

WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

Vol. 6—No. 20.

TORONTO, MA

Price 10 Cents

City Acquiring Kew Beach Properties

72 Now Transferred—Cost \$3,800 to \$4,000.

A total of 72 properties have been purchased at Kew Beach in connection with the parks program, according to Assessment Commissioner Geo. Farley. Since the demolition of houses began on April 15th, 14 have been removed, and in a few days it is expected that a start will be made on 18 more buildings.

Although certain dates have been set for the vacation of houses, no hard and fast rule is observed, stated Mr. Farley, though all those in the first three blocks to be cleared this year must be vacated by July 1st at the latest and if possible by June 1st.

"Some of the houses are semi-detached, and in cases one-half of the house has been vacated and the other is still occupied," he said, "and we cannot start wrecking until the building is empty. In other cases a period of a few days is asked where the tenants have been unable to secure another home. This is generally given.

"The system is to have one block vacant by April 1st, the second by May 1st, and the third by June 1st. In these three blocks there are about 120 houses. In all the property to be cleared eventually there are about 314 houses."

No total of the amount paid in settlements has as yet been compiled, but the prices average from \$3,800 to \$4,000.

Estimates Increased On Davenport Widening

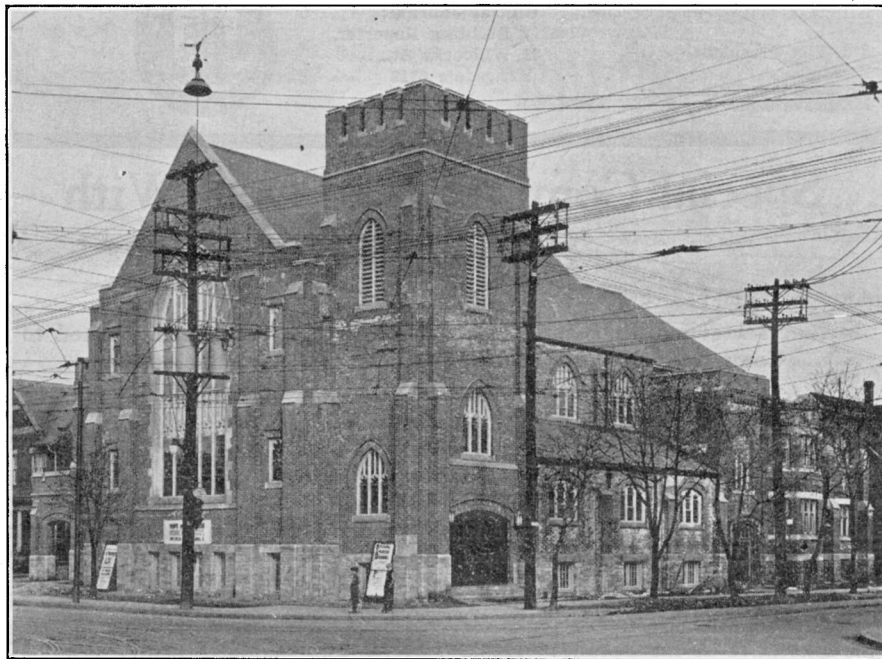
Cost Would Exceed Former Estimate by About \$350,000.

While Commissioner of Works R. C. Harris some time ago advised the works committee that the cost of the proposed Davenport Rd. development project would exceed the estimate of some years ago of \$1,500,000, it is now stated from a reliable source that the new cost will exceed the former estimate by some \$350,000.

A new recommendation as regards costs is expected to be submitted to the committee shortly. It is believed that when this is submitted, plans for the parallel street to Davenport Rd. will be scrapped and the committee will revert to the original intention of widening the existing thoroughfare.

Considerable opposition has been expressed over the proposal to have property owners bear 90 per cent. of the cost of the Davenport Rd. scheme, with the city bearing the balance. The project is closely linked up with the Church St. extension. In connection with the latter council changed the division of costs from 75 per cent. against the property owners to 25 per cent., following the receipt of a petition signed by almost 1,000 owners.

ATTRACTIVE DESIGN FOR CHURCH



The new Hope United Church, situated at the corner of Danforth Avenue and Main Street, is an interesting example of attractive church design. Frederick Noad, 11 Leader Lane, the architect, has achieved a very pleasing effect which has been carried out by Gatehouse Bros., general contractors. The masonry contract was handled by J. J. Bartlett & Company, and Red Stock brick, supplied by the Standard Brick Company, 500 Greenwood Ave., was used.

PRESENT TRENDS IN HOUSE DESIGNS

Distinct Improvement Noted in House Architecture With Decrease in Faulty Construction.

People are Demanding Good Appearance
But not so Keen on Frills as
Few Years Ago.

Most people agree that present home design is improving steadily. Many forces are helping to keep us heading right, but the biggest handicap is an old one that has its parallel in many other industries. It too often happens that the house that sells the easiest is not the best one to buy or to live in. That situation is not easy to remedy, for the public has to be educated in order to make much advancement. Many families would be better satisfied with their houses if they used more discrimination in picking out good ones, and did not "fall" for showy features—or demand them even when they may have been provided for at the expense of items they later find they really need, or of shoddy structures that quickly deteriorate and multiply the owner's repair bill.

It is easy to be overcritical of other people's tastes, and we should not decry, much less neglect, the fact that human beings do a lot of things for the sake of appearances. People of real character do go to great pains to maintain appearances and all of us have whims that we like to indulge. In order to build houses and to sell them in a competitive market such human qualities have to be taken into account. The problem of quality confronts many other industries, and we may well be encouraged because the number of houses erected that are distinctly faulty in construction seems to have diminished considerably during the past six years.

The situation presents all the elements of a drama. The characters include the operative or speculative builder; the archi-

Real Speed on Shriner Grand Stand

Those of us who travel daily over the broad expanse of Fleet Street and the Lake Shore Boulevard have been amazed at the speed with which the bleachers for the Shriners' parades have risen from the piles of lumber that were only a week or two ago lying along the roadside. T. B. Mothersill & Co., Oshawa contractors, are handling the job of erecting the bleachers, which will accommodate eighty thousand eager spectators of the Shriners' big parades here early next month. Over a month ago workmen began laying out neat piles of two-by-fours, and soon the borders of the boulevard through the Exhibition Grounds began to resemble a lumber yard. When the signal to "go" was given the stands rose like magic, and are now all but complete.

tect, together with many smaller parts for others who design, or contribute to designing houses; manufacturers of building materials and equipment that go into the house; and the homebuyers. These persons of the drama are all subject to the many currents of our modern world.

What Are the Trends?

What are some of the things that give style and sales appeal to a house? It is a question for the builder to decide how the last \$150 to be spent on a house to sell at \$5,950 might best be divided among inlaid flooring, a fireplace that has no chimney, tile on the bathroom walls, a colored kitchen sink, an electric button that opens

(Continued on page 7)

Criticize Chosen Location of Police Building

Deemed Unsatisfactory By Many—Too Far From Downtown Toronto.

The choice of the Fleet Street site for the much discussed Police Administration Building, as announced in last week's Weekly Building Reporter, has caused the fires of contention which have for so long surrounded this project to blaze up afresh, and many expressions of dissatisfaction are heard regarding the city's choice.

The main point of dissension seems to be the distance from the heart of downtown Toronto to the site on which it is proposed that the new Police Headquarters be erected. Lawyers, doctors and others whose business or calling takes them daily to police headquarters, feel that a great deal of time and effort would be wasted in going down to Fleet Street, and it is said that strenuous objections will be raised to moving the police courts so far from their present location.

Another objection which has been raised is that if the police are given a large site such as the Fleet Street property they will want to erect a building which will cost the city an enormous sum. The present plan is to spend approximately \$1,000,000 on the construction on their new headquarters.

As pointed out by Alderman Beamish the city proposes to demolish the old Dundas Street police station, and he feels that the logical solution to the problem would be to purchase some property adjoining that of this station, and erect the new building here.

In discussion of the subject with various Toronto builders and contractors, the Weekly Building Reporter notes a feeling that it is about time that definite action was taken in the matter and construction of the building gotten under way. The present indecisive attitude of the Council does not appeal to them as a very satisfactory method of solving the unemployment problem or of stimulating Toronto building.

Purchase Apartment Site On Hill

Erection of a large apartment house to stand west of the Bank of Nova Scotia at the southwest corner of St. Clair and Avenue Road, is contemplated by the Christie Construction, 26 Bloor St. West. No plans have yet been completed, H. L. Symons of that company states, but the splendid site has been acquired for about \$300 a foot.

The property, formerly owned by the Richardson estate, has an 82-foot frontage and a depth of 100 feet. The Calvert Realty Company, 11 King St. West, negotiated the transaction.

Barclay's Bank To Open in Toronto

A Toronto branch of Barclay's Bank, one of the oldest and largest banking institutions in the world, will be established soon in premises at number 219 Bay Street, according to arrangements made this week. The new branch will be under the supervision of Barclay's Bank, Canada. The lease of their premises was negotiated by McWilliams and Broughall, Bay Street realtors.



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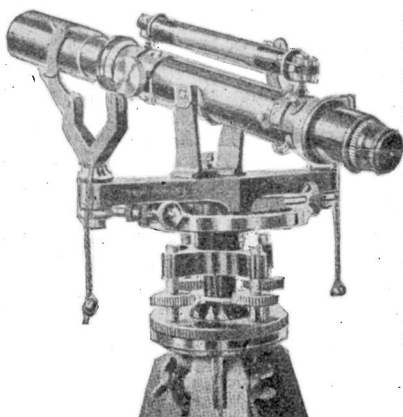
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Special Committee to Deal With House Sales

Members Having Any Complaints About Sales Procedure Requested to Communicate With Secretary C. M. Pelton Immediately.

