



The
Alexandria

APARTMENT HOUSE

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Sealed
April

Prospectus

OF THE PROPOSED

Apartment House

Saint John, N. B.

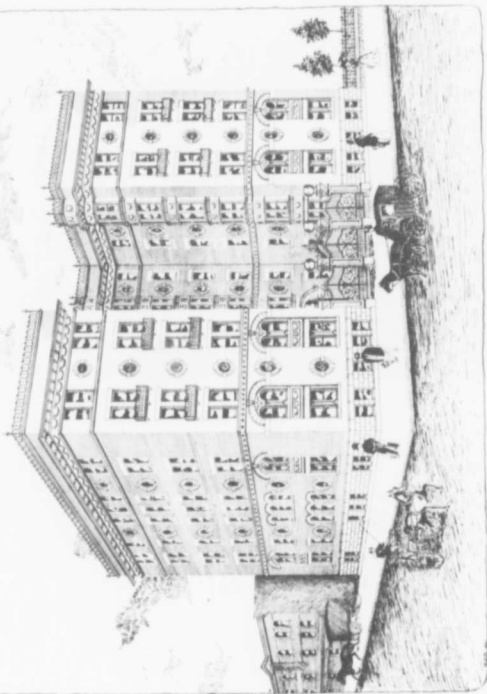
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D. R. JACK, PROMOTER.
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SAINT JOHN, N. B.
THE SAINT JOHN GLOBE PUBLISHING COMPANY, LIMITED.
1904

No 9.
D.R.J.

340
2310

PROPOSED APARTMENT HOUSE
ST JOHN'S, N. B.
D. W. JAMES, ESQ.
F. MELL BRIDGE,
Architects.
Theobalds.



THE ALEXANDRA APARTMENT HOUSE



It is proposed to erect this six story building as an Apartment House on the finest site obtainable in the City of Saint John; namely, on the south east angle of Germain and Princess streets, with a frontage of one hundred feet on Germain street, immediately opposite the Clifton House, and diagonally across from the Union Club.

This is without doubt the best site obtainable for this purpose for reasons which will hereafter be touched upon, but if a choice could be made of any location throughout the City, whether previously occupied or not, it is doubtful if a more suitable location could be selected. For the resident of the City of St. John who may chance to read this Prospectus, no argument upon this point will be necessary, but as information may be desired by others not familiar with the locality, a map showing the exact location of the proposed site, and a table giving the relative distances from the City Market and other public buildings, is submitted herewith.

The building will be constructed in a style superior to any dwelling hitherto attempted in this City, and will compare favorably with the most modern buildings of the same class in the leading Canadian and American cities. Special pains will be taken to make the building as fire proof as possible. The structure will be divided into three sections by brick fire walls, which will be carried through the roof, having tin-covered fire

THE ALEXANDRA APARTMENT HOUSE

doors of standard construction at all openings. There will be a large tank of several thousand gallons capacity in the roof, and as an extra precaution stand-pipes will be carried up to the roof with hose on each floor long enough to reach every room.

The whole structure will be of stone, brick and iron, with concrete or tiled floors in all foyers, halls and passage-ways. Between ceilings and floors there will be a three-inch coating of cinder concrete, carried out to the outside walls, as a preventative against the spread of fire and the inroads of rats and other vermin. The elevators, of which there will be two, one for passengers and the second for freight, will run in brick shafts, thus eliminating a very common aid to the rapid spread of fire. Each suite will be separated from adjoining suites either by a brick wall or by a public hallway, and it will thus be seen that each suite of apartments will in reality be a separate dwelling, with all the privacy and other advantages appertaining thereto. Fire escapes of iron will be constructed at two or more points on the outside of the building, and as there will be two stairways from basement to top floor, in addition to the elevators, it will readily be seen that ample provision for escape in the event of fire has been arranged for.

The building will be tastefully and appropriately finished throughout, each of the larger suites will be fitted with a mantel and open fire-place in the drawing-room.

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Special attention will be given to the question of sanitation, and all pipes, electric wires, etc., will run from basement to roof in chambers provided for the purpose, so as to be open for immediate inspection at all times. All piping will be of the best quality and extra heavy.

There will be open plumbing throughout, all fixtures nickel-plate, baths porcelain lined and bath-room walls will be tiled to the height of four feet from floor.

