

WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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TORONTO, MAY 10, 1930

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Paul I. Stevens
145 Wellington St. W. (A)
LONDON, ONT. 2 ONT.

\$260,000 TO BE SPENT PAVING FOREST HILL VILLAGE THIS YEAR

All Concrete Road Surfaces Will be Laid on Many Streets.

It will be welcome news to Toronto builders operating in that part of the city to learn that the council of the Village of Forest Hill has decided to go ahead with a \$260,000 paving program during the remainder of 1930. This decision was reached at a recent meeting of the council in their new chambers in the Bank of Nova Scotia building at the southwest corner of Spadina Road and Lonsdale Road. According to the announcement of Reeve A. H. Keith Russell, the work will consist entirely of concrete and tenders will be called immediately.

On the understanding that York Township will co-operate, a 46-foot pavement on Bathurst St., from the new bridge north to Eglinton Ave., has been ordered.

With negotiations already under way between the village and Toronto, and the chances for their consummation almost a certainty, a by-law went through for laying a pavement on Eglinton Ave., from Gilgorn Rd. to Elmsthorpe Ave. A sewer on Eglinton Ave., from Bathurst St. to Lyon Ave., will be laid in conjunction with York Township.

Other pavements which received ratification are as follows: Hilltop Rd., from Eglinton to Whitmore Ave.; College View Ave., from Elmsthorpe Ave. to Larratt St.; Larratt St., from College View to Chaplin Cres.; Chaplin Cres., from Russell Hill Rd. to Eglinton Ave.; Vesta Dr., from Burton Rd. to Markdale Ave.; Vesta Dr., from Burton Rd. to Markdale Ave.; Vesta Dr., from Silverwood to Robinwood Ave., and Dunloe Rd., from Clark St. to Old Forest Hill Rd.

NEW BLOOR STREET RESTAURANT

Property Acquired at Cost of Over \$100,000

Alderman Harry Hunt, president of Hunt's Ltd., chain-restauranters, has just completed the purchase of property at 17-19 Bloor Street West, where he will open what he claims will be one of the finest restaurants and confectionery shops on the continent. The parcel lies just west of Yonge Street on the south side of Bloor, and has a frontage of 48 feet and depth of 100 feet. The vendor was W. J. Lauder, and while the price has not been disclosed, it is learned to be upwards of \$100,000.

COUNCIL APPROVES CHURCH EXTENSION, BLOOR TO YONGE

Will Cost \$1,100,000

The city council this week approved the local improvement recommendation brought in by officials relative to the extension of Church St., from Bloor St. to Yonge St. at Davenport Rd.

The total cost of the work is given at \$1,100,000 with the city bearing 75 per cent of the cost, or \$825,000, and the property owners 25 per cent, or \$275,000. The cost is to be spread over a period of twenty years.

THE CYCLONE HAS PASSED



—Courtesy "Forbes Magazine."

Some folks don't seem to realize that the stormy financial weather of last fall and winter has passed and that the sun of a better day is rising. It may not be full noon just yet, but nevertheless the wise one are out picking up the available dollars—and the crop is not nearly so short as many of us expected.

HOW MUCH OF FAMILY INCOME GOES FOR RENT OR HOME BUYING?

Enquiry Reveals That Average Family Spends 19.3 Per Cent. for Housing—
Schedule Showing Cost of Homes to Income.

The question what proportion of the family income should be expended for the rent of the home in which the family lives, or for its purchase on the installment plan as the equivalent of rent, is one which has given housing reformers considerable concern ever since the housing movement started. There has never been any scientific determination of the proper ratio between family income and rent, but only a rule of thumb statement to the effect that a family should not pay more than 20 per cent of its income for that purpose. The amount thus expended in Europe is much lower. In some of our large cities in Canada and the United States we know it is considerably higher. But just what a normal basis is has never been determined. It is a hard thing to determine.

Now comes the U. S. Department of Labor with a survey made by it about a year ago of the income and expenditures of 506 families of employees of the Federal Government. Approximately 100 families with an income not exceeding \$2,500 per year were covered by this inquiry in each of the following cities: Boston, New York, Baltimore, Chicago and New Orleans—thus giving a pretty fair average representation of the country as a whole, so far as large cities are concerned.

The results of this inquiry disclosed that in these families on the average 19.3 per cent of the family income was expended for housing. Some of the families were purchasing homes, but most of them were paying rent. Using this ratio between family income and expenditure for rent, or its equivalent of what priced homes a family can afford to purchase on the installment plan or to rent, as the case may be, with incomes of a given amount, starting at \$2,000 and ranging up to \$6,000.

Taking \$4,000 as the cost of a modest home—which they point out would have to be in one of the smaller cities and off the main street, or in a remote suburb of a large city—it is shown that if a home costing even as little as \$4,000 is to be purchased on the installment plan and paid for in 20 years in equal annual installments, it would require an average principal payment of \$200 per year. Interest payments would add an average of about \$150 a year, making a total annual payment of \$350 a year, if it is sought to amortize the debt in 20 years. In addition, they estimate real estate taxes and insurance at \$50 a year, and—if the man is a handy man and can paint his own house, replace broken window panes and patch the roof, as the average American

(Continued on page 5)

POLICE ADMINISTRATION BUILDING SITE IS FINALLY CHOSEN

Harbour Property at Fleet and York Streets is Selected.

After much indecision and the consideration of many proposed sites, the city council finally came to a decision regarding the location of the new proposed Police Administration Building at two o'clock in the morning of May 6th, and by a vote of 16 to 11, decided to locate the much discussed building on the property offered by the Toronto Harbour Commission on Fleet Street, near York Street.

The Board of Control recommended against this site and in committee of the whole council this recommendation was adopted, but when the committee rose on motion of Alderman McGregor, the council decided against this recommendation.

It is 22 feet down to rock. Foundation costs will not be greater than in any other part of the city. There won't be any trouble from flooding of the basement, it was explained.

Ald. Hunt—"It is so important to use city property. We pay money over to the Harbour Board. It will save them the city money. We can get action at an early date."

"There will be street car service to waterfront summer and winter.

"The police commissioners are all in favor of this site," said Ald. MacGregor. He said he voted for the University Ave. site because no other site had been recommended, but now they had recommended the harbour site.

"Why should we, as laymen, tell the police they don't know what they want?" asked Ald. MacGregor.

Con. Robbins favored the Murray Street site for a police building, owned by the hydro commissioners.

Ald. MacGregor suggested there was quicksand at the Murray Street property.

"I don't know how the city expects people to buy harbour land if we have so much objection to it," said Ald. Walter Howell. He pointed out that the basement would go down 22 feet.

This was an answer to charges that because it was newly made ground it might be difficult to get a good foundation.

The letter from Mr. Cousins as read by Ald. Hunt said that it was only 22 feet to rock.

He was prepared to recommend that the engineering department of the commission undertake to build the foundation.

When informed that a site had at last been chosen, a prominent Toronto builder and contractor expressed his opinion to the Weekly Building Reporter that he was indeed glad that the council had taken action. He felt that by so much unnecessary delay and palaver the unemployment situation was being accentuated gravely, and that the street widenings and various improvements which have been hanging fire for so long should be commenced at once in order to give work to the large number of men who find themselves unemployed due to the present unusual economic conditions throughout the country.

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Glass Indispensable to Present-Day Living—Its Discovery and Development of Industry—Increased Use in Building

Address delivered by G. C. Book, Consolidated Plate Glass Co. of Canada, Limited, before Toronto Home Builders' Association, April 28th, 1930.

Have you ever listened to an evening of the wonderful music coming in over the radio, and wondered just how it is sent out on the air to travel to the ends of the earth, and did it ever occur to you that glass, made up in the form of a tube, made this possible?

When Thomas A. Edison spoke on the radio a few months ago from Dearborn did it occur to you that the wonderful incandescent bulb, which this big celebration was all about, was made possible by the use of a glass bulb? Let us just go over a few of the great things in the world that have been accomplished by the use of glass.

Without telescopic lenses we would know nothing about the heavens. Without eye glasses our vision would not be corrected, and would it not be awkward carrying a watch without a crystal.

I might mention the Thermometer, the Barometer, the Compass, all of which could not be made without glass. I still have to mention Window Glass, Plate Glass, glass for buildings. These are very important; in fact, we in this business have been trying to convince our prospective buyers that they hold first place.

What Is Glass?

If you take a mixture of white sand, soda ash (which is nothing more than dried washing soda) and limestone (which you know as a building stone), and mix these pulverized materials, you have a common window glass batch. This is melted at about 2,800 degrees F. This fluid slightly cooler may be rolled like dough under a rolling pin, pressed like clay into a mould, or blown into bubbles like lamp bulbs.

The percentages of raw material that go into a batch to-day would be:—
Sand 1,000 lb.
Soda Ash 290 lb.
Salt Cake 60 lb.
Limestone 340 lb.
Arsenic 5 lb.
Charcoal 3 lb.

Tonight I am going to show a group of slides made from pictures I have gathered together—from Mount Carmel, which is situated about 60 miles from Jerusalem; Belgium, France, Germany, England, United States, and last, but not least, Canada.

Discovery

I have often been asked where glass was first made. No one knows positively, but the story of its having been discovered by the Phoenicians about 4,000 years ago is generally accepted by those in the glass industry, and several prominent historians claim absolutely that this is a fact and give many good reasons to prove their claim.

The story is told that some Phoenician merchants, living in the foot hills of Mount Carmel, about sixty miles from the

great city of Jerusalem, were cooking their meal in pots suspended on blocks of natron.

The natron, an impure form of carbonate of soda, being subjected to the heat, produced an impure form of silicate of soda, which, when fused with the sand, produced a glass-like substance or sufficiently glass-like to suggest the possibility of a permanent material. In the ruins of Pompei small pieces of cast glass about ½ inch thick were found along with some shells.

Our museums contain specimens from Egypt that were made over 3,500 years ago, and when Rome conquered Egypt she demanded tribute in glass, which she considered more precious than gold. The earliest windows we know about were glazed with alabaster and shells.

The glass spoken of in ancient times just referred to has more reference to beads, coins and Mosaics than any use of it for windows. Glass was used in a cathedral in Constantinople in the 5th Century, and we find traces of glass manufacture in Constantinople in 1204. History tells us that during the conquest the Italian soldiers learned the secrets of the glass craft, and taking some glass craftsmen with them to Venice were able to give their country a humble start—which later placed them in the position of the greatest glass centre of the world.

