LOVELL'S

MONTREAL DIRECTORY,

FOR 1911--1912.

CONTAINING AN

Alphabetical and Street Directory of the Citizens

AN

ADVERTISERS' CLASSIFIED BUSINESS DIRECTORY;

AND A

MISCELLANEOUS DIRECTORY,

TOGETHER WITH THE CITIZENS OF

Westmount, Maisonneuve, Montreal West, Outremont and Verdun.

TO WHICH IS ADDED

Directories of Lachine, Longueuil, St. Lambert, Montreal South, Ville St. Pierre, and Ville St. Laurent.

FOR THE YEAR COMMENCING JULY 15th 1911.

Montreal:
PRINTED AND PUBLISHED BY JOHN LOVELL & SON, Limited
23 TO 29 ST. NICHOLAS STREET.

Entered according to Act of Parliament of Canada, in the year one thousand nine hundred and eleven by JOHN LOVELL & SON, LIMITED, in the office of the Minister of Agriculture.

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PLACES IN THE NEIGHBORHOOD OF MONTREAL.

Lachine	1929	St. Lambert	1969
Longueuil	1959	Ville St Laurent	1975
Montreal South	1967		

The names of the residents of other places will be found in the Alphabetical portion of the City Directory.

ESTIMATED POPULATIONS OF THE OUTSKIRTS

Maisonneuve	30,000	Verdun	14,000
Outremont	5,000	Westmount	17,000

ADDENDA

Addenda sheet is page 699

PREFACE.

The Publishers take pleasure in presenting the Directory for 1911-1912.

A work of this kind to be valuable must be in all respects thoroughly reliable; and with a full appreciation of this fact every precaution is taken to secure the accuracy of the information; but it has to be taken into account that the whole of the work is done between the 4th of May and the 24th of July, a period of twelve weeks, and is a task that calls for the greatest anxiety and care.

The Publishers would draw attention to the Introductory pages, which have been especially prepared for the Directory.

The Directory shows an increase of 81 pages over last year, and it has now attained to 1,984 pages, and to such a size as to render it necessary to give the information in as condensed a form as possible, at the same time not taking away from the usefulness of it. This the Publishers have endeavored to do in the present issue.

The Directory contains about 158,000 names, and these represent a population of 554,000 for the City and Outskirts; or, deducting for the outskirts Westmount (17,000) Maisonneuve (30,000) Outremont (5,000) Verdun (14,000), a population for the City proper of 488,000. Our returns for the city and suburbs give 4,284 houses tenements and flats, 362 stores, 220 offices as being unoccupied, under repair, or new buildings not ready for occupation erected during the past year. In 95 office buildings, 2,420 offices are rented and 96 are not rented. In many of the large buildings nearly all of the offices are rented.

The Streets now number 1,161.

Owing to a feeling of uncertainty that changes might be made in the names of the re-named streets (and this has already taken place in some 18 streets), and also to the fact that the new names have not been put up on the street corners, the Publishers decided to wait over another year before changing to the new names.

The names of those residing in Westmount, Maisonneuve, Outremont Verdun and Montreal West, will be found in the Alphabetical portion of the Directory, and the names of the residents of Lachine, Longueuil, St. Lambert, Montreal South, Ville St. Laurent, Ville St. Pierre (Blue Bonnets), at the end of the Directory.

The MISCELLANEOUS portion is given in a condensed form as space will not permit of more extended information. Where information about some society or corporation is missing, the blame for the omission rests with the party who should have supplied it.

The ADVERTISERS' CLASSIFIED DIRECTORY is now a feature of the Directory, and as it is steadily increasing in size must be of great value to those using it. In its pages are the names of the principal and most progressive firm, in their several lines of business.

JOHN LOVELL & SON, LIMITED,
PUBLISHERS.

MONTREAL, July 31st, 1911.

INTRODUCTION

Specially prepared for "Lovell's Montreal Directory" for 1911-12.

General Review of Conditions in Canada.

