

LOVELL'S
MONTREAL DIRECTORY

FOR 1918-1919

CONTAINING AN

**Alphabetical and Street Directory of
the Citizens**

AN

Advertisers' Classified Business Directory

AND A

MISCELLANEOUS DIRECTORY

TOGETHER WITH THE CITIZENS OF

Westmount, 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, 1918.



Montreal :

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

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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

Outremont.....	12,300
Verdun.....	28,000
Westmount.....	18,500

ADDENDA

Addenda sheet is page 81

PRE FACE.

The Publishers take pleasure in presenting the Directory for 1918-1919.

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 670,302 (this includes Maisonneuve which has recently been annexed to the City) and with the outskirts Westmount (18,500) Outremont (12,300) Verdun (28,000), a population for the City and outskirts of 729,102. Our returns for the city and suburbs give 9,405 houses, tenements and flats (as against 9,400 last year); 1,210 stores (as against 1,207 last year). In 137 office buildings, containing 4,184 tenants, 954 offices are waiting tenants.

The decrease of 28,894 in the population is accounted for largely by the men reporting for duty under the Military Service Act, by voluntary enlistments; and also, by the great difficulty experienced by the Publishers in obtaining information which was refused in many instances.

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 1,525.

The names of those residing in Westmount, 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 many lines of business.

JOHN LOVELL & SON, LIMITED,
PUBLISHERS.

MONTREAL, JULY 31st, 1918.

INTRODUCTION.

*Specially prepared for "Lovell's Montreal Directory"
for 1918-1919.*

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.
1917.....	579	1,984,233	\$534,876,677	\$214,885,029	\$3,974,904
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 now enters the city in the east end and expects to shortly put into operation its main entrance by tunnel under Mount Royal.

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 supplied by the Bell Telephone Co., the Montreal Tramways Co., and the Montreal Light, Heat & Power 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. During the past year the Tramways Company received a new franchise dated to expire in 1953. A commission was provided to carry out the conditions of the franchise, and, under its terms, to fix the fares to be paid by patrons of the line. The fares announced by the commission represented a considerable advance on the old fares. They were protested by the city and other interested municipalities. The Tramways Company also portested them, though for the opposite reason. Awaiting the decision of the Public Utilities Commission, the new fares will not be enforced. They called for a straight cash fare of 6c. or tickets at the rate of five for 25c. Transfers would cost 1c. in each case, save between 5 and 8 o'clock in the mornings. Fares for school children were at lower rates than mentioned and transfers were to be free. The existing fares are 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 Montreal Light, Heat & Power Company. 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 & 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.

GOVERNMENT OF CITY.

After being governed for some years by a council of aldermen, elected by wards, and a Board of Control elected by general vote, the government of the city was altered by amendments to the City Charter which came into effect during the year 1918.

Under the amended charter, an Executive Board takes the place of the Board of Control, and the City is governed as follows:

"The City of Montreal shall, from the general municipal elections in 1918, be governed, subject to provisions, by a mayor, a commission of five members, called 'The Administrative Commission of the City of Montreal' and a council composed of the mayor and one alderman for each ward."

There are now twenty aldermen.

The present chief city attorney, the present city comptroller and the city treasurer shall be ex-officio members of the commission. The other members of the commission shall be appointed for four years by the Lieutenant-Governor in Council. The annual salary of the chairman of the commission shall be \$15,000 so long as such office is held by the present chief city attorney, and \$12,000 when it is held by any other person. That of each of the other members of the commission shall be \$10,000."

The powers of the council and the commission are defined. Roughly, the Administrative Commission is the executive body, and upon it falls the expenditure of the revenues and the general management of the city. Among other things laid down elsewhere, the act creating the Commission says the following of it:

Nevertheless, the resolutions, by-laws and other acts of the commission shall be submitted to the council in connection with the following matters: Annual and supplementary budgets; variation of funds; appropriations of funds; appropriations of the proceeds of loans; taxes and licenses; by-laws, with the exception of those defining the attributes and duties of the municipal officials, officers and employees; granting of franchises and privileges; annexations."

HOW TAXES ARE LEVIED.

During the past few years it has been necessary to impose additional taxation on property, and to adopt a number of special taxes in order to meet deficits which have occurred. The deficit in 1916 amounted to \$2,000,000, and that in 1917 to \$1,400,000. In order to provide interest and sinking funds on these deficits, a special property tax extending over twenty years is imposed. The rate at present applicable to the 1916 deficit is \$2.60, while \$1.00 is imposed to meet the 1917 deficit, making a total of \$4.50 per \$1,000 of property.

Among the increases in taxation which have recently taken place (further particulars of which will follow) is that of the general property tax which has been raised to \$1.35 per \$100 worth of property, from \$1; an increase to 60 cents on school taxes, from 50 cents in the case of Protestants and 40 cents in the case of Roman Catholics; an increase in business taxes to 8½ per cent. from 7½ per cent.; an increase in water rate to 6 per cent., from 4 per cent.

