

A Quarter of a Century

For Twenty-five Years I have been continuously engaged in the business of General Insurance, representing all through those years the same time-tried companies in Automobile, Fire and Life.

I am working for my customers, and not for any particular company.

DISTRICT AGENT FOR MANUFACTURER'S LIFE INSURANCE CO.

A. WILSON LANG

Telephones: OFFICE—295 RESIDENCE—662
GORDON BLOCK TIMMINS

South End Competed in A.Y.P.A. Contest

Event Won by Cochrane. Other South Porcupine and Dome News.

The following taken from Friday's Globe and Mail will be of interest to many here—"A quiet wedding took place in Christ Church, Toronto, when Miss Marjorie Wright, Schumacher, became the bride of Mr. Reginald B. Follett, of South Porcupine. Rev. Gerald Burch officiated. The bride wore a brown suit and hat and a corsage of roses and bouvardia and was attended by her sister, Miss Muriel Wright, of Buffalo. Mr. Robert Follett was his brother's best man, and Mr. James Follett played the wedding music. A small reception was held in the Guild room of the church. They left for a short trip before returning to the North Country.



The Clock Watcher

He likes his work. He likes his fellow-workers. But three o'clock every afternoon finds him so tired and headachy that the minutes seem to crawl. It's eyestrain from his defective sight that makes him so tired, but he doesn't know it. The boss doesn't know it, either. . . . Both should know that better vision means better health and better work.

IRVIN ROSNER R.O.

EYESIGHT SPECIALIST
Evenings by Appointment
Above Bucovetsky's Store, Timmins
Telephone 1877

Funeral of H. Green at South Porcupine

Large Attendance at Funeral and Many Beautiful Floral Tokens.

South Porcupine, Ont., Sept. 25, 1937.—(Special The Advance)—The funeral of the late Harry Green, who lost his life in such a tragic manner at the Dome on Sept. 21st, took place on Friday at 4 p.m. from St. Paul's Anglican Church, Archdeacon Woodall conducting the service.

The church was filled with the men who had worked with the deceased for so many years, and those neighbours and friends who showed their sympathy with the stricken widow and little son.

The Anglican service for the burial of the dead was read, the congregation singing the hymns "Rock of Ages," and in conclusion, "Abide with me."

The Archdeacon gave a short sympathetic address to the mourners, taking as the basis of this talk, "I will wait for the Lord, that hideth his face from the house of Jacob and I will look for Him," Is. 8:17.

He spoke of the mysterious ways of God who sometimes seems to hide His face from us. This war veteran came through battles unscarred, to meet his end in this tragic manner.

He besought the mourners to remember that "God is Love" and to look for Him.

The casket covered with the Union Jack was carried from the church by his fellow workers at the mine—A. Hawes, Wm. Thomas, P. Murphy, V. Hills, C. Mack and D. Masterton, and interment made in Tisdale cemetery.

The greatest sympathy is extended to the widow and little son in their great sorrow. The late Mr. Green was a man who was liked and respected by all who knew him, and his sudden ending came as a great shock to the whole community.

The flowers sent were very beautiful, the wreath of laurel with poppies, "with deepest sympathy from his comrades of Branch 88 Canadian Legion," having place of honour on the casket. Others sent were from:—Dome Mine Hoisting Dept.; Porcupine Lodge 453 I.O.O.F.; day shift bosses, Dome Mine; Dome Mines Ltd.; J. H. Stovel; R. E. Dye; William Wattam; staff Consumers Co-operative, South Porcupine; Porcupine Hardware; Mr. and Mrs. Wm. Thomas and family; Mr. and Mrs. Wesley Pirie and family; Mr. and Mrs. Gill; Mr. and Mrs. D. Mitchell Sr.; Mr. and Mrs. D. Masterton; W. H. Johns; Mr. and Mrs. T. Wilson and Terry; Mr. and Mrs. M. Keast and family; Mr. and Mrs. C. H. Mack and family; Mr. and Mrs. Tom Galbraith, Donald and Angus; Geo. Stoyloff; Mr. and Mrs. W. MacLean; Mr. and Mrs. F. Reynolds and Kathleen; Mr. and Mrs. Morgan; Geo. McDonnell and family; Mr. and Mrs. J. Whitton and family; Mr. and Mrs. A. Cook, Coniarium Mine; Mr. and Mrs. A. Tuitt; Flora and Vernon; Mr. Woodley and the Naishes; Mr. and Mrs. D. Houston and the boys; Mr. and Mrs. J. Miner and family; Mr. and Mrs. H. Buck; Mr. and Mrs. W. T. Uren; Mr. and Mrs. V. Hills; Mr. and Mrs. P. Larsen and family; Art Uren; Mr. and Mrs. G. Pirie; Mr. and Mrs. P. Murphy and family; Charles Gallagher; Mr. and Mrs. A. G. Salter; Mrs. Lefurgy and family; Mr. and Mrs. T. Hawes

