.—An even two dozen—some dead, some fettered, some still on the New York police force—were branded as grafters or "go-betweens" yesterday in the recital of James Purcell, a veteran gambler, who told the aldermanic investigating committee how he and associates had given up \$50,000 protection money in seventeen years.

## Each New Resident Means \$700 to Builders

Toronto's population last year increased 40,000. The amount spent to provide dwellings, offices, shops, schools, churches, theatres and so forth last year was approximately \$700 for each and every one of the 40,000. And this is for building construction alone and exclusive of the millions spent in civic improvements, railway and other works.

Toronto builders last year erected a new building every 14 minutes of the regular working day.

Sundays excluded, \$90,000 was spent daily in building construction. Half of the \$90,000 went in wages.

That's what the building activity means to Toronto.

## MOST MODERN STREET IN TORONTO



Danforth avenue, near the corner of Bowden avenue, and close to where \$400 a foot is the prevailing price. The street is being widened through; wires are being strung for the civic car line, which is now being extended east of Greenwood avenue.

York Council Fixes  
Assessment Rates

Equalization Committee Submits Report and Council Adjourns Until February 18th.

York County Council on Saturday received the report of the equalization committee, and adjourned till the 18th inst. The following figures show the difference between this year's and last year's assessment:

Townships.	1912—\$	1911—\$
Etobicoke	2,754,604	2,392,600
Georgina	745,130	745,130
North Gwillimbury	726,040	726,040
East Gwillimbury	1,153,271	1,153,271
King	1,243,410	1,243,410
Markham	1,641,648	1,641,648
Scarboro	1,988,720	1,988,720
Vaughan	2,986,477	2,986,477
Witchurch	3,904,110	3,904,110
York	3,808,355	3,808,355
Weston	3,987,319	3,987,319
Aurora	3,818,103	3,818,103
Newmarket	3,323,950	3,323,950
Holland Landing	2,220,849	2,220,849
Markham	2,920,889	2,920,889
Richmond Hill	2,514,451	2,514,451
Stouffville	10,887,825	10,887,825
Weston	492,398	492,398
Woodbridge	699,090	699,090
Stouffville	1,008,226	1,008,226
Holland Landing	1,386,620	1,386,620
Markham	70,700	70,700
Richmond Hill	268,475	268,475
Stouffville	288,080	288,080
Weston	302,837	302,837
Stouffville	240,630	240,630
Weston	223,308	223,308
Stouffville	355,700	355,700
Weston	638,961	638,961
Woodbridge	1,169,770	1,169,770
Stouffville	191,888	191,888
Stouffville	134,560	134,560
Stouffville	435,375	435,375
Stouffville	648,283	648,283
Stouffville	223,687	223,687
Stouffville	236,350	236,350
Stouffville	416,250	416,250
Total	1912—\$34,998,778	1911—\$34,024,878

The equalization bylaw carried.

**White Star Founder Dead.**  
LONDON, Feb. 8.—The death is announced of John Inman Sealey, at Kewick, aged 84. He was associated with his cousin, Thomas Henry Inman, in founding the White Star Line of steamships, and retired on the company's amalgamation with the American lines.

## Foot Caught in Frog.

ORANGE, N. J., Feb. 8.—His foot caught in the fros of a switch, Thomas Ryan, a hatter, was cut down and killed by an express locomotive on the Lackawanna Railroad near his home here last night.

## Noted Painter Dead.

NEW YORK, Feb. 8.—John George Brown, a painter, internationally famous as a portrait of newsmen and street gamblers, died in New York today in his 82nd year. He was an Englishman, but had lived in this country for many years.

NEW FIRMS IN  
REALTY FIELD

Companies Incorporating During Week to Carry on Land Business or to Provide Building Material.

Ridout and Strickland, Limited, capital \$150,000: To take over and carry on the business and undertaking of the firm of Ridout and Strickland, insurance agents and brokers; to carry on business as insurance, real estate, investment and financial brokers, agents, guarantors, adjusters and managers; to trade in and underwrite the issue of stocks, bonds, debentures, mortgages and securities for money and to trade in exchange, and to promote and organize companies and corporations, and to act as agents for companies and corporations; provided, however, that nothing in these letters patent contained shall be deemed to empower the company to transact or undertake any business within the meaning of Loan and Trust Corporations Act, incorporated by Douglas Kay Ridout, Walter D'Ynecourt Strickland and Howard Edgar Ridout, insurance brokers; Herbert Douglas Graham, office manager; and Robert Sprout, accountant, all of the City of Toronto.

Wellington Properties Limited, capital \$200,000: to carry on the general business of a land and building company. Provisional directors: Alexander McKenzie, book-keeper; Alexander Topp Davidson, barrister-at-law; James Schiller, student; and James Delany and Irene Ewing, stenographers.

## Queen City Pressed Brick Company.

capital, \$500,000: to carry on a brick, tile and clay working business generally. Provisional directors: Alfred Alonso Amos, mining engineer; Richard Olmsted, student-at-law; Barbara Elizabeth Moore and Christina Henry, stenographers, and George Reginald Morton, banker; all of the City of Toronto.