A tax on public utility corporations has also been adopted for the years 1918, 1919 and 1920, amounting to 1 per cent. in the case of water companies, and 5 per cent. in the case of all other public utilities, levied on the value of the property of the company situate in the streets, lanes and public places of the city.

Under the terms of the new franchise the Tramways will pay the city \$500,000 per year as percentage of earnings.

A bachelor's tax amounting to \$10 per annum on all bachelors over 25 years of age has also been adopted.

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 1.35 per cent. on the assessed value of the property.

The school tax is on a property basis, and amounts to 60c. per \$100 worth of property, in the case of individual property holders and 70c. in the case of "neutrals," or companies.

Business tax on all manufacturers, financial and commercial institutions' premises amounts to 8½ 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: 6 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 2½ 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	1917
Assessments	\$4,263,679	\$4,512,654	\$4,679,060	\$5,205,402
Water Rates	843,906	817,763	858,015	911,244
Business Tax	908,948	873,256	894,961	929,059
Meter Rates and Arrears	429,221	411,048	447,380	533,694
Licenses	460,572	404,371	403,418	421,171
Recorder's Court	94,733	85,849	92,928	151,674
Markets	151,368	155,189	158,436	158,009
Permits and Certificates	38,039	19,402	22,226	17,850
Rents and Privileges	16,148	18,237	15,359	12,415
Sales Old Material	7,110	8,661	6,567	7,677
Miscellaneous	65,807	43,116	49,844	53,283
Interest	280,157	380,331	446,602	497,061
Street Share Ry. Earnings		398,379	429,215	498,660
Insurance Companies	36,978	39,201	37,623	39,522
	<u>\$7,696,668</u>	<u>\$8,167,459</u>	<u>\$8,541,625</u>	<u>\$9,436,721</u>
Less Refund	42,255	88,922	10,039	23,451
Total Rec's Current Acct. .	\$7,654,413	\$8,078,537	\$8,531,386	\$9,413,270
Receipts on Arrears:				
Assessments	\$2,999,496	\$3,520,269	\$3,805,372	\$3,858,507
Water Rates	123,701	128,005	130,421	121,607
Business Taxes	83,968	105,647	97,407	77,417
Share Street Ry. Earnings		472,513		
Total Arrears	<u>\$3,207,165</u>	<u>\$4,226,434</u>	<u>\$4,033,200</u>	<u>\$4,057,531</u>
Total receipts and arrears....	\$10,861,578	\$12,304,971	\$12,564,786	\$13,470,801

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 influenced 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.

ASSESSED VALUE OF PROPERTY IN MONTREAL IN 1917.

Wards	Total	Exemption	Taxable
St. James	\$ 69,801,950	\$ 31,508,285	\$ 38,293,665
St. George	147,904,455	33,894,050	114,010,405
St. Ann's	42,095,818	10,783,550	31,312,268
St. Joseph	30,929,000	3,789,660	27,139,340
St. Andrew	81,710,045	34,344,250	47,365,795
St. Lawrence	57,373,410	11,490,050	45,883,360
St. Louis	32,857,500	5,466,250	27,391,250
Lafontaine	19,317,215	5,243,845	14,073,370
Papineau	28,143,866	7,177,366	20,966,500
St. Mary's	24,289,550	4,577,230	19,712,320
Hochelaga	28,123,135	7,519,780	20,603,355
St. Jean-Baptiste	25,801,375	3,489,950	22,311,425
St. Gabriel	25,072,470	7,735,575	17,336,895
St. Denis	29,464,370	4,965,580	24,498,790
St. Henry	23,549,875	3,617,150	19,932,725
N.-D. de Grace	45,140,975	11,057,130	34,083,845
De Lorimier	16,825,984	2,850,460	13,975,524
Laurier	43,381,820	5,185,080	38,196,740
Ahuntsic-Bordeaux	31,646,379	6,763,568	24,882,811
Mercier	16,021,705	4,854,040	11,167,665
Total, 1917	<u>\$819,450,897</u>	<u>\$206,312,849</u>	<u>\$613,138,048</u>

ASSESSED VALUE OF PROPERTY IN MONTREAL

	Total	Exemption	Taxable
Total, 1916.....	\$316,106,632	\$204,812,377	\$611,294,255
" 1915.....	831,215,084	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.

It may be of interest to add that the value of the exemptions in 1917 was made up of land \$131,504,182, buildings being the remainder.

The area of all the wards above mentioned is 183,322,954 square feet.