Canada entered the calendar year, 1911, with every prospect of a continuation of the prosperous conditions of the previous few years. Unfortunately, the wheat crops of the Northwest did not turn out in 1910 quite as good as expected, the yield being both smaller and of poorer quality than had been hoped for during the early part of the season. Prices, however, held well, and the net result undoubtedly was that such farmers as reaped moderate crops experienceda prosperous year. In a number of districts, the crops were almost completely destroyed, unfortunately, so that while some farmers enjoyed unusual prosperity, others had the opposite experience.

The crop outlook was never so good in the history of Canada, as it is at the present moment, the confident prediction being that the Northwest will reap a crop of 200,000,000 bushels of wheat. Reports from all over are promising.

Throughout the Dominion, there was much industrial activity in 1910 and into 1911, the prospect at midsummer of the latter year, being still promising. It is worthy of comment, however, that conditions in the United States in 1910 began to show up less favourably. The iron and steel trades were more particularly affected, there being not only a falling off in demand, but a falling off in price. During the first-half of 1911, this decline in price was even more marked, and at the moment of writing, although an improvement is confidently predicted by many, it is by no means assured. These conditions naturally exerted their influence on the Canadian market for iron and steel, and sales of pig iron had to be made at a reduction on previous prices. Some of the iron and steel producing concerns reported the best year of their history, while the annual financial statements of others were none too glowing.

One of the important features of the year was the discontinuation of the Dominion Government bounties on iron and steel at the end of 1910 and the discontinuance of the bounties on wire rods at the end of the first-half of 1911. It was predicted by many in the trade that the latter would be renewed, but, up to the present, there has been no renewal. In fact, the only public statements of the Hon. W. S. Fielding were to the effect that they would be allowed to expire.

From a trade, economic and political standpoint, the most important event of the year was the conclusion of an arrangement between representatives of the United States and the Dominion of Canada for lower duties on certain articles, and for the abolition of the duty on others. These Reciprocity proposals have aroused a great deal of discussion, and an election is about to be held in Canada to decide them.

The tendency towards merging various industries, which has been so apparent in Canada during the past few years, was continued during the past year, and is still in vogue. The result is that there are fewer small industries and more large ones. The total capital has enormously increased.

During the past year, the various industries, such as flour milling, textile, boot and shoe, clothing, etc., seem to have prospered. Although many of them did not show such large profits as previously others showed a considerable increase, so that the net result may be regarded as very satisfactory, indeed.

The lumber industry is not specially active at the moment, but no particular complaints are being heard. The pulp and paper industry is very active, and has been so for a considerable time past. Pulp and paper men are watching very closely the progress of the reciprocity proposals. Taking Canada all the way through, the mining industry was never so active before. The colliery strikes in Nova Scotia appear to have been settled, for the time being at least, and the result will be a large increase in the output. A number of Western coal fields are also being opened up. During the past year, the output of the Cobalt silver mines has been well-maintained. The output was very large during the latter half of 1910, but during the winter there was a considerable falling off, and this has not yet been caught up with. It is understood that the falling off was due to trouble with the power company which various mines were relying upon.

The new Porcupine gold country opened up north of Cobalt has a very promising appearance at the present time, and many think it will be the most remunerative mining field, Canada ever had. In addition, a number of mines are being financed on sound basis out in British Columbia, so that it may be said that there is quite a period of activity in mining.

Notwithstanding the very large increase in the trade of the country, as will be presently shown in the Montreal Customs receipts and Clearing House returns, trade failures, as reported by Bradstreet's and Dun's, were very little larger during 1910 than in the previous year, and were smaller than in 1908, both in number and amount. When the comparison is extended to the first six months of 1911, the slight increase actually becomes a decrease, the amount of the failures being fully 25 per cent. less than for the corresponding period of 1910. The following tables will demonstrate this.

STATISTICS OF FAILURES IN CANADA (INCLUDING NEWFOUNDLAND), FOR 1910, WITH TOTALS FOR TEN PREVIOUS YEARS.

