

WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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Film Exchange Has Many New Features

New Addition Now Under Way to be Duplicate of Present Structure.

Plans for the addition to the Film Exchange building, released by the architects, Molesworth, West and Secord, 43 Victoria St., reveal that the addition is to be a duplication of the present structure. The two buildings, standing side by side at 275 and 277 Victoria St., will be exactly similar, with the exception that the new one will incorporate more modern interior features.

The new building, like its twin, will be six storeys in height. It will be constructed of reinforced concrete with a brick and stone facing. The cost is understood to be in the neighborhood of \$125,000.

When completed, the building will house the reels of all motion pictures shown in this city. The building is primarily designed to store these, and all the latest improvements in fire precautionary features will be present. Each floor contains an inspection room, where the films are tested for tears and imperfections before being stored in the steel vaults.

Each vault has a capacity of 1,200 reels, and is equipped with a special sprinkler system as well as a highly specialized ventilating system. A poster room is also included on each floor, the remaining part of the floor being occupied by business offices of the various film companies.

Already the Canadian Educational Films, the Regal Films, R.K.O., the Canadian Universal Film Co., and United Artists have leases on the property. Other leases are pending.

A notable feature of the addition is that the maximum of light will be permitted to enter, more than 80 per cent. of the front being of glass. Another feature of the building is a community projection room where the various film companies may display their wares. The two buildings will be served by a new entrance in the addition.

Excavation work for the structure is almost completed. It is expected that the addition will be ready for its tenants by the first week of October.

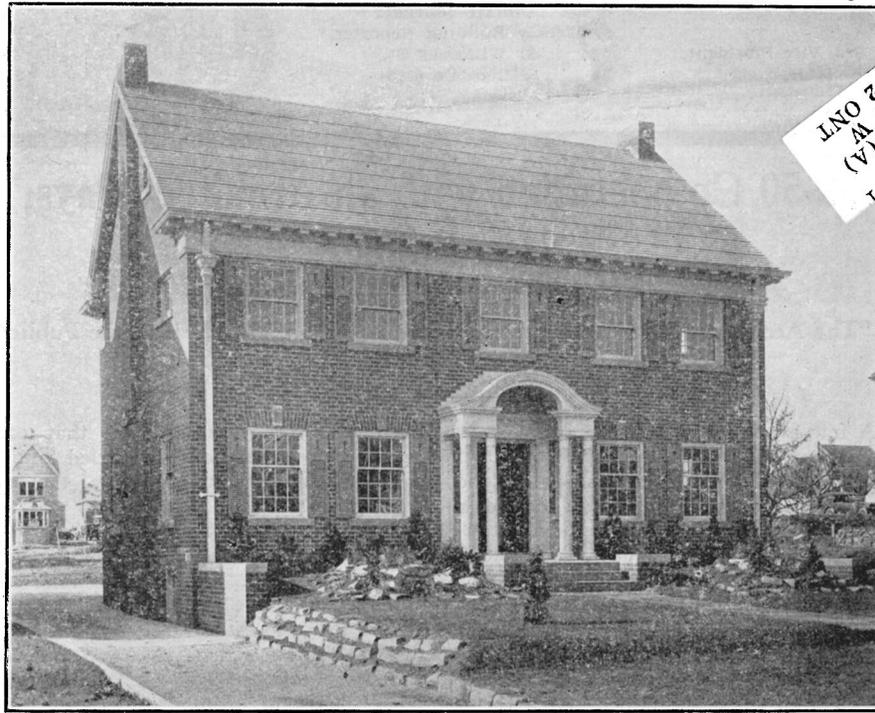
Will Make Alterations To Toronto Club

Plans for the alterations to the Toronto Club are now completed, and include the moving of the dining-rooms and kitchens from the first to the second floor, according to Vaux Chadwick, 132 Church St., the architect.

When the present plans, which have been passed by the club executive, are ratified by the members, the alterations will begin. The first floor of the club will, when completed, contain new card rooms, a lounge, reading rooms, cloak rooms, billiard rooms and a silence room where members can read without fear of being disturbed. The second floor will contain three large dining-rooms connected with collandes and two private dining-rooms. The remaining space will be occupied by the kitchens and pantries.

Although the plans will effect a complete re-arrangement of the old rooms, the present character and atmosphere will be preserved.

ATTRACTIVE FOREST HILL'S RESIDENCE



This attractive residence is the home of W. J. Cockburn, 326 Vesta Drive, Forest Hill Village. Harold R. Watson, 20 St. Clair Ave. West, is responsible for the pleasing architectural design, which has been fittingly executed by Carr & Barnes, general contractors. Red stock brick, supplied by the Standard Brick Company, 500 Greenwood Avenue, has been used throughout.

"Garden Cities" to Solve England's Housing Problems

Welwyn Garden City, Established 1920. Has Justified Founder's Faith.

England, with its dense city population and comparatively small area, has always faced a housing problem more serious and immediate than any we in Canada have ever had to contend with. Yet, as our cities grow, our housing problems will become more pressing, and a little time spent in studying the progress that has been made in England in dealing with this question will be well worth while. It is particularly fitting that as we celebrate Victoria Day we should glance across at the Mother Land and gain some appreciation of their efforts.

Welwyn Garden City was inaugurated in 1920. It is an area of four square miles, and was originally purely agricultural. Though only 20 miles from London, it was sparsely inhabited and difficult of access. It was designed to become a complete self-contained town of 50,000 inhabitants, protected for all time against overcrowding and congestion, well balanced with its own selected manufacturing industries, limited to a number suitable for a population of 50,000. Under unified control, and the wise guidance of enlightened leaders, with the courage to take and keep the lead, with the imagination to grasp as a whole and the vision to see the future in the present, Welwyn Garden City has already, in less than ten years, justified the faith of its founders, and serves already as an example and an inspiration for men and women of good will to follow up and down the length and breadth of Old England.

On the occasion of the inauguration of the new Chamber of Commerce of Welwyn Garden City recently, Sir Basil

For a Good Holiday

For years past Canadians have regarded the "24th of May—the Queen's Birthday" as the first real holiday of our springtime. And so it is, ever since, as school kids, we chanted the old lines, "Oh, the 24th of May is the Queen's Birthday. If we don't get a holiday we'll all run away." We have all looked forward rather lovingly to "the 24th," or Victoria Day, as it is now known. Officially, from this date onward, straw hats are in order. That fact alone makes the day an auspicious one in our Calendar.

Blackett, K.C., urged the building of one thousand Garden Cities like Welwyn. On this occasion he said, in part:

"The building of one thousand Garden Cities like Welwyn should be the ideal of our reformers. There are 36 million acres in England and Wales which are sparsely settled. Within the Home Counties alone there are 4,000 square miles of rural areas with a population of only one person to every three acres. Within this territory many sites are available. Reasonable concentration of population within Garden Cities will save the country from indiscriminate defacement. The older cities cannot begin re-development till there is some relaxation of the pressure to which they will remain subject so long as the problem of urban decentralization is not boldly faced. Decentralization and reconstruction will mean no loss in rateable value, in power or in present value."
(Continued on page 5)

10,000 Feet of Pavement for Leaside

Hope to Stimulate Building and Alleviate Unemployment Situation.

Leaside this summer expects to contribute its share in the relief of unemployment. This will not only be due to the local improvement program of the council, but by reason of the incentive which the program will give to the construction of many new homes.

In conjunction with the laying of sewers and sidewalks, the Leaside Council intend to lay nearly 10,000 feet of road pavement on half a dozen streets.

"The estimated cost of the local improvement program is about \$200,000," stated W. P. Henderson, chairman of the Public Works Committee of the Town Council. "It will be completed likely before August 1st. This program should stimulate home building in the municipality. We have now between four and five hundred houses in Leaside, and we expect that nearly this many will be erected this year. Builders have been buying up home sites."

The paving program to be carried out by the Town Council provides for the improvement of the following streets, the number of feet of pavement to be laid being approximate: McNaughton Rd., 1,600 ft.; Edith Ave., 2,000 ft.; Hanna Ave., 1,800 ft.; Cameron Cres., 1,000 ft.; Fleming Cres., 1,000 ft. and McCrae Drive, 2,250 ft. The last-mentioned street is to have the present pavement relaid. Outside of it the streets on which considerable building has been carried out are Laird Drive, Hillsdale Ave., Millwood Rd., Donegal Drive, Sutherland Drive, Airdrie Rd., and Rumsey Rd.

The Toronto Hydro having power now under recent legislation to provide all street and domestic lighting and commercial power for the municipality, work of installing the services will be proceeded with this year. Estimates as to the cost of lighting the streets are at present being prepared.

It is understood that several deals are under way for the acquiring of sites for more new industries to be located in the industrial area of the town.

According to Wood-Fleming & Co., negotiations are under way for the sale of a large block of land to one builder, who intends erecting about a dozen houses, and in the last month eight new houses, averaging around \$6,000, having been sold by builders. Two stores on Bayview Ave. have also been sold.

To Start On Erection of Stores

Wrecking operations have begun on the old Broadway Tabernacle at the northeast corner of College St. and Spadina Ave., and as soon as this site is cleared the erection of a store and office building will be commenced by University Investments, Ltd., who have let the general contract for this job to J. Haggerty, 78 Bexhill Ave.

Benjamin Brown, architect, 600 Bay St., has prepared the plans, which designate a two-storey L-shaped building of steel, stone and brick construction, having a frontage on both College St. and Spadina Ave. of 100 feet. There is to be no basement under the new structure.

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Official Journal:
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Editor:
P. F. McCleary,
43 Roslin Ave.,
HUDson 6208W.

Past-President,
W. H. Little,
63 Edna Avenue,
LLOYDbrook 0901.

Secretary,
C. M. Pelton,
63 Benlamond Ave.,
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Treasurer,
E. D. Wood,
96 Westlake Ave.,
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"50-50 Co-operation with an Architect Pays," Says Builder

"The Architect Has Set the Pace by Establishing an Ideal Which the Public Likes, and It Behooves the Builder to Follow Suit."

A few evenings ago we sat chatting to a Toronto builder—a member of our own Home Builders' Association—and the conversation veered around to architects and their place in modern house construction. Said our friend: "No matter what type of home a builder contemplates erecting, he will be well advised to consult an architect, unless he has a pretty thorough knowledge of architecture himself. It might not be necessary for the architect to draw the entire plans, for if the house is an inexpensive one, the added fee might make the total costs too high, but some architects are only too willing to assist builders in designing fronts for their homes, and this advice should be taken advantage of, even in the case of a moderately priced home."

Discussing the matter further with our friend, we asked him to mention some specific points where the aid of an architect might prove of real value to the builder of a moderately priced home. In reply he stated that there were many points in house construction on which almost any architect could give very helpful suggestions. "Frequently a well constructed, well laid out home is spoiled by a window, dormer or entrance being built entirely out of proportion. This possibility would be eliminated were an architect consulted. Frequently, of course, the higher price home is not only designed by the architect, but its construction is superintended by him, but even in the building of the most modest structure two heads are better than one."

What this Toronto builder had told us was not only confirmed but greatly enlarged upon by an article that has come to our attention in "Building Age" by L. K. Davis, in which the author gives an account of an interview with Harry McClintock, a well known home builder of Philadelphia, where he has erected many fine homes in the Pelham suburb—homes designed in almost every case by competent architects. A few excerpts from the interview with Mr. McClintock may not be out of place here.

