

# PARADE OF HOMES

By Mack Parliament  
Director of Publications  
Canadian Real Estate Association

There is no doubt that the preservation of Canada's past as represented by vintage buildings is alive and well and gathering steam with each passing month as appreciation of our heritage grows.

Many such prizes have been turned into museums. Others have been restored, furniture of the period acquired and then opened to the public to vividly depict the life and times of our ancestors.

But like everything else moderation should be of paramount consideration. Museums and other restorations used as government-run attractions don't pay taxes like privately owned buildings do. Therefore, while it is desirable to preserve good examples of the architecture of yesteryear, it is also desirable to make them pay their way. Other properties have to make up the difference which non tax paying properties escape.

The answer is not to stop rescuing and restoring vintage buildings, but to assimilate them as viable, tax paying showplaces catering to a variety of social, commercial, industrial and residential uses. There is no question that we should be proud of and cherish the prizes of the past, but not to the extent that so many are the responsibility of government that funds cannot be found to keep them in a proper state of repair and they are allowed to fall into decay like some of the architectural treasures of Italy.

If history repeats itself, there there is every reason to believe that it would - a government bureaucracy charged with overseeing publicly owned historical buildings would grow as the number of buildings maintained by the public purse grew. Putting the cost of ownership, bureaucracy and preservation together to say nothing of property taxes, lost, could add a new burden for already overtaxed Canadians, which they don't need, much less want.

Is it not better then to have most of Canada's heritage buildings, which started out in private hands remain in private hands, although not necessarily the same ones, put to useful purposes and paying their way in property taxes?

The Canadian Real Estate Association (CREA) thinks so and supports the preservation of historical and architectural buildings. It also readily concedes there are many buildings of historical or architectural significance which should remain in the public domain. Some of these could be renovated and put to new uses, others could be rejuvenated and restored to their former uses, adding a new flavor, elegance and reminder of Canada's colorful past to the area in which they are located.

The Canadian Real Estate Association is interested in learning about single buildings, groups of buildings, whole city blocks of buildings, or neighborhoods, which are candidates for a new lease on life. The Association is also interested in learning about such buildings, publicly or privately owned, which have been rescued from obscurity, or renovated, or

put to new uses, or for which future plans are being formulated, or which have been remodelled and put to new uses. Correspondence should be addressed to Alec Murray, Canadian Real Estate Association, 99 Duncan Ave. Rd., Don Mills, Ont., M3B 1Z7.

With this and other information the Association plans to encourage a preservation program with the co-operation of local real estate boards which would result in lasting benefits to communities. There is no debate or intention on CREA's part to conflict with the work of other public spirited groups which also want to preserve Canada's heritage.

However, the expertise of real estate practitioners and their various specialties should be extremely valuable in any projects undertaken.

There are other aspects of recycling existing structures which should not be overlooked. One is that we are being conditioned to switch from a consumption and throwaway society to a conservation and preservation society to protect our dwindling non-renewable resources.

Some of the nation's architectural masterpieces could never be duplicated at a cost which would make them economically viable. But they can be recycled and put to new uses at a fraction of their replacement cost. It must be remembered there are countless examples of modern architecture anyway, but historical examples are becoming fewer and fewer. This raises the question: Why tear down a structurally sound vintage building to replace it with another modern one if there are no other important benefits?

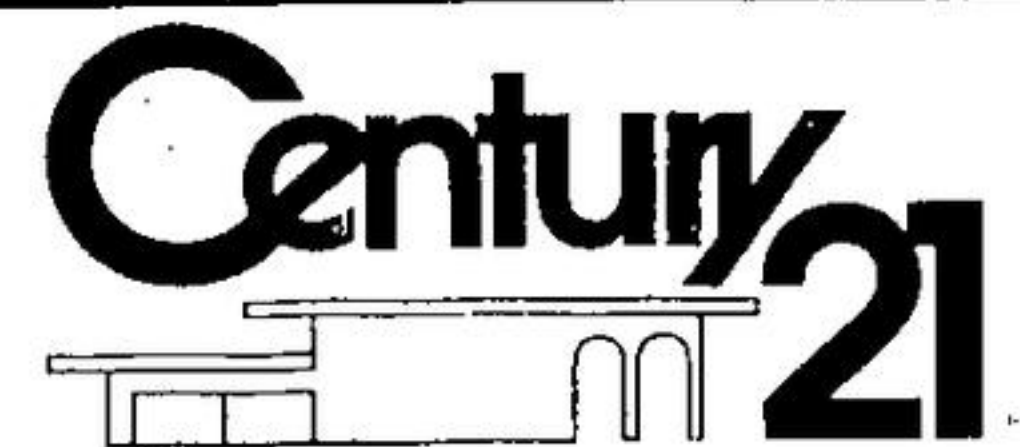
Many of these well built structures can become proving grounds, for new methods of conserving energy, not only through space heating, interior, but through proper insulation and correcting energy hungry features. Some may lend themselves to installation of renewable energy sources for a large portion of their needs.

