

Building in Timmins During 1938 Worth More Than a Million Dollars

Building Permit Values Totalled More Than \$800,000. Real Value Well Beyond That Figure. Close to Half Building Done in Months of April, May and June. First Three Months Saw Least Construction.

Buildings worth more than \$1,000,000 were erected in Timmins during 1938 according to a review of building permits issued. Although the total estimated value of building, according to the permits, totals just over \$800,000 the value of a proposed structure placed on the building permit is usually away below the actual building cost. Therefore it is safe to assume that 1938 building in this town topped the million dollar mark by considerable.

Close to half of the building was done during the months of April, May and June, as is usual. Estimated value of buildings erected during that period, judging by stated permit values, was \$454,878. Period in which the least building was done was during the first three months of the year.

A summary of permits issued in 1938 is as follows:

January 1 to March 31		
Business Section	Permits	Amt.
New Buildings	1	\$40,000.00
Alterations & Additions	4	1,700.00
Residential Section		
New Buildings	5	2,500.00
Alterations & Additions	11	3,575.00
Garages and Sheds		
New Buildings	2	4,000.00
Alterations & Additions	2	650.00
		\$48,825.00

April 1 to June 30		
Business Section	Permits	Amt.
New Buildings	7	\$161,000.00
Alterations and Add.	9	12,600.00
Residential Section		
New Buildings	164	181,430.00
Alterations & Add.	252	93,463.00
Garages and Sheds		
New Buildings	34	6,335.00
Alterations & Add.	1	50.00
		\$454,878.00

July, August and September		
Business Section	Permits	Amt.
New Buildings	6	\$ 7,250.00
Alterations & Add.	6	7,700.00
Residential Section		
New Buildings	108	122,255.00
Alterations & Add.	189	91,267.00
Garages and Sheds		
New Buildings	85	5,946.86
Alterations & Add.	10	1,435.00
		404 \$229,853.86

October 1 to December 31		
Business Section	Permits	Amt.
New Buildings	2	\$ 3,500.00
Alterations & Add.	3	5,000.00
Residential Section		
New Buildings	22	26,985.00
Alterations & Add.	42	26,265.00
Garages and Sheds		
New Buildings	39	7,855.00
Alterations & Add.	2	375.00
		110 \$69,980.00

Totals	
Jan. 1 to March 31	\$ 48,825.00
April 1 to June 30	454,878.00
July, August, September	229,853.86
October 1 to December 31	69,980.00
Total	\$803,536.86

Canada's Exhibit Named "Building for To-morrow"

Canada's achievements, her attractions and her resources will be prominently displayed at the New York World's Fair. The theme of the Fair itself is "Building for the World of Tomorrow" and Canada's exhibit will faithfully carry out this idea by featuring the development of industry and trade and by indirectly calling attention to possible expansion in the future. The Canadian exhibit has been designed by officials of the Department of Trade and Commerce to attract the attention of visitors interested in trade and investment in Canada as well as featuring the tourist attractions of the Dominion.

"Home is the resort of love, of joy, of peace, of plenty." — Thomson's The Seasons.

Some Good Reasons for Building Your Own Home

House is Good Security Payments Less Than Rent.

(From Building in Canada)
Some of the emotional highspots of life are . . . your first day at school . . . graduation . . . wedding day . . . and the arrival of your first child. All of these landmarks we pass with fond memories; but there should be another which in reality the same class of epochal milestones . . . the day we see the home we have planned begin to rise from the land we have chosen for it. The planning and building of at least one new home should be experienced once by every family . . . seeing your own ideas executed in wood, plaster and masonry, makes any other purchase

you ever made in your life pale into insignificance. A ride in the brand new car is pleasant; but it can't hold a candle to the first night you spend in the home YOU BUILT.

A House is Good Security
Having a new home is more often than not a matter of wanting one . . . a well planned house is such good security for money today that thousands of dollars of idle investment funds are glad to find investment in owner-occupied new homes.

To those who have yet to do it, new home building sounds a great deal more involved than is the case. Suppose we have spent many evenings looking at plans and designs and tentatively decided on the size and type of home which will fit our family . . . there are two things we need to find out before work can actually begin: (1) What will the house plus the lot on which we would like to build, cost? (2) How much can we borrow on the combined value of the house and lot?

Payments Less Than Rent
If the family exchequer can raise the difference between these two items the matter can be settled promptly. If we have previously been renting, the chances are that the monthly payments will be less than the monthly rent check.

From here on there is more fun than you have ever had in buying anything, if you take the time to enjoy it. Don't miss the "days of real sport" . . . when you are matching the color of the bathroom tile to your new bath rug and finding paint which just fits the tone you want in the living room.

Even a hard job is easier when you

have good tools . . . planning your new home is not a hard job . . . it is fun and you will get a much greater "kick" out of it if you have everything you need to make up your mind, at your finger tips. That's where the "Booklets to Help You" service in this magazine comes in.

Smaller Down Payments
Today it takes less down payment to buy a house than ever before, and it costs less to pay for it because interest rates are lower.

For instance a \$5,500 home, including both the house and lot can now be purchased for \$1,100 down and a monthly payment of \$28.77 under the National Housing Act. Since the cost of a lot on which such a home would be placed might vary from \$500 to \$1,000, it is evident that a very small amount of money in addition to the cost of the lot would be needed to provide the new home.

One of the problems of the modern business world is the safe investment of money. It will ordinarily be found wise to use as much of our own money for our own shelter as possible. No family which has a steady income need deny itself the happiness of home ownership.

NAMES OF STREETS

In the original town of Timmins all the streets were named in honour of trees — Hemlock Street, Tamarack, Spruce, Cedar, Pine, Balsam, Birch, Maple and Elm. San Antonio, Texas, has a Sun Street and a Moon Street. Hollywood has some streets named after stars. In Missouri there is a town called "Peculiar."