All public halls will have tiled floors, and the entrance and passage-ways will be made as light and attractive as possible.

The passenger elevator will be of the most modern construction, having a speed of about 200 feet per minute, and will be provided with the most approved safety appliances known.

The building will contain thirty-two complete houses, and six single rooms with bath-room attached to each. The suites will vary in size from that of four rooms to the largest which will contain drawing, dining and reception rooms, pantry, kitchen, bath and bed-rooms. Provision will be made in the basement for the janitor's apartments, and for other help required in the management of the building, also for the storage of trunks, bicycles, etc., etc. A large room will also be arranged for cold storage in the basement, where the tenants may have perishable goods stored until required. This room will be under the care of the janitor.

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A modern fire-proof vault will also be constructed in the basement, where valuables may be stored under the direction of the manager of the building. The building will be heated by four hot water furnaces, of the largest size, two in each of the principal sections of the building.

All garbage will be destroyed on the premises daily in an incinerator, which will be constructed for the purpose.

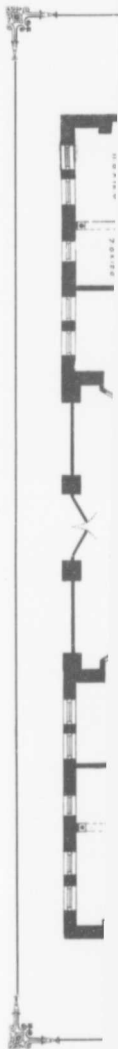
Priority of choice of suites will, as a matter of course, be given to stockholders.

Rents will be according to size and location, and will include taxes, water rates and heating, but not the heating of water for baths, basins and kitchen sinks.

Electric fixtures and gas stoves in kitchens will be included in the rent. Gas heaters will be provided wherever required, so that the tenant may obtain a bountiful supply of hot water, winter or summer, at small expense, gas for heating and cooking being supplied in St. John at \$1.50 per thousand feet.

The tenants will supply their own lamps, shades and shade holders and pay the St. John Railway Co. direct for the electric light and gas they use.

The proprietors will attend to the placing and removal of all double windows.



FIRST FLOOR.



THE ALEXANDRA APARTMENT HOUSE

SECTION THROUGH



T O T H E I N V E S T O R



THE PROMOTER of this enterprise has had twenty years' experience in the management of real estate in the City of St. John, and in addition to his knowledge of the requirements of tenants of the best class, and of economical management also of the keeping of buildings in thorough repair without extravagant expenditure, has a wide knowledge of the relative desirableness of many persons who will be applicants for apartments in the proposed building.

Since the first announcement in the press, on March 19th, of the proposed building, applications for suites have been innumerable, many persons desiring to know full particulars at once, in order to arrange for a suite at the earliest date at which the same might be available.

Owing to its peculiar situation, surrounded on almost every side by water, the most desirable portion of St. John has always been very much congested, and is likely to become more so year by year, as the population increases. An increased demand is also noticeable for houses of a better class, due, no doubt, to the more prosperous times now prevailing throughout Canada, and of which there is every indication of a continuance for many years to come.

It will be observed that the Street Car lines running North, South and East pass within a block of the site of the proposed building, thus affording the best facilities for transportation, without the annoyance of the noise and rattle which would result were the cars to pass directly in front of the house.

Germain Street is the most fashionable street in St. John, and, as before stated, requires no eulogy to convince the investor as to the wisdom of the choice of location.

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Rents have shown a marked advance in St. John during the past three years, and in some instances \$400 per annum is now being paid for small flats, in cheaply constructed houses, remote from the business centre. When it is observed from the following scale of rates proposed, that it is not intended to ask over \$500 for the most eligible suite upon the first floor, and in the majority of instances \$400 for a large number of most desirable suites, it will readily be conceded that a low estimate has been placed upon the rental values of the proposed property.