"An architect shoulders a pretty big responsibility when he receives a commission from an owner. First of all, he has to produce a design that meets every conceivable kind of owner requirement in appearance, comforts and conveniences. He has to work out specifications that make possible a bid which strikes close to a more or less arbitrarily determined total of costs beyond which the owner will not go. It is a ticklish job.

"And after all this is settled, the decision is largely his as to which submitted bid shall, irrespective of shadings in estimates, give the owner his money's worth in honest material and sound workmanship. Finally, it is up to the architect to keep in contact with the work

during its progress and see that each stage of construction is carried out in spirit as well as to the letter of the contract.

"Some of the advantages of co-operation with an architect are almost too obvious to mention. Perhaps the most outstanding are the relations created between the owner and the builder. The owner is always sure to want to know the reasons for this and for that, or raise, what seems to the builder, as silly questions concerning the use and application of material. The architect can usually settle such disputes with the owner without difficulty, and the builder is left to carry on with a mind that is free from

(Continued on page 7)

House Survey Completed

Several Reports to be Received and Members Urged to Send in Findings Immediately.

Last Saturday afternoon, May 17th, members of the House Survey Committee, under the chairmanship of J. A. Kitchen, carried through the Annual Spring House Survey of Greater Toronto for the Toronto Home Builders' Association.

The following letter was received by the Reporter from Chairman Jim, Tuesday morning:

227 Glenrose Ave.,
Toronto, May 19, 1930.

Weekly Building Reporter:

Dear Sirs:

Re Vacant House Survey,

May 17th, 1930.

I received my first report in this morning's mail from Past-President W. H. Martin. His district was east of Pape Avenue, north of Danforth and west of Woodbine. He reports that it took him five hours to cover his district. As the city has been divided into eighteen different districts, and taking an average of five hours for each district, it means that members of our Association will spend ninety hours making this survey of Toronto.

Yours truly,

J. A. KITCHEN.

Since this letter was received, Jim advises us that up to Wednesday morning he had received the reports of W. E. Whitten and Robert Luxton, and is anxiously awaiting the reports of the other members of the survey. Just as soon as the reports are all received, a special report, covering the entire survey, will be prepared and will be available to members of the Association ONLY through personal application. The information to be obtained from this report will be most valuable as it will show, among other things, the exact number of houses vacant in all sections of the city, with all vacancies classified as to

kind of house vacant, and whether to rent or to sell. Thus each member will have an accurate guide as to where and where not to build, and is just an example of some of the advantages to be obtained through membership in the Association.

The report will be strictly confidential and will not be published in any paper.

Survey workers are requested to forward their reports to J. A. Kitchen, 227 Glenrose Ave., as quickly as possible.

AMONG OUR MEMBERS

Thos. W. Robinson has commenced the erection of two detached houses on Glendonwyne Road—Kennedy Park. He proposes building four others on the same street.

* * *

The walls are well under way for the two 32-suite apartment houses being erected by Wm. Isbister, 5 Burlington Cres., on the west side of Bathurst St., near Heathdale Road. Plans were prepared for these structures by Kaplan & Sprachman, architects, 305 Dundas St. W., and specify four storeys of solid brick construction. The two buildings, when completed, will cost about \$200,000.

* * *

A. Copeland, 9 Glen Grove Ave. W., is excavating for the erection of two pairs of semi-detached residences on the east side of Patricia Ave., near Eastwood Drive. These will be two-storey dwellings of solid brick construction on concrete block foundations, and will cost upwards of \$5,000 each.

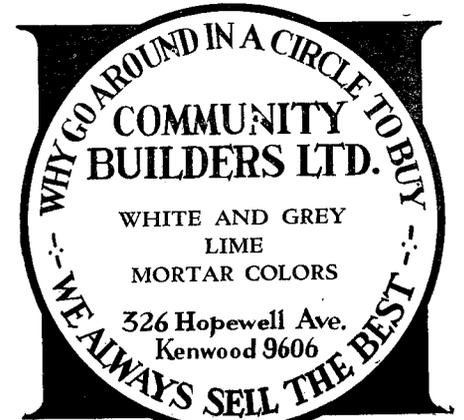
* * *

H. Ransome, 142 Highbourne Road, expects to begin work soon on the erection of two detached residences on the north side of Lytton Blvd., near Mona St. They will be two-storey dwellings of solid brick construction on concrete block foundations, and will embody numerous up-to-date features. The cost of each is estimated at \$8,000.

* * *

J. Thistlewaite, 7 Baby Point Road, has the roof on a detached residence on the east side of Humbercrest Blvd., near Langmuir Ave. It is a two-storey dwelling of solid brick construction on concrete block foundations. Mr. Thistlewaite has also begun the erection of a similar dwelling on the same location. The cost of each of these is estimated at about \$8,500.

(Continued on page 15)



For More Saleable Construction

Practical Ideas and Helpful Hints on Home Building, Compiled Specially for Weekly Building Reporter by a Toronto Builder of Many Years' Experience.

[Editor's Note.—The following is the first of a series of short articles giving helpful aids and suggestions for the Home Builder that will make for more saleable construction. Many of the points discussed may appear simple and well known, but they are nevertheless fundamental to good building, and will, when acted upon, result in houses that will have sound construction principles and sales appeals. The articles have been prepared by a practical Toronto builder who has spent many years in home building in Greater Toronto. Readers are invited to send in any comments upon any particular point, and if you happen to know a better way of doing it, why, let's have it.]

I.—Landscaping and Excavating.

Once a suitable location has been selected one immediately commences operations by excavating. Care should be taken to keep the fertile soil in a pile by itself, so that after the building has been erected and the gardening done, a top dressing of the natural soil may be placed on the lawn and garden. A great many builders in the past have paid very little attention to this point, and nothing is more aggravating to the would-be gardener than, when he commences to put in his little garden, to find within an inch or two of the top soil empty paint tins, old lath, lime and brickbats. The cleaning up of this rubbish is a matter of but a few moments on the part of the builder if he will see to it that the plasterer, bricklayer and other sub-contractors clean up and remove entirely from the premises the rubbish left over from their trade.

Shoddy work outside gives the impression of shoddy work inside. The majority of householders enjoy "puttering" in their bit of ground, and when a lot of old rubbish is discovered concealed beneath the sod they may well wonder what is hidden behind the lath and plaster within the home. The wise builder will make note and impress upon the new purchaser that he has taken the utmost care **without** as well as **within**—as, after all, the sale includes the lot as well as the home situated on it.

There is no doubt but that a great many communities are "made" by the gardens and lawns—so much so that frequently the houses are but an insignificant part of the street. Landscaping and gardening has now become a very important part of the sales appeal which the property has to a prospective purchaser. As fifteen or twenty dollars spent in landscape work will more than repay the builder, it is good policy for him to get in touch with a landscape architect. A few shrubs certainly adds color to the scheme. This finishing detail at trifling expense has in many cases added a thousand dollars to the property value.

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Wanderer—Jus' my luck, lidy—I'm left-handed.—Passing Show.

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The Ring of the Trowel and the Hum of the Saw

Summary of the Week's News in the Building and Allied Fields.

Fred W. Bankham, 70 Glengowan Rd., has the roof on a 36-suite apartment house which he is erecting on the north-east corner of King St. W. and Elm Grove Ave. It will be a three-storey structure of solid brick construction. The cost will be in the vicinity of \$75,000.

S. G. Hamer, 155 Dinnick Cres., has begun excavation operations for the erection of two detached residences on the west side of Greer Rd., near Melrose Ave. They will be two-storey dwellings of solid brick construction on concrete block foundations, and will cost about \$4,500 each.

George Price, 24 Playter Blvd., is trimming one pair of semi-detached residences at the southeast corner of Greenwood Ave. and Applegrove Ave. They will be two-storey dwellings of solid brick construction on concrete block foundations. The cost is estimated at \$8,000.

W. C. Charters & Son, architects, 105 Victoria St., will let contracts within a few days for the erection of a large duplex residence at 221 St. Clair Ave. W. It will be a two-storey structure of brick and stone construction on brick foundations. The dimensions are 77 ft. x 37 ft. Electric refrigeration and oil heating will be features. The owner is Mrs. F. T. Burgess, 314 Lake Front.

J. R. Dixon, 506 Mossom Rd., is roofing a detached residence on the east side of Mossom Rd., near Riverside Drive. It is a two-storey dwelling of solid brick construction on concrete block foundations, and when completed will cost close to \$7,000.

R. J. Hillcok, 87 Nealon Ave., is trimming a detached residence at 75 Nealon Ave., East York Township. It is a one-and-a-half storey dwelling of solid brick construction on concrete block foundation, and is expected to cost about \$4,500.

The Maple Leaf Construction Co., 703 Federal Building, have the walls under way for the erection of an \$80,000 apartment house on the south side of Vaughan Rd., near Kenwood Ave. V. L. Morgan, architect, 1454 Yonge St., has prepared plans which call for a four-storey building of solid brick construction.

W. A. Glockling, 786 Markham St., will begin excavating within a few days for the erection of a detached residence on the south side of Glen Grove Ave. W., near Mona St. W. L. Somerville, architect, 2 Bloor St. W., has prepared plans which specify two storeys of solid brick construction on concrete block foundations to be completed at a probable cost of \$7,500.

Arthur Brothers, 9 Thyra Ave., are erecting three pairs of semi-detached residences on the south side of McLean Blvd., near Woodycrest Ave., East York Township. They will be two storeys each of solid brick construction on concrete block foundations, and will cost about \$7,000 each. One pair is being trimmed, one pair is being roofed, and the third is just started.

Chas. Bentley, 38 Corbett Ave., has the roof on a detached residence which he

is building on the south side of Corbett Ave., near Jane St. It will be a two-storey dwelling of solid brick construction on concrete block foundations, and will cost close to \$4,500.

Dennison & Littlejohn, builders, 881 Yonge St., have the walls under way for the erection of a detached residence on the north side of Aldwych Ave., near Pape Ave., East York Township. It will be two storeys of solid brick construction on concrete block foundations. The cost is placed at \$5,000.

A. O'Connor, 75 Pembroke St., has the wall started for the erection of a two-storey detached residence on the west side of Sibley Ave., near Dentonia Park Ave. It will be of solid brick construction on concrete block foundations, and is expected to cost about \$6,000.

Gloucester Properties, Ltd., have the walls under way for the apartment house which they are erecting at 83 Gloucester St. The new building is to be three storeys of brick and steel construction to cost about \$75,000.

(Continued on page 12)

Mechanics' Liens

May 21st, 1930.