Recommendation Made by Expert

(Continued from Page Three)

Assessment Procedure—There is a well-known saying that "All value is relative". In inspecting your vacant lands I noticed that a great proportion comes under the category of "Mining Lands". Special attention and a great deal of thought was given to this. The Hollinger property, including lands and buildings, was inspected and, later in the report the matter of buildings will be dealt with. There is considerable vacant land area which I am informed at one time included a Lake subsequently filled with slimes from mine operations. This land borders the highway and runs for a considerable distance southerly. This land, of course, has a value relative to the surrounding lands but the question arose as to the utility of this property. Boring tests were made at my request by the Mining Company at a point some three hundred (300) yards south of the highway, at a depth of Six Feet Six Inches (6 ft. 6 in.) slimes were encountered and at a depth of Ten Feet (10 ft.) the material encountered was in fluid form. I would not consider this site suitable for building purposes.

I inspected the foundation work under progress (as per photograph) for a Hydro structure located on the Vipond road and, while there, conferred with the foreman in charge of the work. Wooden mats were utilized as a spread foundation for the posts. Slimes were encountered at a depth of about seven feet (7 ft.) and while not in liquid form appeared serious enough to warrant caution in building on this site. I have, therefore, come to the conclusion that any lands in this area are not suitable for building purposes and therefore are classed as "mining lands".

I would, however, suggest that the Assessment Commissioner be furnished with a plan on which is indicated the old shore line of the Lake in order that he may determine what, in his opinion, is firm soil on which it is suitable to erect structures. This land, if it abuts the highway can properly be classed as suitable for industrial purposes and should be so assessed. If there is doubt as to the nature of the soil, boring tests might be made by your town engineer.

The matter of the vacant land in your Town now utilized for a Golf Course also received very careful consideration. At a conference in Mr. John Knox's office at which Messrs. Shaw, Belanger and myself were present, we were informed that mining operations were proceeding under this property. We asked for proof of this and were shown surveys indicating the work now in progress. Subsequently, we walked over the property and determined to our satisfaction the approximate location of the underground operations; further, we were advised that a large section of the surface material had been let down through the ground. A photograph indicating the open ground is enclosed herewith. In my opinion this vacant land should be assessed under the heading of "Mining Lands". The matter of value of mining lands is on that should receive very careful thought and I believe that the figures now used by the Assessment Department are justified.

While inspecting the Mining Company's property I noticed that there was a considerable amount of new steel fencing enclosing same. Personally, I made inquiries as to the need of fencing this property and was informed that the main reason for this was to keep out the public from imminent danger. This is a precaution taken by the Mining Company and, as I could not locate any other properties in Town on which fencing was assessed, I came to the conclusion that the assessing of this improvement, as well as the driveways, walks, etc., on the mining company property, might be shelved for the present at least.

We made an inspection of a number of buildings on the Mining Company's property but it would require the services of several men for a considerable time to properly value these buildings in the usual manner of measuring them on the site. I suggested to Mr. John Knox that the Assessment Department be furnished with copies of the plans of the various buildings as well as a plot plan showing their various locations. This request was immediately complied with and the plans are now in the Town office, where it is possible for rechecking of same to be undertaken with minimum delay and interference. This in itself is a significant consideration and leads me to believe that the Company is willing to meet your Department in a fair manner. I was furnished, by the Assessment Department with a schedule of the assessed values of the Mining Company's buildings and, after inspecting several of the largest structures, I would respectfully suggest that before any alteration is made in the figures, a check of the plans be made. Photographs of several of the larger structures were taken and are also enclosed herewith for your future office records.