## Alliance Realty Company, Limited.

capital \$100,000: to carry on the general business of a land and building company, provisional directors: Harold Ernest Manning and George Whitaker Morley, students-at-law; Harry Riley and Thomas Stewart Hagan, sales law clerks, and John Fraser MacGregor, accountant, all of the City of Toronto.

## Glee Club Concert.

Under the distinguished patronage of Lieut.-Governor Sir John Gibson and the president and governors of the university, the University of Toronto Glee Club will give its fifth annual concert in Convocation Hall next Tuesday evening, Feb. 11.

## Dr. Norman Anderson, the director.

has the variety chorists trained to relative perfection, and the program is superlative in all respects, embracing instrumental as well as choral numbers. Among the former the feature will be the playing of Saint-Saens' "Carnegie" by Miss Ada Twoby (piano), Dr. Anderson (organ), Mr. Frank E. Blachford (violin) and Mr. F. C. Smith (viola). This work was previously played by members of the New York Orchestra some years ago.

## The Toronto String Quartette will play

Rachmaninov's "Andante," Ries' "Moto Perpetuo," Haydn's "Largo and Finale" (E flat), Dvorak's "Allegro" and the accompaniment to the club's singing of the "Pilgrims' Chorus," from Tannhauser. Amongst the chorus numbers will be Weatherly's "Old Brigade," Beethoven's "Hymn to Night," Mendelssohn's "Vivante Song," Geibel's "Kentucky Babe," Bush's "The Blue and White" (conducted by the composer), Sullivan's "The Long Day Closes" and Foote's "Bedouin Song." Seat plan and tickets at Bell Piano rooms.

OPENING UP A  
FINE NEW SECTION

Big Passenger Centre Only a Short Distance From the Chaplin Property.

The developments in sight in the north end of the city will insure that this district will be the nucleus of real estate activity the next few months. With the construction of a new railroad centre, both radial and steam at the C.P.R. crossing on Yonge street, business will be pushed further north and a big demand created for Yonge street frontages. Values in North Toronto, the section recently included in the city boundary, are away below those of other parts of the city equally distant from central Toronto. Davisville, in which the Chaplin estate is being opened up, is only about three miles from the corner of Queen and Yonge streets, and directly on Yonge street, the leading thoroughfare of Canada. This part of the city, because of its altitude above the lake, is particularly attractive. Development was delayed as long as it remained a suburb, and hundreds of new high-class houses are now in sight.

The Chaplin property is simply an extension of the exclusive Avenue road district and only a stone's throw from Upper Canada College. The estate is being offered by A. C. Jennings & Co., real estate agents, 1187 Yonge street, and it is understood that only a small number of lots will be sold before the prices will be advanced. Restrictions have been imposed which will guarantee a good class of dwellings and thereby improve values all round.

For transportation the location is excellent. Yonge street cars pass the property, and the Avenue road cars are within easy walking distance. The C.P.R.-C.N.R. joint passenger station will be one mile south of the Chaplin estate.

## ST. VALENTINE'S CARNIVAL.

At the Ever Popular Big Riverside Roller Rink.

This will be the seventh annual St. Valentine's carnival at this popular rink, which always gives extra value in prizes. This year the four leading prizes are a diamond ring and eight day handsome mantel clocks for ladies in costume, and for the gents two solid leather hand bags and suit cases.

There will be new music and extra band numbers, and the one big feature whereby the ring management takes care of all valentines sent for its patrons and distributes the same the night of the carnival.

The popular rink has now enjoyed almost seven years of continuous prosperity, and little wonder for it's one of the few large high-class rinks of the world catering to the masses at popular prices.

It is the only roller rink Toronto has known which has never had any loss. It is well heated and brilliantly lighted by three sets of lights. All those who patronize the annual St. Valentine's Carnival next Friday night are sure to have an enjoyable time.

## Personal.

Wm. T. Carruthers, formerly of Brockville, who has been visiting friends here for the past few days, left on the 10:30 p.m. train for his home in Brskine, Alta.

PAST WEEK IN THE  
REALTY MARKET

Cold Weather Was Not Conducive to Briskness in Buying Properties.

## BIG THEATRE DEALS

House Market Very Quiet—Builders Buying Large Blocks of Land.

The cold weather to some extent put a check to buying enthusiasm during the past week, but at that business in the real estate field was certainly not dull.

Builders were still a big factor in the market and several large blocks were taken up in North Toronto, on the "hill" and in the Danforth district.

Houses are very quiet, and although this is a splendid time of the year to purchase there seemed to be very few buyers. The smaller purchasers are affected to a great extent by warm, sunny weather, with the result that in the spring there will be a great rush and owners will have things their own way.

The theatrical announcements were the biggest items in the week's business. The conclusion of the purchase by the Marcus Loew syndicate of the Broadway, Reitzman and Bank of Commerce properties for a theatre on Victoria street with an entrance from Yonge street shows how Yonge, above Queen, is appreciated. The site has cost nearly \$500,000 and \$350,000 will be spent on the building. At the same time it was given out that Marcus Loew interests were negotiating for the vacant Cox property on College street, south side, just west of Spadina avenue. The Shea people have not been inactive, they have cleared up some difficulties over their site on Teraville street, opposite the city hall. The Loew House will be started this month and when completed in the fall will add 6300 seats to the city's theatre capacity.