- 11784—R. A. Stockdale, of 112 Roselawn Ave., against William Shankman, et al, for the sum of \$226.50
- 11785—The Consolidated Plate Glass Co. of Canada, Ltd., against William Shankman, et al, for the sum of \$150.00
- 11786—William R. Murphy against William Shankman, et al, for the sum of \$148.20
- 11787—Jacob Merth & John Tickerman, carrying on business as Merth & Tickerman, against William Shankman, et al, for the sum of \$75.00
- 11788—Harris Baylen against Samuel Bainerman & Esther Bainerman for the sum of \$569.00
- 11789—The Boake Mfg. Co., Ltd., against Arthur Lloyd Edmonds, et al, for the sum of \$885.48
- 11790—Max Sirot against William Shankman, et al, for the sum of \$920.00
- 11791—S. F. Stinson & Son against Lewis H. Law & Fred Smith, trading under the firm name of Law & Smith, et al, for the sum of \$3,386.25
- 11792—Carmine D'Antimo against Law & Smith for the sum of \$230.00
- 11793—Builders' Brick Co., Ltd., against William Shankman, et al, for the sum of \$333.50
- 11794—A. S. Brand against L. H. Law & F. Smith for the sum of \$342.30
- 13530—Joseph Edwin Charters against City Duplexes, Ltd., et al, for the sum of \$2,107.60
- 13531—Art Mosaic & Tile Co. against Millie Guild, et al, for the sum of \$2,575
- 13532—Thomas J. Walsh against the Trustees of the Toronto General Hospital, et al, for the sum of .. \$208.00
- 13533—Nick Alfano against Jacob Etlin, et al, for the sum of \$93.55
- 13534—George Anderson Wallace against Frank Kornbloom, et al, for the sum of \$56.56



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"Garden Cities" to Solve England's Housing Problems

(Continued from page 1)

tige. There is not a town in the British Isles which does not contain areas which are uneconomically used and are a blot on the fair name of the town and cause of needless waste of human life and of the ratepayers' money.

"Nor will agriculture suffer by the wise urbanization of selected rural districts on Garden City lines. The coming of Welwyn Garden City has raised the value of the surrounding agricultural land and has led to intensive cultivation in providing a market for the farmer's eggs and butter and the market gardener's produce.

"Less than ten years ago this area of four square miles was purely agricultural. Though only twenty miles from London, it was sparsely inhabited and difficult of access. To-day we look around us upon a flourishing and rapidly growing city, provided with all the services demanded by modern civilization, one of the most important and virile communities in the Home Counties. The new Barnet by-pass and a new railway station on the main line give it easy access to London and the North Roads, electricity, gas, main drainage, water supply—all the physical needs have been satisfied on an economic basis. A population of 7,500 occupies some 2,000 houses, and plans have been carefully prepared in advance for a population of 50,000. Here are churches, chapels, halls, theatre, recreation grounds, restaurants, places of amusement. The industrial development has been remarkable."

There are many indications that the Garden City idea is beginning to find wide adherence throughout England. Commenting on this meeting, a writer in "The Spectator" agitates the establishment of five thousand Garden Cities, and strangely enough gives as his reason for being converted to this idea which repelled him at first—the ugly and unfortunate "ribbon" development which has been going on in England in recent years, and with its accompaniment of "bungaloid" growth, ruining the English countryside. Commenting on this aspect of the situation, this writer said:

"Five thousand Garden Cities would do less harm than the unsightly, unhealthy, unmanageable, unsocial lines or blots of temporary 'mendacities' (in Carlyle's phrase) that writhe along the roads or pop up like Jacks-in-the-box among rural scenes. Great centralised factories, encircled by so-called living houses, are a

frank abomination, killing the soul of the worker and defeating all mechanical palliatives. Hope for the future lies in the decentralised factory, now made easy by the spread of electric light and power. Of that there can be no question what ever.

"This cardinal fact has converted me—if I may speak personally—to the Garden City idea. It will slough its unhappy phraseology, its irritating mannerisms. It will straighten out its cranks and laugh at its own false enthusiasms and parochial prides, as it becomes less exceptional and more normal. It will be less self-consciously communal. The industrial revolution which spoils our towns and much of our country has been followed by a motor revolution which is congesting the towns and 'uglifying' the country. We must have industries, and we want as many country dwellers as possible. The one and only positive, concrete, practical remedy for the existing evils which threaten to destroy 'this England' is the Garden City, in which decentralised factories are built on such a plan that their presence does not destroy either the health of the workers or the pleasantness of social life in their neighborhood. Nightingales continue to sing near the Welwyn bowling green."

It will be strange, indeed, if the so-called "ribbon" development and "bungaloid" growth which in recent years have been "uglifying" the English landscape should be a blessing in disguise and prove the means of spreading Garden Cities throughout England.

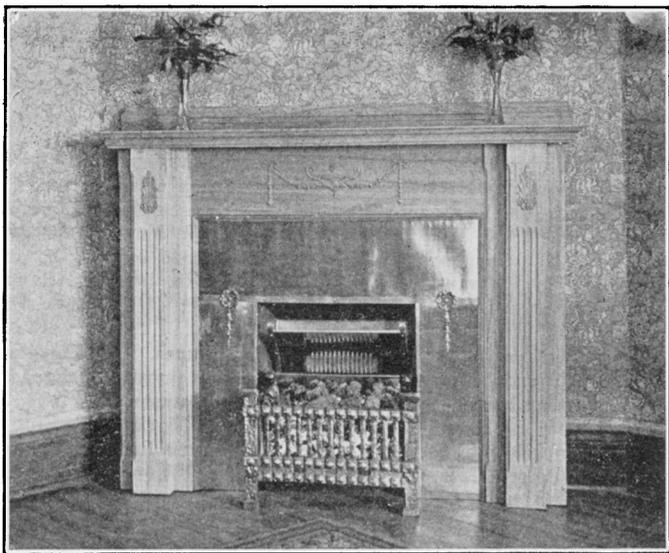
TWO MORE NEW APARTMENT HOUSES.

Will Cost \$115,000 and \$75,000.

Plans for two contemplated apartment house projects which entail a total expenditure of \$190,000 have been completed by architects.

Dr. Richard T. Shieff proposes to erect a 25-suite apartment house at 317-319 Sherbourne St. This will have a 40-foot frontage and a depth of 130 feet. The building will be of fireproof construction and three storeys high. The estimated cost is \$115,000.

George H. Wallace will erect a 28-suite apartment house at Kingston and Fallingbrook Roads, to cost \$75,000. The building will be three storeys high, equipped with mechanical refrigeration.

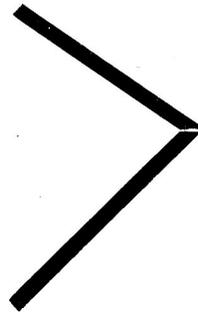


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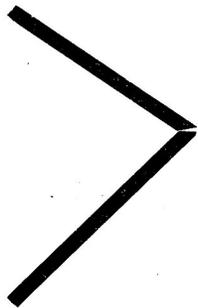
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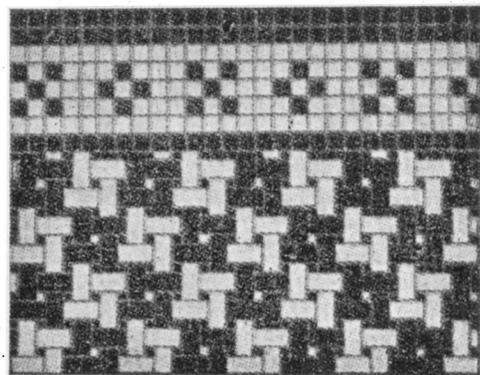
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Toronto District Building Permits

Mrs. Mary McIntyre, 38 Oakmount Rd., alter store front, 388 Queen W., near Spadina Ave. \$600

Teperman & Sons, 260 Van Horne St., dem. school bldg., York St., northwest corner Richmond \$700

Saul Bennett, 303 Temple Bldg., 2436 Yonge St., near Roselawn Ave. . . \$35,000

Jas. A. Neilson, 225 Kingswood Rd., build addition to rear of store, 1015 Kingston Rd., near Bingham Ave. . \$500

Stanley G. Harmer, 155 Dinnick Cres., build two pairs semi-det. brick dwlg., south side Fairlawn Ave., near Greer Rd. \$12,000

Also one det. brick dwlg. and private garage, 197 Greer Rd., near Fairlawn Ave. \$4,000

Toronto Case & Store Fixture Co., 234 Euclid Ave., make alterations to hotel and alter into four stores and rooming house above 140-2 Queen St. E., near George St. \$4,000

A. Perlmutter, 175 Baldwin St., build addition to store, 175 Baldwin St., near Kensington Ave. \$1,000

Geo. Cethett, Bathurst and Adelaide St., build addition and make alterations to store, Bathurst St., southeast corner Adelaide St. \$3,000

L. Shendleman & D. Spacca, 217 Bellwoods Ave. and 249 Niagara St., alter and build addition to one pair semi-det. dwlg., 249-51 Niagara St., near Queen St. . \$700

Aaron Weitzman, 656 Yonge St., alter store front and dem. frame portion at rear of store and build addition to rear 654 Yonge St., near Irwin Ave. . . \$900

Jno. Snow, 669 Bedford Park Ave., build two det. brick dwgs., north side Cranbrook Ave., near Elm St. \$6,000

Also build two det. brick dwgs., south side Cranbrook Ave., near Elm Rd. . \$6,000

Confederation Life Assoc., 12 Richmond E., make interior alterations on portion of second floor of office bldg., Yonge St., northeast corner Richmond St. . . \$2,500

P. S. Watson, 64 Ravina Cres., build one det. brick dwlg. and private garage, 103 Sherwood Ave., near Mount Pleasant Rd. \$4,500

S. A. Griffin, 25 Golddale Rd., build one det. brick dwlg. and one det. brick garage, 200 Stebbard Ave., near Beulah St. . \$5,000

Reuben Balshin, 204 Markham St., build one-storey brick addition to tire repair shop, rear 435 Spadina Ave., near College \$550

Herbert Ransome, 142 Highbourne Ave., two det. brick dwlg. and two private garages, north side Lytton Blvd., near Mona Rd. \$16,000

Jas. W. Ward, 74 Courcellette Rd., one det. brick dwlg., north side Old Orchard Grove, near Greer Rd. \$4,500

Also one det. brick dwlg., north side Old Orchard Grove, near Greer Rd. \$4,500

Joe La Datta, 1302 St. Clair W., make alterations to store, also build roof over portion of yard and build enclosing wall on east side 1032 St. Clair W., near Crang Ave. \$750

Mrs. Annie Woodward, 11 Hallam St., excavate and raise 2 ft. 6 ins., and build 10-in. concrete block wall found. under dwlg., 620 Clinton St., near Dupont. . \$500

Samuel Caulfield, 52 High Pk. Blvd., build addition to rear of dwlg. for breakfast room, also addition to garage, 52 High Pk. Blvd., near Parkside Dr. . \$800

Mrs. J. G. Thomson, 53 Grenville St., one det. brick dwlg., north side St. Leonard's Ave., west of St. Ives Cres. . \$7,000

Alfred W. Eade, 2 Haslett Ave., one det. brick private res., south side Beaufort Rd., near Wenthorpe Rd. \$5,000

Hoyt Metal Co., 721 Eastern Ave., build men's lavatory and bath house, 721 Eastern Ave., near Pape \$6,000

Chas. W. Woollam, 136 Worden St., one pair semi-det. two-storey brick and shingle dwlg., 584-6 Victoria Pk. Ave., near Gerrard E. \$6,000

Samuel Dale, 3229 Dundas W., one pair semi-det. brick dwlg., 320-2 Weston Rd., near St. Clair Ave. \$6,000