I would suggest that in future when buildings permits are granted, that a copy of the plans and specifications be furnished the Assessment Commissioner as early as possible so that he may arrive at his value of the structure without loss of time.

While inspecting some of your larger business properties, I noticed that in many instances fire escapes overhung what I understand is Town property, and that no permit has actually been given for these encroachments. This brought up the matter of electric signs, coal areas, and other encroachments which I would respectfully suggest should be covered by permits.

Dealing with the matter of residential properties; I noticed that in several instances there were over developments on certain streets. These properties were discussed with your Assessment Commissioner and photographs of same

are included herewith for consideration and future reference. In my opinion, some of these buildings do not add their actual replacement value to the lands. In other words, there is over-development here.

Referring to the matter of small residential structures: I noticed a crowded housing condition in as much as in some instances there were three (3) dwellings located on a lot with thirty feet (30 ft.) frontage. There are also buildings utilized for housing purposes adjacent to lanes at the rear of lots, and in close proximity to stables. Some of the habitations are of very cheap construction and command a high rental figure today. This condition is a difficult problem for the Assessor who, in addition to establishing the actual replacement value, must also consider the proposition as a revenue producing entity in order that the owner may pay his just share of municipal taxation. A suggestion at this time might be that a By-Law be passed limiting one dwelling on a solid foundation to a lot of 30 foot frontage.

In the matter of assessing Gasoline Service Stations: It would be advisable for the Department to ascertain from the Companies the actual cost of the storage and supply tanks in order that a fair value may be placed on these structures.

I would like to recommend that the Department build up a small library with current valuation publications, as well as with a few volumes from prominent authorities, some of which are listed below:

"Building Construction"—Frank R. Walker Publications, Chicago. This firm has a 1936 edition which I believe will be of great value to the Department.

There are also books on "Building Costs" by Arthur & Barnes of New York City.

"Land Values", "Depth Charts", "Corner Influence", etc., by S. L. McMichael, obtainable from Prentice-Hall Inc., New York City.

There is also a publication "Essays in Taxation", by E. R. A. Seligman which may be procured from the McMillan Company, Bond Street, Toronto.

From an inspection of your records, as already stated, I consider that your employees have been industrious and honest in their work. The field sheet might, at a later date when the present supply is used, stand a few alterations and I am enclosing herewith a form which I compiled last year for the Town of New Toronto.

I believe that your Assessment Department is now well equipped to proceed along the lines suggested herein, which have been fully discussed with your Assessment Commissioner. While he and I were in Oshawa the matter of assessing Department Stores was gone into, and he will deal with this matter this year in his assessment work.

In conclusion, I wish to again express my appreciation for the courteous manner in which I was received by your Council and Town employees. I have endeavoured to be quite frank and thorough in this investigation, and any matters that are not clearly set forth will receive my personal attention on request from you.

Yours very truly,
GEO. A. LISTER.

The following is the graph referred to in the report:—

Analysis of Land Values
Typical Lot—25 ft. x 100 ft. (Refer to Rule No. 8).
Area—2500 square feet.
Value—25 ft. at \$40 foot—\$1,000 or 40c sq. ft. overall.

Value of Parcel 1 ft. Wide x 100 ft. Deep—\$40 x 100 = \$4,000
Value of Parcel 1 ft. Wide x 90 ft. Deep—\$40 x 90 = \$3,600
Value of Rear Parcel 1 ft. Wide x 10 ft. Deep; \$2.04.

Value of Rear 25 ft. wide x 10 ft. Deep or 250 sq. ft.—\$2.04 x 25 ft.; \$51.00
250 sq. ft. at \$51.00—20.4% per sq. ft.
Lot 1 ft. wide x 100 ft. deep—100 sq. ft. worth \$40.

Every 10 ft. in depth if of equal value throughout would be worth—\$4.00 or 40c per sq. ft.