"Any Complaints," asks the officer of the day. Now, boys, here's your chance. If you have any complaints to voice regarding the present method of selling builders' houses forward them at once to Secretary C. M. Pelton, 63 Benlamond Ave., who will bring them before the Special Realty and House Sales Committee formed at the regular May meeting of the Executive of the Toronto Home Builders' Association, held at the Prince George Hotel last Monday evening.

The following comprise the Special Committee: Chairman, W. J. Fugler; and Messrs. D. W. Nasmith, J. Walkley, Geo. Clark, J. P. Cowie, W. Whitten, R. Muir and R. D. Wood.

As advised in last week's Reporter, the subject of the selling of builders' houses and the question of commissions paid and the whole general procedure of house sales formed the chief item of business at this Executive meeting.

It was evident that many builders feel that they have (to put it mildly) not received the co-operation that they believed they were entitled to from some real estate brokers. The matter has come up several times during the past few months, but it remained for the Executive to take definite action in an endeavor to find out exactly what are the complaints and how they may be adjusted.

President W. H. Kerwin presided, and there was practically a complete attendance of Executive members. President "Bill" made it quite clear that there was only one sane practice for any builder to adopt, and that was: (1) To pay the commission on a house sale only to the man who brings you the signed offer and not to someone who simply introduces you to the purchaser; and (2) That in all cases the deposit cheque be held by the builder himself as the logical man entitled to hold it.

Several members of the Executive gave their personal experiences, and it was soon evident that the special committee have a considerable number of complaints to deal with. Instances of agents bringing offers in writing considerably below the minimum price set by the builder were detailed.

After considerable discussion it was moved by W. J. Fugler, seconded by W. H. Little, that a Special Committee be struck to deal with the whole question and to bring in a report which will be

considered at a special general meeting of the whole Association. Carried.

In the meantime members are requested to forward any complaints or to give their opinions in the matter to Secretary "Chuck" Pelton immediately.

No Great House Shortage.

Whether or not the present was a good time to build, or rather, to build extensively, was the next matter dealt with, and whatever the general public may have been led to believe, it was soon apparent that the builders present (and they represented some of the largest building contractors in the city of Toronto) did not believe that the house shortage was anything like as serious as some say it is now or others claim it will be next fall.

Past-Presidents Walkey, Fugler and Little and Messrs. J. P. Cowie, R. D. Wood, Alex. Grant, R. Muir and Fred Davies all strongly advised builders to be cautious and not to rush into building programs that would flood the market, lower prices and work havoc with builders and supply men alike. The present was a time for the most careful consideration. The careful builder who

picked the correct location, did not over-build, and who stuck FIRMLY by his prices would, it was felt, enjoy a fair year's profit, and prepare the way for real, genuine activity.

President Kerwin pointed out that rents were firming up, and this was a good omen for the builders. With rents up there was always an inducement for people to build. He was inclined to agree with John Carroll that if the general public thought there was a house shortage to let them continue to think so. The main thing was to have some control of the situation so that prices would be maintained, and the builder assured that he would have a fair profit for his outlay.

Plans for Picnic Well in Hand.

John Carroll, Jr., Chairman of the Picnic Committee, reported that several meetings of the committee had been held, an immense amount of detailed work carried through, and that now plans were almost completed for the staging of the greatest picnic and field day in the history of the Association. Each year had seen an improvement in the picnic, and this year's would be the finest, provided members and their families all co-operated. The supply companies were evincing keen interest, and had given their hearty support in the great majority of instances to the carrying through of the day's events. It was now up to every member of the Association to dispose of all the tickets that he possibly could, and above all to make sure that he and his family would be there on Saturday, June 21st.

What Does the Public Want?

The attention of our readers and of the members of the Toronto Home Builders' Association in particular, is directed to the article on the front page of this issue "Present Trends in House Designs." We invite your comments on this article. The trend in house designing is so inevitably linked up with the present demands of the buying public that it would seem a wise step on the part of the builder to determine as far as possible just what the dear public are demanding in houses today.

What does a family want in a house? Usually it wants to have it comfortable, clean and attractive to live in—and at least presentable as to looks—both inside and out. There never has been a perfect house, even when the owner's funds were unlimited; and in choosing a house the owner has to do the best he can in the way of obtaining desirable features and avoiding undesirable ones. In order to do well he ought to be well educated and

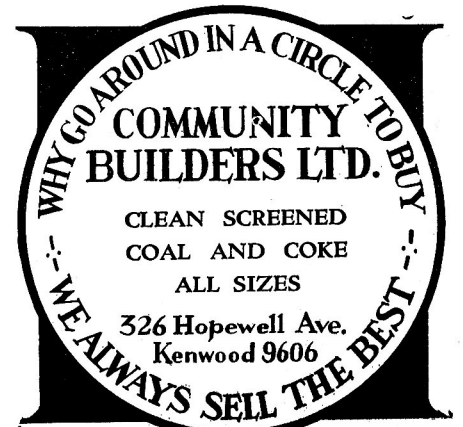
he ought to exercise calm, dispassionate judgment. There is no doubt that most folks today are better judges of motor cars than of houses. If they bought motor cars the same way that many do houses, we would find them selecting cars on the basis of their upholstery without taking a ride in them or inquiring about their gas consumption or asking the man who owns one.

Notwithstanding this, the people have become much better informed during the past few years as to the points of a good house. There has been a tremendous increase in home building periodicals and some of the home building pages of the newspapers are well conducted. The manufacturers of many items that enter

What Day Is Saturday, June 21st?

Why that is the day of the Annual Picnic of the Toronto Home Builders' Association.

Ask JOHN CARROLL, 310 Kingsway, LYndhurst 2048
Chairman, Picnic Committee.



into a home and its equipment have done a splendid job in conveying essential facts. But the fact remains that a large proportion of home buyers are full of prejudices and half-baked ideas of what they want. Some to be sure are careless or indifferent and do not make a systematic effort to size up the relative merits and demerits of different houses.

For a large proportion of families, buying a home is such a momentous step that it becomes a distinctly emotional experience; and a good many of them, when they are in real need of having someone at hand with the "hose of common sense" to play on their fiery enthusiasm, choose the particular house they do because of some one, two or three features that specially attract them. It is no wonder then that the showy house often wins out over its neighbor, which is really designed and built to wear well including appearance and general attractiveness.

AMONG OUR MEMBERS

Geo. A. Clark, 115 Glengrove Ave. West, has sold the fine new residence built by him at 28 Millbank Road, Forest Hill Village, to Eaton Burden for \$17,000. He has also commenced construction of a two-storey stone and stucco residence at Strathearn Boulevard and Vesta Drive, Forest Hill, 56 by 46 ft., to have 8 rooms and 2 bathrooms.

* * *

W. H. Little, 596 Rushton Road, has been awarded the general contract to erect a large detached stone and stucco residence for Geo. E. Cameron at Scarboro. Ont., at an estimated cost of approximately \$10,000.

* * *

C. M. Pelton, 63 Benlamond Ave., is erecting a fine new summer cottage for E. C. Bogart on Lake Rosseau, Muskoka, opposite the Lady Eaton Muskoka estate. When completed this cottage will be one of the most attractive structures on the lake with a fine wide verandah on three sides. A stone chimney with stone fireplace will be one of its features. Estimated cost approximately \$6,500.

* * *

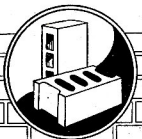
Maybee & Fugler, 159 Sheldrake Boulevard, have been awarded the contract and have prepared plans for the erection of a two-and-a-half storey solid brick and stucco residence to be erected on the south side of Deverall Ave., near Spadina Road, Forest Hill. Plans call for a ten-room structure with four bathrooms. The house will follow the English type of architecture, and when completed will be one of the finest in this district. The approximate cost is estimated at \$20,000.

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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 Owens, 56 Rogers Rd., has walls under way for two residences on the west side of Greer Road, near Deloraine Avenue. Each of two storeys they will be solid brick on concrete block foundations and will cost about \$4,500 each.

J. C. Coulman, 29 Burnfield Ave., will begin work within a few days on the erection of a detached residence on the north side of Douglas Avenue, near Elm Road. It will be a 1½ storey dwelling of solid brick on concrete block foundation, and will cost about \$4,000.

Wm. M. McDonagh, 26 Concord Avenue, will erect four detached residences at the north-west corner of Deloraine Avenue and Greer Road. Each will be two storeys of solid brick on concrete block foundations. Walls are under way for one, foundations in for another, and the other two will be commenced shortly. The four will cost close to \$20,000.

Thos. Gould, 297 Deloraine Ave., is trimming a detached two-storey residence at 242 Melrose Avenue—of solid brick on concrete block foundations. It will cost about \$5,000.

Wm. Hayley, 500 St. Germain Ave., is trimming a detached residence on the west side of Greer Road near St. Germain Ave. It will be two storeys, of solid brick on concrete block foundations and will cost about \$6,500.

J. W. Askham, 36 Yonge Blvd., has let general contract for the erection of a two storey detached residence on the west side of Joicey Blvd., near Brook Avenue, to Mr. Atkinson. The new dwelling will be of solid brick on concrete block foundations and will cost in the vicinity of \$5,000.

C. Harmer, 152 Woburn Ave., has the walls under way for a detached residence on the east side of Greer Road, near Deloraine Avenue. It will be two storeys, solid brick, on concrete block foundations, and will cost in the neighborhood of \$5,000.