E. J. Meagher, 152 Highbourne Rd., alter store front, 1955 Queen E., near Kenilworth Ave. \$1,800

E. G. Watkins, 49 Balloil St., one det. brick dwlg., 7 Acacia Rd., near Belsize Drive \$4,000

Wm. T. Bennett, 59 Rose Pk. Dr., one det. brick private dwlg. with garage attached, north side Douglas Drive, near McLennan Ave. \$8,000

Harbour Brick Co., foot of Bathurst St., build addition to mortar tank, foot of east side of Bathurst St., near Fleet St. \$5,000

Chester B. Sears, 15 St. Clair Ave. W., one det. brick dwlg. and private garage, 299 Lytton Blvd., near Mona Rd. . \$5,500

Imperial Oil, Ltd., 56 Church, instal four 1,000-gal. underground gasoline tanks and three 20-gal. pumps, south side Bloor St. W., near Dufferin St. \$950

Ben F. Coos, 164 Wolverleigh Blvd., one det. brick dwlg., 32 Alcina Ave., near Bathurst St. \$4,500

Morgan's Garage, Bathurst and St. Clair Ave., make interior alterations to public garage, Bathurst St., southeast corner St. Clair \$550

Realty Holdings & Investments, Ltd., 639 Confederation Life Bldg., one pair semi-det. two-family dwlg. and one pair semi-det. garages, north side College View Ave., near Braemar Ave. \$18,000

Also one pair semi-det. two-family dwlg. with garage attached, College View Ave., north east corner Braemore. . \$18,000

Shell Co. of Canada, Federal Bldg., build warehouse, Commissioners' St., northeast corner Carlaw Ave. . . \$100,000

Jas. C. Coulman, 29 Burnfield Ave., one det. brick dwlg., Douglas Ave., near Elm Ave. \$3,500

Glen Young, Ltd., 465 Bay St., excavate to a depth of 8 ft. for eleven stores and underpin adjoining wall, west side Yonge St., near Balmoral Ave. . . \$1,500

A. B. Webster, 91 Spruce Hill Ave., build projection booth in Motion Picture Theatre, 2236 Queen St. E., near Beech Ave. \$1,000

Max Aidelman, 62 Kensington Ave., build one-storey brick garage, 60-62 Kensington Ave., near Baldwin \$500

G. Cognigni & Co., 521 Perth Ave., two det. brick dwlg., north side Brookdale Ave., near Elm Rd. \$9,200

Geo. Oakley & Sons, 355 Logan Ave., build one-storey steel sash and gal. iron factory, 355-67 Logan Ave., near Paisley Ave. \$90,000

Jno. H. Gardner, 43 Essex Ave., brick veneer sides and rear of pair of semi-det. dwlg., 41-43 Essex Ave., near Christie St. \$500

Dominion Radiator Co., Dufferin St., build canopy (steel and gal. iron roof) over shipping platform, 1322 Dufferin St., near C.P.R. tracks \$3,000

Geo. Slightman, 266 Riverdale Ave., one det. brick private res., 11 Ronan Ave., near Lawrence Ave. \$5,000

Dr. W. J. Fowler, 464 Bathurst St., alter det. store by making frame wall at rear into 9-in. brick footings to be 4 ft. below grade, 416 College St., near Lippincott \$1,000

Harry Lucas, 143 Havelock St., one-storey brick private garage, 143 Havelock St., near Dewson St. \$500

E. R. C. Clarkson & Son, 15 Wellington W., repair fire damage to factory, 15 Wellington W., near Yonge \$2,000

Louis Sharkman, 309 Spadina Ave., alter and build addition to one pair of stores with dwlg. over 309-11 Spadina Ave., near D'Arcy St. \$4,000

Brown's Bread, Ltd., Booth and Eastern Aves., build, repair and paint shop for owners' motors and wagons only, west side Logan Ave., near Eastern Ave. \$8,000

C. Beck & Co., Ltd., 10 Parliament St., build box factory, 10 Parliament St., near Front St. \$10,000

(Continued on page 8)

How to Estimate Brick Courses

50-50 Co-operation With An Architect Pays

(Continued from page 2)

confusion and concentrated entirely upon the work in hand.

"The grand total of structural material and skilled labor demanded for homes of moderate cost is greater than that of larger types of construction. And architects, through their ability to meet the requirements of home owners of widely differing needs and tastes, are one of the most stimulating influences for stabilizing costs and increasing production.

"The standards of architecture and the standards of the builder must be closely meshed if home construction is to play the part it should in the present and future economic scheme of progressive prosperity.

"As I see it, after a good many years' study of peaks and recessions, a new era of home building is beginning. In it the principal risk against which builders everywhere must guard is **second rate quality of construction**. And right there, co-operation of architects is going to be one of the biggest helps builders can have.

"Trained architects know that sound materials and solid workmanship have their price, below which no builder, large or small, can figure with fairness to himself, to owner or realtor. Working closely and frankly with architects is the best assurance that builders will not be asked to do the impossible in their estimates, and that home building will maintain the high levels that made the suburban developments of thirty years ago such splendid examples of endurance and low upkeep costs.

"The newspapers, the home magazines, even the popular general interest periodicals are all telling their readers the value of good design and are showing pictures of architect-planned houses. The result is that the public generally is cultivating a taste for the type of work that only a good knowledge of the best principles of architecture can produce. When this public taste becomes more developed, as it shows every sign of doing, it will be more and more difficult for the builder to sell a house that is not architecturally sound. Thus the need for architectural assistance and co-operation grows daily.

"Improvement in design is a cumulative thing, and now that the upswing has started, change may be rapid. The architect has set the pace, he has established an ideal which the public likes, and it behooves the builder to follow suit.

"Increasing co-operation between architects and builders, I believe, is going to be one of the pronounced features of the upswing that has begun in national structural activities. It means better and more attractive building with profit.

For instance, if you want a sill laid 2 feet 6 inches above the grade line, and you are laying four courses to the foot, you will quickly see from the Table, that the sill should be placed 10 courses high. Or, say if the first storey is to be 9 feet high, laying four courses to 11 3/4 inches, wall should be 37 courses high. Again, should a door be required 6 feet 8 inches over all, laying four courses to 11 1/2 inches, the lintel should be placed 28 courses high.

—Table, courtesy Standard Brick Co., Ltd.

This table of the HEIGHTS OF BRICK COURSES is arranged with all fractions of an inch reduced to sixteenths for easy and convenient calculation.