	According to "Bradstreet's"			According to R. G. Dun & Co.		
	No. of Failures.	Realized Assets.	Liabilities.	No. of Failures	Nominal Assets	Liabilities
Ontario.	420	$1,977,711	$4,912,431	395	$1,976,718	$2,428,206
Quebec.	639	2,698,065	6,344,815	606	4,930,622	7,492,465
New Brunswick	86	1,271,665	1,982,051	63	704,576	1,239,443
Nova Scotia.. . .	68	187,130	391,966	75	210,600	446,976
Prince Edward Island.	7	70,575	138,565	12	73,400	136,547
Manitoba	90	253,205	746,301	30	66,700	116,250
Saskatchewan. . .	44	197,675	351,858	62	2,339,416	2,376,375
Alberta.	56	113,934	205,225			
British Col. . . .	55	252,893	490,327	13	117,662	143,288
Newfoundland. .	10	114,200	187,482	6	93,702	135,100
Total for 1910	1,475	$7,137,053	$15,751,021	1,262	$11,013,396	$14,514,650
1909.	1590	6,240,865	12,819,431	1,442	10,348,954	12,982,800
1908.	1,715	7,770,207	17,582,304	1,657	12,073,013	15,054,322
1907.	1,368	5,265,998	11,767,897	1,286	9,515,947	13,387,059
1906.	1,239	4,301,476	9,596,393	1,212	6,506,702	9,149,997
1905.	1,429	6,579,691	13,874,700	1,352	6,830,705	9,879,159
1904.	1,177	4,136,618	10,018,299	1,252	8,563,175	11,419,117
1903.	959	3,890,237	8,383,767	986	4,901,822	7,623,224
1902.	1,095	3,600,962	8,342,365	1,107	7,778,418	10,953,277
1901.	1,377	5,258,751	11,765,137	1,348	7,738,323	10,905,671
1900.	1,336	4,246,152	10,788,826	1,362	8,206,348	11,625,408

N.B.—The figures of assets given by "Bradstreet's" are for the value realized; those by R. G. Dun & Co., for the nominal value. The figures given by R. G. Dun & Co., do not include banking failures, of which there were two in 1910 with liabilities amounting to $2,546,871.

"Bradstreet's."—Canadian failures in 1910 numbered 1,465, decrease of 7 per cent. from 1909, while liabilities aggregated $15,569,539, an increase of 22 per cent. over the preceding year.

CANADIAN FAILURES, FIRST-HALF YEAR, 1910, WITH COMPARISONS.

Provinces	Total Commercial.			Banking	
	No.	Assets	Liabilities	No.	Liabilities
Ontario	177	$1,399,153	$1,615,891		
Quebec	301	2,377,302	3,301,784		
British Columbia	66	367,047	603,380		
Nova Scotia	26	41,144	124,378		
Newfoundland	1	400	1,200		
Manitoba	10	54,714	44,310		
New Brunswick	27	139,800	291,700		
Prince Edward Island	4	16,000	27,200		
Alberta	49	531,239	482,893		
Total, 1911	661	$5,906,799	$6,492,736		
" 1910	659	7,793,298	9,752,541	1	$549,830
" 1909	761	6,759,281	7,629,259		
" 1908	881	6,705,840	8,355,725	1	560,781
" 1907	573	3,996,324	5,426,433		
" 1906	632	3,465,335	5,214,976		
" 1905	627	3,014,208	4,536,945	2	370,000
" 1904	583	4,753,301	6,060,733	2	30,749
" 1903	492	2,110,737	3,395,637	4	2,139,225
" 1902	610	4,132,530	5,739,451	1	200,000
" 1901	672	4,407,201	5,530,926		
" 1900	700	3,715,630	5,012,042	2	478,000

MONTREAL CUSTOMS' RECEIPTS.