In 1277 Venice imported Cutlett or broken glass from the East, and this would indicate that glass was made in both places. Italian writers like to claim a very early start in the glass trade, as early as the fifth century, but history does not bear this out.

Early Industry Jealously Guarded.

In 1292 the business in Venice had grown to large proportions, and the ruling powers were so jealous of their trade that they decided to move all glass works and glass craftsmen to the Island of Mu-

ranò. This was done for public security, as it was a well known fact that the Western European countries were envious of the glass-making business at that time, and having the works and the operators on an island they had a better opportunity to control their movements. The glass works were not allowed to export raw materials. The workmen were all under penalty not to divulge trade secrets, and they were not allowed to leave the country.

The council of ten, then in control of the glass business of Venice, decreed in 1547 that "if a worker transports his art to a foreign country to the detriment of the republic an order will be despatched to him to return. If he does not obey, his nearest relations will be imprisoned. If notwithstanding the imprisonment of his relations he persists in remaining abroad, an emissary will be despatched with orders to kill him". And in sober fact the fatal sentence was in certain cases carried out.

It was not until about the 16th Century that glass came into use for windows, and then only in a small way. The development of a blow pipe about this time helped considerably and in the 16th, 17th and 18th Centuries most of the window glass was made by the crown glass method. It was a slow method, entirely by hand, the molten glass being lifted a small bit at a time and blown by blow pipe.

It was very expensive and this was where the "seven years bad luck" superstition developed. The glass was so expensive that the breaking of an ordinary piece of 10 x 12 was quite a loss. Only the very wealthy people could afford it.

Glass a Luxury Denied Even King Charles

When Prince Edward (later the First of England) brought back his bride from Spain, his father, Henry the Third, was

Executive Meeting

PRINCE GEORGE HOTEL

Monday Evening, May 12th

at 8 p.m.

Every Member of the Executive is specially urged to attend this Meeting as there are several very important matters to be dealt with, including Sales of Builder's Houses through Realty Salesmen and the question of Commissions.

so delighted with little Eleanor that he made the youthful couple a present of a house with glazed windows, and special mention was made of it in a narrative of the day.

In the reign of Queen Elizabeth the Duke of Northumberland was warned by his steward that he had better take the glass from his house during his absence, and store it in a safe place.

History tells us that the luxury loving Charles the Second, who reigned from 1660 to 1685, had no glass windows in his house. Another indication of the fact that glazed windows were a real luxury is found in the window tax which was levied on these openings by the English Government of the 17th Century.

In 1660 the French Ambassador to Venice was commissioned to recruit glass workers to work in France. France decided in favor of prohibition, not Prohibition as we know it, but prohibition of the importation of glass from Venice. After the 16th Century, however, Venice felt with increasing severity the successive blows that were dealt by competition from France, Bohemia, Germany, the Netherlands and England.

Before the decline of the Venetian glass industry Venice was stated to have 250 glass factories at work. A great falling off ensued in the volume of trade during the 18th Century — to which political circumstances contributed not a little. In 1798 the French occupied Venice. There were then some fifty glass works operating, and by 1806 the number had declined to 12. All this time France, Germany and England were getting in a position to manufacture their own glass.

Up until 1861 all window glass was melted in pots. It was in this year that the regenerative furnace was invented which allowed gas to be used instead of coal or wood.

CONGRATULATIONS, ALF.

York Township continues to grow and develop. Wednesday, May 7th, a young son arrived to make things interesting around the fireside of A. J. B. (Alf.) Gray, well known member of the Toronto Home Builders' Association and Councilor of York Township. Now we simply must annex the township, if we want to claim this young promising citizen as a future Torontonians.

Supply Companies Attention!

Have You Entered Your Team for the Horse-Shoe Contest

One of the big features at the Annual Picnic of the Toronto Home Builders' Association, Saturday, June 21st, will be the Horse-Shoe Pitching Contest. This contest is open specially to all supply companies and manufacturers of building products or materials of every kind. Entries are now being received by John Carroll, Jr., Chairman of the Picnic Committee and supply firms are requested to advise John just as soon as possible as to whether they will have a team or teams entered in this contest. Write or phone him as early as possible—during the next week if you can—so that the line-up can be arranged. Address: John Carroll, 310 Kingsway, Old Mill Post Office, Ont. (Telephone, Lyndhurst 2048.)

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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.

W. F. Hamilton, 15 Adams Street, will start work in a few days on the erection of a two-storey residence at the south side of Melrose Avenue, near Elm Avenue, York Township. It will be of solid brick construction on concrete block foundations, and will probably cost about \$5,600.

J. R. Dixon, 506 Mossom Road, has the walls under way for the erection of a detached residence on the east side of Mossom Road, near Riverside Drive, Township of York. A two-storey residence, it will be of solid brick construction on concrete block foundations, and will cost in the neighborhood of \$6,100.

George Groves, 450 Concord Avenue, has the foundations in and the walls started for two detached residences on the north side of Fulton Avenue, near Pape Avenue. They will be two-storey dwellings of solid brick construction on concrete block foundations, and will cost about \$7,200.

E. J. Colbourne, 186 Silverthorne Avenue, has the walls up for a detached two-storey residence on the east side of Watson Avenue, near St. John's Road. It will be of solid brick construction on concrete block foundations, and will cost about \$7,500.

W. J. Scott, 397 Sackville Street, has the roof on a detached bungalow residence on the north side of Hertford Street, near Bicknell Avenue. It will be one storey, of solid brick construction on concrete block foundations. The cost is estimated at \$4,500.

E. A. Jones, 140 Dawes Road, is getting the foundations in for a detached residence on the east side of Westlake Avenue, near Westbrook Avenue. A two-storey dwelling, it will be of solid brick construction on concrete block foundations.

C. B. Sears, 3 Tullis Drive, will begin work shortly on the erection of a detached residence on the south side of Lytton Boulevard, near Avenue Road. It will be a two-storey dwelling, of solid brick construction on concrete block foundations, and will cost in the vicinity of \$8,000.

A. H. Topple, 391 Millwood Road, has the walls under way for a pair of semi-detached residences on the south side of Roselawn Avenue, near Avenue Road. They will be two-storey dwellings, of solid brick construction on concrete block foundations. Mr. Topple also contemplates the erection of a similar pair on an adjoining lot some time soon.

M. J. Callahan, 38 Lawrence Crescent, is getting the walls up for a store with apartments above at the south-west corner

of Yonge Street and Lawrence Avenue. It will be a two-storey building of brick and steel construction. The cost is estimated at \$8,000.

H. H. Ivens, 65 Bowie Avenue, is getting the footings in for a pair of semi-detached residences on the west side of Fairbank Avenue near Bowie Avenue. It will be two storeys, of solid brick construction on concrete block foundations. The cost will be in the vicinity of \$7,500.

(Continued on page 5.)

Mechanics' Liens

May 7th, 1930.

- 11756—Harbour Brick Company, Limited, against William Shankman, et al., for the sum of \$131.40
- 11757—S. McCord & Co., Limited, against William Claude Fox, et al., for the sum of \$1,685.15
- 11758—Toronto Brick Co., Ltd., against William Shankman, et al., for the sum of \$2,299.15
- 11759—Ben. Kraft, against William Shankman, et al., for the sum of \$150.00
- 11760—Harry Langridge, of 168 Lumsden Ave., against L. C. Fauver & Mrs. L. C. Fauver, of 112 Chaplin Cres., et al., for the sum of \$75.50
- 11761—Clement Clarke, of 260 Springdale Blvd., against L. C. Fauver & Mrs. L. C. Fauver, of 112 Chaplin Cres., et al., for the sum of \$77.50
- 11762—Sydney Coxill, of 733 Sammon Ave., against L. C. Fauver & Mrs. L. C. Fauver, of 112 Chaplin Cres., et al., for the sum of \$75.00
- 11763—James Fiddes & Arthur Jackson, trading under the name and style of Fiddes & Jackson, against William Shankman, et al., for the sum of \$2,439.00
- 11764—E. A. Gardiner, of 317 Jane Street, against William Shankman, et al., for the sum of \$419.82
- 11765—Canada Electric Co., Ltd., of 175 King Street East, against John Joseph McCabe, et al., for the sum of \$3,674.88
- 11766—Pilkington Bros. (Canada), Limited, against William Shankman, et al., for the sum of \$359.28
- 11767—Isaac Gelman, against William Shankman, et al., for the sum of \$1,035.00
- 11769—Leon T. Barr, against Arthur L. Edmonds, for the sum of \$33.50
- 11773—Superior Stone, Limited, against 80 Richmond St. W., et al., for the sum of \$12,816.30
- 11774—Peter Hanson, against William Shankman, et al., for the sum of \$3,325.00
- 11775—James Ernest Corbett, of 709 Shaw Street, against Florence Fletcher, et al., for the sum of \$158.85
- 13526—J. McCullough, against Universal Negro Improvement Association Incorporated, et al., for the sum of \$35.50

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How Much of Family Income Goes for Rent or Home Buying?

(Continued from page 1)

used to do years ago—the cost of repairs is conservatively estimated as \$30 a year. From which it is concluded that it will cost the occupier \$430 a year for his rent for a period of 20 years; but at the end of that time the family will own the home free and clear.

Assuming that families are to pay out roughly 20 per cent or one-fifth of the family income to meet this annual charge of \$430, it would be necessary for that income to be not less than \$2,228. In other words, a family with an income of \$2,228 is warranted in purchasing a \$4,000 home and paying for it on the installment plan, provided the payments are spread over a period of 20 years.

The following table shows the cost of a home that a family can afford to purchase on this basis with given incomes starting at \$2,000 and not exceeding \$6,000.

Income	Cost of Home
\$2,000	\$3,591
\$2,500	4,488
\$3,000	5,386
\$3,500	6,284
\$4,000	7,181
\$5,000	8,977
\$6,000	10,772

The Department points out that paying for a home on a 20 year basis means that those who purchase a \$4,000 house will pay for it ultimately \$8,600—a striking illustration of the extent to which a man is punished for his poverty; for if he had the capital to buy the house outright he would buy it for its real value and not have to pay double its real value. The Department, in commenting on these figures, very rightly emphasizes the fact that unquestionably most families buying homes are paying more than one-fifth of their family income. This ratio varies as between cities and as between families in the same cities.