Mr. Harmer has five residences under way around the corner from the above. They are on the north side of Deloraine Avenue, near Greer Road. He is trimming four of these at present, and the walls of the fifth are under way. All are two storeys, of solid brick on concrete block foundations, and the five will cost upwards of \$25,000.

G. H. Mowers, 312 Douglas Drive, has two residences under way at 203-205 Melrose Avenue. Both are of two storeys, detached, solid brick on concrete block foundations, and will cost about \$4,000 each. One is being trimmed at present and the other is ready for the roof.

Mrs. A. Mason, 76 Bowie Avenue, is contemplating the erection of a \$4,500

residence at 78 Bowie Avenue. It is to be one storey of solid brick on concrete block foundations.

The Primrose Construction Company, 33 Primrose Avenue, have two detached residences under way at 222-4 St. Germain Avenue. They will be two storey dwellings, of solid brick construction on concrete block foundations, and will cost upwards of \$12,000.

E. Forshaw, 30 Gresham Road, has let general contract for the erection of a detached two storey residence on the south side of Soudan Avenue, near Donegal Drive, Leaside, to Lewis Battershill, 625 Hillsdale Avenue, East. It will be of solid brick construction on concrete block foundations, and will cost about \$6,000.

Fine Examples of Interior Trim Work

Parkdale Collegiate and Eastern High School of Commerce Present.

It would well repay anyone interested in interior finishing to visit the new Parkdale Collegiate Institute and the Eastern High School of Commerce. The panel work in the auditorium of the Parkdale Collegiate is a fine example of black ash panelling—one of the finest jobs of its kind to be seen anywhere. The classrooms and offices are all trimmed in fir, and the entire trim and millwork for the whole building, including the sash, was supplied by The Simpson Planing Mill Co., Ltd., 828 Kingston Rd., Toronto.

The same company also supplied all the millwork and interior trim for the classrooms, gymnasium and cafeteria of the Eastern High School of Commerce. At this splendid new school fir was used for the interior trim, and presents a splendid example of what can be done with this class of work.

The Simpson Planing Mill Co. also supplied all the interior trim, sash and doors for the beautiful new residence of Mr. H. L. Plummer, Bayview Ave. Another job worthy of special mention is the new Ryrie Building, 749 Yonge St., where the birch trim used was manufactured by Simpson Planing Mill Co.

Mechanics' Liens

May 14, 1930.

- 11778—J. M. McCandlish against Louis H. Law, et al. for the sum of \$1,090
- 11779—Bonvivere Construction Co., Ltd., of 504 Confederation Life Building, against Sun Oil Co., Ltd., et al, for the sum of \$1,030
- 11780—The Vokes Hardware Co., Ltd., against Louis H. Law, et al, for the sum of \$275.49
- 11783—Samuel Fillier against Arthur L. Edmunds, et al, for the sum of .. \$160
- 13527—Peter Hansen against City Duplexes, Ltd., for the sum of \$1,025
- 13528—Alexander Cross Balmer against J. Laing Stocks for the sum of \$225.90

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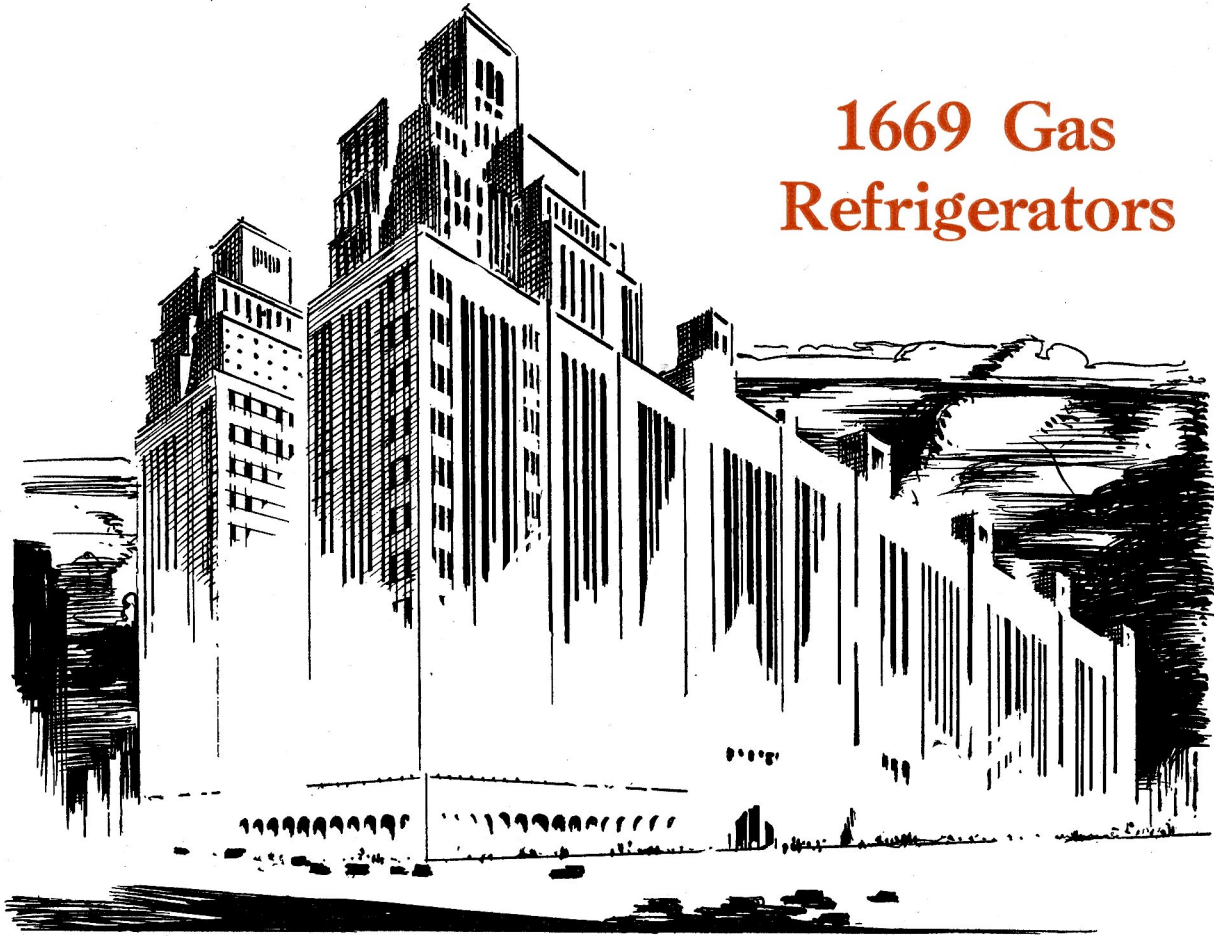
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Wm. Waldrum, 250 Laughton Ave., build addition to rear of dwlg. and replace posts with 9-in. concrete block wall, 250 Laughton Ave., near Houns-low Heath \$1,000

F. A. Harcourt, 208 Dundas E., build store front addition and alter apartment house, 208 Dundas E., near George St. \$5,000

B. F. Cook, 164 Wolverleigh Blvd., build one det. two-storey brick dwlg. with private garage attached, 334 Glen Manor Dr., near Southwood Dr...\$7,500

Peter Robertson, 168 Old Orchard Grove, two det. brick dwlgs, 160½ Old Orchard Grove, near Greer Rd....\$8,000

Gabriel Perl, 181 Baldwin St., alter and build addition to bake shop for store, 181 Baldwin St., E. corner Kensington Ave. \$2,000

Wm. H. Miles, 188 Dupont St., build two stores with four apartments over east side Yonge St., near Roslin Ave...\$20,000

Alex. D. Miller, Northmount P.O., build one det. brick dwlg., 190 Lawrence Ave. W., near Elm Rd. \$3,000

Reinhardt Brewery Co., 759 Dundas E., build addition to brewery for bottle room, 757 Dundas E., near River St...\$700

Mrs. Maud M. Hutt, 1201 Queen E., build workshop at 1199 and garage at 1201 Queen E., near Leslie \$2,300

Gordon Bros., 32 Lillian St., one det. brick dwlg. with garage attached, 18 Highland Ave., near Schofield Ave..... \$25,000

W. G. Brown, 91 Roehampton Ave., build one det. brick dwlg., 49 Petman Ave., near Eglinton Ave. \$3,000

Trustees Westminster Central United Church, Bloor St. E., erect brick and cut-stone Sunday School, south side of Bloor St., opp. Park Rd. \$54,000

Ray T. Birks, 57 Colin Ave., build addition to garage for private garage at east side of sun-room on west side and new

porch at front, 57 Colin Ave., near Cranmer Ave. \$1,800

Norman L. Eves, 43 Holly St., build four det. two-storey brick dwlgs. and two det. one-storey garages, Ingleswood Dr., south-east cor. Glenrose Ave. .. \$20,000

Dimitri H. Paul, 1941 St. Clair W., one det. two-storey brick dwlg., north side Rockwell Ave., nr. Keaton Rd..\$4,000

Thos. Walker, 47 Lanark Ave., one det. brick dwg., north side Rowntree Ave., near Chambers Ave. \$3,400

Lankin & Locke, 181 Cranbrooke Ave., one-storey brick private garage, 72 St. Germaine Ave., near Jedburgh Rd..\$500

Chas. E. Allen, 187 Glendonwynne Rd., build five attached brick garages at rear apartment house, near 1709 Bloor W., south-west corner Indian Gr. \$600