Reference was just made to the increased trade of the country, as shown in the Montreal Customs receipts, and the Clearing House returns. A comparison between the figures given below, will show how favourable the figures of the year 1910 and 1911 are. It is worth pointing out that the 1907 figures for both the first and second-half of the year held the record until last year, when during the first-half year an increase of $350,000 was shown over the first-half of 1907. The second-half showed an increase of 515,000. The total Customs receipts for the year 1910, were $16,876,485, those for 1910 being $17,746,822 or $870,337 more than the previous highest record. The present year begins with a still better showing, the figures for the first-half year amounting to $9,384,046, or considerably more than $500,000 greater than any previous half years record in Canada. The following are the figures:—

	1908.	1909.	1910.	1911.
January	$1,129,096	$1,036,444	$1,212,803	$1,548,369
February	1,179,147	1,123,770	1,397,947	1,387,240
March	1,147,978	1,321,690	1,569,594	1,825,218
April	908,990	1,203,937	1,314,951	1,333,096
May	1,021,211	1,115,628	1,534,500	1,727,949
June	1,060,325	1,336,742	1,559,125	1,562,174
First-half year	6,446.747	7,138,211	8,588,623	9,384,046
July	1,065,077	1,345,732	1,514,967	
August	1,104,645	1,370,120	1,642,629	
September	1,049,526	1,435,391	1,622,632	
October	1,078,875	1,428,380	1,393,657	
November	1,123,124	1,482,798	1,565,986	
December	1,041,418	1,426,156	1,418,228	
Second-half year	6,462,665	8,488,577	9,158,099	
Years' totals	12,909,412	15,626,788	17,746,722	

MONTREAL CLEARING HOUSE RETURNS.

The tendency of the bank clearings in the city of Montreal to increase during late years has been continued during the past year. The first-half of 1910 made a new high record for a first-half year, although the figures were exceeded in the second-half year of 1909, Clearings being always larger during the second-half year than during the first. The second-half of 1910 made a fresh new high record, and the total year wound up a long way ahead of any previous year. For the first time the figures left the one billions and crossed over into the two billions, the total being $2,088,558,565, which was $221,910,536 more than the previous year. During the first-half of the present year, the records are again eclipsed, as will be seen in the total which appears below ,while during May and June, for the first time, the monthly returns crossed the $200,000,000 mark.

	1908.	1909.	1910.	1911.
January	$116,108,737	$134,935,526	$174,154,089	$174,630,018
February	95,031,138	120,115,223	145,685,050	162,174,125
March	108,282,582	131,487,574	170,437,100	194,742,816
April	111,092,633	135,180,233	165,688,173	176,450,366
May	117,650,019	144,131,938	161,199,401	209,494,401
June	121,366,912	169,031,230	177,115,729	204,131,000
First-half year	$669,532,021	$834,881,724	$994,879,542	$1,121,622,726
July	123,804,681	168,927,014	191,796,531	
August	121,677,231	141,444,158	171,413,631	
September	129,448,676	146,341,695	178,028,287	
October	140,602,161	186,151,093	180,559,232	
November	141,584,213	193,143,624	191,969,442	
December	140,666,048	195,758,721	179,911,900	
Second-half year	$797,783,010	$1,031,766,305	$1,093,679,023	
Years' total	$1,467,315,031	$1,866,648,029	$2,088,558,565	

MONTREAL CIVIC AFFAIRS.

Montreal has now been conducted under a plan of government by Board of Control and reduced aldermanic representation for upwards of a year and the results, on the whole, are regarded as satisfactory by the citizens.

The annexation of the outlying municipalities has been completed and has given rise to a number of criticisms and some difficulties in the matter of financing, all of which, no doubt, will be disposed of in due course. Some of these municipalities receive their water supply from the Montreal Water & Power Company, so that the water service is now under dual control, part of it being supplied by the city and part by a

private company. One of the principal topics at the city hall concerns the purchase of the Montreal Water & Power Company by the city, the entire cost being estimated at little short of $7,000,000. The prospect at the moment is favourable to the purchase. Meantime, improvements to the city's own waterworks system have been going on apace and it has now been decided to install a filtration plant at a cost of nearly $700,000.