In commenting on the Department's Report, the journal "Housing" states that the figures revealed by the Department "clearly indicate that there are some families who should not attempt to become home owners". The Report may indicate that in part, but does it not more clearly emphasize the fact that the mistake made by many families is not their buying of a home but rather that they are spending too much on the purchase of a house priced above their true ability to pay? In other words, too many are attempting to buy homes "over their heads". The sin is not in the desire to own or in the process of purchasing, but rather in the expenditure of a greater proportion of the income for home buying than the purse warrants. Let the family be content with a home priced in proper proportion to the income, and the sting of the transaction is removed—whether it be renting or buying.

The Ring of the Trowel and Hum of the Saw

(Continued from page 4)

George West, 32 Alcina Avenue, will begin work within a few days on the erection of a detached residence at number 30 Alcina Avenue. The general contract has been let to Benjamin Cook, 164 Wolverleigh Boulevard. The dwelling will be two storeys, of solid brick construction on concrete block foundations and will cost about \$5,000.

W. W. Hurd, 993 Avenue Road, has the roof on a double duplex residence at number 991 Avenue Road. The new duplex will be two storeys, of solid brick construction on concrete block founda-

tions, and will embody all modern features, including electric refrigeration. The cost is placed at about \$22,000.

W. T. Bennett, 59 Rose Park, expects to begin work shortly on the erection of an \$8,000 residence on the north side of Douglas Drive near MacLennan Avenue. It will be two storeys, of solid brick construction on brick foundations.

F. Burnell, 190 Livingstone Avenue, is getting the walls up for the erection of a detached residence on the south side of Livingstone Avenue, near Locksley Street. It will be a two storey dwelling, of solid brick construction on concrete block foundations. The estimated cost is in the vicinity of \$5,000.

Arthur W. Jeffrey, 550 Carlaw Avenue, is trimming his duplex residence at the south-east corner of Columbine and Ransford Avenues. It is a two storey dwelling, of solid brick construction on concrete block foundations, and when completed will cost about \$8,200.

Westwater and Sharp, 160 Langford Avenue, have the walls up for two bungalow residences and walls under way for two more on the east side of Rivercourt Boulevard near Woodville Avenue. Of one storey these dwellings will be of solid brick construction on concrete block foundations, and will cost upwards of \$3,000 each.

C. S. Chapple, 239 Evelyn Avenue, has the walls ready for the roof for two bungalow residences on the west side of Grenadier Ravine near Morningside Avenue, Swansea, Ontario. They are one storey dwellings, of solid brick construction on concrete block foundations, and will cost in the vicinity of \$4,000 each. Mr. Chapple will proceed with the erection of two more similar dwellings as soon as the above mentioned pair are completed.

Wm. Purkis, 117 Boon Avenue, has the walls up ready for the roof for a detached residence on the north side of Rockwell Avenue. It will be a two storey residence, of solid brick construction on concrete block foundations.

E. B. Reid, 87 Pleasant Blvd., will begin work within a few days in the village of Forest Hill on the erection of a detached residence at number 35 Vesta Drive. It will be a two and a half storey residence, of brick and stone construction on stone foundations and will cost in the vicinity of \$9,500.

K. Nicholson, 2245 Yonge Street, will begin work shortly on the erection of two detached residences on the south side of Windley Avenue near Humewood Drive, in the Cedarvale district. They will be two storey dwellings, of solid brick construction on concrete block foundations, and will cost approximately \$12,500.

N. L. Eves, 43 Holley Street, has begun excavation operations for the erection of four residences near the south-east corner of Inglewood Drive and Glenrose Avenue. They will be two storey residences, of solid brick construction on concrete block foundations, and will cost upwards of \$5,000 each.

A. White, 327 Seaton Street, will begin work in a few days for the erection of a detached residence at 387 Seaton Street. B. Deaken, 60 Guestville Avenue, Mount Dennis, holds the general contract for this job. It will be two storeys, of solid brick construction on concrete block foundations, and will cost about \$6,000.

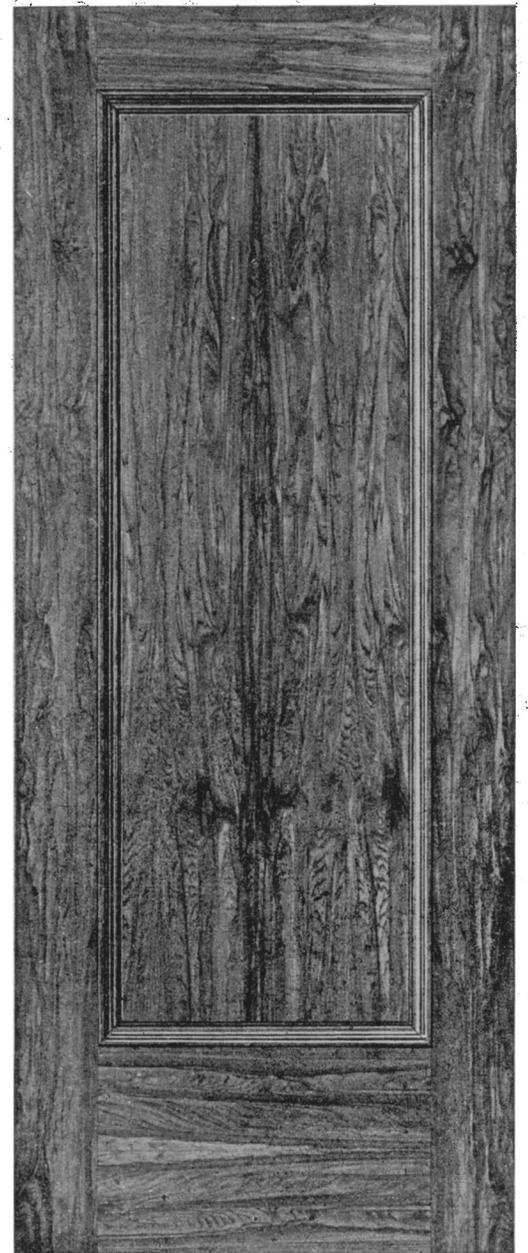
George Price, 24 Playter Boulevard, will begin work at an unstated date on the erection of a two-storey residence of solid brick construction on concrete block foundations, on the north side of Applegrove Avenue, near Billings Ave.

H. Mitchell, 140 Pinewood Avenue, has begun excavation operations for a pair of semi-detached residences at 245-7 Deloraine Avenue. They will be of two storeys, of solid brick construction on concrete block foundations. The cost is placed at \$8,000.



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LUMBER MILLWORK

Toronto District Building Permits

Mrs. K. E. Plume, of 2932 Bloor St. W. Build a one storey brick addition to store for furniture storage, 2392 Bloor St. W. near Jane Street. \$1,650.

Wm. N. Colville, c-o Kitchener Public School, build one detached brick two-family dwelling and private garage, 19 Teddington Park Ave., near Yonge St. \$15,000.

John G. Stanion, 14 Glenlake Ave., make alterations to dwellings for two families only, 14 Glenlake Ave., near Dundas St. \$1,800.

John Northway & Son Ltd., 91-3 Wellington St. W., to make interior alterations to warehouse 91-3 Wellington St. W., near York St. \$2,500.

Samuel Bainerman, 422 Dundas St. W., to build addition to front of dwelling for store 357 Spadina Ave., near Cecil St. \$1,000.

Wm. H. Wreggett, 458 Grace St., to alter and build addition to dwelling for two family dwelling only, 458 Grace St., near Bloor St. W. \$1,000.

Herbert A. Shaw, 117 Glengrove Ave. W., to build a one storey brick private garage, 117 Glengrove Ave. W., near Rosewell Ave. \$500.

Dominion Government, Parliament Buildings, to build super-structure for customs house south side of Front St. W., near Yonge St. \$1,750,000.

Melville Heuston, 4 Rosedale Rd., to build porch and bay window on north side of dwelling 4 Rosedale Rd., near Park Rd. \$600.

Donald F. Ray, 24 Addressan Rd., to build one detached brick dwelling, 20 Addressan Rd., near Wanless Ave. \$4,000.

Mrs. Jane D. Cummings, 12 High Park Ave., to build five attached brick private garages to be used by occupants of double duplex house on premises only, 83 High Park Ave., near Glenlake Ave. \$500.

Geo. Fraser, 132 Earls court Ave., to build addition to front of dwelling 132 Earls court Ave., near Hope Ave. \$2,000.

John Carton, 225 Logan Ave., to build pair semi-detached two storey brick dwellings 191-191½ Sumach St., near Dundas St. \$5,400.

John Black, 42 Oakmount Rd., to repair fire damage to dwelling, no alteration to building, 42 Oakmount Rd., near Bloor St. W. \$18,000.

Geo. Buckner, 71 Pape Ave., to build two pair semi-detached two storey brick and shingle dwellings, 25-27 Lewis St., near Eastern Ave. \$10,000.

Chester Robinson, 26 Dawlish Ave., to build one pair semi-detached brick and shingle dwellings, 305-307 Roselawn Ave., near Oriole Parkway. \$6,500.

Chester Robinson, 26 Dawlish Ave., to build one pair semi-detached brick and shingle dwellings 301-303 Roselawn Ave., near Oriole Parkway. \$6,500.

Selvo Napolitani, 80 Montrose Ave., to excavate and underpin one pair of dwellings with 14-inch brick pand at front and rear, and 9-inch at sides, 78-80 Montrose Ave., near Dundas St. \$800.

Hudson Coal & Ice Co., 1820 Yonge Street, to build three coal pockets, 1820 Yonge Street, near Merton St. \$11,000.

Ed. G. Warren, 88 Glengrove Ave. W., to build two detached brick dwellings and one private garage 197-199 Glenview Ave., near Rosewell Ave. \$10,000.

Aikenhead Hardware Co., 364 Richmond St. W., to replace sprinkler tank, 364 Richmond St. W., near Spadina Ave. \$700.

City of Toronto Parks' Department, City Hall, to build foundation for Shriners' Monument, Exhibition Park, south of main band stand. \$1,400.

