

LOVELL'S
MONTREAL DIRECTORY

FOR 1917-1918

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, Verdun, Outremont
and Montreal West.**

TO WHICH IS ADDED

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

FOR THE YEAR COMMENCING JULY 1, 1917.

Montreal :

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

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BY JOHN LOVELL & SON, LIMITED
23 St. Nicholas St. Montreal.

P R E F A C E .

The Publishers take pleasure in presenting the Directory for 1917-1918.

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

The Directory estimate of the population of the City proper is 664,640, and with the outskirts Westmount (18,500) Maisonneuve (24,856) Outremont (12,000) Verdun (28,000), a population for the City and outskirts of 757,996. Our returns for the city and suburbs give 9,400 houses, tenements and flats, (as against 9,408 last year); 1,207 stores, (as against 1,287 last year); 831 offices (as against 838 last year) as being unoccupied, under repair or new buildings not ready for occupation. In 110 office buildings, containing 3,930 tenants, 791 offices are waiting tenants.

We have as far as possible included the names of those who have enlisted; but in the case of unmarried men especially the names have not been obtainable.

The Streets, including those in the Outskirts, number 1,519.

The names of those residing in Westmount, Maisonneuve, Outremont, Verdun, Montreal West will be found in the Street and Alphabetical portions of the Directory, and the names of the residents of Lachine, Longueuil, St. Lambert, Montreal South, Ville St. Laurent, Ville St. Pierre (Blue Bonnets), and La Salle (formerly Lower Lachine Road) 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. In its pages are the names of the principal and most progressive firms in their several lines of business.

JOHN LOVELL & SON, LIMITED,
PUBLISHERS.

MONTREAL, JULY 31st, 1917.

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

POPULATIONS OF THE OUTSKIRTS

Maisonneuve.....	34,856	Verdun.....	28,000
Outremont.....	12,000	Westmount.....	18,500

ADDENDA

Addenda sheet is page 841

INTRODUCTION.

*Specially prepared for "Lovell's Montreal Directory"
for 1917-1918.*

Montreal is the most populous and important city of the Dominion of Canada. It was founded by Maisonneuve, in 1642, and, with the exception of Quebec, was the most important trading centre in the early days of the country. The city owes its position of prominence to the fact that it is situated at the junction of ocean and inland navigation. Vessels arriving from France, England and other European ports in the pioneer days made their way as far up the St. Lawrence River as possible and were finally stopped by the current now known as the Lachine Rapids. At this point was founded the City of Montreal, on an island formed at the mouth of the Ottawa River by the flow of the latter river on the north side and of the St. Lawrence on the South. A portage, here, provided for transport to the head of the Lachine Rapids where the St. Lawrence enlarges into Lake St. Louis. The Lachine Canal is now approximately along the route of the old portage. Above Lake St. Louis are various other rapids which provide the scenic attractions so much admired by the throng of tourists who make the trip from Lake Ontario down the St. Lawrence by boat. The whole channel is now provided with the canals necessary to permit vessels of large tonnage and dimensions to navigate from Montreal westward to the Great Lakes, the eastward trip being made down the various rapids.

At Montreal takes place the transfer of goods from fresh water to salt water navigation, or *vice versa*. Enormous quantities of grain are shipped eastward each season, and for the purpose of accomplishing the transfer of this to ocean going vessels, the port has been equipped with a number of elevators of the most modern type, the aggregate storage capacity of which is upwards of 8,600,000 bushels. The wharves have been entirely rebuilt during the past ten or twenty years and concrete piers and permanent fire proof sheds have taken the place of the old wooden docks and removable sheds. Protection against spring floods has been accomplished through high level shore docks and walls of a height exceeding that of the spring floods. The harbor is managed by a commission of three, and the expenditure on the port and the channel of late years has been in the vicinity of twenty million dollars.

TRADE OF THE PORT.