Clarke, Howe, Waters & Knight Bros., 350 Bay St., build shed to store lumber, e. side Hanna Ave., nr. Liberty St..\$2,400

W. R. Rutherford, 133 Westmoreland Ave., alter interior of dwlg. for two families only, 133 Westmoreland Ave., near Shanley St. \$500

Wm. J. Sanderson, 41 Thornhill Ave., build one-storey brick garage, 107 Dowling Ave., near King \$1,000

Jos. Turner, 990 Woodbine Ave., two det. brick dwlg., 15-17 Hoyle Ave., near Soudan Ave. \$6,500

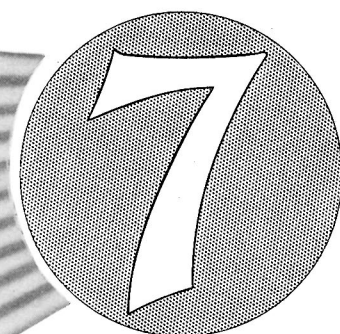
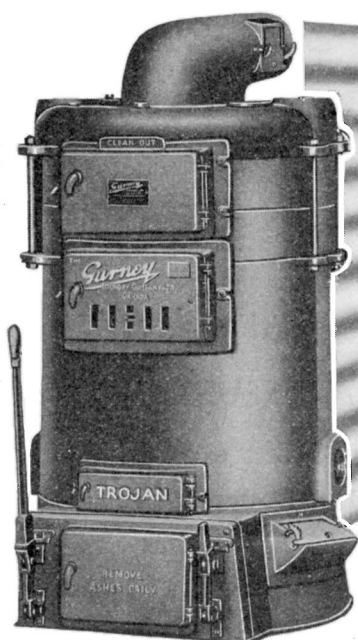
Harry Haxby, 154 Melrose Ave., one det. brick dwlg., 127 Deloraine Ave., near Greer Rd. \$4,000

Mrs. Lionel H. Clarke, 6 Clarence Cres., alter and build addition to rear of dwlg., 6 Clarendon Cr., nr. Clarendon Ave..\$6,500

Arthur Slightham, one det. brick dwlg. and garage, 27 Kennedy Pk. Rd., near Margdon Rd. \$7,000

A. G. Roberts, 70 Broadway Ave., one pair semi-det. brick two-family dwlg. with garage attached to one, 72 Broadway Ave., near Ledpath \$18,000

(Continued on page 15)



Important Features

of the

Gurney Trojan Boiler...

1. Firepot, 40% deeper, holds more fuel, requires less attention and gives steadier and more economical heat.
2. Big combustion chamber, ensures complete combustion of gases from any kind of fuel, including coke and Canadian coals.
3. Flue spaces 33% larger, easy to keep clean.
4. Two large water passages, one on either side, assure a freer circulation of hot water to the radiators.
5. Tight-fitting, dust-proof doors, which make draft control a simple matter.
6. Draft at side, with damper chains out of the way for firing. Most adaptable to automatic control.
7. Especially adapted for oil burners.

When your prospective client sees a Gurney installation in your building, he knows he will get good value if he purchases. A Gurney installation increases the value of your structure, as well as the saleability. Gurney-equipped houses are easier to sell and bring higher prices, because your customer knows his heating problems are solved. Gurney Trojan Boilers meet every heating requirement of the Canadian home.

We are always glad to furnish detailed information and full particulars about Gurney equipment. Bring us your heating problems. We can satisfy your specific requirements.

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BOILERS & RADIATORS

THE GURNEY FOUNDRY COMPANY, LIMITED

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QUALITY IS HIGH

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PRICES ARE RIGHT

Glass of every description for buildings and automobiles.

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CAROLINA-CREST HOTEL



NO CHARGE!

This charming hotel surrounded by green lawns and sun porches is the only hotel in Atlantic City serving breakfast in your room without charge.

The bedrooms are built for comfort; each with its own private bath, large closets, modern furnishings, bridge and reading lamps and three or more windows to the room. Everything is cozy and home-like.

Chas. A. Berry H. L. Fairbairn
Owner Manager

NORTH CAROLINA AVE. near BOARDWALK
Atlantic City
Continental Plan

Present Trends in House Designs

(Continued from page 1)

the back cellar door from the kitchen, hand-forged hardware for the front door, and dozens of other items that are used in all sorts of combinations to help create individuality.

Getting down to the elements of design we find that the designer is now more often able to start with a good setting for the house. The efforts to promote good subdivision layout and city planning; and the general movement for better planning are bearing fruit. Restrictions are all helping to maintain the character of residential neighborhoods. This all gives an incentive to better architecture, and designers assume a longer life for houses and emphasize durability at many points.

The automobile, besides permitting residences to spread out into suburban areas—has affected the size, shape and features of the lot and of the house. In our larger cities for example, the proportion of row houses being put up is much smaller since the war than before. New residential building consists more of detached houses and apartments.

The Front Porch Passes.

The front porch is rapidly going out of style. Fewer and fewer people care to watch endless streams of motor cars, and the rear of the house is coming more and more into its own. Alleys are becoming passe, although some cities still cling to them tenaciously. More attention is being paid to the appearance of the backs of houses and designers are called upon to provide for keeping such things as ash cans out of sight.

It is only during the past few years that the designer has had to consider that practically every owner will want a place on his lot to house one or more motor cars. The built-in garage has worked its way down from the more expensive houses into the medium-priced field. On streets where there is any considerable amount of automobile traffic and where garages are built-in or attached to the houses, families naturally want to live more and more at the back of the house. A sun parlor at the rear has become fairly common, and the rear living room is no longer a curiosity.

Larger Portion of House Cost for Modern Features.

Modern features that contribute to saving time and labor in housekeeping and which make for health and comfort have come to be demanded in most new houses and absorb a considerable part of the cost of the house. This has created a pressure in some instances to cut down on the cubical contents and has meant somewhat smaller room sizes, lower ceiling heights, and greater attention to economical arrangement of space. This is not true, of course, in the more expensive houses or even in the medium-priced field where there is a decided reaction against small living rooms. Most people seem to want a large living room even at the expense of all the other rooms on the ground floor, and the desire is but natural as the family of today actually lives a great deal in the living room. Where they can afford more space without too much extra labor for housekeeping they are glad to have it.

Dining Room Not Passing Out.

Some prophets have foretold the passing of the dining room in the small house, arguing that being used only two or three times a day it was the most expensive space in the house. A good breakfast nook and well planned arrangements for serving meals at one end of an enlarged living room, so they said, would suffice; but there is no proof yet that they were

(Continued on page 14)

SEAMAN-KENT HARDWOOD FLOORING

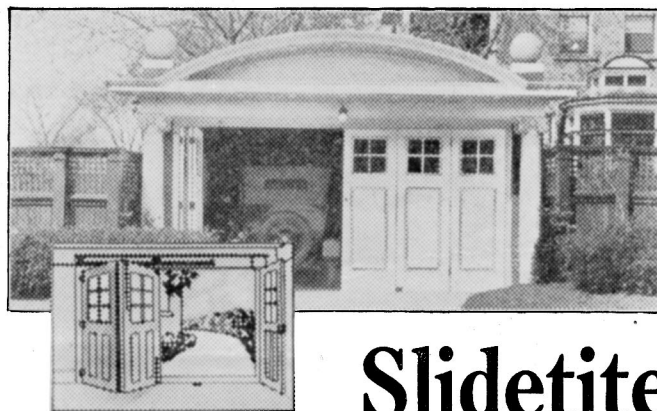
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IN CANADA

Absolutely uniform machining means no overwood—hence minimum finishing cost

SEAMAN KENT COMPANY LIMITED
Largest Producers of Hardwood Flooring in the British Empire
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For Garage Doors

Appearance is important . . . a fine doorway makes a fine garage.
Operation is important . . . nothing is more annoying than a troublesome garage door.



Slidetite

Slidetite Hardware slides and folds the doors inside—away from wind or snow.

Sufficient clearance over the car length is needed to permit folding the doors. Any standard design of mill-made door is suitable.

Slidetite Hardware may be used on openings from eight to thirty feet wide—using from two to ten doors. No centre posts are needed, the entire entrance being clear.

The overhead track is made of copper-steel, durable and rust resistant. The doors are hung on ball-bearing hangers which run with exceptional ease in the track. Double grip latches and all hinges are included in sets.

Catalogues and full information will be sent gladly on request.

Richards-Wilcox Canadian Co. Ltd.

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Toronto representative: K. M. TAYLOR, 32 Church St., Room 7. Telephone ADelaide 4859.

It Means a lot to Home-Seekers

When the "Red Seal" is placed in front of the homes you have to sell it immediately proves to home-seekers that your houses have electric wiring that is "better-than-ordinary."

This is the "Ten Point Red Seal"—it certifies homes that are sufficiently wired.



TORONTO HYDRO-ELECTRIC SYSTEM

225 Yonge Street

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Keep Canada Prosperous

Buy Goods Made in Canada

Here are actual Photographs of Rathbone Quality Service



A quarter-cut oak staircase by Rathbone in the residence of L. J. McGuinness, 511 Lakeshore Rd., Mimico. Architect—J. W. Siddall. Contractor — Chas. E. Ring & Co.

Let
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Door Frames

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Stairways

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Wood Turnings

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House Trim

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Dowels (1/4" to 2")

Body and Wagon Parts

Children's Furniture

Kitchen Furniture, etc.

THE GEO. RATHBONE LUM



A mantel in the residence of L. J. McGuinness, 511 Lakeshore Rd., Mimico. Architect—J. W. Siddall. Contractor—Chas. E. Ring & Co. Walnut Panelling by The Geo. Rathbone Lumber Co. Limited.