| | | 4 BRICKS + 4 JOINTS EQUAL | | | | | | | | | | | | | | | | | |
|---------|-------------|---------------------------|-----------------|-----------|-----------------|-----------|-----------------|-----------|-------------|-----------|-----------------|-----------|-----------------|-----------|-----------------|-----------|-------------|-----------|---------|
| Courses | 10" | | 10 1/4" | | 10 1/2" | | 10 3/4" | | 11" | | 11 1/4" | | 11 1/2" | | 11 3/4" | | 12" | | Courses |
| | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | |
| 1 | | 2 8 | | 2 9 | | 2 10 | | 2 11 | | 2 12 | | 2 13 | | 2 14 | | 2 15 | | 3 0 | 1 |
| 2 | | 5 0 | | 5 2 | | 5 4 | | 5 6 | | 5 8 | | 5 10 | | 5 12 | | 5 14 | | 6 0 | 2 |
| 3 | | 7 8 | | 7 11 | | 7 14 | | 8 1 | | 8 4 | | 8 7 | | 8 10 | | 8 13 | | 9 0 | 3 |
| 4 | | 10 0 | | 10 4 | | 10 8 | | 10 12 | | 11 0 | | 11 4 | | 11 8 | | 11 12 | | 1 0 0 | 4 |
| 5 | 1 | 0 8 | 1 | 0 13 | 1 | 1 2 | 1 | 1 7 | 1 | 1 12 | 1 | 2 1 | 1 | 2 6 | 1 | 2 11 | 1 | 3 0 | 5 |
| 6 | 1 | 3 0 | 1 | 3 6 | 1 | 3 12 | 1 | 4 2 | 1 | 4 8 | 1 | 4 14 | 1 | 5 4 | 1 | 5 10 | 1 | 6 0 | 6 |
| 7 | 1 | 5 8 | 1 | 5 15 | 1 | 6 6 | 1 | 6 13 | 1 | 7 4 | 1 | 7 11 | 1 | 8 2 | 1 | 8 9 | 1 | 9 0 | 7 |
| 8 | 1 | 8 0 | 1 | 8 8 | 1 | 9 0 | 1 | 9 8 | 1 | 10 0 | 1 | 10 8 | 1 | 11 0 | 1 | 11 8 | 2 | 0 0 | 8 |
| 9 | 1 | 10 8 | 1 | 11 1 | 1 | 11 10 | 2 | 0 3 | 2 | 0 12 | 2 | 1 5 | 2 | 1 14 | 2 | 2 7 | 2 | 3 0 | 9 |
| 10 | 2 | 1 0 | 2 | 1 10 | 2 | 2 4 | 2 | 2 14 | 2 | 3 8 | 2 | 4 2 | 2 | 4 12 | 2 | 5 6 | 2 | 6 0 | 10 |
| 11 | 2 | 3 8 | 2 | 4 3 | 2 | 4 14 | 2 | 5 9 | 2 | 6 4 | 2 | 6 15 | 2 | 7 10 | 2 | 8 5 | 2 | 9 0 | 11 |
| 12 | 2 | 6 0 | 2 | 6 12 | 2 | 7 8 | 2 | 8 4 | 2 | 9 0 | 2 | 9 12 | 2 | 10 8 | 2 | 11 4 | 3 | 0 0 | 12 |
| 13 | 2 | 8 8 | 2 | 9 5 | 2 | 10 2 | 2 | 10 15 | 2 | 11 12 | 3 | 0 9 | 3 | 1 6 | 3 | 2 3 | 3 | 3 0 | 13 |
| 14 | 2 | 11 0 | 2 | 11 14 | 3 | 0 12 | 3 | 1 10 | 3 | 2 8 | 3 | 3 6 | 3 | 4 4 | 3 | 5 2 | 3 | 6 0 | 14 |
| 15 | 3 | 1 8 | 3 | 2 7 | 3 | 3 6 | 3 | 4 5 | 3 | 5 4 | 3 | 6 3 | 3 | 7 2 | 3 | 8 1 | 3 | 9 0 | 15 |
| 16 | 3 | 4 0 | 3 | 5 0 | 3 | 6 0 | 3 | 7 0 | 3 | 8 0 | 3 | 9 0 | 3 | 10 0 | 3 | 11 0 | 4 | 0 0 | 16 |
| 17 | 3 | 6 8 | 3 | 7 9 | 3 | 8 10 | 3 | 9 11 | 3 | 10 12 | 3 | 11 13 | 4 | 0 14 | 4 | 1 15 | 4 | 3 0 | 17 |
| 18 | 3 | 9 0 | 3 | 10 2 | 3 | 11 4 | 4 | 0 6 | 4 | 1 8 | 4 | 2 10 | 4 | 3 12 | 4 | 4 14 | 4 | 6 0 | 18 |
| 19 | 3 | 11 8 | 4 | 0 11 | 4 | 1 14 | 4 | 3 1 | 4 | 4 4 | 4 | 5 7 | 4 | 6 10 | 4 | 7 13 | 4 | 9 0 | 19 |
| 20 | 4 | 2 0 | 4 | 3 4 | 4 | 4 8 | 4 | 5 12 | 4 | 7 0 | 4 | 8 4 | 4 | 9 8 | 4 | 10 12 | 5 | 0 0 | 20 |
| Courses | 4 c. to 10" | | 4 c. to 10 1/4" | | 4 c. to 10 1/2" | | 4 c. to 10 3/4" | | 4 c. to 11" | | 4 c. to 11 1/4" | | 4 c. to 11 1/2" | | 4 c. to 11 3/4" | | 4 c. to 12" | | Courses |
| | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | Ft. | In. 16ths | |
| 21 | 4 | 4 8 | 4 | 5 13 | 4 | 7 2 | 4 | 8 7 | 4 | 9 12 | 4 | 11 1 | 5 | 0 6 | 5 | 1 11 | 5 | 3 0 | 21 |
| 22 | 4 | 7 0 | 4 | 8 6 | 4 | 9 12 | 4 | 11 2 | 5 | 0 8 | 5 | 1 14 | 5 | 3 4 | 5 | 4 10 | 5 | 6 0 | 22 |
| 23 | 4 | 9 8 | 4 | 10 15 | 5 | 0 6 | 5 | 1 13 | 5 | 3 4 | 5 | 4 11 | 5 | 6 2 | 5 | 7 9 | 5 | 9 0 | 23 |
| 24 | 5 | 0 0 | 5 | 1 8 | 5 | 3 0 | 5 | 4 8 | 5 | 6 0 | 5 | 7 8 | 5 | 9 0 | 5 | 10 8 | 6 | 0 0 | 24 |
| 25 | 5 | 2 8 | 5 | 4 1 | 5 | 5 10 | 5 | 7 3 | 5 | 8 12 | 5 | 10 5 | 5 | 11 14 | 6 | 1 7 | 6 | 3 0 | 25 |
| 26 | 5 | 5 0 | 5 | 6 10 | 5 | 8 4 | 5 | 9 14 | 5 | 11 8 | 6 | 1 2 | 6 | 2 12 | 6 | 4 6 | 6 | 6 0 | 26 |
| 27 | 5 | 7 8 | 5 | 9 3 | 5 | 10 14 | 6 | 0 9 | 6 | 2 4 | 6 | 3 15 | 6 | 5 10 | 6 | 7 5 | 6 | 9 0 | 27 |
| 28 | 5 | 10 0 | 5 | 11 12 | 6 | 1 8 | 6 | 3 4 | 6 | 5 0 | 6 | 6 12 | 6 | 8 8 | 6 | 10 4 | 7 | 0 0 | 28 |
| 29 | 6 | 0 8 | 6 | 2 5 | 6 | 4 2 | 6 | 5 15 | 6 | 7 12 | 6 | 9 9 | 6 | 11 6 | 7 | 1 3 | 7 | 3 0 | 29 |
| 30 | 6 | 3 0 | 6 | 4 14 | 6 | 6 12 | 6 | 8 10 | 6 | 10 8 | 7 | 0 6 | 7 | 2 4 | 7 | 4 2 | 7 | 6 0 | 30 |
| 31 | 6 | 5 8 | 6 | 7 7 | 6 | 9 6 | 6 | 11 5 | 7 | 1 4 | 7 | 3 3 | 7 | 5 2 | 7 | 7 1 | 7 | 9 0 | 31 |
| 32 | 6 | 8 0 | 6 | 10 0 | 7 | 0 0 | 7 | 2 0 | 7 | 4 0 | 7 | 6 0 | 7 | 8 0 | 7 | 10 0 | 8 | 0 0 | 32 |
| 33 | 6 | 10 8 | 7 | 0 9 | 7 | 2 10 | 7 | 4 11 | 7 | 6 12 | 7 | 8 13 | 7 | 10 14 | 8 | 0 15 | 8 | 3 0 | 33 |
| 34 | 7 | 1 0 | 7 | 3 2 | 7 | 5 4 | 7 | 7 6 | 7 | 9 8 | 7 | 11 10 | 8 | 1 12 | 8 | 3 14 | 8 | 6 0 | 34 |
| 35 | 7 | 3 8 | 7 | 5 11 | 7 | 7 14 | 7 | 10 1 | 8 | 0 4 | 8 | 2 7 | 8 | 4 10 | 8 | 6 13 | 8 | 9 0 | 35 |
| 36 | 7 | 6 0 | 7 | 8 4 | 7 | 10 8 | 8 | 0 12 | 8 | 3 0 | 8 | 5 4 | 8 | 7 8 | 8 | 9 12 | 9 | 0 0 | 36 |
| 37 | 7 | 8 8 | 7 | 10 13 | 8 | 1 2 | 8 | 3 7 | 8 | 5 12 | 8 | 8 1 | 8 | 10 6 | 9 | 0 11 | 9 | 3 0 | 37 |
| 38 | 7 | 11 0 | 8 | 1 6 | 8 | 3 12 | 8 | 6 2 | 8 | 8 8 | 8 | 10 14 | 9 | 1 4 | 9 | 3 10 | 9 | 6 0 | 38 |
| 39 | 8 | 1 8 | 8 | 3 15 | 8 | 6 6 | 8 | 8 13 | 8 | 11 4 | 9 | 1 11 | 9 | 4 2 | 9 | 6 9 | 9 | 9 0 | 39 |
| 40 | 8 | 4 0 | 8 | 6 8 | 8 | 9 0 | 8 | 11 8 | 9 | 2 0 | 9 | 4 8 | 9 | 7 0 | 9 | 9 8 | 10 | 0 0 | 40 |
| 41 | 8 | 6 8 | 8 | 9 1 | 8 | 11 10 | 9 | 2 3 | 9 | 4 12 | 9 | 7 5 | 9 | 9 14 | 10 | 0 7 | 10 | 3 0 | 41 |
| 42 | 8 | 9 0 | 8 | 11 10 | 9 | 2 4 | 9 | 4 14 | 9 | 7 8 | 9 | 10 2 | 10 | 0 12 | 10 | 3 6 | 10 | 6 0 | 42 |
| 43 | 8 | 11 8 | 9 | 2 3 | 9 | 4 14 | 9 | 7 9 | 9 | 10 4 | 10 | 0 15 | 10 | 3 10 | 10 | 5 5 | 10 | 9 0 | 43 |
| 44 | 9 | 2 0 | 9 | 4 12 | 9 | 7 8 | 9 | 10 4 | 10 | 1 0 | 10 | 3 12 | 10 | 6 8 | 10 | 9 4 | 11 | 0 0 | 44 |
| 45 | 9 | 4 8 | 9 | 7 5 | 9 | 10 2 | 10 | 0 15 | 10 | 3 12 | 10 | 6 9 | 10 | 9 6 | 11 | 0 3 | 11 | 3 0 | 45 |
| 46 | 9 | 7 0 | 9 | 9 14 | 10 | 0 12 | 10 | 3 10 | 10 | 6 8 | 10 | 9 6 | 11 | 0 4 | 11 | 3 2 | 11 | 6 0 | 46 |
| 47 | 9 | 9 8 | 10 | 0 7 | 10 | 3 6 | 10 | 6 5 | 10 | 9 4 | 11 | 0 3 | 11 | 3 2 | 11 | 6 1 | 11 | 9 0 | 47 |
| 48 | 10 | 0 0 | 10 | 3 0 | 10 | 6 0 | 10 | 9 0 | 11 | 0 0 | 11 | 3 0 | 11 | 6 0 | 11 | 9 0 | 12 | 0 0 | 48 |
| 49 | 10 | 2 8 | 10 | 5 9 | 10 | 8 10 | 10 | 11 11 | 11 | 2 12 | 11 | 5 13 | 11 | 8 14 | 11 | 11 15 | 12 | 3 0 | 49 |
| 50 | 10 | 5 0 | 10 | 8 2 | 10 | 11 4 | 11 | 2 6 | 11 | 5 8 | 11 | 8 10 | 11 | 11 12 | 12 | 2 14 | 12 | 6 0 | 50 |

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Toronto and District Building Permits

(Continued from page 6)

York Township

M. Malagerio, 268 Oakwood Ave., two-storey brick addition to rear of store on 14" blocks—west side of Oakwood Avenue, near Rogers Road \$2,500

W. J. Turner, 721 Windermere Avenue, one pair two-storey brick dwellings on 12" blocks—south side of St. John's Road, near Durie Street \$8,000

A. Lord, 51 Raymond Avenue, one pair two-storey brick dwellings on 12" blocks—east side Brookside Avenue, near St. John's Road \$7,500

Page & Company, Weston Road, addition to building—east side Weston Road, near Northlands Avenue \$4,000

J. Ellis, 665 Annette Street, 2½-storey brick dwelling on 12" blocks, with garage under house—west side Riverside Drive, near Traymore Avenue \$9,500

S. Folsetti, 165 Willes Avenue, two-storey brick dwelling on 12" blocks—north side of Whitmore Avenue, near Times Road \$4,500

B. Paslawski, 106 Trowell Avenue, addition to present building on the north side Trowell Avenue, near Scott Road \$5,000

Can. Building Materials, 365 Bay Street, office building and scales—of brick on 14" base—north side Dundas Street West, near Runnymede Road \$3,000

M. Colleck, 714 Queen Street W., two-storey stores and apartments on 18" brick base—east side Earls Court Avenue, near Rogers Road \$14,000

Maybee & Fugler, 159 Sheldrake Boulevard; a two storey brick dwelling on 13-in. bricks, garage under house, north side of Rogers Road, near Lauder Ave. \$10,000

S. Stockley, 39 Hanson Road, two brick two storey dwellings on 12-in. blocks, west side of Glenholme Avenue, near Rogers Road \$10,000

J. Cherry, 93 Foxwell Ave., two brick two storey dwellings on 12-in. blocks, and double garage at rear, south side of Foxwell Avenue, near Scarlett Road .. \$8,800

L. G. Harvey, 137 Gloucester Grove, 1½ storey brick dwelling on 12-in. blocks, north side of Belgravia Avenue, near Times Road \$3,500

P. S. Hyatt, 286 Eglinton Avenue, one pair of two storey dwellings on 12-in. bricks, garage under house, north side of St. Johns Road, near Willard Avenue, \$8,300.

S. S. No. 28, Mount Dennis, is adding two rooms to rear of present school on the west side of Jane Street, near Lambton Avenue, \$19,500.