The arrival of ocean going vessels has been interfered with during the past few years by the occurrence of the war, but the value of the merchandise exported and imported through the port has shown a large increase, as will be seen from the following table :

Year.	Ocean Vessels.	Tonnage.	Mdse. Exptd.	Mdse. Imptd.	Cus. Reets.
1916	698	2,134,456	\$382,741,463	\$194,924,348	\$32,915,686
1915	815	2,261,274	155,685,953	115,919,977	21,740,872
1914	916	2,755,518	119,478,589	140,591,068	19,653,445
1913	820	2,690,535	99,398,102	154,485,087	26,016,631
1912	736	2,403,924	87,679,422	148,977,605	24,552,598
1911	762	2,338,252	71,254,446	129,811,810	19,407,811
1910	747	2,234,722	71,642,648	114,473,845	17,724,184
1909	670	1,911,413	76,474,485	96,787,938	15,602,145
1908	739	1,958,604	80,583,171	79,851,814	12,911,641
1907	740	1,924,475	85,495,534	108,391,891	16,880,455
1906	820	1,973,223	89,616,459	89,376,259	14,139,522
1896	709	1,216,468	49,160,364	45,900,270	6,619,400
1886	703	859,699	27,925,916	42,086,266	8,362,618

The following table will illustrate the manner of the growth of the capacity of the grain elevators in port :—

Year Available.	Harbor Commissioners		Montreal Warehousing Co.	Totals.
	No. 1.	No. 2.		
1910	1,000,000	.....	1,000,000	2,000,000
1911	1,000,000	1,750,000	1,000,000	3,750,000
1912	1,000,000	2,622,000	1,000,000	4,622,000
1913-14	2,500,000	2,622,000	2,000,000	7,122,000
1915	2,500,000	2,622,000	2,000,000	7,122,000
1916	4,000,000	2,622,000	2,000,000	8,622,000

A RAILWAY CENTRE.

Montreal is served by the three transcontinental railways of Canada. Two of these, the Canadian Pacific Railway and the Grand Trunk Railway, have their head offices here. A number of American railways and the Canadian Government Railway reach the city by means of the facilities afforded by the two roads mentioned. The Canadian Northern Railway, which now has a depot in the East end, has almost completed its tunnel under Mount Royal, and is at work on its main depot in the centre of the up-town district. The tunnel will be electrified.

The head office of the Canada Steamship Lines, one of the largest owners of inland vessels in the world, is also in Montreal.

PUBLIC SERVICE CORPORATIONS.

The public services of the city are performed by the Bell Telephone Co., which has monopolized the telephone service, the Montreal Tramways Co., and the Civic Investment and Industrial Co. The Tramways Company is the only street car company operating in the city, though the Montreal and Southern Counties Co. enters the city, via the Victoria Bridge from the South Shore. The Tramways Co. sells six tickets, with transfers, for 25c, good for all hours of the day, with eight tickets for 25c, available at certain hours only. Children's tickets are also sold. Associated with the Tramways Co. are several hydraulic and steam electric generating plants which distribute electricity to private customers. But the big electric power producer and the only gas producer is the Civic Investment Co. This company may be said to be an amalgamation of the principal hydraulic plants in the vicinity of the city. Current from these plants and from the Shawinigan Water and Power plant, about eighty miles distant, is distributed to consumers through it. Net rate for current for private lighting is 5c per K. W. H. The price of gas is 85c per 1,000 cubic feet, but a special "dual" service rate of 80c is provided.

CIVIC GOVERNMENT.

The city is governed by a council of aldermen and a Board of Control. The aldermen are elected by wards every two years, and form the legislative body. The Mayor is a member, *ex officio*, of the Board of Control, the members of the latter being elected by general vote. The Board of Control is the executive body. The municipality operates no public services save that of the supply of water in certain sections. Water is provided in other sections by the Montreal Water and Power Co. The municipal water plant is now in process of enlargement and it is probable that, sooner or later, the private plant mentioned will be taken over.

Along with many other cities and towns in Canada and the United States, Montreal is at present going through a period of financial distress. Expenditures have been large of late, and for several years the revenue has fallen below requirements. This situation has naturally resulted in much discussion and many suggestions for meeting the situation.

HOW TAXES ARE LEVIED.

In consequence of the deficit of 1916, provision was made for a special property tax extending over twenty years. The rate of this tax in 1916 was \$2.66 per \$1,000, but another deficit having followed, it was necessary to meet it also. Accordingly, the special rate has now become \$4.50 per \$1,000, made up of last year's rate (adjusted to \$2.60 for the future) and the added rate of \$1.90.