At the very least retention of existing buildings will preserve familiar surroundings, prevent disruption of sections of streets or neighborhoods and provide employment during the recycling process. The recycling process is also an antidote for urban sprawl, which in some areas has got out of hand. The infrastructure is already in place for existing buildings and this is another expense which can be avoided.

Some projects are too large for a single principal to undertake or the cost and length of time to bring the finished project to stream dictate a joint approach in partnership either among private entrepreneurs or as a government-private enterprise partnership.

One such project in Saint John, N.B. will take five years to complete and cost an estimated \$45 million. All levels of government will participate as well as private enterprise. An economic, social and physical revitalization of St. John's central area, the anticipated result and a textbook example of the advantages of taking the best of the past and combining it with the best of the present.

The price tag of a not only opens up the waterfront for public access, revitalizes historic buildings and renews the central area, but will also create many job opportunities for employment. Comments: Michael Lambert, M.P. for St. John's, Lancaster.



**Jon Zorge Real Estate Inc.**  
MEMBER BROKER

**We're the Neighborhood Professionals.**

**877-0155**

**457-2624**

**EXTRA - EXTRA - EXTRA**

This immaculate, L-shape brick bungalow is loaded with extras. Extra deep lot, kidney shape inground pool, sundeck, air conditioning, finished rec room, all appliances included so it's ready to move in - asking



183 \$66,900

**WHAT A BARGAIN**

Put a little country into your life. An ideal 4 room home for new beginnings on an oversized acre lot. Just minutes north of Erin on paved highway, low down payments. Call to see.



184 \$40,000

**WHY BUY**

If you can lease the land and live in this 900 sq. ft. mobile home at half the price of subdivision homes. You'll have beautiful treed surroundings ideal for starters or retiring, ask about special financing.



185 \$26,250

**YOUR OWN 2 1/2 ACRES**

This "added on" bungalow has 5 bedrooms, large living room and lots of extra space indoors or out. A quarry in the distance? The trees and rolling hills will surely enchant you. Look at that price, only



186 \$54,900

**CLEAN COUNTRY RANCHER**

Ideal for commuting, close to 401. Big 1/2 acre lot and the brick home has 3 bedrooms, L shaped living dining room with fireplace. The oversized 2 car garage is ideal for the man to have his own hobby workshop. Listed at



187 \$79,900

**ATTENTION HOME BUILDERS**

some land and lots now listed:

- a) 50 ft. building lot in town, separated and ready for builder's permit 188
- b) 1/2 acre hillside lot with beautiful view of Credit River and scenic valley. 3 miles from town 189
- c) 50 acres, some bush, some pasture, flowing creek across property listed at \$53,900 190
- d) 114 acres working farm, excellent soil, older frame home, barn, sheds etc. located on Trafalgar road south of town. Please call for more details. 191

**YOU CAN'T BEAT**

the value when you buy a low cost, looking like new townhouse. Fully broodloomed, 3 bedrooms, separate dining room. Here are 2 listings:



End unit, giving privacy and listed at \$43,500 192

Similar model but with finished rec room and electric fireplace and extra bathroom. Listed \$43,900 193

**OLD AND COMFORTABLE**

This white beauty has a big country style kitchen, 3 bedrooms, TV room, pantry and bright comfortable living room. Great soil for your own vegetable plot, all for a low



194 \$47,900

**BACKED BY GREEN HILLS**

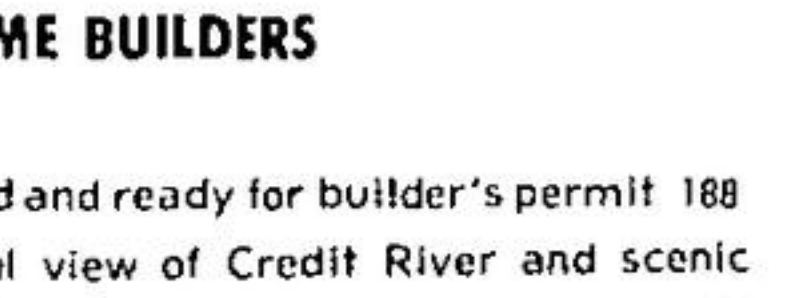
Brick bungalow with fireplace in living room, big big kitchen and 3 broodloomed bedrooms. Located on a super 132 ft. deep lot with detached 1 1/2 car garage is now listed at