E. Milley, 12 Conway Ave., a two storey brick addition, 15 x 15, to rear of present house, on 12-in. blocks, north side of Conway Avenue, near Oakwood Ave. \$1,500

Geo. Hadlow, 355 Lauder Ave., making single house into duplex by addition and alterations, east side of Lauder Avenue, near Holland Park Ave. \$2,000

H. Farroni, 196 Westmount Avenue, a 1½ storey brick dwelling on 12-in. blocks, east side of Pinewood Avenue, near Valewood Avenue \$4,000

C. E. Brown, 30 Willowbank Avenue, one pair of two storey, brick dwellings on 12-in. blocks—on north side of Daisy Avenue, near Willard Avenue ... \$8,000

E. N. Hastings, 371 Keele Street, one two storey brick dwelling on 10-in. blocks, north side of Whitmore Avenue, near Lyons Avenue \$4,000

R. Snider, 131 Dunn Avenue, a two storey brick dwelling on 12-in. blocks on the west side of Peveril Avenue, near Dearbourne Avenue \$7,000

R. McBride, 34 Hatherly Road, add top storey to present house on the north side of Hatherly Road, near Eversfield Road \$1,000

Allan & Condie, 339 Boon Avenue, a 1½ storey brick house on 12-in. blocks on the, north side of Livingstone Avenue near Times Road \$3,500

H. Armstrong, 502 Willard Avenue, one pair of two storey brick houses on 12-in. blocks, and two garages, on the south side of Weston Road, near Cordelia Ave. \$7,200

Miss E. Brooks, 600 Rushton Road, a two storey brick dwelling on 12-in. blocks and garage at rear, west side of Rushton Road, near Vaughan Rd. \$6,100

J. H. Burns, 72 Watson Avenue, additions and alterations to present house on the west side of Watson Avenue, near St. Johns Road \$1,500

H. H. Ivens, 65 Bowie Avenue, one pair two storey brick dwellings, on 12-in. blocks, west side of Fairbank Avenue, near Bowie Avenue \$8,000

East York Township

J. Mills, 214 Brookside Drive, one solid brick dwelling on the north side of Nealon Avenue, near Arundel Avenue, \$4,500

W. N. Gearing, 26 Coleridge Avenue, one solid brick dwelling on the south side of Bracebridge Avenue, near Woodbine Avenue \$2,500

P. McMaster, Scarboro' Junction, two solid brick dwellings on the east side of Chilton Road, near Donlands Ave. \$7,000

James Kay, Wiley Avenue, a one-storey brick and shingle residence on the west side of Wiley Avenue, near Sammon Ave. \$2,800

Mrs. A. Mortlock, 19 Weller Street, one solid brick dwelling and one single frame garage on the southside of Westwood Avenue, near Pape Ave. \$4,600

Mr. Wilson, 136 Milverton Blvd., one solid brick dwelling on the east side of Millwood Avenue near Milverton Boulevard \$3,500

Dennison & Littlejohn, 881 Yonge Street, two brick and frame dwellings on the north side of Aldwych Avenue, near Pape Ave. \$5,000

Don Valley Rubber and Belting Company, a frame and metal shed on the west side of Don Mills Road \$500

Mr. Hibbitt, 69 Gamble Avenue, a solid brick bungalow on the west side of Gamble Ave., near Pape Ave. \$4,000

F. J. Lemmer, 53 Durant Ave., a solid brick store and duplex and frame garage on the north east corner of Greenwood Avenue and Sammon Avenue ... \$12,000

W. J. Luxton, 67 Cadorna Ave., two pairs semi-detached brick dwellings on the east side of Cadorna Avenue, near Cosburn Avenue \$12,000

W. Padfield, 535 Donlands Avenue, two pairs brick dwellings on the north side of Springdale Boulevard, near Greenwoodwood Avenue \$14,000

W. Padfield, 535 Donlands Avenue; a brick dwelling on the west side of Warland Ave., near Donlands Ave. ... \$3,500

A. O'Connor, 77 Pembroke Street, one pair semi-detached brick dwellings on the west side of Sibley Avenue, near Dentonia Avenue \$6,000

B. G. Davison, 610 Concourse Building, 100 Adelaide Street, West; eight solid brick dwellings (one storey) on the south side of Donlands Avenue, near Wolverton Ave. \$32,000

Irate Master (to Negro Servant): "Rastus. I thought I told you to get a domestic turkey. This has shot in it."

Rastus: "I done got a domestic turkey, sir."

Master: "Well, how did the shot get in it?"

Rastus: "I 'specks they was meant for me, suh."

Eight-Storey Factory Under Way

Is Being Erected For Model Knitting Mills, Ltd.

With the completion of wrecking operations on four old dwellings, construction began this week on a new eight-storey manufacturing building being erected for the Model Knitting Mills, Limited, at 179 John Street, about twenty feet west of their present building at 171 John Street.

Plans by Benjamin Swartz, architect, 336 Dundas Street West, provides for a building of brick and mill construction with mastic floors. The building will have a ninety foot frontage and a depth of 113 feet, and will occupy a site measuring 112 by 113 feet. Two elevators will be included in the equipment. The estimated cost is \$175,000, and it is expected that six months will be required to complete the structure.

Gordon Steel Works Purchases Machinery & Equipment, Ltd., of Hamilton

Enter Contractors' Supplies Business.

The Gordon Steel Works, Limited (formerly The Steel Trough & Machine Co., Limited), of Tweed, Ontario, has just leased the plant of Machinery & Equipment, West Main St., Hamilton, and has purchased all the machinery and equipment, as well as the large stock of finished goods, raw material, etc., on hand, and will open up the plant at once for business. Gordon Steel Works, Limited, are extensive manufacturers of all kinds of sheet steel and steel plate equipment, such as steel tanks, steel factory equipment, steel plate equipment for paper mills, mines, etc., having a sales organization throughout Canada. They will combine this steel-plate business with the extensive line of contractors' supplies, such as cement mixers, hoists, elevators, etc., formerly manufactured by Machinery & Equipment, Limited. This will mean a well-rounded outline, which ought to secure big business for this firm. The former employees of Machinery & Equipment will be given every consideration in the new organization.

Mr. Wilber S. Gordon, President and General Manager of Gordon Steel Works, Limited, is a well-known business man of Eastern Ontario, having built up by careful management a very large steel business from very small beginnings. Starting in Tweed, Ontario, in a very small way with limited capital, he has created a business that is now well and favorably known from the Atlantic to the Pacific. Mr. Gordon will spend most of his time during the next few weeks in Hamilton, getting the new business organized. His headquarters will be the Royal Connaught Hotel.

What is Your Objective

It is often said that it takes money to make money. Many people are content to accept this as quite true, and let it go at that, feeling that since they have no capital upon which to begin, there is no chance to ever increase their worldly wealth by investment. They do not stop to realize that by a little careful saving of their monthly or weekly income it is not very many years before a very fair-sized nest-egg has accumulated with which a beginning can be made.

In these days of high salaries, increased dividends, and general prosperity, many of us thoughtlessly spend our money on fleeting wants and pleasures, but men and women of foresight are storing up part of their earnings to be drawn upon later for the things that really matter.

The Central Canada Loan and Savings Company offers an excellent service to him who wishes to begin systematic saving. Four per cent. is paid on deposits, which are subject to withdrawal by cheque at any time. The company also has an investment department, and issues Central Canada Debentures at five per cent. interest. These may be had in sums of one hundred dollars or more, for any period from one to five years. Through its mortgage department the company is prepared to advance monies by way of first mortgages on good city properties. Advice on any problem of financing is gladly given at any time by persons most competent and experienced in these matters.

No wiser move can be made by any man than the opening of a regular savings account. Even small deposits, if made regularly, will soon mount into a structure of solid brick construction. The Central Canada offices at King and Victoria Streets and let them tell you about it.

Will Build Eight Bungalows

B. G. Davidson, 610 Concourse Building, announces his intention of erecting 8 bungalow residences on Donlands Ave. shortly. They will stand on the East side, not far from Wolverton Avenue, and will be of solid brick construction—probably on concrete blocks. Sub-contracts will be let within a few days. The cost of erecting these dwellings is estimated at close to \$35,000.

F. H. Marani Elected Chairman of Architects' Association

Newly elected officers of the Toronto chapter of the Ontario Association of Architects are: Chairman, F. H. Marani of Messrs. Marani and Lawson, 38 Bloor St. W.; vice-chairman, McKenzie Waters, 96 Bloor St. W.; honorary secretary, E. R. Arthur, 158 Albany Ave.; honorary treasurer, W. Catto of Messrs. Catto and Catto, 1 Wellington St. W.; executive committee, H. H. Madill of Messrs. Craig and Madill, 96 Bloor St. W.; Jocelyn Davidson, 119 Scollard St.; A. S. Mathers of Messrs. Mathers and Haldenby, 96 Bloor St. W.

Will Employ Toronto Men Only

The Board of Control has recently given instructions to the Assessment Commissioner that in the wrecking of all buildings on city park land a sixty cent wage be paid and that such provision shall be put in all contracts, and also that only bona fide residents of the city be employed.

Personal

Mr. Jack Coffey formerly of the sales staff of the Laidlaw Lumber Company, and well known to many Toronto builders, has become affiliated with the sales organization of the Cooksville Company, Limited. His many friends will wish him the same good success in handling bricks as he enjoyed for so long in lumber products.

He was an ardent lover but a poor speller. He thought it safer to write to the girl's father for her hand. His note ran: "I want your daughter—the flour of the family."

"The 'flour of the family' is good," replied the old man "Are you sure it isn't my dough you're after?"

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SAFETY WATCH and PENCIL POCKET (Patented)

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35 Foot Restriction

GARTON & HUTCHINSON

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BUILDERS

All signs point to a decided shortage in houses of about \$6,000 this summer.

LATIMER AVE.

(west of Avenue Rd., off Roselawn)
at \$40.00 per foot
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Weekly Building Reporter

**REAL ESTATE NEWS****North Toronto Property
Becomes More Active**

The feeling of insecurity so prevalent early in the spring, and the consequent hesitancy of the public to buy, is rapidly passing. There is a marked shortage of houses in Toronto, especially among those of medium price.

The ideal situation for houses of this type is undoubtedly in that section of North Toronto, west of Avenue Road and north of Eglinton Ave.—a site so close to town, and yet so elevated and surrounded by high-class residences that it offers a unique opportunity to purchasers of medium-priced houses. The public are beginning to appreciate this fact, and interest in this district has shown a marked increase during the last two weeks, as evidenced by sales of both houses and lots.

Builders would be well advised to investigate this locality. W. T. Rogers, 510 Lumsden Building, is offering some of the choicest land at \$50 and \$53 per foot.

Activity on Braemar Avenue

Braemar Ave., the first street west of Avenue Road in the Oriole Parkway district, is the scene of considerable activity these days.

Overlooking Upper Canada College and Forest Hill, the location is most attractive, and many fine duplex houses are being built. H. J. Long has the roof on two modern six-room duplexes, and the foundation going in for two more. C. E. Hodgson also is ready for plastering, and intends starting another duplex within the next few weeks.

The location, and the fact that this street is restricted to 35-foot lots, makes it very desirable for the builders. Garton & Hutchinson, Realtors, 120 Victoria St., are handling this property, and builders looking for land should see this at once.

**Well-Located Site
For Duplex Builder**

Elsewhere in this issue Mr. A. A. Vaughan, 103 Broadway Ave., announces the offering of the southeast corner of Broadway and Redpath Avenues, North Toronto, as a suitable site for the erection of modern duplexes. Broadway and Redpath Avenues are both paved, and the site offered is particularly valuable, as it is within short distance of the Mount Pleasant car line, the stores, banks and service stations of Mount Pleasant Ave., and the new Northern Vocational School, now under construction. The site would seem to be well located for three modern duplexes of the type that would rent at close to \$100 per apartment.