Otherwise, taxation is levied as follows :—

Taxation on land, buildings and attachments, exclusive of machinery, and on pipes, poles, wires, rails, tunnels, conduits and similar apparatus used by public service corporations. The rate of the tax is 1 per cent. on the assessed value of the property.

The school tax is on a property basis, and amounts to 50c per \$100 worth of property, in the case of Protestants, and 40c in the case of Roman Catholics.

Business tax on all manufacturers, financial and commercial institutions' premises amounts to $7\frac{1}{2}$ per cent. of the annual value of the premises in which the business is carried on. A special tax is levied on distillers at the rate of \$80 for every \$400 or fraction thereof of the yearly value of the premises occupied, and on brewers at the rate of \$60 for every \$400 or part thereof of the yearly value of the premises.

The water tax is as follows, based on the annual rental of the premises occupied: 4 per cent. on dwellings, stores, shops, offices, etc., 10 per cent. on hotels, taverns, etc., save in the case of larger hotels where water is charged by meter. Churches pay the same rate as stores, and public hospitals having one hundred gratuitous cots pay a flat rate of \$25. In addition to the above, there is a schedule for the use of water in public and private baths, fountains, hose, for the watering of animals, etc., etc.

A special tax is levied upon every bank doing business in the city, the tax ranging from \$400 to \$600, according to the paid-up capital. In addition thereto, each bank pays a tax of \$100 for each of its branches. A tax of \$200 is levied on every life, accident or guarantee insurance company, and of \$100 on every marine insurance company, and of 1 per cent. on the premiums collected in the city by every fire insurance company.

A tax for the occupation of the public domain is levied where permits are granted for the construction of cellars and vaults, at the rate of $2\frac{1}{2}$ per cent. on the superficial value of the land occupied for such purposes. A special tax based upon foot frontage is levied for cost of sewers and permanent sidewalks, and the snow-removal tax amounting to 5 cents per ft. frontage. Licenses are \$5 to \$1,000 on occupations. There are dog and horse taxes.

SOURCE AND AMOUNT OF REVENUE OF CITY.

From the above sources of taxation, the revenue of the city during the past few years amounted as follows:

	1914	1915	1916
Assessments.....	\$4,363,679	\$4,512,654	\$4,679,060
Water Rates.....	843,906	817,763	858,015
Business Tax.....	908,948	873,256	894,961
Meter Rates and Arrears.....	429,221	411,048	447,380
Licenses.....	460,572	404,371	403,418
Recorder's Court.....	94,733	85,849	92,928
Markets.....	151,368	155,189	158,436
Permits and Certificates.....	38,039	19,402	22,226
Rents and Privileges.....	16,148	18,237	15,359
Sales Old Material.....	7,110	8,661	6,567
Miscellaneous.....	65,807	43,116	49,844
Interest.....	280,157	380,331	446,602
Street Railway per cent. Earnings.....	.....	398,379	429,215
Insurance Companies.....	36,978	39,201	37,623
	<hr/>	<hr/>	<hr/>
	\$7,696,668	\$8,167,459	\$8,541,625
Less Refund.....	42,255	88,922	10,039
	<hr/>	<hr/>	<hr/>
Total Rec's Current Account.....	\$7,654,413	\$8,078,537	\$8,531,386
Receipts on Arrears:			
Assessments.....	\$2,999,496	\$3,520,269	\$3,805,372
Water Rates.....	123,701	128,005	130,421
Business Taxes.....	83,968	105,647	97,407
Per cent. Street Railway Earnings.....	.....	472,513	.....
	<hr/>	<hr/>	<hr/>
Total Arrears.....	\$3,207,165	\$4,226,434	\$4,033,200
	<hr/>	<hr/>	<hr/>
Total Receipts for current year and arrears.....	\$10,861,578	\$12,304,971	\$12,564,786

RISE AND FALL IN PROPERTY VALUATION.

Property valuation in the city of Montreal rose in an extraordinary manner in the few years preceding 1914, when it reached its high record. The advance was due both to the fact that the city had been extending its limits and taking in outside municipalities, thus making a greater total valuation, and to the fact that land had advanced in price. After the year mentioned, valuations showed a decline. In fact, the real estate boom was waning in 1913 and the outbreak of the war the following year probably had little to do with the subsequent decrease in valuations. The table which appears below will furnish some comparisons from which it will be possible to trace the growth of valuations in the city and at the same time, through the enormous exemptions mentioned, will show one reason why revenues fall below expenditures.