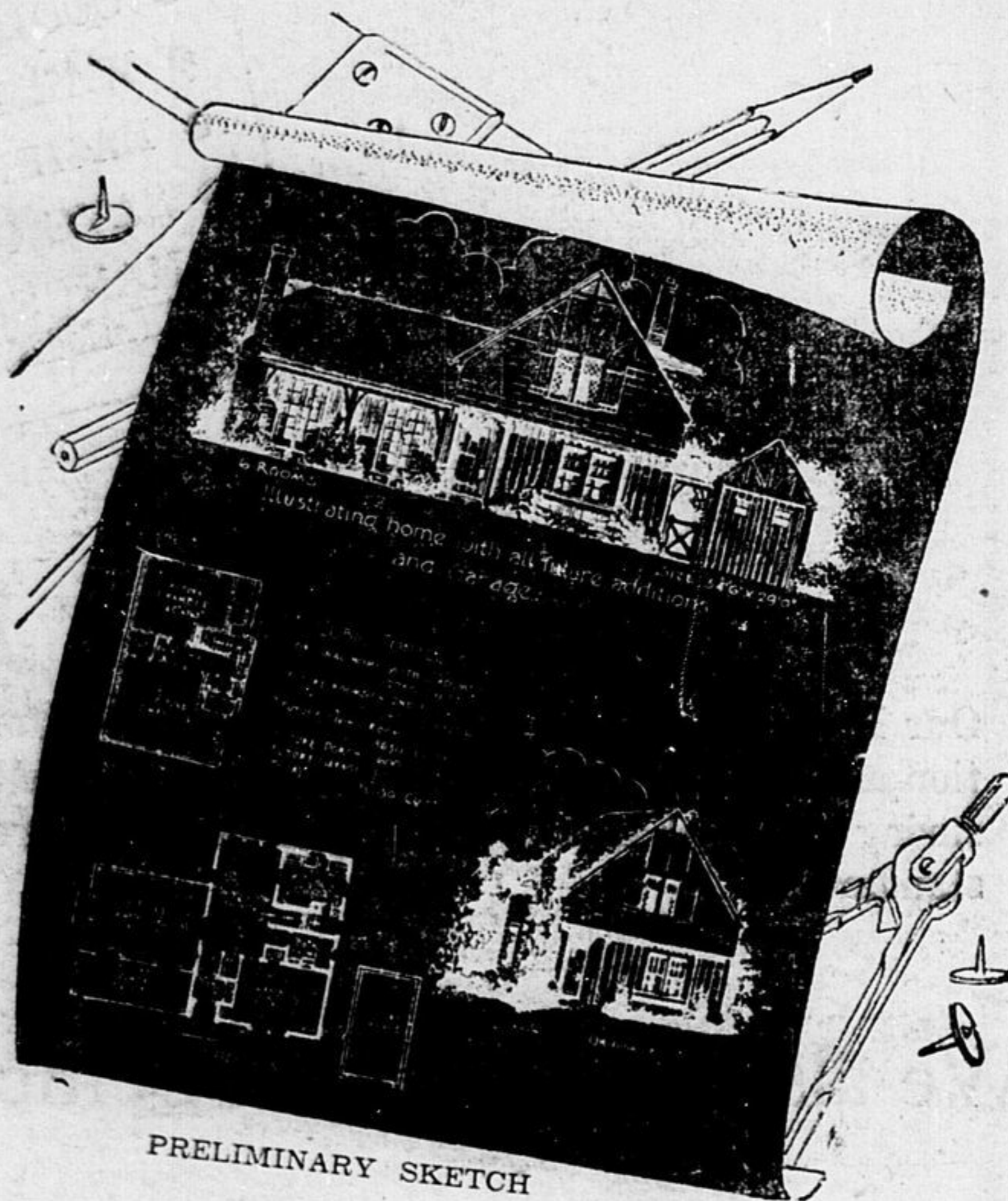
Expert Planning Will Save You Money

Avoid Costly Mistakes

It actually costs less to build a better home when you employ the services of an expert designer.

HERE IS WHY

- Your home will be planned to best suit the special needs of your family.
- Every foot of space will be used to the best advantage, with ample closet and storage space.
- Sketches of your home and approximate cost will be prepared so that you actually see how everything will look before work starts.
- Every detail of its construction, materials and class of workmanship is set down in black and white so that you know exactly what you get for your money.
- An attractive appearance need not cost any more than a house of very ordinary appearance. It is all a matter of expert designing with proper regard to proportions, window treatment, roof lines, eave trim and the handling of details.
- After preliminary sketches and approximate cost are prepared, and meet with your entire satisfaction, detailed working drawing and complete set of specifications are made. These cover every material and trade employed on the building and specify such important things as size, grade and spacing of studding, rafters floor joists, bridging, etc., number of coats and quality of paints, method of application, etc., and all details of plumbing, heating, excavation, carpentry, etc. Your contractor then knows exactly what he is quoting on and so, not requiring a safety margin, can give a true cost price that includes everything complete.



Through Full Architectural Service Build a Better Home

- Preliminary Studies
- Working Drawings.
- Scale, Full-Sized Details
- Full Specifications
- General Supervision of All Work

LAURENCE PACEY

ARCHITECTURAL DRAUGHTSMAN

HOME IMPROVEMENT PLAN and NATIONAL HOUSING ACT INFORMATION

No Charge for Preliminary Sketches and Approximate Building Cost

70½ Fifth Avenue Timmins Phone 1395 or 975

NO OBLIGATION
Free Consultation Service!