The following is a conservative and carefully prepared estimate of the probable income and expenditure from the property:

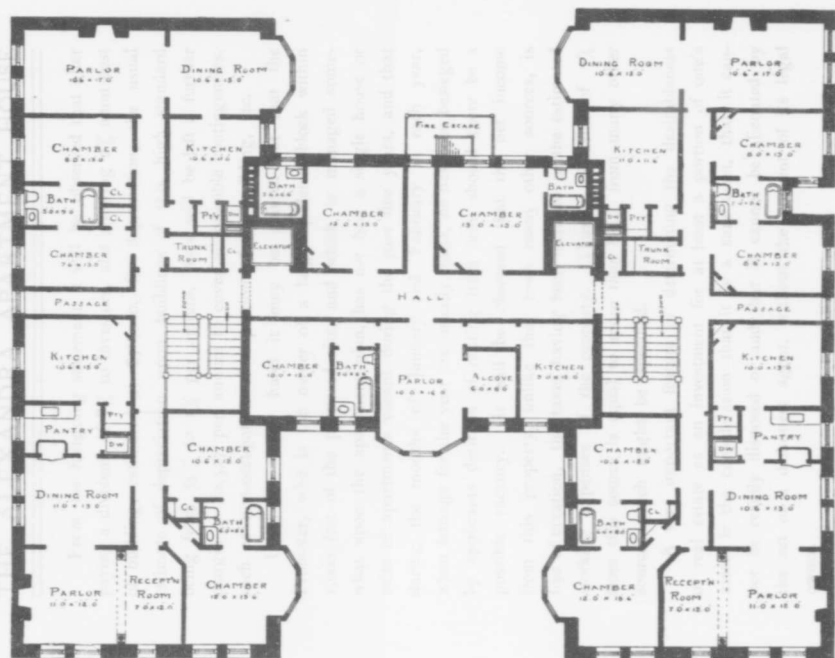
INCOME.

6 Suites at \$500 per annum,	\$3,000
6 " " 450 " "	2,700
12 " " 400 " "	4,800
4 " " 350 " "	1,400
4 " " 300 " "	1,200
6 " " 150 " "	900
	<u>\$14,000</u>

EXPENDITURE.

Taxes,	\$1,000
Water Rates,	357
Insurance, \$50,000 at 1/2%,	166
Janitor,	400
Fuel,	750
Light in Public Halls,	150
Elevator,	440
Superintendence, 5% on rental,	700
Depreciation, 2% on \$78,000,	1,560
Dividend, 7% on \$85,000,	5,950
Balance,	2,527
	<u>\$14,000</u>

SECOND, FOURTH, AND SIXTH FLOORS.



THE ALEXANDRA APARTMENT HOUSE

ENTRANCE PORCH AND REAR PORCH



THE ALEXANDRA APARTMENT HOUSE

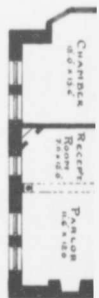
From the foregoing statement it will be observed that after paying a dividend of 7% to investors, and allowing 2% upon cost of building, estimated at \$78,000, for depreciation, the usual estimate of depreciation upon buildings of this high standard being from ¼% to 1% per annum, there will be left a further margin of \$2,527 per annum to cover all possible contingencies, such as non-occupation of a portion of the building, etc.

Upon the other hand it may be pointed out that the Promoter, who is the owner of a large residence block within 1,000 feet of the proposed site, and which is managed somewhat upon the apartment plan, has not had a single house or suite of apartments vacant during the past five years, and that during the months of January and February in each year, when lettings for the year are usually made, he has been besieged by applicants desirous of renting from him, should there be a possible vacancy. It will be observed that the net income from this property, unlike that from many other sources, is free of taxation, the taxes having been included in the estimated working expenses of the property. Thus a dividend of 7% from this source is equal to more than 8½% from many other sources which might be specified.

A very important feature in determining the desirableness of real estate as an investment for at least a portion of one's assets is the consideration that it is a sure asset, that it cannot be readily disposed of and that it cannot be alienated by the act of a dishonest agent, without the consent of its legal owner.

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Many instances might be cited to prove this point, one will be sufficient for the purpose of illustration. An investor who died in 1850, left a fortune of about \$250,000, nearly equally divided between real estate, chiefly on King Street, in the City of St. John, and Bank Stock, Bonds and Debentures. Little by little, as the estate has been divided and sub-divided among successive generations, all but the real estate has disappeared, while this is still held by the heirs of the original owner, and is the only source of support of many individuals, who are thus enabled to live in ease and comfort, and are comparatively secure against want and privation.