ASSESSSED VALUE OF PROPERTY IN MONTREAL IN 1916.

Wards	Total	Exemption	Taxable
St. James	\$ 70,415,970	\$31,478,265	\$ 38,937,705
St. George	151,185,295	34,835,375	116,349,920
St. Ann's	41,328,585	10,762,450	30,566,135
St. Joseph	31,243,200	3,933,110	27,310,090
St. Andrew	83,287,565	34,436,205	48,851,360
St. Lawrence	58,952,520	12,058,450	46,894,070
St. Louis	31,819,760	3,559,750	28,260,010
Lafontaine	19,677,655	5,731,300	13,946,355
Papineau	28,019,266	7,031,616	20,987,650
St. Mary	23,547,740	4,323,620	19,224,120
Hochelaga	28,015,665	7,551,250	20,464,415
St. Jean Baptiste	25,881,051	3,420,245	22,461,806
St. Gabriel	24,466,849	7,710,145	16,756,704
St. Denis	29,905,110	5,012,755	24,892,355
St. Henri	23,253,675	3,461,450	19,792,225
Notre Dame de Graces	44,720,657	10,473,321	34,247,336
Delorimier	16,805,744	2,670,685	14,135,059
Laurier	24,911,240	4,881,770	37,772,330
Ahuntsic-Bordeaux	26,066,737	6,932,605	18,874,677
Mercier	15,136,253	4,539,010	10,579,933
Total, 1916	\$816,106,632	\$204,812,377	\$611,294,255
" 1915	831,815,084	216,477,676	615,337,408
" 1914	840,218,828	215,327,021	624,891,807
" 1913	793,547,008	180,757,496	612,789,512
" 1912	638,081,015	132,690,564	505,390,451
" 1911	501,291,812	120,110,964	381,180,848
" 1910	435,562,138	107,527,842	328,034,296
" 1909	327,899,557	68,445,183	259,454,374
Totals: 1908, \$299,157,416; 1907, \$272,761,032; 1906, \$255,013,389; 1905, \$219,047,960; 1904, \$207,338,585; 1903, \$200,622,335; 1902, \$194,045,075.			

PROGRESS MEASURED BY REAL ESTATE TRANSACTIONS AND BUILDING ACTIVITY.

The real estate boom began to make itself felt in Montreal in the year 1909 and reached its zenith in the year 1913. In 1905 there were but 2,873 transactions in real estate in the city and surrounding municipalities, the total value represented being \$17,559,925. In 1906, the transactions numbered 3,387, having a value of \$22,497,395; in 1907, number 4,215, value \$23,970,625; in 1908, number 3,496, value \$20,525,453; in 1909, number 4,536, value \$31,809,131; in 1910, number 6,641, value \$43,820,454; in 1911, number 10,491, value \$78,478,729; in 1912, number 16,449, value \$165,237,958; in 1913, number 14,824, value \$131,360,252. In the past four years, the number and value of the transfers have fallen about as rapidly as they previously advanced, so that the figures for 1916 are back to around where they were in 1910, as follows:

Municipality.	1913.		1914.		1915.		1916.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
Westmount	625	\$ 8,586,225	362	\$5,753,963	223	\$2,671,258	225	\$2,474,196
Outremont	679	7,183,374	490	6,266,756	287	2,707,314	271	2,410,252
Verdun	579	3,334,623	450	2,152,865	312	1,373,115	267	862,006
Maisonneuve	500	3,441,927	438	3,845,276	395	4,892,646	289	1,419,612
Montreal West	.....	.....	.....	.....	.....	.....	83	247,795
Total	2,383	\$ 22,546,149	1,740	\$18,018,630	1,217	\$11,644,333	1,135	\$ 7,413,861
Montreal	12,441	108,814,103	9,522	79,999,378	6,757	43,274,277	6,931	35,324,721
Totals	14,824	\$131,360,252	11,262	\$98,018,638	7,974	\$54,918,610	8,066	\$42,738,582

FIRST HALF YEAR.