Keelesdale Wrongly Described

In the May 3rd issue of the Weekly Building Reporter, under the Real Estate Subdivision Survey, two errors occurred in the description of the Keelesdale Subdivision. The size of the property was mentioned as "acreage—23,000," and this should have been "frontage—20,000 feet." The owner is Suburban Securities, Ltd.; agent, Arthur A. Beemer & Company, and not Suburban Securities, Lt., c/o J. M. Norton.

**Better Real Estate
Conditions in Canada**

Real estate business in Canada is in a much healthier condition than in most cities in the United States, H. L. Rogers, past president of the Toronto Real Estate Board, believes after attending the annual convention of the National Association of Real Estate Boards in Chicago.

"Conditions of the business throughout the States appear to be below normal," he said, "but they are improving nicely."

The underlying cause of the depression, Mr. Rogers believes, is reckless expansion of credit for buying luxuries. On this side of the border, he pointed out, the banking system will not cater to mortgage business.

**Visiting Realtors To Be Well
Entertained While in Toronto****Committees Arrange Interesting Program.**

Plans and preparations being made at present for the convention of the National Association of Real Estate Boards to be held in Toronto July 9th to 11th, indicate that the big "pow-wow" of America's realtors will set a new record, both for attendance and for the complete achievements of the aims of the convention. It is assumed evidently that delegates do not intend to devote all of the time they will spend in Toronto to business, and numerous arrangements are now under way to ensure a "good time for all" as well as a successful assembly from a real-estate standpoint.

For the industrial division a special tour of Toronto's industrial harbour sites and other outstanding industrial areas has been arranged, and members taking this trip will be conducted over the route by both motor coach and launch in order that they may have an opportunity of viewing the city from the lake as well as from the land.

The division whose chief interest is farm lands will go by motor coach to Guelph as guests of the Ontario Department of Agriculture. The Ontario Agricultural College will entertain them at luncheon. The return trip will be made by a different route in order that types and sections of Ontario farming country may be traversed.

Provision is being made for devotees of the "Royal and Ancient Game" and

special privileges on several of Toronto's finest golf courses, including the new Royal York Club, will be extended to delegates.

Of interest to the lady delegates is the announcement that several garden parties are to be held for the guests of the Toronto Board.

The National Real Estate Board has prepared a special booklet dealing with the coming convention and copies have been mailed to every realtor on the American continent. This booklet dwells at length upon Toronto's many advantages, and points out to readers all the city's points of interest—both from the standpoint of the realtor and of the casual visitor.

The Toronto Real Estate Board has also issued a special convention newspaper which will have continent-wide circulation.

Arrangements are under way for several post-convention trips for delegates, and it appears at present that many realtors plan to prolong their visit to Toronto for several weeks.

Reservations for 3,500 delegates have already been made, and those in charge of the accommodations of the visitors believe that this figure indicates that the attendance will reach the 4,500 mark.

**Another Fine Rosedale
Residence Sold**

The residence of J. D. McWilliams, one of Rosedale's most attractive homes, has been sold for a price not yet disclosed. S. Bennett is the purchaser.

The dwelling is of the English cottage type, and is set back on Dale Ave. It contains eight rooms and was built four years ago.

Part of the Darling estate, it comprises a section of the old orchard. Forest trees, some of them at least 150 years old, dot the lawn. The property has a frontage of 53 feet and a depth of 200 feet. There is more than 5,000 feet of lawn space.

Golf Widow's Consoler.

"My husband is away so much of the time I want a parrot for company. Does this one use rough language?"

"Lady, with this bird in the house you'd never miss your husband." — Capper's Weekly.

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\$30—Erskine Ave., 50', all improvements.

\$35—Deloraine Ave., 100', all improvements.

\$60—Forest Hill Village, reduced for immediate sale.

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Changes Ahead in Realty Business

At a recent conference of the Home Builders' and Brokers' Division of the Ohio Association of Real Estate Boards, Henry Emery, of the firm of Donley and Emery, Realtors, Cleveland, gave an address, in which he ventured to outline some of the changes which prolonged study had led him to believe were certain to happen in the real estate and building field. Mr. Emery's address created keen interest, and the principal points he emphasized are given here:

Subdivisions.

The method of providing a complete home project, house, lot and improvements paid, all properly financed, must replace the former method of selling merely pieces of land with improvements assessed and then leaving to the individual purchaser the problem of building and financing his home. Even the successful selling out of those properties already developed on the old plan will require a new set-up of sale prices and financing to include the improvement costs.

The average home buyer is simply unable to buy a lot and build a house and then pay the improvement assessments in addition to the house financing and amortization. His income is not sufficient. The reason many homes are now unoccupied, and the cause of many foreclosures is to be found in these very improvement assessments, which either had not been known to the owner or were not reckoned with at the time the home was bought or built.

Brokers.

Just as all phases of the real estate business are undergoing adjustments, so is the brokerage department. The broker must begin to realize that a satisfied buyer is more to be desired than a satisfied seller and a resulting large commission. It is the buyer's dollar that makes the deal.

Old Houses.

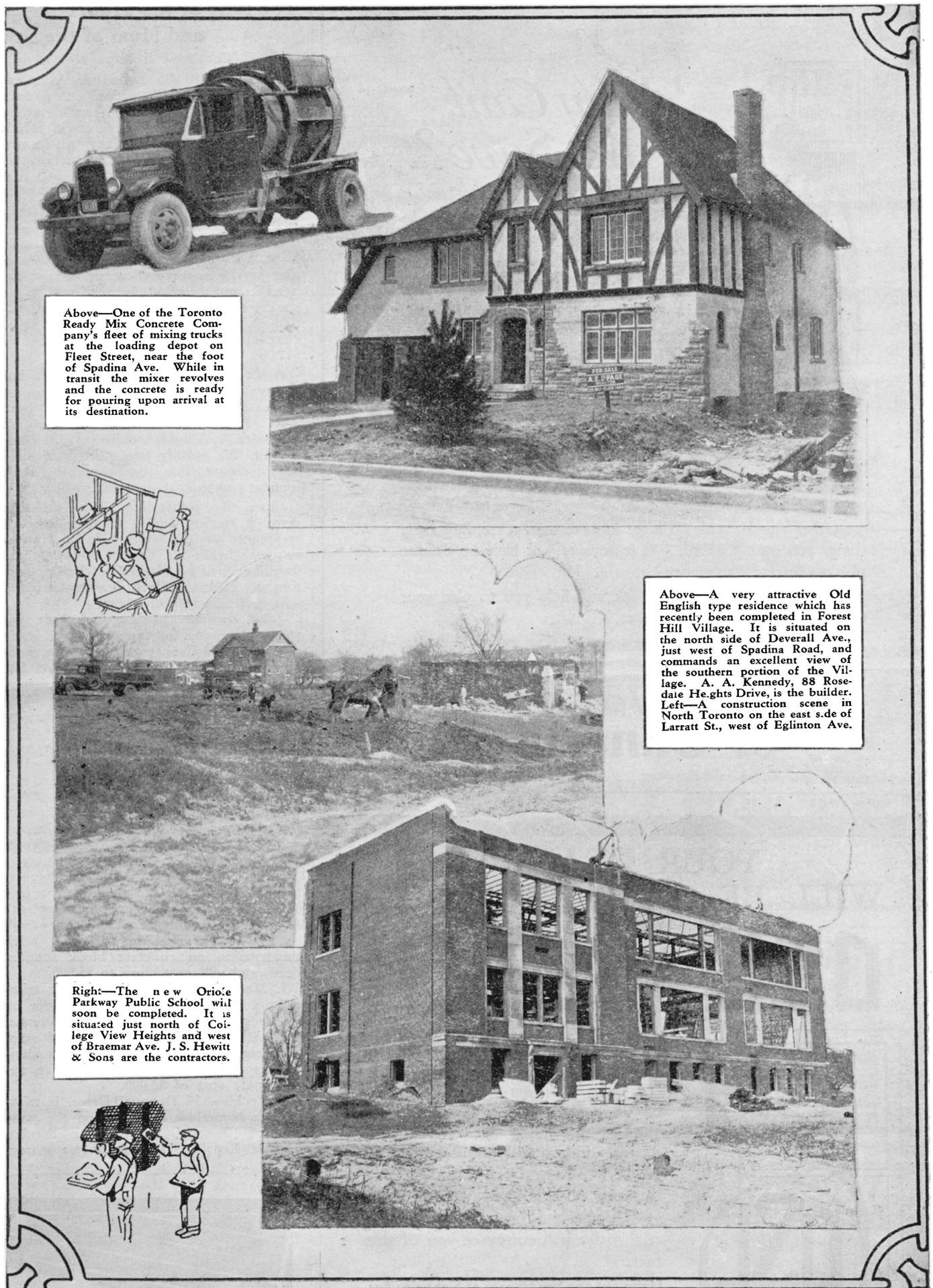
There is no market for old houses, and there is no reason why there should be. When real estate brokers and dealers learn that a house, like everything else, is consumed in use, and are frank and honest enough to say so, there will be a healthier real estate market. Old houses should be torn down and replaced with modern structures, if they have outlived their usefulness and if the owners wish to continue living in the same neighborhood. Until the rapid growth of cities that policy was carried out. To-day, with all the modern home conveniences that exist, a small house twenty or twenty-five years old, is virtually valueless. Why endeavor to create a value for it when none exists? Why not place a value on the land as such—less the cost of demolishing the old structure?

Obsolete Buildings.

The same thing goes for obsolete buildings. If they cannot be modernized at a reasonable cost, and if they have been consumed by use, is it not better bravely to point out that fact to the owner, than to assist him in his self-deception that the property has much value?

Industrial Properties.

It would seem practical at some time in the early future to establish a national base figure per square foot for industrial properties, which would represent more or less definite valuation for this class of property. With transportation developed as it now is, the location of an industry is largely a matter of convenience for



Above—One of the Toronto Ready Mix Concrete Company's fleet of mixing trucks at the loading depot on Fleet Street, near the foot of Spadina Ave. While in transit the mixer revolves and the concrete is ready for pouring upon arrival at its destination.

Above—A very attractive Old English type residence which has recently been completed in Forest Hill Village. It is situated on the north side of Deverall Ave., just west of Spadina Road, and commands an excellent view of the southern portion of the Village. A. A. Kennedy, 88 Rosedale Heights Drive, is the builder. Left—A construction scene in North Toronto on the east s.d.e. of Larratt St., west of Eglinton Ave.

Right—The new Oriole Parkway Public School will soon be completed. It is situated just north of College View Heights and west of Braemar Ave. J. S. Hewitt & Sons are the contractors.

manufacture or distribution. Land costs are a small item in production costs. The great factors are labor and material.

Prospects for Immediate Future.

The opinion is general that the bottom has been reached in the real estate market. A general uptrend in prices is looked for from now on. However, the realtor who feels that soon we shall be back on a basis comparable to 1924 or 1925 is mistaken. The crash in the stock market did not have the effect of driving funds to real estate for investment. We realtors must attain a new plan of thinking and adjust our business to fit the needs of a more enlightened, more educated and a more intelligent public.