Herbert E. Warrington, 51 Orchard Park Blvd., to build three pair semi-detached brick dwellings 51 to 61 Oakcrest Ave., near Woodbine Ave., \$16,000

H. E. Warrington, 51 Orchard Park

Bldv., to build one pair semi-detached brick dwellings, 46-48 Oakcrest Ave., near Amroth Ave. \$5,350.

H. E. Warrington, 51 Orchard Park Blvd., to build three pairs semi-detached brick dwellings 39 to 49 Oakcrest Ave., near Woodbine Ave. \$16,000.

Wm. Purkis, 117 Bloor Ave., to build one detached brick dwelling north side of Rockwell Ave., near Rosethorn Ave. \$3,400.

Fred Stevens, 454 Briar Hill Ave., to build three detached brick dwellings, 111-113-115 Glencairn Ave., near Heather St. \$12,000.

Fred Stevens, 454 Briar Hill Ave., to build three detached brick dwellings on west side of Heather St., near Glencairn Ave. \$12,000.

Fred Stevens, 454 Briar Hill Ave., to build two detached brick dwellings, 227-229 Deloraine Ave., west of Greer Rd. \$7,000.

Wm. Bushell, 17 Frank Cres., to build pair semi-detached brick dwellings east side of Weston Road, near Rowntree Ave. \$5,500.

Archibald Hutchison, 58 Madison Ave., to build addition to brick private garage, 58 Madison Ave., near Lowther Ave. \$500.

Toronto Hydro-Electric System, 225 Yonge Street, to build a two storey case-ment-reinforced concrete sub-station, Yonge St., south-east corner, near Glengrove Ave. \$140,000.

Imperial Oil Ltd., 56 Church St., to build a one storey brick addition to gasoline service station, Queen St. south-east corner near Indian Road. \$1,000.

Imperial Oil Ltd., 56 Church St., to install two 1,000 gallon underground gasoline tanks, Dundas St. W., near St. John's Road. \$900.

Imperial Oil Ltd., 56 Church St., to build a one storey brick service station south side of Bloor St W., near Dufferin St. \$10,000.

Geo. F. Marsh, 51 Blythwood Rd., to alter dwellings by bricking existing side entrance and building partition for lavatory, 51 Blythwood Rd., near Yonge St. \$950.

Duncan & Napier, 44 Chester Ave., to build one pair semi-detached brick and shingle dwellings north side of Chatham Ave., near Jones Ave. \$7,000.

John G. Holmes, 1277 Queen St. W., to build store 716 Bloor St. W., near Christie St. \$3,000.

Max Martin, 5 Edgewood Grove, to build brick private garage with sunroom over at west side of dwelling, 5 Edgewood Grove, near Edgewood Ave. \$700.

Gibson & Co., 1390 Davenport Rd., to install one 250-gallon gasoline tank and one 450-gallon and one 1,000-gallon gasoline tanks, 1319 Davenport Rd., near Bartlett Ave \$1,000.

Teperman & Sons, 260 Van Horne St., to demolish three stores.—Bricks to be taken down course by course, 396-98-400 Yonge St., near Hayter St. \$700.

Stanley Huckle, 34 Madison Ave., to build two detached brick dwellings 563-65 Millwood Rd., near McCord Rd. \$9,000.

Thos. Arthur, 574 Durie St., to build one detached brick dwelling also build private garage east side of Indian Grove, near Glenlake Ave. \$3,400.

J. J. Campbell Ltd., 177 Strathmore Blvd., to build one detached brick dwelling and private garage, 679 Merton St., near Cleveland St. \$3,000.

Hoyt Metal Co. of Canada Ltd., 721 Eastern Ave., to build a one storey brick addition to factory, 721 Eastern Ave., near Pape Ave. \$1,800.

Canada Housing Co., 34 King St. E., to build two pairs of semi-detached brick dwellings 13-15-17-19 Berkshire Ave., near Eastern Ave. \$8,000.

(Continued on page 12)

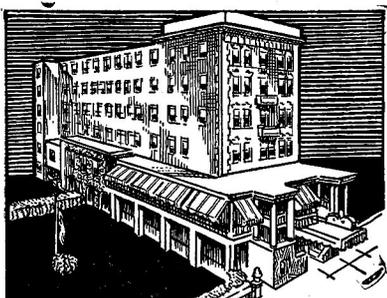


THE LATE A. S. LAING

A. Savigny Laing, Sales Manager of The Cooksville Company, Limited, passed away at his late residence, 15 Glengowan Avenue, Tuesday, May 6th, after a short illness of pneumonia. His death came as a great shock to a wide circle of friends and acquaintances in the building industry throughout Greater Toronto. The late Mr. Laing was born at Peterboro, Ont., and prior to enlisting for overseas service, resided in Montreal and Vancouver. He served at the front with the McGill Battery from 1914 to the conclusion of hostilities, and gained his commission for gallantry on the field. He was a member of Eglinton United Church and of the Masonic fraternity. He leaves to mourn his loss besides his widow and son, his father, Robert Laing, of Toronto, and six brothers.

DECLINE IN TORONTO BUILDING

There has been almost \$3,000,000 decrease in the value of buildings being erected in Toronto during the first four months of 1930 from the value of those for the same period in 1929, according to the figures of the city architect's depart-



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ment. The total so far in 1930 is \$9,549,983.

FAVOUR EAST YORK TOWNSHIP ANNEXATION.

The proposed East York Township annexation is causing considerable unrest among East York ratepayers who are anxious that the matter be carried on to a conclusion. They feel that it has stood in its present unsettled state long enough, and have decided to approach the city of Toronto once more with a request that the matter be decided upon.

"That the question of annexation be pursued to a definite conclusion as per the mandate given by the people on January 1st, 1930," was a resolution passed by East York Central Council of Ratepayers at a meeting in Danforth Park School this week. President Arthur Bursill presided.

Indications favorable to York and East York Townships' chances of annexation to Toronto were brought out in city council this week when Mayor Wemp said that department heads were preparing a report.

"If their report is anyway favorable, no doubt the Board of Control will bring on a favorable recommendation.

"I believe most members of council are in favor of annexation," the mayor said, "if it will not be too burdensome upon the city."

HOMES SELLING IN LEASIDE

Messrs. Wood, Fleming and Company report great activity in the Leaside area. Seven homes have been sold within the last few weeks, and great interest on the part of prospective buyers is in evidence. Large numbers of homeseekers are visiting the many new homes in Leaside and business so far this season has been very encouraging, it is stated. It is expected that extensive paving operations will be commenced within a week or two.

FOR THE BUILDER WHO SMOKES

Clark, Howe, Waters & Knight Bros., Limited, manufacturers of Algonquin lumber products, have a very attractive ash tray for distribution to builders and architects. Phone Mr. Gerald Martin, Ad. 1354. There is of course no charge for this little souvenir.



—C.P.R. photo.

A NEW DEPARTURE IN EXPORT METHODS
On April 30th, in London, representatives from all parts of the British Isles, as well as a large section of the European continent, gathered as the guests of the Gypsum, Lime & Alabastine, Canada, Limited, for a series of sales conventions. Photo shows, left to right—J. F. Cameron, general sales manager of the Gypsum, Lime & Alabastine, Canada, Limited, with Mrs. Cameron, and H. H. Phillips, export manager, aboard the C. P. S. S. "Duchess of Bedford," enroute to London, where Gypsum executives will address the sessions.

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The Growth of Toronto in Area Since 1882

The total area of the City of Toronto proper to-day is nearly 26,000 acres. In 1882 the area of the city amounted to 10,360 acres, so that we have a city to-day more than 2½ times as large in extent as 48 years ago. This is really a remarkable development, for most cities on this continent increased their population greatly with little extension to areas, resulting in many cases in large densities of population, congestion and overcrowding. These faults Toronto has happily avoided by progressively extending her boundaries. It is now generally regarded as but a matter of a short time before East York and York Townships are annexed to the city, thus providing much valuable building territory to the city.

The growth of Toronto in area since 1882 is shown in the following table:

Year	Acres	Acres
Total area in 1882.....		10,359.9
Annexed area in 1883..	556.8	
Total area in 1883.....		10,916.7
Annexed area in 1884.....	2,226.3	
Total area in 1884.....		13,143.0
Annexed area in 1886..	98.5	
Total area in 1886.....		13,241.5
Annexed area in 1887..	318.9	
Total area in 1887.....		13,560.4
Annexed area in 1888..	1,213.7	
Total area in 1888.....		14,774.1
Annexed area in 1889..	662.4	
Total area in 1889.....		15,436.5
Annexed area in 1890..	32.8	
Total area in 1890.....		15,469.3
Annexed area in 1893..	122.4	
Total area in 1893.....		15,591.7
Annexed area in 1903..	1,119.4	
Total area in 1903.....		16,711.1
Annexed area in 1905..	406.1	
Total area in 1905.....		17,117.2
Annexed area in 1906..	29.3	
Total area in 1906.....		17,146.5
Annexed area in 1908..	895.3	
Total area in 1908.....		18,041.8
Annexed area in 1909..	3,731.1	
Total area in 1909.....		21,772.9
Annexed area in 1910..	725.2	
Total area in 1910.....		22,498.1
Annexed area in 1912..	3,021.2	
Total area in 1912.....		25,519.3
Annexed area in 1914..	280.8	
Total area in 1914.....		25,800.1
Annexed area in 1920..	104.1	
Total area in 1920.....		25,904.2
Annexed area in 1921..	15.1	
Total area in 1921.....		25,919.3
Annexed area in 1922..	13.0	
Total area in 1922.....		25,932.3
Annexed area in 1923..	3.5	
Total area in 1923.....		25,935.8
Annexed area in 1924..	19.9	
Total area in 1924.....		25,955.7
Annexed area in 1925..	5.5	
Total area in 1925.....		25,961.2



—Courtesy Toronto Industrial Commission.

How Toronto Has Grown

From Village to Canada's Finest City.

Three years after the close of the War of 1812-14, Toronto (then known as the Town of York) comprised a settlement of but 1,200 people. The town, or more properly speaking, the Village of York, occupied only a small fragment of the large area making up the city as at present. For the most part the settlement centred along the waterfront in the vicinity of what would now be designated as the foot of Church, Yonge, and Bay Streets, and north along Yonge Street to about Queen Street.