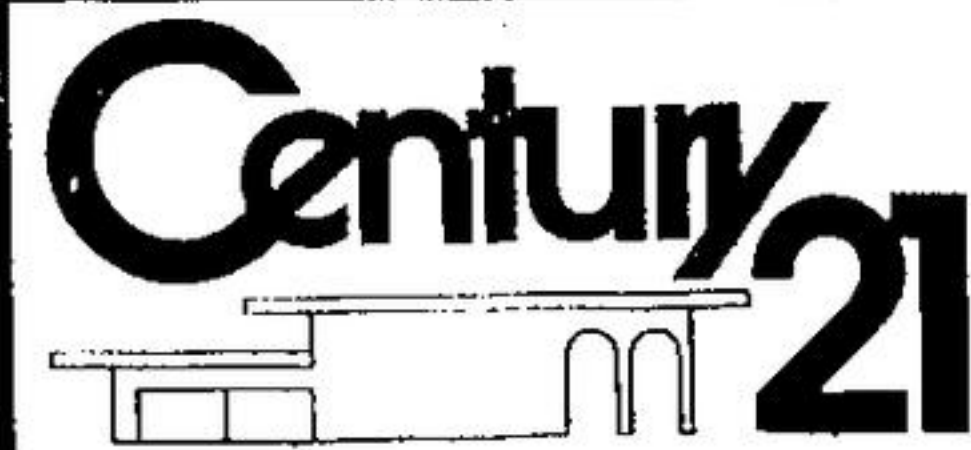
195 \$64,900

**COMFORT AND SERENITY**

27 Acres of rolling pastures and workable land crowned by this beautiful hillside home, custom built and featuring four bedrooms, Master bedroom suite, formal living room, spiral staircase, 2 fireplaces, inground pool. Everything in Gem condition.



196 \$139,900.00



**Jon Zorge Real Estate Inc.**  
MEMBER BROKER

Each office is independently owned and operated.

**877-0155**

- ANNY DRISCHLER 877-9349
- AUDREY DAVIES 877-8357
- ANNE PETO 877-9258
- CORING DEPAOLI 877-7976
- DAVID MCNALLY 877-5846
- SALLY REED 877-4180
- ARLENE SHORTILL 877-6639
- JON ZORGE 877-5345

**457-2624**



**Canada Trust**

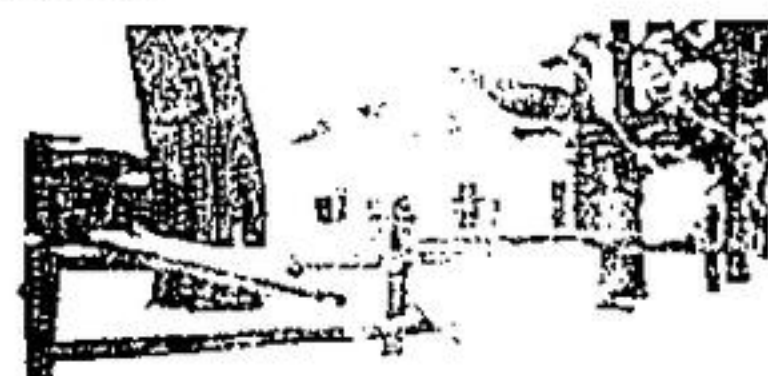
**877-9500**

**\$2,000. DOWN MOVE RIGHT IN**

Spelllessly clean and freshly decorated, shag broodloom throughout. Three bedrooms, two bathrooms, fridge and stove. This end unit townhome overlooks open land and is awaiting occupancy. Carry for about \$150.00 including maintenance. Asking \$49,900.00



**CALEDON HILLS**  
Two neat homes on one third acre with all year round stream at property edge. Separate services. Beat inflation with income from second home. Call for further details. Asking \$59,900



97 acres with log house. Log house is old but in good condition and covered with aluminum. Full basement, the large eat in kitchen is an aluminum. It has a main floor laundry room and a 2 piece washroom. 4 piece bath upstairs with 4 bedrooms. 3 arm comes complete with large bank barn and implement shed. Easy access to paved road all for \$79,900

**'COSY & COMFORTABLE**  
Storey and 1/2 older home, large lot, walking distance to downtown, features quality broodloom throughout and tastefully decorated. Natural stone patio and bar be que in backyard. Asking \$53,500. Look it over and let's talk business.