WHEN you use Rathbone Service, you are not only assured of the highest quality in finished results but the job is skillfully and quickly handled at reasonable prices.

Selected woods, experienced workmanship and up-to-date methods, have been combined to make Rathbone Service preferable among contractors, builders and architects.

The two photographs in this advertisement are fine examples of the work Rathbone is capable of doing.

RATHBONE LUMBER CO. LIMITED 10 NORTHCOTE AVE.
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Low Cost Roads



call for "Metallic" Copper Steel Culverts

When building roads, use "Metallic" Copper Steel Culverts. Economical to buy in the first place. Great salvage value—can be used in other locations after permanent sewers are installed. Can be hauled to the job and dropped in place by unskilled labor. No handling equipment required. Economical. Strong—to resist rough handling and the heaviest load that travels the road. Immediate delivery from stock. Ask for price lists.

Metallic Garages, Ceilings, Lath, Corner Board, Mortar Boxes, Salamanders.

THE METALLIC ROOFING CO.

Manufacturers

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Phone LA. 0800

Investigate these Opportunities

Lot 104 x 79, Balliol St. at Mount Pleasant Road

\$40.00 per foot

Also Merton Street corner lot, 50 x 100

\$37.50 per foot

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There is less shrinkage in Satin Finish Flooring when laid because of the uniformly close, fine texture of the Mountain Oak lumber used.

Satin Finish Hardwood Flooring Limited

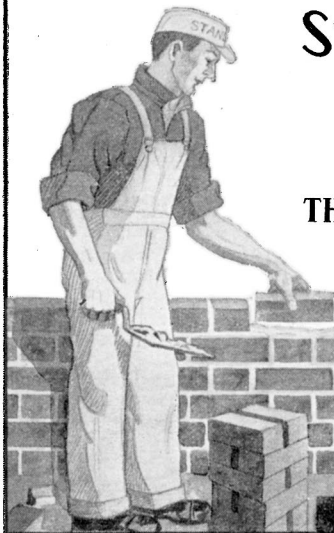
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THE STANDARD BRICK CO. LIMITED
500 GREENWOOD AVE.



John H. Broughall Joins Old-Established Realty Firm

The old-established realty firm of McWilliams & Lockhart have recently announced admittance into partnership of Mr. John H. S. Broughall, who has been connected with that firm for several years. Mr. Broughall is well known in the real estate business of this city, and is being widely congratulated upon his business promotion.

Hereafter the firm will be known as McWilliams and Broughall, and will continue expanding their already extensive realty business, including the development of the Balmoral Properties located near the growing industrial areas of Mount Dennis and Weston, where exceptional opportunities are offered the builder of small homes.

Sell Valuable Properties

Purchase of property at 508 to 518 Kingston Rd. for \$80,000 was recorded at the city registry office this week by M. J. Welsman. The land has frontage of 107 feet by depth of 325 feet. The vendor was R. R. Atkins.

Buchanan Securities Ltd. sold to Hyman Bergman property at 183 Grange Ave. for \$30,000. The site has a frontage of 53 feet by depth of 162 feet.

At the county registry office, Emily A. Mason, as administratrix of the estate of D. A. Mason, sold to Mrs. Ellen O'Sullivan property in the third concession of Scarboro. The land comprises 100 acres, fronting on the town line between Scarboro and York. The price was \$25,000.

Service Station Site Purchased

Purchase was completed last week of a holding at the southwest corner of Pape and Browning Aves., having a frontage of 100 feet on Pape and a flank of 160 feet on Browning. The purchasers, Perfection Petroleum Company, will erect a super service station on the site at a cost of \$10,000. Land was purchased from the Robert Davies estate for \$12,500. J. H. Walker of Walker Realty Company negotiated the sale.

Think Eglinton Widening Cost Too High

Board of Control and civic officials will visit Eglinton Ave. to determine how exorbitant cost of widening of the street might be averted.

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
offers the ideal location for houses of this value.

W. T. ROGERS

510 LUMSDEN BUILDING

Evenings:
AD. 1597 LY. 3252, LY. 1683

The matter came up upon the recommendation of the assessment department to pay the Masonic Temple \$67,691 compensation for the property taken for the improvement.

A depth of ten feet on a frontage of 80 feet was taken, making it necessary to reconstruct the front of the building.

"Oh, Judge?" cries sad Mrs. Jones. "Must my husband die on the gallows?"

"Of course not, of course not, lady. All we do is tie the rope around his neck and shove him off. From then on it's entirely up to him."

"This is the train for Montreal and points east!" said the announcer.

"I want one that goes to Cherryville, and I don't care which way it points!" the old lady in the bonnet.

Builders

GLEN EDYTH
SUBDIVISION

Bounded by Russell Hill Road, Poplar Plains Road, Cottingham Road and the Lady Eaton Estate.

Build here. We will co-operate.

For further particulars apply

The Toronto General
Trusts Corporation

253 Bay St. - ELgin 4371

LOT BARGAINS

\$31—St. Germaine Avenue, west of Yonge, paved street, 50 feet.

\$45—Oriole Parkway, 112 feet, suitable for 4 houses.

\$60—Glen Grove Avenue, west of Avenue Road, 200 feet, suitable for 5 houses.

R. B. Rice & Sons

2073 Yonge St. - HY. 2118

KENNEDY PARK

100 feet frontage

\$70

Can build four houses.

GARTON & HUTCHINSON

120 Victoria St. - ELgin 4281

LOTS FOR SALE

40' x 120'

IDEAL LOCATION FOR
DUPLEXES

On Avenue Rd. between College View and
Tranmer Ave.

Telephone — AD. 7460
Very Reasonable Terms

ENGINEERING RESEARCH BUILDS 50-STORY HOTEL ON STILTS OF STEEL

**New Waldorf-Astoria Hotel Will Have
No Basement and Will Own No
Land.**

Sometimes when builders and realtors are inclined to be a bit gloomy over business affairs, to become discouraged over the apparent lack of initiative on the part of our City Council in getting improvements under way, and to be "fed-up" with things in general, it's a mighty fine idea to cast our thoughts to other fields far away where some men are really getting things done.

Take the steel constructors, for instance, who have erected the frame-work for so many of Toronto's large buildings, and who are nearly always ready to take the benefits of study and research and put them into everyday practice in the erection of higher and higher, better and better modern buildings.

Research propagated through the Institute of Steel Construction, with branches in Canada and United States, has resulted in some very definite and significant achievements. This was the theme of an address delivered by Charles N. Fitts, President of the Institute, over the radio recently.

Mr. Fitts' speech was, in part, as follows:

"The man who would achieve great things must take infinite pains with details. In industry we have translated that principle into RESEARCH.

"Engineering research has turned the wasted acreage of terminal trackage into profitable land. We have learned how to throw great structures across railway tracks and to utilize air rights.

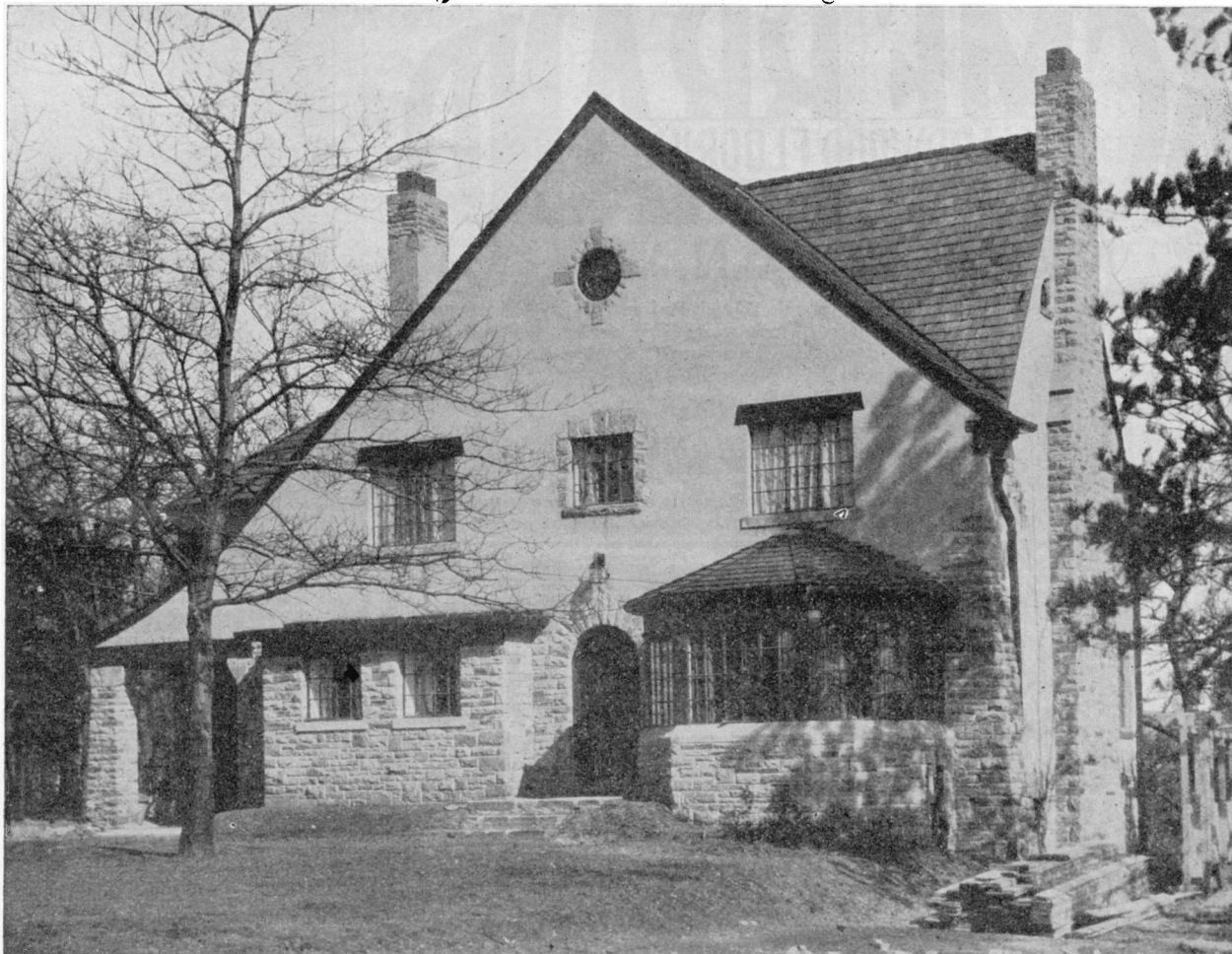
"In New York, the new Waldorf-Astoria Hotel, towering 50 storeys high, will be erected above the tracks of the New York Central Railroad. This hotel will have no basement, nor will it own any land. It merely possesses the right to rear itself upon stilts of steel resting in the rocks below the tracks, upon cushions of lead and hair, insulating the vibration of trains.