The growth in population and assessment of Toronto is well illustrated in the statistics following:

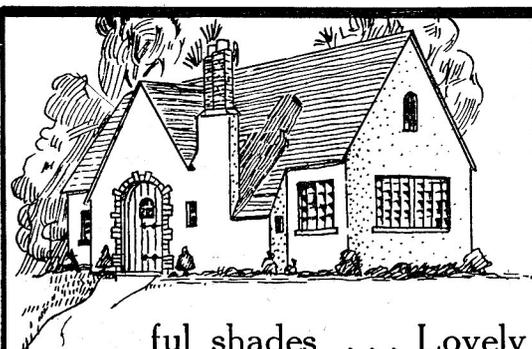
Assessment figures are for Toronto City proper only.

Population figures are for Toronto City and suburbs.

Year	Population	Assessment	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930
1817 Town of York	1,200		475,296	505,807	534,322	544,456	527,556	535,271	547,371	562,585	597,386	671,761	690,088	709,099	730,809	745,236	762,149	778,498	804,349	826,186	1,016,081,124
1824 " " "	1,676		343,739,914	436,330,015	513,380,984	565,300,294	585,936,141	588,420,313	605,107,430	621,434,207	641,454,156	697,418,435	776,134,636	823,820,951	849,121,200	875,414,354	886,839,808	910,494,398	922,717,572	967,371,437	
1834 City of Toronto	9,254																				
1845 " " "	19,706																				
1850 " " "	25,000																				
1855 " " "	55,000																				
1874 " " "	74,000																				
1900 " " "	227,877	124,932,762																			
1901 " " "	247,971	128,271,583																			
1902 " " "	266,989	133,965,547																			
1903 " " "	279,526	138,645,995																			
1904 " " "	293,395	141,817,497																			
1905 " " "	305,244	148,819,071																			
1906 " " "	323,801	167,861,755																			
1907 " " "	355,726	185,263,260																			
1908 " " "	365,923	206,385,253																			
1909 " " "	402,567	233,953,105																			
1910 " " "	424,057	270,489,140																			
1911 " " "	443,751	306,751,673																			

—Tabulated courtesy Might Directories, Ltd.

—Courtesy Might Directories, Ltd.



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A FOOT'S A FOOT

City Planning Assumes Vital Importance

Toronto's Welfare Demands Comprehensive Scheme.

For 20 years the citizens of Toronto have been considering with increasing interest the problem of re-making their city by some comprehensive scheme of town planning so that the streets of muddy York may give way to ones worthy of greater Toronto as it is today.

The realization that some comprehensive forward-looking plan of improvement is necessary now appears to be unanimous among Torontonians. What form such a plan should take is the only stumbling block, since with increasing interest in improvement many citizens have produced many schemes.

Nearly 20 years ago the city appointed its first town planning commission to suggest the course which future developments should take. The result of its recommendations was two famous bridges linking the eastern section of the city with the centre, and the north-eastern section of the city with the centre. Extensive developments have followed the Prince Edward Viaduct and the Leaside bridge despite the fact that the approaches to the former are still only temporary and the latter was only completed two years ago.

This commission also planned for the opening up of the business district to accommodate the increasing traffic, but of all its recommendations only one new street was put through to carry the traffic streams out of the congested area.

Many New 'Scrapers.

Since that time a succession of new office buildings have been erected, each the

highest in the Empire until surpassed by a neighbor, despite the fact that they are crowding each other on narrow streets and lanes where the traffic problem has become so acute that all parking is prohibited greatly to the detriment of the large retail stores from which customers have been going to more convenient shops further out.

Two years ago another temporary town planning commission was appointed which last year reported the need for opening

and extending great arterial thoroughfares in the downtown section of Toronto, and pointed out that if the plan were accomplished it would provide permanent means for the facilitation of traffic and at once afford opportunity for commercial and aesthetic development along profitable lines in a section where it is urgently needed.

This commission adopted some of the streets planned by its predecessor and planned others not only to open out the the business area but to provide arterial roads to draw the congested traffic off during the rush hours. Its plan, together with changes suggested by engineers of the Board of Trade, was considered by the heads of civic departments and recommended for construction over a period of 15 years at a net cost of \$18,632,021.

A by-law to authorize the plan was defeated by the city's taxpayers on January 1, but out of it has arisen a unanimous interest in civic improvement with all and sundry studying town planning and offering suggestions while the present incumbents of civic office and their defeated rivals are all promising immediate action on improving Toronto.

TORONTO HAS SECOND LOWEST TAX RATE.

Comparison of Ontario Cities.

Toronto has the highest assessment and the second lowest tax rate of any city in Ontario. A comparison of total assess-

ments and tax rates is given in the annual report of Assessment Commissioner Farley recently, as follows:

	Assessment	Mills	Population
Hamilton	\$ 165,553,770	33.5	143,129
Ottawa	157,436,053	31.35	125,496
Windsor	82,826,975	36	70,031
London	85,500,097	33.9	69,742
Brantford	28,498,425	39.5	30,103
Kitchener	25,782,479	36.75	30,274
Ft. William	33,090,905	38	24,635
Oshawa	16,556,930	42	25,550
St. Catharines	24,151,750	39.5	25,347
Sault Ste. Marie	19,224,136	38.8	22,844
Peterboro	24,152,080	38	22,487
Kingston	18,705,330	39	21,923
Guelph	13,954,790	41.75	20,390
Port Arthur	25,876,850	43	20,092
Stratford	15,315,746	35.5	18,909
Niagara Falls	19,539,425	42.4	18,539
Sarnia	24,823,533	34.5	17,003
St. Thomas	16,974,726	34.4	16,869
Belleville	10,049,733	45.6	13,443
Galt	13,696,765	43.5	13,752
Owen Sound	8,723,181	50	12,304
Woodstock	7,342,508	37.12	10,898
Welland	10,996,299	40	10,141
Brockville	7,235,825	42	9,432
Toronto	1,016,081,124	31.5	606,370

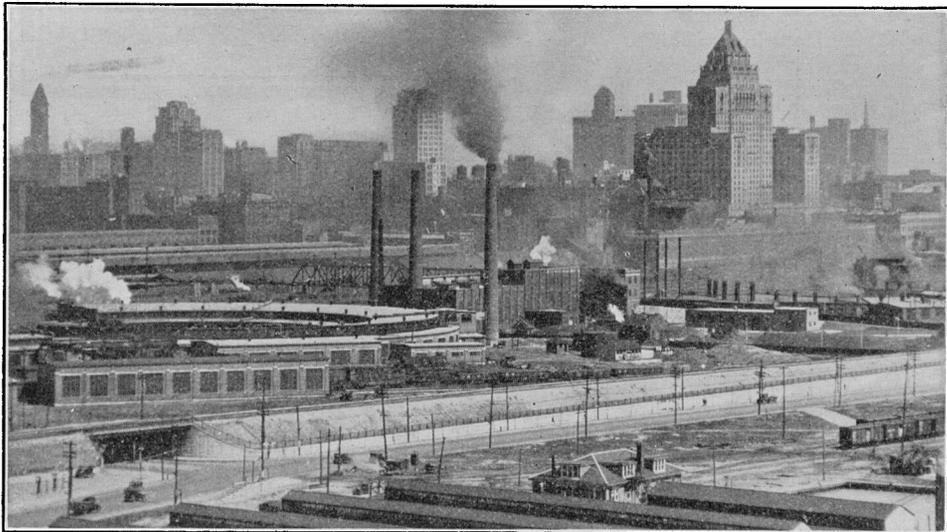
Barber (shaving a customer): "Will you have anything on your face when I've finished, sir?"

Victim: "Well, it doesn't seem likely."



VIEW OF KING ST EAST TORONTO, 1834.

—Courtesy "Toronto Past and Present."



—Courtesy Toronto Industrial Commission.
Railroad shops with part of the downtown skyline in the background.

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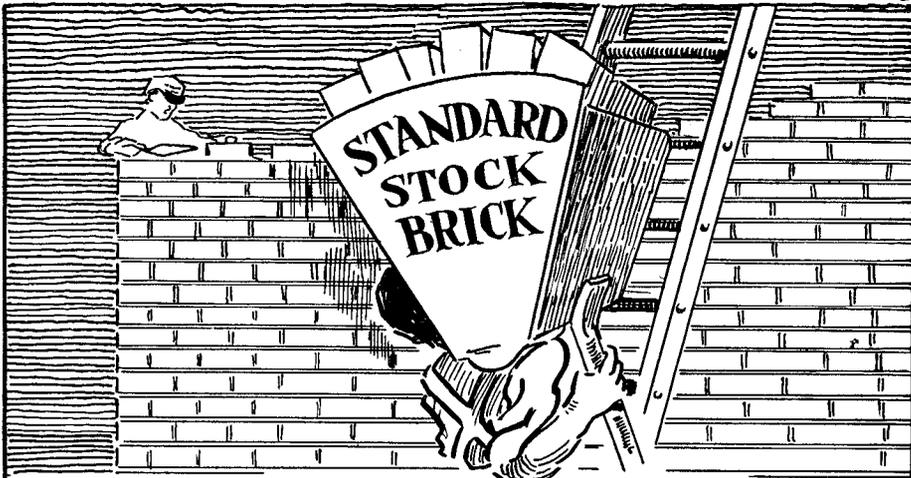
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Brisk Movement in Residential Property

R. B. Rice and Sons Report Numerous Sales

Recent vacant land sales reported by R. B. Rice & Sons, 2073 Yonge Street, include a large block of land, north-west corner Greer Road and Roe Avenue, to A. J. Hess, builder, for \$7,500, who will commence at once the erection of seven detached homes. Land on Unsworth Avenue has been sold, at \$43 per foot to W. H. Brown, builder, who has commenced the erection of a pair of six-room houses. A ravine lot, on the north side of Glenview, between Yonge and Glencastle, has been sold for \$2,100, on which will be built a private, architect designed, residence.

Residential sales include the following:

A house in Forest Hill Village, on Larrat Avenue, Mrs. Gertrude Wyllie to Mrs. A. C. Maule, price \$9,800.

A home on Stibbard Avenue being built by S. A. Griffin for purchaser, whose name is not disclosed, at \$9,200.

No. 22 Deloraine Ave. to Mrs. Mackey, \$7,000.

No. 177 Colin Avenue, Martin Bros. to A. A. Neil, \$8,500.

No. 12 Killarney Rd., Forest Hill Village, A. O. Thompson to Chas. N. Ritchie, \$22,500.