A move of some consequence to neighboring property owners was the securing of permission to build an apartment house at the southeast corner of Sherbourne and Wellesley streets. George Cox in answer to a letter from the property commissioner, said that while he had spent thousands of dollars in beautifying his grounds nearby in bettering the appearance of the city, he had no objection to an apartment house, provided it conformed with the bylaws.

The property committee, which is composed of a majority of the members of council, vote 8 to 5, recommended making the down town sky line 250 feet. The council on Monday will probably see the justice of the recommendation and pass it.

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COMPANY BORN  
EVERY TIME A  
FARM IS BOUGHT

Plain, Ordinary Syndicate Isn't Good Enough For These Times of Active Operating.

## HOLD CENTRAL LAND

Many Extensive Downtown and Suburban Properties Are Held by Corporations.

It used to be that men could group themselves together to buy a piece of divisible land and be quite content to call themselves a syndicate, but those plain and ordinary days are past. Now a syndicate immediately has itself incorporated and operates under some more or less fancy and impressive name.

A scrutiny of the rolls of the assessment department shows that the practice of holding city improved property under the name of a company is becoming quite common. In many cases it is done to shield the identity of the real owners. The famous Carlton block, for instance, is held under the name of the International Realty Co., with H. H. Williams as president, and the other directors straw men.

The holding of suburban land by companies has certain advantages, especially in financing. Many business men do not seem anxious to have it known that they are dabbling in property. While in nearly every case the reasons are quite legitimate, some of our most ardent operators are, via the company route, able to handle properties without the law executing some court judgment against their purchase. The men of this class are fortunately not very numerous, but it is surprising what a little nerve will accomplish on a shattering proposition.

In New York City practically all real estate operations are conducted by corporations, and that is because of the great amount of cash required. In Toronto the same condition is being rapidly approached. Nearly all the suburban propositions are today handled by companies. Every time a farm is bought a company is born.

PRETTY PROFITS  
IN MOORE PARK

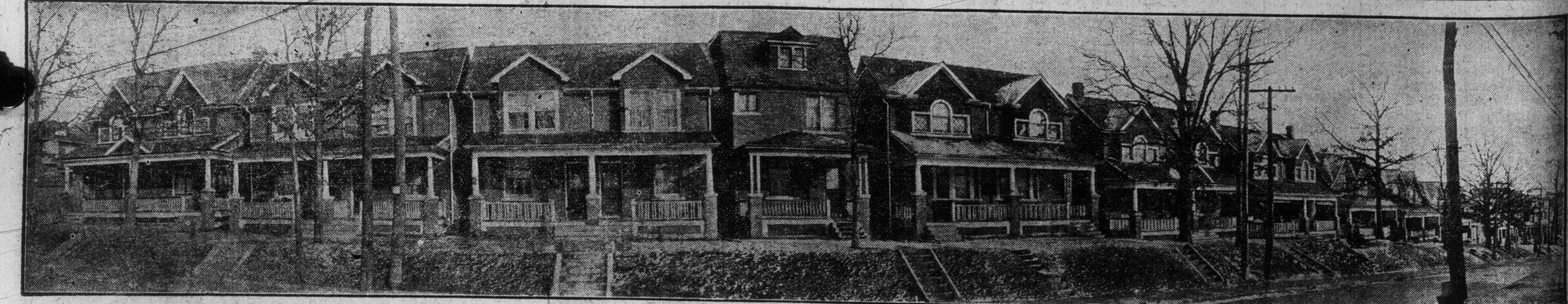
Picked Off Unexpectedly When the C. N. R. Was Looking For Entrance.

The little flurry in Moore Park property following annexation and preceding installation of city services recalls some big profits gathered in there about 18 months ago.

F. B. Robins bought a tract north of the C. P. R. tracks, and called it Rosedale Heights. It sold readily and profitably, all but an 800-foot strip down off the ridge that is a sort of half-hearted continuation of Wolf Hill. This strip of lots was of the regulation depth, but the land was sloping and the strip ran into the railway tracks. The C. N. R. came along one day and took the unwanted land away from "F. B." for \$81,000, which was pure velvet.

Frank McMahon had the same interesting experience. He bought a big slice of the east-end of Moore Park some years ago for \$5500. Some of it was good to cut up into lots, but he had a quarter mile of the same sloping trackside land. Most of the level strip he has yet; he only got \$110,000 for the sloping land, when the C. N. R. was looking for its north-end entrance from the east.

## A FINE ROW OF HOUSES BUILT BY McEACHRENS' AT THE "BEACHES"



Lee Avenue, which among other streets at the Beaches, was opened up by W. N. McEachren & Sons, and then built up with comfortable and attractive six and seven-roomed houses. McEachrens are opening up other fine streets in the best parts of the east section of the city, but private capital, finding the process very profitable, is doing the house constructing. There is some talk of McEachrens preparing to start out on a house-building program of great size.