As result of the new street lighting contract with the Montreal Light, Heat & Power Company, the installation of the new lights has been completed and the advantages are very apparent. Montreal seems destined to be a big power centre ere many years have passed and a number of new power developments within reach of the city are now on the tapis.

MONTREAL AS A PORT.

The Harbour of Montreal has made excellent progress during the past year. A contract has been concluded by which a floating dock, of the first-class, will be added to the equipment of the port in 1912. There is now under construction an additional elevator, the property of the Harbour Commissioners, the storage capacity of the port not having increased in ratio with the needs, notwithstanding the efforts which have been made in that direction. The year 1910, from the standpoint of shipping, was probably the most satisfactoty on record, and with the improvements, both in the channel and in the port, which are constantly being carried forward, the growth promises to be very great for many years to come. Indefinite announcements concerning the beginning of construction on the Georgian Bay Canal have been made, but in any case years must pass before the full effect of this work will be felt in the Harbour of Montreal.

BUILDING OPERATIONS INCREASING.

A new high record was made in the value of building operations in Montreal in 1910.

The total value of the permits issued for new buildings and repairs amounted to $15,715,859, this being twice as large as in 1909.

A recapitulation of the monthly returns from the Building Inspector's office shows that 2,726 permits were issued in 1910 for new buildings, the aggregate cost of which was stated to be $14,535,180. This amount includes 2,105 houses, 4,754 tenements, 146 stores, 1 theatre, 17 warehouses, 34 factories, 12 churches, 12 schools, 8 ice houses, 1 brewery, 1 hotel, 8 offices, 99 stables and 176 sheds.

There were also 781 permits for alterations to cost $1,180,679.

During the previous year, 1909, only 1,707 permits were issued for new buildings, amounting to $6,829,927, and 724 permits for alterations and repairs, amounting to $953,694, making a total value of $7,783,621.

Following is the comparison:—

Year.	Permits.	Value.
1903	1,010	$4,094,596
1904	1,335	3,651,146
1905	1,694	5,590,698
1906	1,484	8,600,300
1907	1,472	8,406,136
1908	1,807	5,062,326
1909	2,431	7,783,621
1910	3,507	15,715,859
1910 (First-half)	1,727	7,226,880
1911 (First-half)	1,901	7,305,816

It will be observed that during the first-half of the present year, the record for the corresponding period, in the matter of number and value of building permits, was considerably exceeded.

REAL ESTATE VALUATION AND TRANSFER.

The progress of the city is shown also in the increase in the valuation of the property in the city. This during the year increased $100,000,000, exclusive of the value of the property taken in in the annexed wards. The transfers of real estate increased both in number and value, the total increase in value being $12,000,000.