No. 166 Old Orchard Grove, P. Robertson to A. G. Baker, \$7,200.

No. 202 Strathallan Blvd., Taylor Bros. to D. E. Hamilton, \$12,800.

No. 50 St. Germaine Ave. to Mrs. Ada Taylor, \$7,400.

Nos. 239 and 241 Castlefield Ave., A. E. Brocklesby to Mrs. O'Connor and Mrs. McKinnell, \$5,500 each.

No. 139 Lascelles Blvd. to undisclosed buyer, \$9,200.

No. 401 Keewatin Ave. to Martha Fuller, \$4,500.

No. 191 Deloraine Ave., W. N. Manson to J. E. Leslie, \$6,300.

No. 121 Glenview Ave. to W. N. Simpson, \$11,000.

No. 86 Edith Drive to Rose Veal, \$4,000.

No. 239 Glenview Ave., S. A. Griffin to H. Holroyd, \$8,200.

No. 32 Maxwell Ave., Martin Bros. to John G. Graham, \$8,200.

No. 107 Highbourne Rd. to E. Logan, \$13,800.

No. 29 Maxwell Ave., Martin Bros. to Chas. Ruddock, \$8,200.

No. 150 Deloraine to Geo. T. Blake, \$6,900.

No. 183 Highbourne Rd., W. H. Miles to Mary Hagerman, \$8,000.

The same firm also reports leasing new stores in the "A. & P." block, Eglinton and Oriole Parkway to J. W. Foster, barber, and Mr. Summers, who will open a high-class delicatessen shop about June 1st; also store 2474 Yonge St., adjoining Loblaw's, on 10 year lease to an exclusive ladies' ready-to-wear and specialty concern from downtown; store being remodelled for business to open May 15th.

Bayview Property Moving

Chambers and Meredith, real estate brokers, 38 King Street West report that activity continues in the Bayview area. The following sales have been completed during the last two weeks:

Major J. E. Hahn of De Forest Crosley Company has purchased a 9 acre par-

cel of ravine and table land, beautifully wooded. This property, which is on the west side of Park Lane, overlooks the Don Valley and the estates of Dr. Bruce and Mr. E. R. Wood. This purchase involved two sales, one of 5 acres from Bayview Heights Limited, and one of 4 acres from a client of Chambers & Meredith, Limited.

Landscape operations will commence immediately on this property, and Major Hahn intends to build a large country home as soon as it is possible to have the plans completed.

A client of Chambers & Meredith has purchased a 4 acre ravine site on the east side of The Bridle Path. This property is beautifully wooded and has a spring stream running through it.

Roy L. Warren of A. E. Ames & Company, has purchased a parcel containing 17.49 acres of rolling and ravine land,
(Continued on page 14)

Architects

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Winning Plan Submitted by Harold Savage Embraces Many Charming and Practical Features on a Background of Simplicity.

The architectural contest promoted by the T. Eaton Company recently was productive of many interesting and practical designs, outstanding among which was that capturing the first prize of \$2,500, submitted by Mr. Harold Savage, of the staff of Molesworth, West and Secord, Toronto. With this award goes the commission for erecting the residence in accordance with the Ontario Association of Architects' fees for such services, as well as the prize money.

As previously announced in the Weekly Building Reporter, the second prize was won by Forsey, Page & Steele, Toronto; the third prize by Perry & Luke, Montreal, and the fourth prize by Craig, Madill and Loudon, Toronto. These prizes were respectively \$1,500, \$1,000 and \$500. Six prizes of \$250 each were also awarded.

The competition, the object of which was to arouse and develop a greater interest in architecture throughout the Dominion, was outstanding in three particulars. First, the unusually favourable auspices, with liberal prize awards, under which it was conducted; secondly, the wide-spread response, as indicated in the large number of designs submitted, and thirdly, the public interest manifested during the period the drawings were on exhibition at the T. Eaton Company's store.

S. H. Maw, head of the company's architectural department, makes the following statement:

"This competition, which was staged by the T. Eaton Company, Limited, was, so far as numbers are

concerned, a success. There were two hundred and thirty-nine designs submitted by architects, architectural assistants and architectural

brief, and an expression is noted in this report that the real object of the competition, namely, to find an outstanding design which could be

another way. It has stirred up the profession generally, and we hope that domestic architecture and architectural designings will receive an impetus and produce something finer, and, we hope, something more typically 'Canadian' than heretofore.

"In placing Mr. Savage's design, the Assessors have undoubtedly given him this award because of his plan. The plan itself has been carefully worked out, and the author has studied the position from two points of view—namely, a house that could be built on an open site in any Ontario city, and also a house that can be built within our College Street building. Each elevation has been made distinctly interesting, and can be viewed from any part of our store floor or an adjoining lot, with satisfaction.

"Another point which Mr. Savage has thoroughly understood is the necessity for an absolute simple interior. Several of the competitors erred, in that a great deal of effort was given to interior design, which was too much of a period design. The duties of the house, when erected in the College Street store, will be for the purpose of displaying furniture of any period, and the only background that is likely to be successful or satisfactory, is one that is absolutely simple.

"Mr. Savage has been asked by the



students from all over Canada. Of these, 64.85% of the drawings came from Ontario.

"The Assessors' report is very

called typically 'Ontario', had not been achieved. This, perhaps, is a fact, but there is also a feeling that the competition has been a success in

T. Eaton Company, Limited, to produce the working drawings for this building, which will proceed immediately."

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Since announcement was made in Weekly Building Reporter a few weeks ago, the Boake Manufacturing Co., have received many requests for their Trim Estimating Book. This book enables the builder to easily and quickly estimate the exact width of trim required for each room. The forms are in duplicate so that the originals may be sent to the company for a quotation and the copies retained for reference. It is available to builders on request.

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Toronto District Building Permits

(Continued from page 6)

John W. Walker, 344 St. Clair Ave. W., to alter store front. No structural changes, 922½ Bloor St. W., near Concord Ave. \$500.

Wm. Chyc, 210 Maria Ave., to build one storey frame garage, 210 Maria St., near Glenmore Ave. \$900.

Alex Good, 578 Bay St., to build restaurant with offices over 572-574 Bay St., near Dundas St. W. \$11,000.

Harry Goldberg, 1710 Queen St. W., to alter store front. No structural changes, 1720 Queen St. W., near Roncesvalles Ave. \$500.

Chas. Jolliffe, 355 Jane St., to build one pair semi-detached two-family dwellings and two detached garages, 295 Jane St., near Ardagh St. \$14,000.

Albert Cornell, 29 Hollywood Cres., to build one detached brick dwelling with private garage in basement, Cavendish St., south-west corner Wenthorpe Road. \$6,500.

Board of Trustees Orthopedic Hospital, Bloor St. W., to demolish north-east portion of dwelling and move remainder 40 feet east 126 Isabella St., north-east corner Huntley St. \$5,000.

Mrs. Frank White, 327 Seaton St., to build one detached brick dwelling, 327 Seaton St., near Carlton St. \$4,500.

Morris Dennis, 417 Palmerston Ave., to build four pair semi-detached brick dwellings north side of Pendrith St., near Ossington Ave. \$25,600.

Morris Dennis, 417 Palmerston Ave., to build one detached brick dwelling north side of Pendrith St., near Ossington Ave. \$3,200.

Wm. N. Howard, 98 Langford Ave., to build one detached brick dwelling, 123a Langford Ave., near Danforth Ave. \$4,000.

Valleyview Dairy, 660 Pape Ave., to build additional storey to dairy, 660 Pape Ave., south-west corner Harcourt Ave. \$6,000.

Alfred Norman, 345 Davisville Ave., to build one detached brick and shingle dwelling and private garage, 606 Merton St., near Bayview Ave. \$4,000.

Hobbs Manfg. Co., Liberty St., to build addition to factory south side of Liberty St., near Hanna Ave. \$3,000.

William Neilson Ltd., 277 Gladstone Ave., to build reinforced concrete wall, 277 Gladstone Ave., near Langemarch Ave. \$600.

Louis Rike, 404 Markham St., to build private garage—space in this garage will be occupied by the cars owned by M. Pike & Son, who are the tenants—404-404a Markham St., near Ulster St. \$9,000.

Fred A. Jacobs, 529 Gerrard St. E., to build one detached two-storey brick private residence, 3 Cavendish St., near Southwood Dr. \$6,500.

Walter Simpson, 489 Eglinton Ave. E., to build addition to rear of dwelling and move 11 feet east and 1 foot 6 inches south, 388 Cleveland Ave., near Eglinton Ave. \$500.

Wm. Rowan, 130 Beresford Ave., to build one detached two-storey brick dwelling for two-family only, 406 Runnymede Rd., near Colbeck Ave. \$8,000.

York Township Permits

J. McMinn, 425 Whitmore Avenue, a two storey brick dwelling on 12 inch blocks and garage at rear on the south side of Whitmore Avenue near Times Road \$4,600

W. Ball, 198 Humbercrest Boulevard, a two storey brick dwelling on 12 inch blocks on east side of Durie Street near Annette Street \$4,500

F. Burnell, 190 Livingston Avenue, a two storey brick dwelling on 12 inch blocks on the south side of Livingston Avenue near Locksley Avenue ... \$4,100

F. Roberts, 428 Kirknewton Road, a two storey brick dwelling on 10 inch blocks on the east side of Branston Road near Thornton Avenue \$3,500

J. Soliea, 19 Watt Avenue, a one storey frame house on posts on the west side of Kane Avenue near Kersdale Avenue \$1,500

W. A. King, 416 Palmerston Blvd., additions and repairs to house on the west side of Greendale Avenue near Lambton Avenue \$2,000

F. H. Barron, 64 Teignomouth Avenue, a two storey brick and stone dwelling on 13¼ inch blocks on the north side of Teignomouth Avenue near Nairn Avenue \$6,000

C. Bentley, 38 Corbett Avenue, a one storey brick dwelling on 10 inch blocks on the south side of Corbett Avenue near Jane Street \$3,500

J. Mason, 76 Bowie Avenue, a one storey brick dwelling on 12 inch blocks on the north side of Bowie Avenue near Ronald Avenue \$4,000

F. W. Fisher, Branston Road, a two storey brick dwelling on 12 inch blocks and triple garage on the north side of Branston Road near Ennerdale Avenue \$4,800