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 five years, the number and value of the transfers have fallen about as rapidly as they previously advanced, so that the figures for 1917 are below where they were in 1910, as follows:

Municipality	1914		1915		1916		1917	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
Westmount.....	362	\$5,753,963	223	\$2,671,258	225	\$2,474,196	..	.....
Outremont.....	490	6,266,756	287	2,707,314	271	2,410,252	..	.....
Verdun.....	450	2,152,865	312	1,373,115	267	862,096	..	.....
Maisonneuve....	438	3,845,276	395	4,892,646	289	1,419,612	..	.....
Montreal West..	..	..	..	..	82	247,725	..	.....
Total.....	1,740	\$18,018,630	1,217	\$11,644,333	1,135	\$ 7,413,861	1,050	\$ 6,308,414
Montreal.....	9,522	79,999,378	6,757	43,274,277	6,931	35,324,721	6,838	35,590,303
Totals.....	11,262	\$98,018,007	7,974	\$54,918,610	8,066	242,738,582	7,888	\$41,898,717

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 1917, to below 1905. The figures for the year 1918 promise to be lower than those for 1916, the first six months of the year being about 17 per cent. less than those of 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	5,520,698	1911.....	7,305,316
1906.....	1,484	8,600,300	1912.....	8,065,993
1907.....	1,472	8,406,136	1913.....	9,942,555
1908.....	1,807	5,062,326	1914.....	8,521,917
1909.....	2,431	7,783,621	1915.....	3,422,319
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	1918.....	2,639,565
1913.....	3,794	27,032,097		
1914.....	3,629	17,638,446		
1915.....	2,081	7,486,221		
1916.....	1,880	5,333,204		
1917.....	1,579	4,387,638		

BANK CLEARINGS EXCEED PAST RECORDS.

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. Increases took place most months, and the month of June last established a figure which may not be again equalled for some time to come. Figures for 1917 reached a new high record and those for first half of 1918 were the largest for any corresponding period in history:

	1914	1915	1916	1917	Change
January.....	\$224,224,521	\$188,434,337	\$261,581,500	\$320,446,690	Inc. 22.50%
February.....	210,183,428	163,498,912	238,208,669	290,793,718	" 22%
March.....	212,186,053	198,451,527	264,580,604	328,025,610	" 23.98%
April.....	226,507,036	199,617,220	269,945,748	344,245,448	" 27.5%
May.....	234,782,296	203,618,435	333,428,627	391,895,054	" 17.53%
June.....	234,737,813	196,646,272	320,737,140	385,722,538	" 20%
1st half-year.	\$1,342,621,147	\$1,150,266,703	\$1,688,482,288	\$2,061,129,068	Inc. 22%
July.....	\$268,847,983	\$211,147,708	\$326,715,007	\$361,480,320	Inc. 10.6%
August.....	190,434,006	224,452,501	298,013,018	354,434,157	" 19.7%
September....	203,588,919	206,673,288	295,337,209	319,372,597	" 8.34%
October.....	226,518,262	253,982,655	356,590,527	413,916,150	" 18.1%
November.....	201,353,029	282,437,024	397,168,404	351,626,954	Dec. 11.4%
December.....	197,991,187	299,162,549	363,303,210	325,695,964	" 10.3%
2nd half-year.	\$1,288,733,386	\$1,477,855,725	\$2,034,127,375	\$2,127,126,142	Inc. 4.57%
Year's totals.	\$2,631,354,533	\$2,628,122,428	\$3,722,609,663	\$4,188,255,210	Inc. 12.5%
			1918	Change compared with 1st half 1917	
January.....			\$343,925,558	Inc. \$23,478,868, or 7%	
February.....			278,687,555	Dec. 12,106,163, or 4%	
March.....			305,158,929	" 22,866,681, or 6.9%	
April.....			373,807,451	Inc. 29,562,003, or 8.59%	
May.....			389,506,210	Dec. 2,388,854, or .60%	
June.....			416,122,058	Inc. 30,399,520, or 7.7%	
			\$2,107,207,761	Inc. \$46,078,693, or 2.24%	

AREA OF THE CITY OF MONTREAL.

Statistics compiled at the City Hall show that, with the annexation of Maisonneuve, the total area of Montreal is now over fifty square miles. Maisonneuve adds 1,742 acres to the city.

A striking fact is that no less than 575 acres of Maisonneuve's area is composed of a great park.

Following are the exact areas, in acres, of the several wards:

Wards	Acreage
Ahuntsic-Bordeaux.....	6,965
Delorimier.....	908
Hochelaga.....	2,952
Lafontaine.....	230
Laurier.....	720
Notre Dame de Grace.....	5,459
Mercier-Maisonneuve.....	6,293
Papineau.....	361
St. Andrew.....	954
St. Ann's.....	732
St. Denis.....	807
St. Gabriel.....	1,500
St. George.....	400
St. Henry.....	450
St. James.....	425
St. Joseph.....	308
St. Lawrence.....	301
St. Louis.....	242
St. Mary.....	637
City land covered by St. Lawrence.....	2,152

Roughly the total is shown as 33,000 acres.

Total area in miles, 51.

Total area in 1910, 6,547 acres.