BUT according to this graph the values would be as follows:

Rule	Front 1' Wide	Value
1. Davies	10 ft. depth	\$ 8.68
2. Bernard		6.80
3. Hoffman (1866)		6.40
4. Hoffman Neill		10.40
5. 4. 3. 2. 1.		7.12
6. Milwaukee		11.20
7. Harper		12.80
8. Reeves		12.64
9. Somers		10.00
10. Prouty		10.64

Rule	Rear 1' Wide	Value
1. Davies	10 ft. in depth	\$ 2.40
2. Bernard		1.60
3. Hoffman (1866)		1.60
4. Hoffman Neill		2.40
5. 4. 3. 2. 1.		1.53
6. Milwaukee		2.00
7. Harper		2.00
8. Reeves		2.04
9. Somers		1.76
10. Prouty		1.68

Average—For 10 authorities, as above: The front 10 feet, in depth, of a lot 100 feet deep is 5 times more valuable than the rear 10 feet in depth.

Toronto, Oct. 12th, 1937.
Compiled by Geo. A. Lister, 165 Yonge Street, Toronto.

Mr. J. G. Stewart, for several years a resident of Timmins, where he conducted a ladies' wear store, is in town and is being welcomed here by many old friends. It is several years since his last visit here and he is much impressed with the remarkable growth and progress he sees in Timmins. Mr. Stewart, who makes his home now in Peterborough, is in town in connection with an advertising service which he represents.

Windsor Star—Ten years ago today Detroit's jails and police stations were jammed with 650 violators of the Volstead Act who had been hauled in over the week-end. Let's see now, what did the Volstead Act forbid—double parking or something?

Let your own EARS be the Judge

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Ends all Uncertainty

You don't need to guess about radio performance! Come in and choose the set you like best with the Westinghouse "Select-a-tone" demonstrator. Eight different models tuned in and out at the flip of a switch. Compare their tone and quality of performance. Choose on facts.

The Select-a-tone demonstration is new . . . the first real assistance ever given radio buyers.

The new six tube all-wave Westinghouse World Cruiser . . . a revelation of up-to-date radio performance. \$108.00
Price
Other models from \$39.75 up.

MODEL 622X

Make the test for yourself at

the Lynch Electrical Appliance Co. beautiful Appliance Store. Be seated in comfort; try yourself every Westinghouse Radio. Compare the difference in Tone. Buy your next Radio the Scientific Way

at the
HOME OF WESTINGHOUSE

We make the Standard Allowances on Your Old Set and offer you a Liberal Payment Plan.

39 THIRD AVENUE TIMMINS PHONE 1870

LYNCH

ELECTRICAL APPLIANCE CO.

THE HOME OF WESTINGHOUSE

Authorized Westinghouse RADIO Dealer

Registered Nurses Hold Convention

(Continued from Page One)
The afternoon session opened with an interesting, instructive and clearly defined address on "Silicosis", given by Dr. N. H. Russell, of Timmins.

Following a report of the nomination convener, the officers for the ensuing year were elected as follows:
Chairman—Miss H. E. Smith, New Liskeard, Ont.

First Vice-Chairman—Miss Jean Smith, Gravenhurst.
Second Vice-Chairman—Miss Elizabeth Gordon, Sault Ste. Marie, Ont.

Secretary—Miss Rossie Denmore, Sault Ste. Marie, Ont.
Treasurer—Miss Robena Buchanan, Gravenhurst.

Regret was expressed by the District at the necessity of accepting the resignation of Miss Buchanan as secretary-treasurer. Tribute was paid by the chairman to Miss Buchanan's faithful and untiring efforts in the interests of the district for the past five years.

Miss Helen Jordan, of North Bay, was nominated as convener of nominating committee for 1938, by the chairman.

A banquet was held at 7.30 p.m. to fifty members and guests, and was opened by Rev. Dr. Fraser, who asked the blessing.

During the dinner entertainment was provided by Gordon Archibald's orchestra and solos were rendered by Mrs. N. H. Russell and Mrs. J. Worthington.

Mr. D. B. Lawley, chief field secretary of the Canadian Institute for the Blind, gave a very interesting and helpful address on "Handicaps—Social, Industrial and Professional".