H. Armstrong, 502 Willard Avenue, one pair of two storey brick dwellings on 12 inch blocks on the south side of Weston Road near Cordelia Avenue \$7,200

K. Nicholson, 2245 Yonge Street, two one storey brick dwellings on 12 inch blocks on the south side of Windley Avenue near Humewood Drive \$12,000

L. G. Harvey, 137 Gloucester Grove, a one and a half storey brick dwelling on 12 inch blocks on the north side of Belgravia Avenue near Times Road \$4,000

J. Tucker, Islington, Ontario, a one storey brick dwelling on 10 inch blocks on the south side of Donald Avenue near Kane Avenue \$3,000

W. G. MacClean, 2011 Dufferin Street, a brick garage with sunroom above on the east side of Dufferin Street near Rogers Road \$1,000

E. J. Colbourne, 186 Silverthorne Avenue, one pair of two-storey brick dwellings on 12" blocks on the east side of Watson Avenue, near St. John's Road \$7,500

J. R. Dixon, 506 Mossom Road, a two-storey brick dwelling on 12" blocks, with garage at rear, on the east side of Mossom Road, near Riverside Drive.... \$6,100

C. Ireland, 23 Ashbury Avenue, put in 12" block basement and make addition to rear of house on the south side of Ashbury Avenue, near Oakwood Avenue \$1,200

H. G. Denton, 16 Raglan Avenue, build brick addition to rear of dwelling on the west side of Raglan Avenue, near St. Clair Avenue West \$1,500

W. J. Scott, 397 Sackville Street, a one-storey brick dwelling on 12" blocks, and garage at rear, on the north side of Hertford, near Bicknell Avenue \$4,500

W. C. Drier, 297 Robina Avenue, add a top storey to present house on the east side of Robina Avenue, near Jessmond Avenue \$1,500

W. Tys, 62 Scott Road, a one-storey brick store on 13¼" blocks on the north side of Weston Road, near Regent Street \$4,000

A. Dyer, 137 Bernice Crescent, a two-storey brick dwelling on 12" blocks on the south side of Bernice Crescent, near Scarlett Road \$3,500

J. Thistlewaite, 7 Baby Point Road, a two-storey brick dwelling and garage on 12" blocks on the east side of Humbercrest Boulevard, near Langmuir Avenue \$8,500

M. Davey, 1400 Eglinton Avenue, add a 22" concrete basement and front to building and make alterations inside, on the south side of Eglinton Avenue, near Blackthorne Avenue \$2,500

(Continued on page 15)

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EDITORIAL COMMENT

Present Opportunities To Invest in Building

GENERALLY speaking, building materials are now obtainable at price levels lower than have prevailed for some time. Most building contractors are quite aware of this fact, but it is doubtful if the information is widely known among the investing public. Existing material prices combined with other factors are powerful arguments that any contractor can present to stimulate business.

In our Building and Real Estate Review issue of last week these facts were effectively dealt with by Geo. Gander, Secretary of the Toronto Builders' Exchange in his short resume of conditions in the building industry. Said Mr. Gander, "We should be able to show him (the owner or investor) that to-day is the real day of bargain building. Not that in any sense he should be dragged into reckless speculation, but that we can honestly tell him that the cost of construction to-day is cheaper than for some years past, and that as building has not been overdone in this city that full advantage should be taken of these opportunities."

The time is indeed opportune for sane, conservative building programs—the type of business that appeals to the wise investor. Now more than ever, it is up to every builder to take an accurate measure of himself, his past business and immediate prospects, and if he finds himself unable to finance the work, to definitely strike out to make himself known and well acquainted with those who are holding coin of the realm secure from the snares of the stock markets but readily available for judicious investments such as a well planned building project.

The Economics of Housing

BENJAMIN TUSKA, President of the Educational Alliance of New York, some months ago discussed the economics of housing in connection with New York's problems, and more particularly what is to be done with the great East Side of that city now suffering from the fact that many of its buildings are antiquated and undesirable, and that there is no longer the newly arrived immigrant willing to put up with the kind of accommodation that so much of the East Side has to offer.

On this occasion Mr. Tuska said in part: "Our housing problem is connected with the economic question generally. Better buildings mean dearer dwellings, for the real estate investor wants an adequate return on his capital, and since the investor is about sixth, he has to pay at least five profits before he can get any return from his investment. These are first, that of the land speculator; second, that of the building and loan man; third, that of the broker who endeavors to provide the financial 'set-up'; fourth, that of the builder (or if you build yourself) of the manufacturer; and fifth, that of the broker who effects the sale.

"This addition to the cost of manufacturing a house and selling it, parallels the assorted profits the consumer has to provide before he can get his food supply—the farmer, the speculator in produce, the general store that carries the farmer, the railway, the middleman in the shape of the wholesale dealer and then the retailer. We have seen how difficult it is to help the farmer and not make the consumer pay for it."

The Bootlegger Invades the Construction Gang

IN a recent issue of the National Underwriter, an insurance weekly, James A. Tracy, Claim Attorney of the George A. Fuller Construction Company, challenges the claim that prohibition reduces industrial accidents. Mr. Tracy has had considerable experience in dealing with large groups of employees and with the adjustments of claims following accidents in the large building centres across the line, and he states that bootleg liquor was responsible for 26 deaths and many accidents during the course of construction of the Stevens Hotel erected by his company in Chicago.

He goes on to say "that most building contractors employ private detectives now to try and root out the bootleggers, but have not met with apparent success. Workmen come to work sober in the morning and by the middle of the day are drunk." In the Chicago area at least, the final solution of the liquor problem has apparently not been reached.

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 9" x 8" x 16"..... 23c each
 10" x 8" x 16"..... 26c each
 12" x 8" x 16"..... 29c each
 13¼" x 8" x 16"..... 31c each
 Fillers, 4" x 8" x 2½".....\$20.00 per M
 Header Units..... Same price as standards
 Jamb Units..... Price of standard plus 1½c
 Steel Sash Units..... Price of standard plus 1½c
 Units plain at one end..... Price of standard plus 1c
 Units plain at two ends..... Price of standard plus 2c
 Flue Units Price of standard plus 2c
 Solid Units Price of standard plus 5c
 Quarter Units Half price of standard plus 2c
 Half Units Half price of standard plus 2c
 Three-quarter units..... Same price as standard
 Roof and floor slabs..... Prices according to sizes
 Lintels and sills..... Prices according to sizes

COOKSVILLE PARTITION TILE

2"\$ 97.00 per M
 3" 97.00 per M
 4" 105.00 per M
 6" 145.00 per M
 8" 205.00 per M
 12" 295.00 per M
 1½" and 2" Split Furring..... 52.50 per M

COOKSVILLE LOAD-BEARING TILE

8 x 8 x 12.....\$164.00 per M
 8 x 8 x 12 Headers..... 164.00 per M
 8 x 5½ x 12..... 104.00 per M
 4 x 5½ x 12..... \$52.00 per M
 2½ x 4 x 12..... 33.00 per M
 4 x 6½ x 12 (Jumbo)..... 60.00 per M
 All the above prices f.o.b. building site, Toronto,
 including tax, less 5% cash discount ten days from
 date of statement.

TORONTO BRICK CO. LIMITED

(Delivered in Toronto—including Sales Tax)
 (Less 5%—Cash 10 Days)

JOHN PRICE BRICK

John Price Stock Face.....\$29.50 per M
 John Price Hard Face..... 26.00 per M
 Hard Cellars 22.00 per M
 Insiders 19.00 per M

DON VALLEY BRICK

No. 1 Dark Red Pressed.....\$32.00 per M
 No. 1 Buff Pressed 32.00 per M
 No. 1 Oriental and Rug, all shades..... 33.00 per M
 No. 2 Oriental and Rug, all shades..... 29.50 per M
 Eatonia Brick, all shades..... 50.00 per M
 Enamel Brick, all colors.....127.50 per M
 No. 1 Grey Stock Face..... 24.50 per M
 No. 2 Grey Stock Face 22.00 per M
 Hard Foundation Wirecuts 22.00 per M
 Wirecut Insiders 19.00 per M

SAND AND LIME BRICK

Rocktite\$13.00 per M

CINCRETE BUILDING UNITS

3"—Standard 3 x 8 x 15¾ at..... 8½c
 4"—Standard 4 x 8 x 15¾ at..... 9½c
 6"—Standard 6 x 8 x 15¾ at..... 13c
 8"—Standard 8 x 8 x 15¾ at..... 19c
 9"—Standard 9 x 8 x 15¾ at..... 21c
 10"—Standard 10 x 8 x 15¾ at..... 25c
 12"—Standard 12 x 8 x 15¾ at..... 27c
 13¼"—Standard 13¼ x 8 x 15¾ at..... 29c
 Concrete Bricks 4 x 8 x 2½ at\$20.00 per M
 Header Units..... Same price as standards
 Jamb Units..... Price of standard plus 1½c
 Steel Sash Units..... Price of standard plus 1½c
 Units plain at one end..... Price of standard plus 1c
 Units plain at two ends..... Price of standard plus 2c
 Flue units..... Price of standard plus 2c
 Solid Units Price of standard plus 5c
 Quarter Units..... Half price of standard plus 2c
 Half Units Half price of standard plus 2c
 Three-quarter Units..... Same price as standard

All above prices subject to 5% Cash Discount
 for payment ten days from date of invoice, which
 are rendered on the 15th and 30th of each month.
 Third or Shorts..... 60.00 90.00

STANDARD BRICK CO., LIMITED

(Delivered in Toronto—including Sales Tax)
 (Less 5%—Cash 10 Days)

STOCK BRICK

Standard Stock Face, No. 1.....\$29.50 per M
 Standard Hard Face (No. 2 stock)..... 26.00 per M
 Standard Hard Face (No. 3 stock)..... 22.00 per M
 Hard Cellars 22.00 per M
 Insiders 19.00 per M

CALEDON RUG, MATT OR B/B TEXTURES

Dark Ranges\$33.00 per M
 Medium Range 29.50 per M
 Light Range 26.50 per M
 No. 1 Red, Buff or Brown Flashed,
 Pressed Brick 30.00 per M
 No. 2 Red, Buff or Brown Flashed,
 Pressed Brick 28.00 per M
 Light Red Pressed 26.50 per M
 Smooth Wire Cut 24.00 per M
 Culls 19.00 per M

Delivered on the job in Toronto or vicinity,
 Sales Tax included, less 5% Cash Ten Days.