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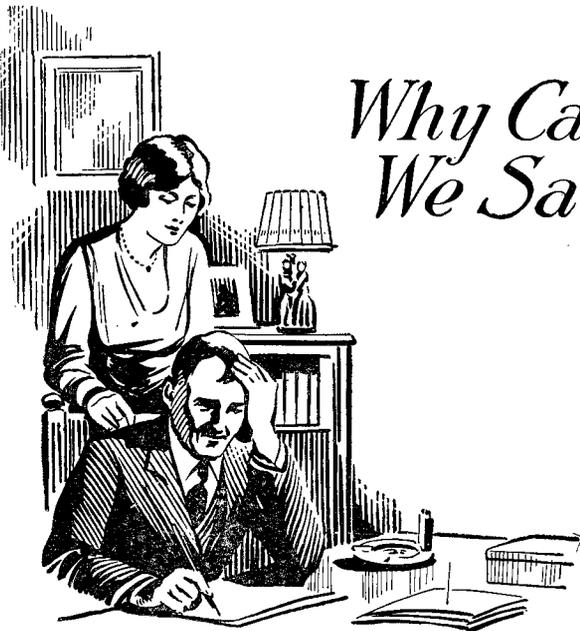
6 acres—located on main thoroughfare—contains approximately 1,300 ft. of frontage—will trade for revenue producing property.

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STREETSVILLE

ONTARIO

The Ring of the Trowel and Hum of the Saw

(Continued from page 4)

P. S. Hyatt, 286 Arlington Ave., expects to begin work within a few days on the erection of a pair of semi-detached residences on the south side of St. John's Rd., near Willard Ave. They will be two storeys of solid brick construction on concrete block foundations, and will cost in the vicinity of \$8,000.

The Sun Oil Co., 1103 Dominion Bank Building, is having plans prepared by Chas. B. Dolphin, architect, 10 Leader Lane, for the erection of a service station at the southwest corner of Dundas St. W. and Chelsea Ave. These plans specify one storey of solid brick construction on brick foundations, which will be completed at an approximate cost of \$12,000.

A. L. Journard, 1131 Weston Rd., has the walls started for a pair of stores on the east side of Weston Rd., near Barr Ave. Plans which have been drawn up by Smith & Wright, architects, 2338 Dundas St. W., specify two storeys of solid brick construction on concrete block foundations to cost upwards of \$10,000.

Chas. B. Routecliffe, 11 Roseheath Ave., is roofing a pair of semi-detached residences on the south side of Harriet St., near Leslie St. Of two storeys, these dwellings will be of solid brick construction on concrete block foundations, and will cost upwards of \$4,000.

John Regina, 234 Manning Ave., has the walls ready for the roof for a store with two apartments above, which he is erecting on the east side of Weston Rd. This building is to be two storeys of solid brick construction on concrete block foundations, and will cost when completed about \$10,000.

Arthur J. Hess, 159 Glebe Mount Ave., will begin work shortly on the erection of a detached residence on the west side of Greer Rd., near Roe Ave. A two-storey dwelling, it will be of solid brick construction on concrete block foundations, and is expected to cost in the vicinity of \$5,000.

G. H. Frost, 29 Cloverdale Rd., expects to start shortly on the erection of a pair of semi-detached residences on Maybank Ave., near Northlands Ave. They will be two-storey dwellings of solid brick construction on concrete block foundations, and will cost close to \$5,000.

J. Manuel, 10 Donegal Drive, is trimming a detached two-storey residence on the west side of McNaughton Avenue, near Millwood Avenue. It is of solid brick construction on concrete block foundations and will be completed at an approximate cost of \$5,000.

T. Jenkins, 56 Donegal Drive, is trimming a bungalow residence on the west side of Donegal Drive, near Soudan Avenue, Leaside. It will be one storey,

of solid brick on concrete block foundation, and is expected to cost in the vicinity of \$3,500.

D. Owen, 173 Silverthorne Ave., is getting foundations in for the erection of a detached residence on the west side of Donegal Drive, near Fleming Crescent, Leaside. It will be a two storey dwelling on solid brick on concrete block foundations.

Morris Rash, 220 Crawford Street, will begin work within a few days on the erection of a detached residence at 228 Crawford Street. Benjamin Swartz, Architect, 336 Dundas Street West, has drawn plans for this dwelling, which will be two storeys of solid brick on concrete block foundations. The cost will be about \$5,500.

G. McGregor, 60 Arlington Avenue, will begin work shortly on the erection of a detached residence on the west side of Pinewood Avenue, near Maplewood Avenue. It will be a two storey dwelling of solid brick, on concrete block foundations, and will cost close to \$6,000.

Mr. Fisher, 128 Branstone Road, has the walls up for a detached residence on the north side of Branstone Road, near Ennerdale Avenue. It will be of two storeys solid brick, on concrete block foundations, and will cost about \$5,000.

J. Nicolucci, 1247 Eglinton Avenue, is trimming a detached residence on the west side of Nairn Avenue, near Eglinton Avenue. It will be a two storey dwelling of solid brick on concrete block foundations, and will cost about \$5,000.

W. Bredin Galbraith, Architect, 57 Bloor Street West, is preparing plans for several residences which are to be erected in Mount Dennis by the Boake Manufacturing Co., Dartnel Avenue. The architect's plans specify one storey dwellings of solid brick on concrete block foundations.

Thos. Robinson, 253 Riverside Drive, is trimming the five stores and apartments which he is erecting at the south east corner of Bayview Avenue and Fleming Crescent, Leaside. They are two storeys and basement, of solid brick construction, and embrace many modern and convenient features.

TWO NEW FIRMS HERE.

The Toronto industrial commission reports two new industrial firms located in Toronto in April. They are, Canadian Jefferson Electric Company, Ltd., and Tom Thumb Golf of Canada. Beside these, many expansions are reported by firms already here.

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EDITORIAL COMMENT

IN MEMORY OF A GOOD SOVEREIGN

This issue of the Weekly Building Reporter has as its regular publication date, Saturday, May 24th, 1930,—Victoria Day. It is not often that our publication date falls exactly on a public holiday, and even if we had any choice in the matter it would be difficult to choose a more appropriate day for the issuing of a Canadian publication unless it were Dominion Day. This business of Canadians celebrating days with a distinct connection to the Empire and our sovereigns is something that some of our American cousins can't just seem to understand. Why we in Canada should take time to holiday in commemoration of a Queen dead these many years, one who lived and reigned in a country thousands of miles across the sea is a mystery to them—and to some others as well if we believe all we hear.

Well, the reasons for continuing celebrating Victoria Day are not hard to find and are readily understood by most loyal Canadians. In the first place while Canada is a nation it is more than a nation—it is a member of the great British Commonwealth of Nations. We are a country, bent it is true, on developing our own national characteristics and industries, but not entirely from a mere selfish national angle but rather as partners in an Empire brotherhood. Surely if the nations of the world are ever to live together in (as Tennyson saw it) "The Parliament of Man, the Federation of the World," it's not a bad idea for a few of them to learn to dwell together in unity as members of a Commonwealth with many mutual ideals and interests. To say the least it's a mighty good "broadening-out" experiment.

And then, again, we do not forget that as members of the British Empire we have all one common sovereign, a head not representative of any one political party, but serving to express unity to all the high ideals and purposes that have in the main guided the legislators of the Mother Land and of the several component parts of our commonwealth. And so we celebrate another "24th. of May" in memory of a good Sovereign and in general of all those who have contributed to the progress of our Empire.

PROFITS ARE VITAL TO ALL

Most of us have heard and read a good deal recently about the Jerry builder and the price-cutter, and various ways and means have been proposed for dealing with these men who not only make a financial mess of their own business but very often drag down others with them. It remains, however, for Charles F. Abbott, President of the Institute of Steel Construction, an association with branches throughout Canada and the United States, to really come to grips with the individual or company who make it bad for themselves and worse for others by cutting prices and operating at below a profit. Says Mr. Abbott: "If it would be practical to do so, no more constructive legislation could be passed than to make it a criminal act for any factory or individual company to operate on a basis of cost or less than cost. This would be one of the means of forcing profits and thereby insuring prosperity."

It is a bold step Mr. Abbott would have us take, but there is much to be said in favor of it, if it could be found practical to actually work out such legislation. It is not the builder's own private affair or any company's own business and nobody else's when business failure comes. A host of people are directly concerned. In no other industry is there more need for careful planning and skillful direction than in the building business. Unless competition, waste and profitless operations are the sure and certain forerunners of bankruptcy.

I am a great believer in luck—the harder I work, the more of it I seem to have.—Coleman Cox.

Few men are either as good or as bad as their friends and enemies would have us believe they are.

When you lose control of your car, you are pretty sure to have a wreck on your hands. P.S. Substitute the word "son" for car and read again.

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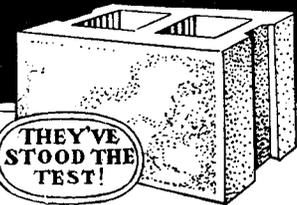


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No. 1 Dark Flashed, Shade 41 32.00 per M
No. 1 Special Dark Flashed, Shade 31 45.00 per M
Red Pressed Factory Face 26.00 per M
Hard Foundation Brick 22.00 per M
Culls 19.00 per M
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No. 1 Veltex Mingled 33.00 per M
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12" x 8" x 16" 29c each
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Units plain at one end Price of standard plus 1c
Units plain at two ends Price of standard plus 2c
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| LATHING CONTRACTOR | Upton, W. L.....HO. 7224 | | Standard Iron & Metal Co.....LY. 4631 |

AMONG OUR MEMBERS.

(Continued from page 2)

The walls are rising rapidly for the million-dollar apartment house and garage being erected on the north side of Tichester St., between Bathurst St. and Longsmith Drive, by Grimshaw Bros., 20 Bleeker St. Raymond Card, architect, 142 Chester Ave., has prepared the plans for this structure, which is to be four storeys of solid brick construction on brick foundations. The interior appointments and conveniences will be modern and up to the minute in all respects.

A. Dormer, 48 Brookside Ave., is trimming a residence on the north side of Baby Point Road, near Jane Street. It is a two storey dwelling of brick. He has begun the erection of four more somewhat similar residences, which will sell at about \$12,000, and is also building a double duplex residence on Jane Street, near Baby Point Road. It is valued at from \$18,000 to \$20,000.

Harry Salter, 61 Highbourne Road, has three duplex residences under construction on the east side of Highbourne Road, north of Kilbarry Road. He is trimming two and has the roof on another. They are two storeys, of brick, and will cost about \$20,000 each.

Much In a Name.

Jones was proudly conducting his friend Smith over the new house. It was really a comfortable dwelling and Smith duly admired its qualities.

"Yes," he said, "you've certainly got hold of a very nice house. But I see you haven't named it yet. What are you going to call it?"

"Littledown."
"Littledown? What on earth for? That's hardly suitable for a house in the town like yours."

"Oh, yes, it is. Little down—and balance by instalments."

Chalk That Up.

Pat O'Hara and Mike Murphy (who, strangely enough, were Irishmen) had taken jobs at a colliery. Pat one morning broke his shovel when he was down the mine. He was too lazy, however, to take it to the surface with him, so he left it for his friend, writing on it in chalk: "Take my shovel out, Mike, I've forgotten it!"

But friend Michael knew Pat of old, and refused to be caught by such a trick. So he rubbed the message off and substituted one of his own:

"Take it out yourself. I've never seen it!"

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You have an idea, I have an idea. We swap. Now you have two ideas and I have two ideas—both are richer.

What you gave you have; what I got you did not lose. This is co-operation.—Points.

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