The nurses were honoured in having as their guest speaker Miss Ethel Johns, editor of "The Canadian Nurse". Miss Johns, with her interesting knowledge of nursing problems, spoke with sympathy and understanding on the work of nursing, using as her topics: "What Do I Get Out of It?" and "As Others See Us".

Miss Johns stressed the value of membership in its relationship to the International Council of Nurses. Miss Johns stated at this time that the Canadian Nursing Association is the best organized professional group.

Following votes of thanks to artists, speakers and local members, the meeting closed with "God Save the King".

An executive meeting was held following the banquet, at which conveners were appointed as follows:—
Programme—Miss Kruger, Sudbury.
Membership—Miss Jean Smith, Gravenhurst.

Publications—Miss H. E. Smith, New Liskeard.
Public Health—Miss Franks, New Liskeard.

Private Duty—Miss Delaney, Sault Ste. Marie, Ont.
Nurse Education—Rev. Sister St. Philippe, Sudbury.
Finance—Miss Robena Buchanan, Gravenhurst.

Enrolment—Miss Jane Thomas, Sudbury.
Arrangements—Miss Jane Thomas, Sudbury.

News of the 46th Timmins I.O.D.E. Browne Pack

(By Brown Owl Habit)
Another interesting gathering was held by the Brownies of the 46th I.O.D.E. Pack on Friday, Sept. 24th, in St. Matthew's Church hall.

The meeting was under the control of Tawny Owl Baled and assisted by Brown Owl Habit. The meeting was opened by the fairy ring, and the roll call then taken by Tawny Owl. She also led the Brownies in a very interesting game. Following this, the Brownies studied the Browne Prayer and were later tested on it. To bring the enjoyable hour to a close the Brownies took part in a delightful sing-song led by Tawny Owl Bailey. The songs were: Little Sir Echo; Under the Spreading Chestnut Tree; Old Woman, and Brush Your Teeth.

Then the Brownies had their Brownie Squeeze and departed for home.

The Brownies are to remember that they must prepare a test for October 9th, and their Prayer for next week.

Two Straight Wins Give Mac's Trophy

(Continued from Page One)
error, the McIntyre players recorded two runs, McShane and Price scoring.

McShane, pitching to the Ike Solomon men was the star of the show with a five hit hurling performance to his credits. He nearly ended game in the shut out class, but Biff Roach, pinch hitting for Gil Baldwin in the ninth, whacked a double and came home on Riely's single to spoil the score sheet for the big Mac hurler.

During the course of the game, the visitors dished up two double plays; the first one was in the second and was made from Hann to Quinn to Cybulski, the final one in the game came in the sixth when McShane, Quinn and Cybulski did the necessary.

First Game
McIntyre 000 000 024—6—8—2
Hargreaves 101 000 000—2—6—3
Callory and McDonald; Roach, Salsberg, Schonfeldt and Axmith

Second Game
McIntyre 200 020 000—4—6—1
Hargreaves 000 000 001—1—5—2
McShane and McDonald; Goldsmith and Axmith

Pretty Wedding Saturday at St. Matthew's Church

St. Matthew's Anglican Church was the scene of a pretty wedding on Saturday at 4 p.m., when Bertha Lorene, daughter of Mr. and Mrs. Eugene Latchford, of Toronto, became the bride of Mr. Charles Morton, son of Mr. and Mrs. Edward Morton, Rev. R. S. Cushing officiated.

The witnesses were Mr. and Mrs. Thomas Wadsworth.

Globe and Mail: Anyway it is not because it has been a best seller that the British North American Act appears to be out of print.

PYRENE

FIRE EXTINGUISHER

We wish to thank all those who attended the demonstration of Fighting Fire with Pyrene at the Ball Park, on Friday

The Pyrene Manufacturing Company and their district representatives are ready at all times to consider your individual fire prevention problems and recommend the correct type of equipment to give you maximum fire protection.

District Representatives

The George Taylor Hardware Limited

Marshall - Ecclestone Limited

We also wish to thank the Timmins Fire Department for their splendid co-operation.

PYRENE

TORONTO