WARDS.	TRANSFERS OF PROPERTY. 1909 No.	1909 Amt.	1910 No.	1910 Amt.	ASSESSED VALUATION OF PROPERTY Including Exemptions | Exempt. 1909	1910	1910
West	21	$ 856,004	17	$2,206,495	$21,896,370	25,388,270	4,001,310
Centre	12	973,083	10	227,351	11,843,750	18,068,350	8,479,200
East	16	185,502	8	73,469	7,027,950	12,078,700	3,197,100
St. Andrew	173	3,381,947	181	3,233,064	14,479,520	35,235,698	11,965,300
St. George	126	2,339,012	159	6,206,824	32,988,158	56,018,750	13,399,900
St Joseph...St. Antoine	72	525,484	86	984,219	48,610,200	14,721,520	1,269,350
St. Ann's	74	2,318,930	75	569,308	22,366,055	28,342,370	7,815,200
St. Lawrence	162	1,945,622	216	3,251,763	23,377,070	27,567,000	5,264,950
St. Louis	214	3,555,294	251	2,384,456	19,162,450	20,466,550	3,274,500
St. James	69	955,432	85	1,144,103	11,810,150	13,113,550	3,325,750
Lafontaine	156	1,005,686	134	1,049,283	12,035,380	13,010,920	2,874,500
St. Mary's	282	602,827	257	781,264	10,209,735	11,879,630	2,427,900
Papineau	224	1,306,063	216	1,581,232	15,273,085	17,092,225	3,645,825
St. Denis	1143	2,318,062	1261	3,223,437	17,347,014	19,138,448	3,816,066
St. Jean Baptiste	152	1,064,439	191	1,177,205	8,889,650	9,172,500	891,050
Duvernay	119	657,518	128	659,890	5,058,720	5,081,280	872,400
Hochelaga	429	1,513,995	522	1,241,799	13,634,971	15,553,570	4,327,250
St. Gabriel	97	443,393	87	960,776	6,563,800	8,366,475	2,509,500
St. Henry	219	946,743	253	1,458,102	12,226,780	14,183,984	3,273,390
St. Cunegonde	54	227,521	42	238,487	5,782,790	5,898,790	1,524,960
Mount Royal	68	462,425	91	972,142	3,505,210	3,700,845	1,329,640
De Lorimier	181	556,517	362	1,231,342	5,050,481	5,875,076	1,226,975
Laurier	.....	.....	1114	4,190,411	.....	17,479,694	1,352,965
Ahuntsic*	.....	.....	24	72,832	.....	1,770,935	183,960
Emard*	.....	.....	47	90,341	.....	2,476,890	202,350
Bordeaux*	.....	.....	46	27,092	.....	2,421,652	636,880
Cote des Neiges*	.....	.....	2	5,350	.....	1,784,591	1,190,333
Longue Pointe*	.....	.....	92	75,405	.....	6,291,605	3,474,543
Rosemount*	.....	.....	24	106,257	.....	879,913	74,175
Notre Dame de Grace*	.....	.....	143	363,754	.....	11,649,468	4,966,475
St. Paul*	.....	.....	11	12,130	.....	3,300,757	1,522,700
Westmount	435	3,614,121	516	4,037,766	22,574,052	27,929,050	3,761,560
Total city of Westmount	4536	31,809,131	6641	$ 48,820,454	$352,567,141	$456,514,406	113,014,059

*Figures are for last three months of year only.

POPULATION of the PRINCIPAL MUNICIPAL CITIES.

FROM THE CENSUS RETURNS.

	1891	1901	Estimated 1911
Montreal, Que.	220,181	266,826	488,000
Toronto, Ont.	181,220	207,971	424,057
Quebec, Que.	63,090	68,884	73,000
Ottawa, Ont.	44,154	59,902	79,000
Hamilton, Ont.	48,980	52,550	64,000
Winnipeg, Man.	25,639	42,336	204,000
Halifax, N. S.	38,495	40,787	63,021
St. John, N B.	39,179	40,711	57,048
London, Ont.	31,977	37,983	55,000
Vancouver, B. C.	13,709	26,196	130,000
Victoria, B. C.	16,841	20,821	35,000
Kingston, Ont.	19,263	18,043	22,000
Brantford, Ont.	12,753	16,631	24,000
Peterboro, Ont.	.....	11,297	17,791
Hull, Que.	11,264	13,988	17,500
Charlottetown, P. E. I.	11,373	12,080	14,000
Valleyfield Que.	5,515	11,055	13,000
Sherbrooke, Que.	10,097	11,765	16,000
Westmount, Que.	3,076	8,856	17,500
Sydney, N. S.	2,427	9,908	18,000
Berlin, Ont.	..	9,747	12.151
Edmonton, Sask.	...	..	25,000
Moncton, N. B.	8,762	9,026	12,000
Brandon Man.	3,778	5,738	16,000
Maisonneuve, Que.	...	3,958	30,000
Calgary, Alb.	3,876	4,866	22,000
Lachine, Que.	...	...	....
Verdun, Que.	..	..	14,000
Niagara Falls, Ont.	...	...	10,000
Regina, Ont.	...	...	22,500

Present (Estimated) Population of Montreal.

Without the Suburbs	**488,000**
With the Suburbs	**554 000**