"In Akron, Ohio, a giant hangar, large enough to accommodate two of the greatest Atlantic passenger boats, is being constructed as a factory for air ships. Built of steel the structure is clear of supporting columns and under a single span of roof gives complete protection from the weather to an area that ancient Greeks and Romans never dreamed possible except in open-air theatres.

"The Hudson River Bridge, throwing a span of 3,500 feet between towers, is twice as long as the next longest span in the world. The main span of the Liberty Bridge, designed to cross the Narrows at the entrance of New York Harbor, will be 1,000 feet longer, and the bridge to be built over the Golden Gate at San Francisco will be 1,500 feet longer in its main span. Their towers will be higher than the Woolworth Building. These gigantic bridges were not dreamed of before the World War. We know to-day that we can build them with absolute safety because we have proved that steel is the strongest building material known to man, the only perfectly elastic material, and the only material that permits of such exact and rapid construction.

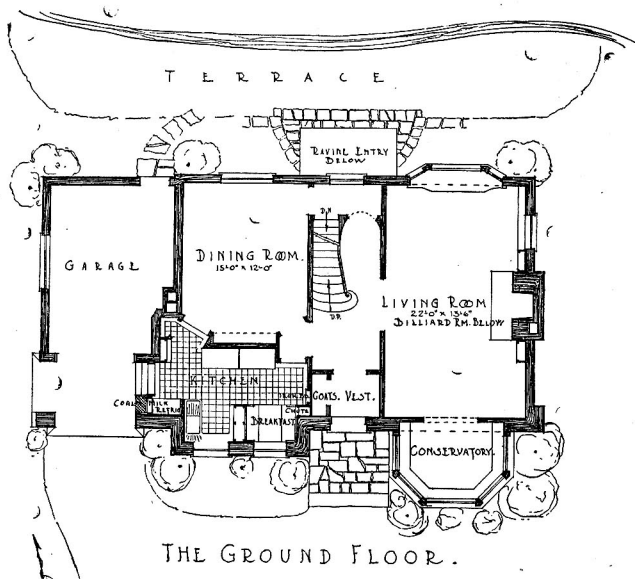
"The Empire State Building, erected at Fifth Avenue and 34th Street, New York City, will not only be the largest and the tallest building in the world, but it will be the tallest structure of any kind ever erected. It will carry a mooring mast for Zeppelins, piercing the sky 1,250 feet above the street level.

"That building, with its 85 storeys, is not erected merely to advertise its height. We build for economic return, and when land is valuable and taxes high, buildings

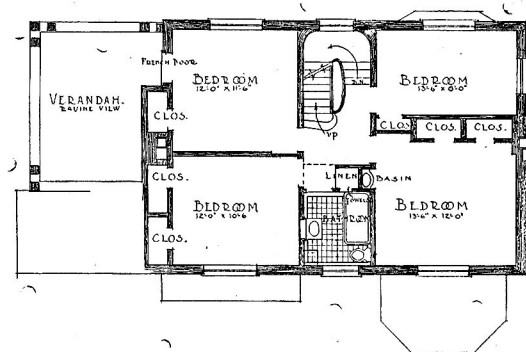


Adapting the House to the Lot

Overlooking a ravine, the house of Mr. A. F. Bentley, Toronto, has two fronts. Living and dining rooms, and two of the bedrooms on the bedroom floor, look out over the ravine. The kitchen, on the left of the main entrance, faces the street. A conservatory at the street end of the living room tempers the outlook from that apartment.



ALLEN M. TAYLOR,
Architect.



must multiply rentable floor above rentable floor if an adequate return is to be made on the investment. The Metropolitan Life Insurance Company plans a building of 100 storeys. We can build with steel to a height of 2,000 feet, or

over 200 storeys. And that will be done some day when land values force us to it.

"Not alone in bridges and buildings are we seeking to accomplish new records. Structural steel has unlimited possibilities. The first Armstrong Seadrome

is being fabricated in Philadelphia to-day. This will be anchored between New York and Bermuda next year, and will afford an airplane-landing in mid-ocean for those who take to flying. This first seadrome will be eight acres in area. It will be equipped with fuel, repair shops and a hotel.

"In tunneling rivers, erecting bridges and viaducts to carry traffic lanes over rivers and busy city streets, building lock gates, dams, fireproof residences, hangars, mooring masts, transmission towers, structural steel is serving modern civilization as no other building material has ever served it before. We steel constructors are proud to be a part of such an industry, and are deeply grateful that we have been permitted to join in a co-operative movement headed by the American Institute of Steel Construction, which has made possible the research and the standardization that are back of all these achievements.

FOREST HILLS

Some exceptionally well located 50 foot lots for immediate building.

\$65 ft.

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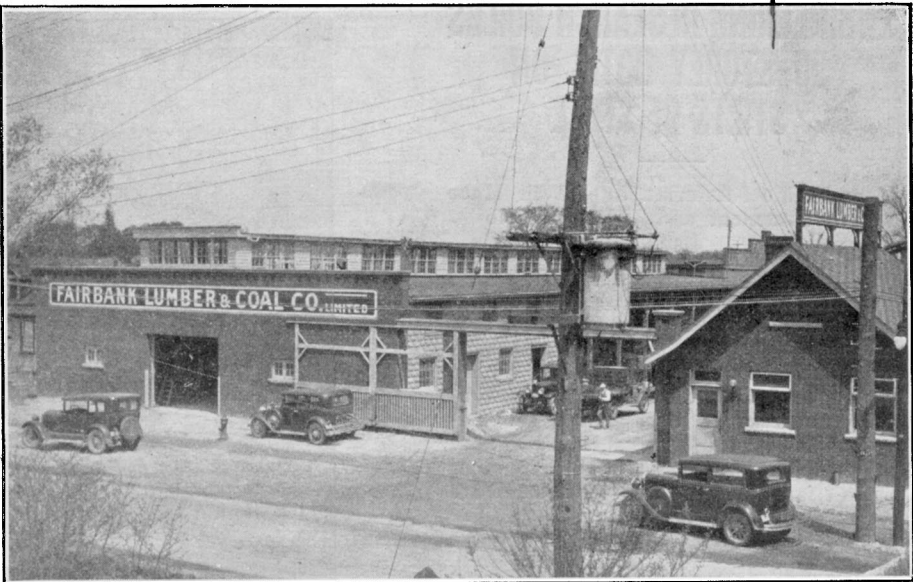
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Specify "Acme" Brand. Quick and easy to lay—economical—every piece fits. From all reliable dealers. "Made with the precision of Fine Furniture." Seeing is believing—let us show you.

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Eighteen Years of Steady Progress

A Short History of Fairbank Lumber & Coal Co., Ltd.

In the year 1912, those good old days before the War, when Hemlock was 16 per M., and anthracite coal \$8 per ton, John T. Watson started a small coal and wood-yard at Dufferin St. and the old Belt Line, with David Riddell as his manager.

The first few years were lean and hard, but in 1915 the tide began to turn—the effect of high wages in munition factories, etc., was felt and Fortune smiled, and Mr. Watson took Mr. Riddell into a partnership, which was registered as The Fairbank Lumber & Coal Co. About this time it was decided to branch out more definitely into the retail lumber and supply business.

The happy combination of an excellent location—Dufferin St. and the old Belt Line—adequate financial backing, supplied by Mr. Watson—and a practical knowledge of lumber and the building trade, supplied by Mr. Riddell—promoted a steady and healthy growth.

In the year 1921 it was deemed advisable to form a limited company, and letters patent were taken out under the laws of Ontario. The original and present officers of the company are: John T. Watson, President; Gordon M. Watson, Vice-President; David Riddell, Manager-Director; T. Gardiner Taylor, Secretary-Treasurer.

The company's plant consists of a metal-clad mill, erected in 1923, a brick office and garage which were built in 1928, and a brick storage shed added in 1929.

The mill is operated by electric power, a total of 120 h.p. being the usual demand, and is equipped with new and up-to-date machinery, including 2 high-speed ball-bearing moulders, 1 high-speed ball-bearing 24-inch surfacer, 1 high-speed ball-bearing straight-line rip saw, a rip saw, a band saw, a motorized variety saw, a scroll band saw, and a 38-inch motorized sander.