	1913	1914	1915	1916
Number	8,916	6,209	3,942	
Amount	\$83,556,263	\$56,421,073	\$28,590,057	

The rise and fall in the volume of building operations in the city kept pace with that of the value of land. It reached its greatest volume around the years 1912 and 1913, at which time land was being held at record prices. In the year 1913, building permits were issued at the City Hall for buildings with a total value of over \$27,000,000, this comparing with \$3,651,000 in 1904 and with somewhat more than \$5,000,000 in 1905 and in 1907. A rapid contraction again carried the volume back, in 1916, to about that figure. The figures for the year 1917 promise

to be about the same as those for 1916, the first six months of the year being practically unchanged as compared with the corresponding period of 1916. The following table will illustrate:

Year:	Number.	Values.	First half-year:	Values.
1904.....	1,335	\$ 3,651,142	1910.....	\$7,226,880
1905.....	1,694	5,590,698	1911.....	7,305,816
1906.....	1,484	8,600,300	1912.....	8,965,993
1907.....	1,472	8,406,136	1913.....	9,942,555
1908.....	1,807	5,062,326	1914.....	8,521,910
1909.....	2,431	7,783,621	1915.....	3,429,319
1910.....	3,507	15,715,859	1916.....	2,463,324
1911.....	3,731	14,579,632	1917.....	2,466,659
1912.....	3,791	19,406,893		
1913.....	3,794	27,032,097		
1914.....	3,629	17,638,446		
1915.....	2,081	7,486,221		
1916.....	1,880	5,333,204		

BANK CLEARINGS EXCEED PAST RECORDS.

That real estate values and the volume of transactions in real estate as well as the activity in the construction of buildings have no direct bearing on industrial activity would seem to be illustrated in the figures already given. These showed a large tonnage arriving in port and new high records in exports and imports and in customs collections and at the same time a marked decrease in the value of real estate and in the number and value of the building permits issued at the City Hall.

If bank clearings are to be accepted as evidence of business activity, the table which appears below will be a strong argument in that direction. New high records are shown all along the line and the month of May last established a figure which is unlikely to be again equalled for some time to come. It is only to be assumed that clearings will begin to contract ere a great length of time as conditions display a more normal character:

	1913	1914	1915	1916	Increase per cent. over 1915
January.....	\$247,913,102	\$224,224,521	\$188,434,337	\$261,581,500	38.82
February.....	210,727,399	210,183,428	163,498,912	238,208,669	45.72
March.....	207,856,733	212,186,053	198,451,527	264,580,604	33.33
April.....	238,081,963	226,507,036	199,617,220	269,945,748	35.23
May.....	248,445,965	234,782,296	203,618,435	333,428,627	63.7
June.....	242,716,548	234,737,813	196,646,272	320,737,140	63.1
1st half-year.....	\$1,395,741,710	\$1,342,621,147	\$1,150,266,703	\$1,688,482,288	
July.....	\$243,647,783	\$268,847,983	\$211,147,708	\$326,715,007	54.73
August.....	233,600,268	190,434,006	224,452,501	296,013,018	51.8
September.....	241,827,536	203,588,919	206,673,288	295,337,209	42.9
October.....	269,364,875	226,518,262	253,982,655	355,590,527	40.
November.....	244,344,774	201,353,029	282,437,024	397,168,404	40.6
December.....	251,501,932	197,991,187	299,162,549	363,303,210	21.1
2nd half-year.....	\$1,484,287,168	\$1,288,733,386	\$1,477,855,725	\$2,034,127,375	
Year's totals.....	\$2,880,028,878	\$2,631,354,533	\$2,628,122,428	\$3,722,609,663	29.8
		P. C. inc. 1915 over 1915	1917	Inc. over same months 1916	
January.....		38.82	\$320,446,690	\$58,865,190 or 22.5%	
February.....		45.72	290,793,718	52,585,040 or 22%	
March.....		33.33	328,025,610	63,445,006 or 23.98%	
April.....		35.23	344,245,448	74,299,700 or 27.5%	
May.....		63.7	391,895,064	58,466,437 or 17.53%	
June.....		63.1	385,722,538	64,985,398 or 20%	
			\$2,061,129,068	\$392,646,780 or 22.07%	