THIRD AND FIFTH FLOORS.



GENUINE APARTMENT HOUSE

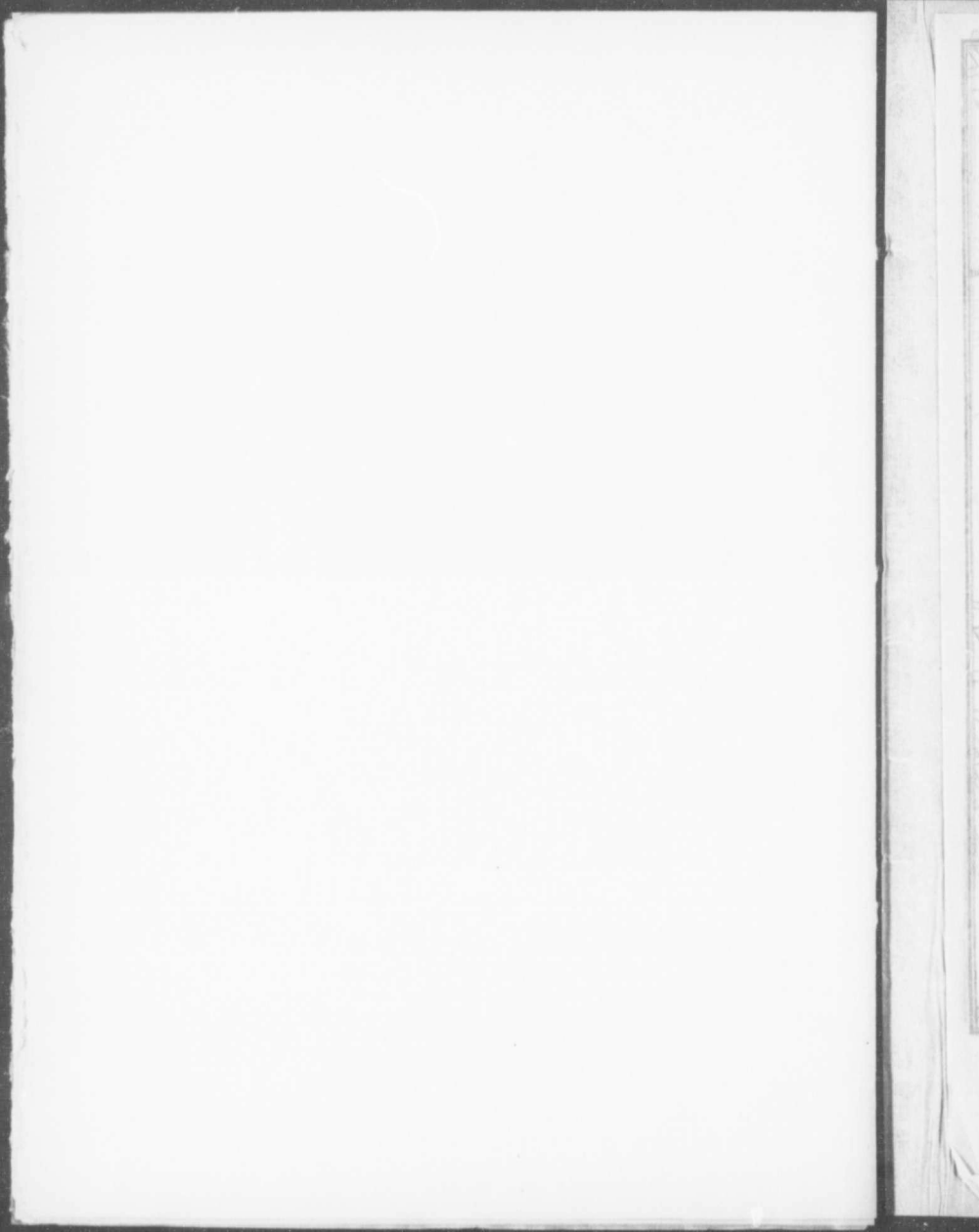
APARTMENT HOUSE

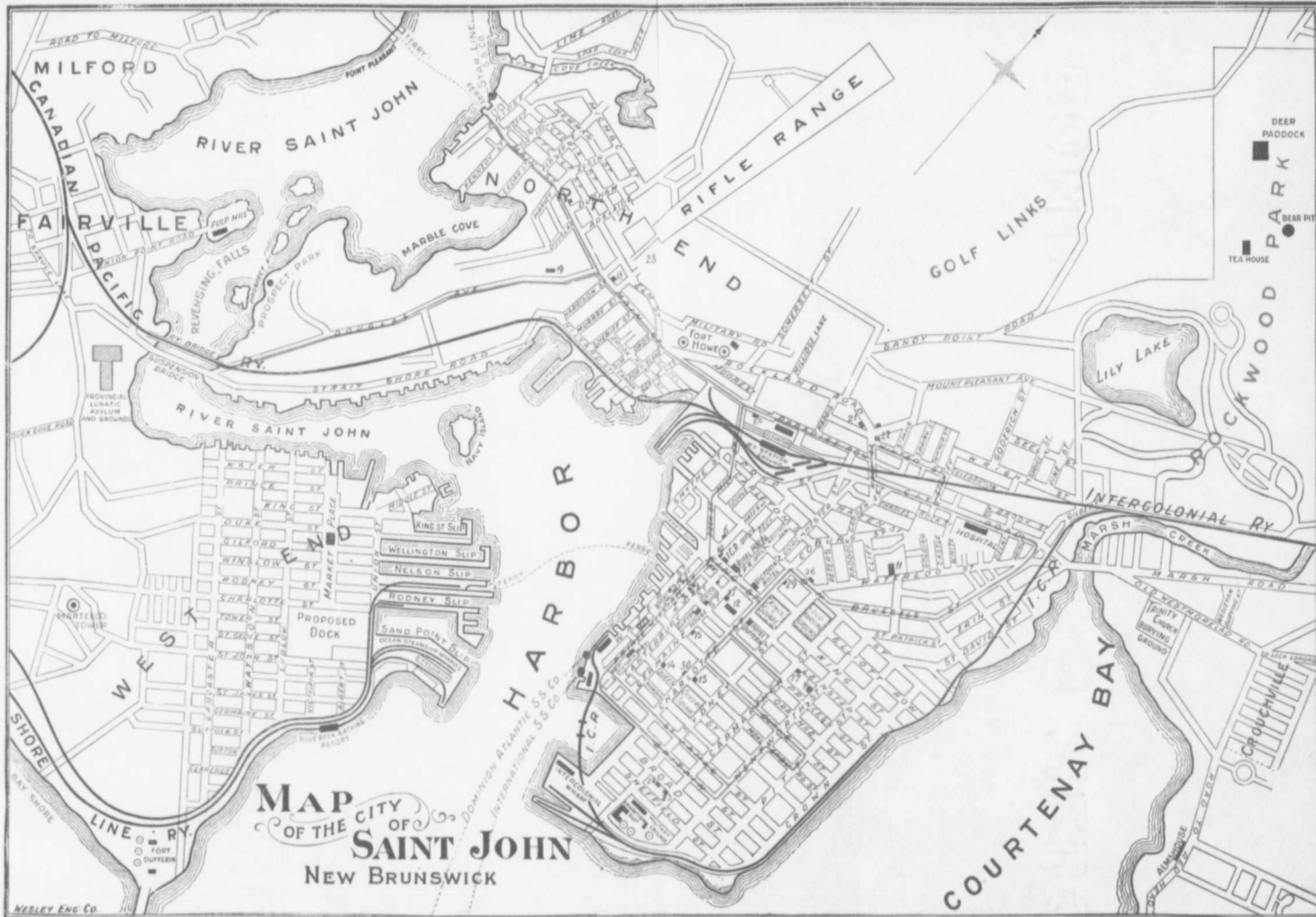


T O T H E T E N A N T

The opportunity of living in a very central and convenient locality, in a handsome building having all modern requirements, with an entrance through a spacious courtyard and handsome foyer from the most desirable street in St. John, of being waited upon by courteous and painstaking attendants, for a rent no larger than is at present being paid by many individuals in cheaply constructed houses in remote localities, does not require to be dwelt upon in order to be quickly appreciated. The average rent charged, it will be noted, is only \$350 or \$400 for a desirable suite. In a modern apartment house, having up-to-date fitments, such as stationary sideboards, ample store and closet room, cupboards, etc., much less furniture will be required than in a less modern suite. The economy of labor by having all heating, care of garbage, cleaning of passageways and approaches, double windows, etc., attended to, greatly lessens the burden of housekeeping. Particularly will this be appreciated now that the servant question is assuming such importance, and so many families are compelled either to attend to their own household cares, or to live in boarding houses.