A real effort is made to give prompt and efficient delivery. Three trucks—1 3-ton and 2 2-ton International trucks, together with a team and 3 single wagons—do their best to keep this (as in every business) much-maligned department up to the scratch.

The various executive duties have been roughly divided as follows: Mr. Riddell does the buying, keeps in contact with customers and builders and exercises a general supervision. Mr. Gordon M. Watson has charge of the mill operations and of the purchase of mill supplies and equipment. Mr. T. Gardiner Taylor is in charge of the office. No travellers are employed, but the principals of the company, especially Mr. Riddell, endeavor to keep in touch with builders and building operations.

A well-assorted and thoroughly-seasoned stock of lumber, shingles and lath is carried in a yard covering five acres and served by two sidings. All trim is run in their own mill, and only from thoroughly kiln-dried stock.

Subsidiary stocks of asphalt shingles, gyproc. various insulating boards, cement, hydrated lime and prepared mortars are carried as a convenience to the trade.

The coal and wood business, which now comprises but 10 per cent. of the total of yearly turnover, shows a curve in the right direction—upwards—the annual tonnage gradually increasing, in alignment with the building up of the district.

Twenty-five to thirty men are employed, according to seasonal demands, and the combination of coal, wood and lumber makes it possible to keep on practically all employees during the winter months.

As the oldest lumber and coal business in York Township, with a record without blemish, this company enjoys the confidence and patronage of a large circle of friends and builders.

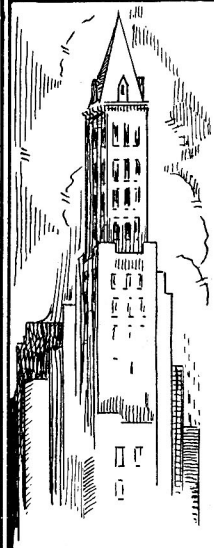
PHOTO WAS BY MILNE STUDIOS.

The photograph of the late Mr. A. S. Laing in last week's issue of the Weekly Building Reporter was by Milne Studios, Ltd., 106 Yonge St., Toronto.

SUMMARY OF EAST YORK PERMITS FOR MONTH OF APRIL.

49 Dwellings	\$177,500.00
57 Garages	5,073.00
15 Additions	3,925.00
5 Stores and Apartments....	26,900.00
1 Service Station	6,000.00
1 Double Duplex Dwelling.	12,000.00
2 Ice Stations	200.00
1 Garage and Service Station	18,000.00

Total Value \$249,598.00




LUMBER and MILL WORK

For Every Type and Size of Building

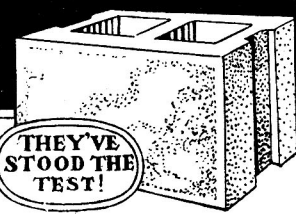
EDMUND HIND LUMBER CO. LIMITED

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THEY'VE STOOD THE TEST!

If you want moderate cost with high value—if you want proven fire safety and freedom from upkeep and depreciation—then build with Granite Concrete Blocks—the better building units. Let us quote you on your next building job.

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Our stock includes everything from common lumber for rough construction work, to fine interior trim and finish. Wherever wood can be used or whatever the type or quantity, we have something that will lend itself admirably to every type of building and interior decoration. Let us figure your complete bills.

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1372 BLOOR ST. WEST TORONTO



DETROIT'S GREAT HOMELIKE HOTEL

IN THE VERY HEART OF DETROIT

THE TULLER is the headquarters for tourists and travelers. Delightfully furnished, homelike atmosphere. Abundance of air and sunshine, large, spacious lobbies and lounging rooms. Famous for our restaurants.

800 ROOMS WITH BATH
\$2.50 and up

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Facing Grand Circus Park

HAROLD A. SAGE, Manager LATZ INC.

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Published every Saturday by

WHITTEMORE PUBLICATIONS LIMITED

31 Willcocks St., Toronto 5. Telephone KINGSdale 6718.

Official Publication of the Home Builders' Association, Toronto.



A. R. Whittemore - President

F. R. Snarr - Business Manager

H. W. Thompson, Vice-President

P. F. McCleary - Editor

Also Publishers of BUILDING IN CANADA (Issued Monthly)

EDITORIAL COMMENT**Stimulating the Workman's Pride in Creation**

A few weeks ago the Weekly Building Reporter published the awards made by the Contracting Plasterers' Association of Ontario to their apprentices for execution of fine workmanship. This activity of the Association has been favorably received and highly commended by many.

One of the most serious indictments of the trade unions, whether justified or not, has been the standardized wage scales and more or less standardized man hour production have taken from the workman the incentive to do superior work. It is quite probable that this complaint is justified in the building field, owing to the general uncertainty of employment and the necessity of frequently changing employers. During the past two months craftsmanship awards to workmen who have performed in a meritorious manner in certain projects in some of the larger cities across the line have been fairly numerous and the practice is one that can be recommended to building contractors engaged on some of the large building work now under way in Canadian cities.

The incentive to produce better work is born of a desire to receive more money in the same capacity or to earn promotion to a more responsible position paying a larger amount. With standard wage scales there is no chance of receiving more money as a tradesman simply by becoming more proficient. The necessity in many cases of working for several different contractors in the course of one year obviates the possibility of proving merit and the right to greater responsibility to any employer. However, with the employer taking the initiative and making a study of the individual prowess of the men in his employ with a view to rewarding the outstanding men, several things are accomplished, points out "The American Contractor."

"In the first place, the pride of creation, which is the natural heritage of every workman, receives an impetus because its manifestation will be officially recognized and recorded. This results in a mutual benefit to both employer and employee. Of equal importance is the fact that official recognition accompanied by considerable publicity certainly sets the individual thus honored on a pedestal somewhat above the level of his fellows. It is safe to say that any man receiving a craftsmanship award who shows an ability to handle men is almost automatically placed in line for a foremanship. At the very least, if it becomes necessary for him to apply for employment in another concern, he is bound to receive preference."

Health Values in Construction

In almost every newspaper and periodical can be read medical opinion on the vitamin content of yeast, raisins, spinach, bananas and oranges with the advice to eat more of this and that if you would be strong, vigorous and mentally efficient. There are artful discussions on how comfortable your spine feels and what restful nights you will enjoy when reclining on So and So's bed springs or mattress, but mention of the advantages of a well ventilated, quiet home or apartment are conspicuous by their absence.

Countless families have it impressed on them that a refrigerator should be exactly 45 degrees rather than 55 degrees, yet how many home buying prospects are ever told about house ventilation and insulation. These and many others are important sales aids in the sale of the modern home, but too many builders fail to take advantage of them.

Take the matter of temperature, for instance. On a June or July evening the temperature in a house will be about 72 degrees if the house is properly insulated and ventilated, when it may actually show 82 degrees—a temperature which with the stuffiness likely to go with it makes comfortable sleep impossible for many persons. There are bedrooms where you can't sleep much after sun-up on a summer morning because the sun, striking the side of the house, makes it like a hothouse.

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Present Trends in House Designs

(Continued from page 7)

right. In a recent extensive house survey made by the Department of Commerce there were found many small houses where a breakfast nook was added, but almost none where the dining room was omitted.

Room Sizes.

In the houses visited, kitchens were more nearly alike in size than any other room. Most of them contained about 100 square feet, with the width about three-quarters of the length, so that 8 feet 10 inches by 11 feet 8 inches would be typical. Living rooms from 11 to 15 feet wide and 15 to 22 feet long, with the width commonly about two-thirds the length, were most frequent. These figures are based on houses mostly of 5 or 6 rooms, and represent the actual practice—which may or may not be the best—and variations are frequent. Dining rooms tend to be more nearly square, with about half again as large an area as the kitchens. Bedroom sizes run distinctly larger in two-storey than in one-storey houses. The owner's bedroom in many two-storey houses is over the living room and of about the same size.

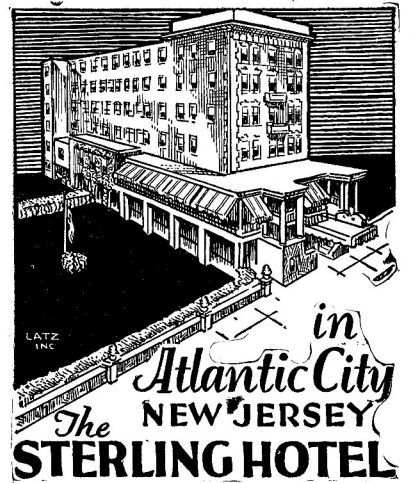
Ceiling heights are usually greater in the south than in the north—presumably because they are more comfortable in warmer climates—and on account of custom. In houses above the lowest price range there is an increasing tendency to obtain a higher ceiling in the living room by keeping the floor one or two steps lower than the remainder of the house. This latter feature was brought to the attention of the Toronto Home Builders' Association at their April meeting by past-president W. H. Martin who had noticed several instances of the lowered floor living room during his recent visit to Michigan, Wisconsin and Illinois.

Provision of a fireplace, which is found in a large majority of cases, whether it is for logs, gas or electricity, shows that the home has not altogether surrendered as a place for social life. The radio—for which built-in outlets are sometimes provided—is doing its part to keep people at home, and may have some connection with the fairly frequent provision of sun parlors and sun porches, which can be used as a second down-stairs living room, or as a porch, according to the weather.