GRANITE CONCRETE BLOCK CO. LTD.

4" Concrete Blocks, plain.....14c each
 8" Concrete Blocks, plain..... 19c each
 9" Concrete Blocks, plain..... 21c each
 10" Concrete Blocks, plain..... 23c each
 12" Concrete Blocks, plain..... 27c each
 13¼" Concrete Blocks, plain..... 29c each
 Rock Face..... One cent extra on plain
 Granite Face..... Six cents extra on plain
 All Solid Blocks..... Five cents extra
 Terms Net 30 Days—Discount 4% 10 days.

LEASIDE BLOCK & TILE LTD.

4" Concrete Blocks, plain.....14c each
 8" Concrete Blocks, plain..... 19c each
 9" Concrete Blocks, plain..... 21c each
 10" Concrete Blocks, plain..... 23c each
 12" Concrete Blocks, plain..... 27c each
 13¼" Concrete Blocks, plain..... 29c each
 Rock Face..... One cent extra on plain
 Granite Face..... Six cents extra on plain

(Light Weight Units)

3" "Cin-Con", plain 8½c each
 4" "Cin-Con", plain 9½c each
 6" "Cin-Con", plain 13c each
 8" "Cin-Con", plain 19c each
 9" "Cin-Con", plain 21c each
 12" "Cin-Con", plain 27c each
 13¼" "Cin-Con", plain 29c each

The above prices include Tax and Toronto
 and suburban delivery, and are subject to the fol-
 lowing discounts: Concrete, 4% 10 days from
 statement date; "Cin-Con", 5% 10 days from
 statement date.

PERRY CEMENT PRODUCTS CO.

4" Concrete Blocks, Plain.....14c each
 8" Concrete Blocks, Plain..... 20c each
 10" Concrete Blocks, Plain..... 24c each
 12" Concrete Blocks, Plain..... 28c each
 Rock Face..... One cent extra on plain
 Granite face..... Six cents extra on plain
 All solid blocks..... Five cents extra
 Terms: 30 days net. Discount 5% 10 days after
 delivery.

BAYVIEW PROPERTY MOVING.

(Continued from page 10)

which overlooks the new Glen Mawr
 Golf and Country Club to the east and
 lies south of the parcel at the south east
 corner of Bayview and Mercer Avenue,
 bought some time ago by Mr. Alfred
 Rogers. Mr. Warren's parcel has a
 frontage on Bayview Avenue of 714 feet
 and is well wooded with pines and elms.
 A large country residence will be erected
 on this property.

A five acre parcel has also just been
 purchased by Douglas J. Nickle, son of
 Hon. W. F. Nickle, former Attorney
 General. This property is on the west
 side of The Bridle Path just south of
 Post Road, with ravine and table lands
 and a spring creek winding through.

MARBLE & TILES, LIMITED

GLASS	MANTELS	TILES	MARBLE
British Plate Mirror Plate Pattern Figured Window Glass Wired Glass Leaded Glass	Wood, Marble, Brick and Tile with Coal Electric or Gas Grates Fenders, Firesets Coal Baskets Gas Logs, Etc.	Best British and American Wall and Floor Tiles All kinds of Rustic Tile for Fire-Place	Interior and Exterior Italian and American Slate Requirements

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CUT STONE

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KENwood 0289

Stone Yard: KENwood 3676

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When forming business contacts with firms advertising in this publication, it would be greatly appreciated, if you would state to such firms that your patronage is in response to their advertising in "Weekly Building Reporter". A classified directory of advertisers is given below and we suggest that there is no better way of keeping in touch with what is new and in securing good value and prompt service than by dealing as much as possible with these firms.

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	Noad, FrederickEL. 7629	LUMBER, SASH and DOORS
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	Royal Bank of Canada.	Dominion Sash, Limited, Streetsville.... 80
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	Milton Brick Ltd.KI. 0906	Hind Lumber Co. Ltd., Edmund...GR. 1133
	Standard Brick Co. Ltd.....GR. 1118	Hope & Son, Geo. S.....LO. 6900
	Toronto Brick Co. Ltd.....KI. 1186	Kent Ockley Ltd.MI. 2427-8-9
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	Boon, J. F.HY. 2210	Reid & Co., Lumber, Ltd.....EL. 7251
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	Leaside Block & Tile Ltd.....HU. 4904	Smith & Sons, Ltd., John B.....AD. 0611
	Perry Cement Products Co.....AD. 3528	Superior Sash Co.KE. 3211
	Toronto Brick Co. Ltd.KI. 1186	Welsh Lumber Co. Ltd.....HU. 3367
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DRAIN TILE	Perry Cement Products Co.....AD. 3528	Classic Mantel & Stone Co. Ltd....WA. 6436
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	Toronto Hydro-Electric System....AD. 2261	Marbles & Tiles Ltd.....AD. 3166
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	Seaman-Eaton Flooring Co., Ltd...LA. 7386	MORTGAGE LOANS
	Seaman Kent Co., Ltd.....LL. 3101	Ciglen, SamuelAD. 0693
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	Milton Brick Ltd.KI. 4158	REAL ESTATE
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		Wood, Fleming & Co. Ltd.....EL. 6161

Summary of Toronto Permits
Week Ending May 6, 1930.

26 Brick Dwellings	\$ 252,150
7 Alterations to Brick Dwellings	10,800
1 Alteration to Factory	1,800
1 Service Station	10,000
2 Signs	1,300
2 Stores	15,000
6 Alterations to Stores	5,250
2 Gas Tanks	1,900
1 Verandah	600
1 Warehouse Alteration	2,500
1 Custom House	1,750,000
1 Substation	140,000
2 Miscellaneous	2,100
	\$2,193,400

York Township Permits
(Continued from page 12)

M. L. Graffey, 73 Medland Crescent, a two-storey brick dwelling on 12" blocks on the north side of Belvidere Avenue, near Alameda Avenue \$4,500

F. Ball, Islington, two two-storey brick dwellings on 12" blocks and double garage at rear, on Durie Street, near St.

John's Road \$10,200

A. Ridolfo, 497 Symington Avenue, a two-storey brick dwelling on 12" blocks on the east side of Hartley Avenue, near Bowie Avenue \$5,600

G. McGregor, 60 Arlington Avenue, a two-storey brick dwelling on 12" blocks on the west side of Pinewood Avenue, near Inglewood Avenue \$5,600

J. Walker, 344 St. Clair Avenue West, make alterations and additions in two apartments to convert one suite into two at Kendal Avenue and Walmer Road, near Heath Street \$1,000

W. Ottken, 28 Gloucester Street, a two-storey brick dwelling on 12" blocks on the west side of Lauder Avenue, near Rogers Road \$4,500

Trombone.

A brass band once visited a small village, and the people were delighted with it, but they couldn't make head or tail out of the trombone, so they sent old Cyrus Haywire to investigate.

Well, old Cyrus watched the performance of the trombone player for some time. Then he said with a sneer: "Take no notice of him, fellers. There's a trick to it; he don't swallow it every time."

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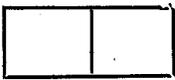
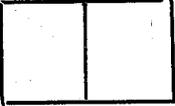
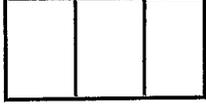
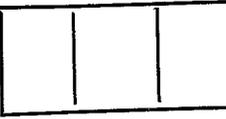
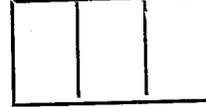
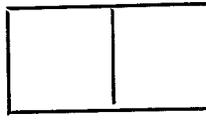
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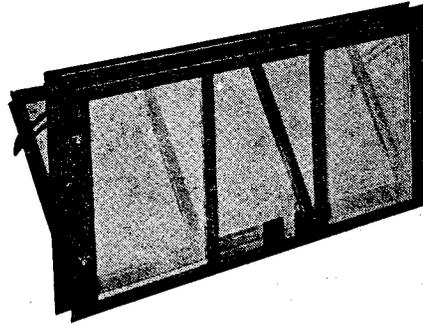
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15"		Glass Size 10" x 12" Masonry Opening 23 1/2" x 15"
23"		Glass Size 14" x 20" Masonry Opening 31 3/8" x 23"
23"		Glass Size 10" x 25" Masonry Opening 33 3/4" x 23"
15"		Glass Size 10" x 12" Masonry Opening 33 3/4" x 15"
21"		Glass Size 12" x 18" Masonry Opening 39 3/4" x 21"
19"		Glass Size 10" x 16" Masonry Opening 33 3/4" x 19"
23"		Glass Size 12" x 20" Masonry Opening 39 3/4" x 23"
27"		Glass Size 10" x 24" Masonry Opening 33 3/4" x 27"
27"		Glass Size 14" x 24" Masonry Opening 31 3/8" x 27"



"VENTO" Steel Frames are made of heavy 12-gauge steel—electrically welded into one solid piece, no rivets.

"VENTO" Sash is made of 1" x 1" x 1/8" Tee Bar Stock, arc welded together at all joints.

"VENTO" Basement Windows open in at the top for ventilating; also can be lifted up to open full. Sash can be removed from frame.

"VENTO" Basement Windows have a safety lock, holding bottom rail of sash into frame when window is open at top. Windows lock at top when closed.

"VENTO" Basement Windows are easy to install. Fin plates on sides provide secure anchorage. Adaptable to brick, frame, concrete block or cement construction.

"VENTO" Basement Windows are weather and water-proof. Will not sag or bind.

"VENTO" Basement Windows open as freely in the winter as the summer. When opened from the top, ice and snow is broken loose at the bottom.

"VENTO" Basement Windows are painted with weather-proof Vento-green metal ship paint.

"VENTO" Basement Windows are puttyless. This exclusive feature saves glazing costs. Glass is held against Muntins by patented glazing clips. The bed for the glass is a strip of chemically treated cork fastened to the Muntin by gasket cement. Little time required to glaze sash.

"VENTO" Basement Windows can be fitted with "Vento" outside storm sash in the winter or outside screens in the summer. They are drilled and tapped at the shop to take these fittings.

Phone our nearest Yard and we shall send a representative to show you a sample of Vento Puttyless Steel Basement Windows and to quote prices.

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TORONTO 2

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East Yard:

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North Yard: 117 Merton St. HYland 1131