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|---------------------------|--------------------------------------|
| 1. Post Office. | 6. Bank of British North America. |
| 2. Royal Bank of Canada. | 7. Bank of Montreal. |
| 3. Bank of New Brunswick. | 8. C. F. R. Telegraph Offices. |
| 4. Bank of Nova Scotia. | 9. Dominion Atlantic Railway Office. |
| 5. City Hall. | 9. Halifax Banking Co. |

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| 10. Western Union Telegraph Office. |
| 11. Cathedral of Immaculate Conception. |
| 12. Trinity Church (Episcopal). |
| 13. St. Andrew's Church (Presbyterian). |
| 14. German Street Baptist Church. |

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| 15. Queen Square Methodist Church. |
| 16. Centenary Church, (Methodist). |
| 17. Lanier Street Baptist Church. |
| 18. St. Luke's Church (Episcopal). |
| 19. St. Peter's Church (R. C.). |

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| 20. Mission Church (Episcopal). |
| 21. Holy Trinity Church (R. C.). |
| 22. St. Paul's Church (Episcopal). |
| 23. St. John the Baptist Church (R. C.). |
| 24. St. James' Church (Episcopal). |

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| 25. Customs House. |
| 26. Opera House. |
| 27. Masonic Building. |
| 28. Shamrock B. B. Grounds. |
| 29. Y. M. C. A. |
| 30. St. Andrew's Rink. |

ESP The Red Lines show the Street Car Routes throughout the City.

TABLE OF DISTANCES.

Union Club, within 600 Feet.
 City Hall, within 600 Feet.
 Trinity Church, within 300 Feet.
 St. Andrew's Church, within 600 Feet.
 Post Office, within 600 Feet.

Banks, within 600 Feet.
 All Daily Papers, within 600 Feet.
 Ferry Landing, within 600 Feet.
 Dufrain Hotel, within 1,000 Feet.
 Royal Hotel, within 700 Feet.

Victoria Hotel, within 800 Feet.
 City Market, within 1,000 Feet.
 Customs House, within 1,000 Feet.
 King Square, within 1,000 Feet.
 Queen Square, within 1,000 Feet.

Market Square, within 1,000 Feet.
 German Street Baptist Church, within 1,500 Feet.
 Centenary Methodist Church, within 1,500 Feet.
 Intercolonial Depot, within 2,000 Feet.
 Canadian Pacific Depot, within 2,000 Feet.

Piers of Steamship Lines to Boston, Portland, Digby, Yarmouth and Bay of Fundy Ports are within 2,000 Feet.
 Some of the best Grocery and Provision Stores in the City are within 600 Feet.
 Most of the leading Retail Dry Goods, Furniture, Carpet, Jewelry and other Stores are within 1,000 Feet.

1. Full size map \$20.00
 2. 1/2 size map \$10.00
 3. 1/4 size map \$5.00
 4. 1/8 size map \$2.50
 5. 1/16 size map \$1.25
 6. 1/32 size map \$0.625
 7. 1/64 size map \$0.3125

8. 1/2 size map \$10.00
 9. 1/4 size map \$5.00
 10. 1/8 size map \$2.50
 11. 1/16 size map \$1.25
 12. 1/32 size map \$0.625
 13. 1/64 size map \$0.3125

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 15. 1/4 size map \$5.00
 16. 1/8 size map \$2.50
 17. 1/16 size map \$1.25
 18. 1/32 size map \$0.625
 19. 1/64 size map \$0.3125

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 22. 1/8 size map \$2.50
 23. 1/16 size map \$1.25
 24. 1/32 size map \$0.625
 25. 1/64 size map \$0.3125

1. Full size
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4. 1/8 size
5. 1/16 size
6. 1/32 size
7. 1/64 size

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 25. 1/64 size



NEW BRUNSWICK
 CITY OF THE CITY
MAP
SAINT JOHN
HARBOR