One important group of items depends on utilities—the roots of the house. It is not necessary to emphasize the growing part that electricity and gas are playing in the home for lighting, cooking, heating, washing, cleaning and refrigeration. All this involves more expensive wiring and additional outlets, and leaves less money for the structure of the house itself.

Better Bathrooms Even in Low-priced Homes.

The bathroom is one of the most conspicuous features of many new small houses. In this connection we quote from a report of James S. Taylor of the Division and Housing, Department of Commerce, Washington: "I recall a bathroom in a row house that sold for less than \$6,000. Although small, the bathroom looked fit at least for a millionaire screen star, with its floor of black and white tile, buff colored tile waincoating, special wall-paper showing sea scenes, and the built-in bathtub with shower attachment in a kind of alcove. The bathtub on legs is going out of style, even in the lower-priced new houses. The types replacing it have practical as well as aesthetic advantages, because they have no space underneath to be kept clean; and with the saving in floor covering, the total cost of the bathroom may only be slightly larger. Of the houses covered in our survey, three fourths had tile floors in the bathroom, and about one half of them tile waincoating."



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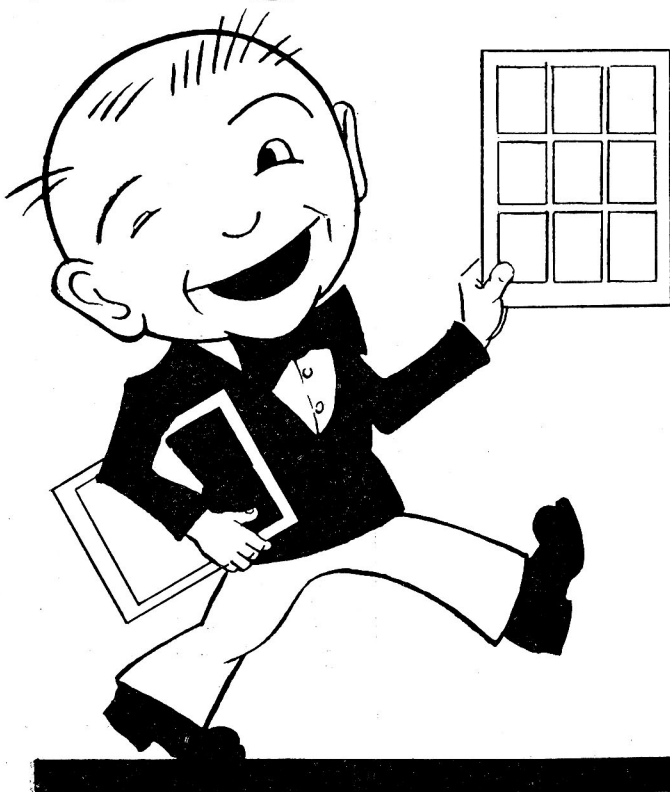
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Real advance in the heating of houses has been made through organized efforts to study the problem scientifically and to work out tables which make an adequate installation well-nigh inexcusable. The use of more expensive fuels has created a greater incentive to use adequate caulking and insulation.

One of the most important and recent trends to have a marked effect is the increasing vogue for color. This has a good and highly commendable side; but it also has its dangers. If a man paints his roof or house the wrong color he can easily repaint them, but changing the colors of certain materials however, is impossible without actual replacement.

Durability against rust and decay, protection against crack and leaks, fire-resistant properties, sanitary qualities, heat insulation, appearance—all these and many other properties of building materials are constantly stressed in appeals to the builder and to the buying public. It is up to the builder to capitalize on such things in so far as they will give real sales appeal to his house and when used according to his best judgment.

Types of Low Priced Houses.

The lowest priced houses being built in quantity in the larger cities today are of 5 and 6 rooms, with 1-storey construction apparently predominating for the 5-room, and 2-storey for the 6-room size. The 6-room, 2-storey house is favored more in eastern cities, whereas, in cities of the middle and far west, the 5-room bungalow is in the lead in the lowest priced group. In the latter cities, however, the 2-storey house usually has 6 rooms. The popularity of bungalows in the lowest priced class of detached dwellings seems to continue in spite of the arguments of those who maintain that a family gets more for its money in a 2-storey house than in a single-storey dwelling. There must be a catch somewhere: whether this is due to wrong assumptions as to comparative costs, custom, convenience for housework, or a reflection of the aesthetic tastes of owners, or something else, is difficult to determine.

Architectural Style.

Domestic architecture is on the mend. The more expensive houses are usually designed by architects who specialize in that kind of work. More operative builders appreciate the importance of good architectural service and employ architects frequently as consultants. By means

of deed restrictions and other forms of control or influence, they obtain architectural harmony in neighborhoods.

Particular styles come and go. English and pseudo-English houses and steeper roof slopes than formerly are now popular in many parts of the country. Probably more small houses of good architecture are being put up now than for a century past.

**Toronto District
Building Permits**

(Continued from page 6)

General Realities, Ltd., 1331 Danforth Ave., build addition to rear of store, 322 Bloor W., near Spadina Ave. \$3,000

Cas. D. Bertram, 98 Highland Ave., one-storey brick private garage, rear 98 Highland Ave., near Binscarth Rd., \$1,500

J. Frank Raw Co., 56 Adelaide E., build a five-storey blue-printing plant, Church St. s.e. cor Richmond ..\$64,000

Winett Thompson Co., c/o Prince George Hotel, alter store front, 81/83/85 York St., near King \$1,350

St. Patrick's Church, 133 McCaul St., build addition to and alter pair of semi-det. dwlgs., 133 McCaul St., near Dundas W. \$4,500

Dunlop Rubber Co., 870 Queen E., build addition to factory rear 870 Queen E., near Natalie St. \$500

Gloucester Properties, Ltd., 563 Church St., build apartment house, 83 Gloucester St., near Church \$75,000

Jno. G. Pendrith, Drumsnab Park Rd., build private garage and sitting room above, attached to dwlg., 7 Drumsnab Park Rd., near Castle Frank Rd., \$4,500

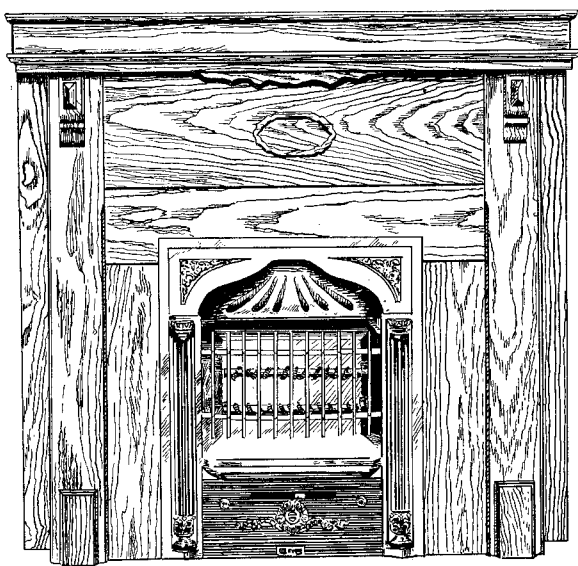
United Construction Co., 69 Yonge St., build two det. two-family dwlg. and two private attached garages, 16/18 Boulton Dr., near Cottingham St. \$15,000

Thos. McMullen, 2318 Gerrard E., build addition to factory, 2318 Gerrard E., near Main St. \$1,000

Wm. H. Brown, 179 Queensdale Ave., one pair semi-det. brick and frame dwlg., 51/53 Unsworth Ave., near Lawrence Ave. W. \$6,000

Percy Hermant, 21 Wilton Sq., erect plaster partitions on 6th floor, also 12th, 13th and 14th floors of Hermant Bldg., and 6th floor of Hermant Annex, Dundas Sq., south-west cor. Victoria \$4,000

Harry N. Barry, 589 Laird Dr., Lease, alter and build addition for two-family dwlg. only, 211 Spadina Rd., near Dupont St. \$2,000



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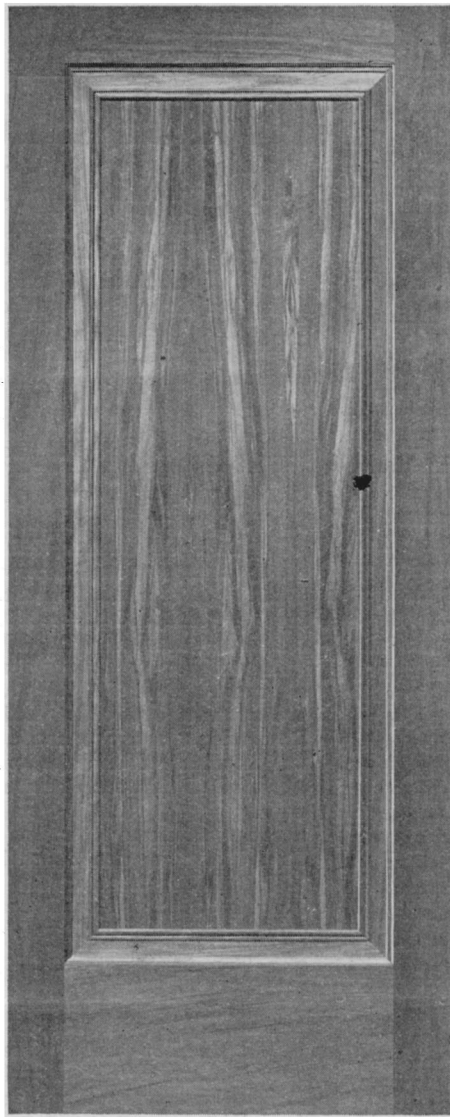
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