**LOW DOWN PAYMENT**  
2 bedroom bungalow on quiet street within walking distance to downtown. 50x100' lot, detached garage, mature trees and private drive. Listed at \$39,900.00. Immediate possession.

**WM M. WATSON F.R.I. MANAGER**  
29 MAIN ST. S.  
GEORGETOWN, ONTARIO  
ASK ABOUT OUR BRIDGE LOAN PLAN  
TORONTO LINE 453-2900



**SEE**

this "one of a kind" model and other fine custom built HOMES OF DISTINCTION now under construction, 1 mile North of Georgetown off Mountainview Road N.

**INSPECT**

- these outstanding features:
  - Top quality material and workmanship.
  - Extra heavy insulation
  - Double size lots
  - Paved Cul de Sac
  - Town water
  - Country atmosphere.
- Ask about other designs and available lots

**CONTACT**



**877-0155**

**Jon Zorge Real Estate Inc.**  
MEMBER BROKER

**457-2624**

Each office is independently owned and operated.



**453-8454**

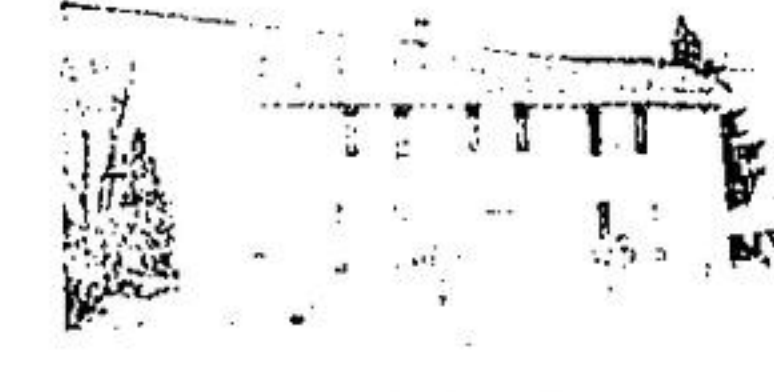
**REAL ESTATE LTD.**



**GEORGETOWN BEAUTY**  
\$69,900.

**OPEN HOUSE**  
SUNDAY, MAY 28, 1978  
1-5 P.M.

Vendor transferred, must be sold. Largest 4 bedroom home in area with 3 bathrooms on a spectacular wilderness park ravine lot. Many extras. Not a through street. A real pleasure to show. July 1st possession. Call Nick Zeis. 459-1883.



**VILLAGE SETTING**

Fully renovated century home near 401. Formal dining room, large country kitchen, separate apartment. Antique or boutique possibilities. Call Patty van Bredon or Eileen Nichol 451-8454



**VENDORS TRANSFERRED**

**OUT OF THE COUNTRY MUST SELL!!!**  
This executive 4 bedroom with main floor family room, fireplace and professionally finished basement can be yours before the next school term. Why not see it today. Call Rudy Cadieux, 877-8244, 453-8454.

**LOOKING FOR AN OLDER HOME IN THE COUNTRY**

We found one. It has 3 bedrooms, a nice country kitchen and a rec. room, all on a super 105x211 lot and priced right. \$55,000.00 interested call Carl Sequin, 453-8454

**COTTAGE SOMEONE?**

This one is located just north of Orillia on Lake Couchiching, is fully furnished and can be yours in two weeks. Vendor will hold mortgage to help you enjoy it. Don't be disappointed, call me today. Rudy Cadieux 453-8454, 877-8244.

**HAVE HORSES? LOOKING FOR A MINI FARM? MUST HAVE A BIG HOME?**

I am pretty sure this 10 acre one can suit your requirements and more. Pick up your phone now and find out all about it. Call Rudy Cadieux 877-8244, 453-8454

## HAVE YOU DRIVEN THROUGH MARYWOOD MEADOWS LATELY?

**YOU WILL NOTICE SOME REAL CHANGES**  
IT REALLY IS GEORGETOWN'S COMMUNITY OF EXCEPTIONAL HOMES  
OVER SEVENTY FAMILIES ARE NOW LIVING IN A NEIGHBOURHOOD ENVIRONMENT OF MAJESTIC PINES, LUSH LANDSCAPING AND MOST ATTRACTIVE HOMES

**AND WE HAVE NOW ADDED SOME NEW MODELS.**  
YOU SHOULD TAKE A DRIVE THROUGH. STOP IN AT THE OFFICE ON MARY STREET AND GET ALL THE FACTS.

ASK ABOUT THE GUARANTEED SALES PLAN AVAILABLE ON YOUR PRESENT HOME.

# JOHNSON CARNEY

**877-5261**