

# WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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TORONTO, MAY 9, 1931

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## LeMay Submits Latest Report on New Avenue Rd.

New Thoroughfare Will Be City's Chief North and South Traffic Artery.

Stating that when completed the northerly extension on Avenue Road will be Toronto's principal north and south motor traffic artery, and that for that reason the project should be given the most careful consideration, Tracy LeMay, City Planning Commissioner has submitted his latest report on this work to his worship, Mayor Stewart. This work involves the removal of all car tracks from Bloor Street to St. Clair Avenue, thus making an artery extending from the waterfront to the northerly city limits for the exclusive use of motor traffic.

The street, he urges, should be made as ornamental as possible, not only from College Street south, but from Bloor to St. Clair, and should be subject as far as signs, billboards and public utility poles are concerned, to restrictions similar to those approved by council for the southerly section.

From Front to Queen work is now proceeding, pavement recommendations having been submitted to council. From Queen to College the project provides for the symmetrical adjustment of pavement on either side of the central boulevard. From College to Bloor, widening of existing pavements through the park to 46 feet to the Highlanders' Monument, and 54 feet from there to Bloor is involved. This will mean the destruction of some trees which are of paramount importance, and it may be necessary to modify the pavement widths on this account.

From Bloor to Lonsdale Road, the treatment of the section is dependent on the extension of Bay to St. Clair. A 46-foot pavement is planned for this part, though no action has yet been taken in this regard. In the Upper Canada College section it is anticipated that when the property is subdivided, Avenue Road north and south will be connected and the pavement here should be 86 feet wide.

### WRECK 22 STRUCTURES.

Make Way for Street Extensions and Widenings—Permits Total \$1,300.

Twenty-two old Toronto structures must make way for street extensions and new buildings, according to seven wrecking permits, totalling \$1,300, which were issued during the week by the city architect.

They provide for the demolition of 154-172 Greenwood Ave. by the York Wrecking Co., \$400; 1333-1337 Bay St., by the United States Wrecking Co., \$250; 144-146 Avenue Rd., by the Ontario Wrecking Co., \$200; 201-205 Davenport Rd., by the Standard Wrecking Co., \$150; 315 Woburn Ave., by Harold Meakin, \$50, and 3290 Yonge St., to be demolished by Francis Johnston, \$50.

## SPLENDID SERVICE STATION



This service station and garage is located at the corner of Yonge Street and Blythwood Road, and is one of Toronto's finest and most up-to-date combined repair shop and gasoline dispensary. It was constructed by J. H. McKnight, 88 St. David Street, from plans by J. Hunt Stanford & Son, architects, 57 Queen Street West. It will be occupied by D. McKnight, Hudson-Essex distributor for this territory. It is constructed of Cooksville Log Texture Brick with foundation walls and back-up of Haydite Lightweight Building Units supplied by the Cooksville Company, 26 Queen Street East.

## To Discuss Methods for Decreasing Property Fire Loss

National Fire Protection Association Meets in Annual Convention in Toronto.

New methods by which the annual fire loss to Canada of hundreds of lives and millions of dollars in property can be reduced, will form the basis for discussion at a four-day conference on problems of fire prevention and fire control by technical engineers and representatives from a wide range of industrial activities at the 35th annual meeting of the National Fire Protection Association to be held in Toronto, May 11th to 14th.

Technical reports will be considered on Tuesday morning. The report of the Electrical Committee will present extensive revisions of the National Electrical Code. Other reports will be devoted to electrical field service, electric railway car houses and cars, signalling systems, dust explosion hazards, protection against lightning, the fire record, spontaneous heating and ignition, and the storage of combustible fibres.

The first report of a new committee on fumigation hazards will present a standard code of good practice for commercial fumigation.

Committee reports presented Wednesday morning will include building construction, garages, construction operations, the fire-proofing of wood, field practice, protection of records, aviation and zoning.

Thursday's sessions will include reports on gases, mechanical refrigeration, safety to life, hazardous chemicals and explosives, piers and wharves, protection of openings in walls and partitions, flammable liquids, blower systems and hydrants, valves and pipe fittings. At the closing session Thursday afternoon, reports will be presented on automatic sprinklers, farm fire protection, public water supply for private fire protection,



GEORGE F. LEWIS

Deputy Fire Marshal of Ontario, Canadian Director of the National Fire Protection Association and Chairman of the Fire Marshal's Section, heads the Toronto committee, who will be hosts to the members and delegates to the association's 35th annual convention to be held at the Royal York Hotel, Toronto, May 11-14.

manufacturing risks, tanks and fire pumps.

Revised standards and codes for the control of specific fire hazards and new methods of fire extinguishment, form the basis of over a score of technical reports to which much of the time of the meeting will be devoted. These reports, which apply to a wide field of commerce and industry, are prepared by expert members of the Association.

The Property Committee of the City Council have recommended that both sides of Lytton Blvd. be restricted to detached private residences only, excepting the premises at No. 31 which may be converted into a single duplex house.

## 36 Per Cent of April's Contracts Were Residential

Dominion Total For Month is \$22,707,500.

Construction contracts awarded in Canada during April amounted in value to \$22,707,500, say MacLean Building Reports Ltd. This brings the awards for the year to date up to \$96,248,500. Of this amount over \$52,000,000 relates to building construction, the remainder to engineering work. Awards for this year to the end of April are down 30 per cent from the same period of 1930.

Proposed work, included in the contemplated figures, indicates that so far close to \$205,000,000 of work is planned for 1931. The amount for buildings only is \$117,000,000.

Contracts for Residential accounted for 36 per cent of the April contracts awarded figures for all Canada and had an estimated value of \$8,171,000. Engineering work took care of 34.1 per cent, or \$7,731,500. Contracts for new business buildings amounted to \$5,368,200, which was 23.6 per cent, while industrial amounted to \$1,436,800, or 6.3 per cent.

The April awards were largely in the Province of Ontario, which shows \$8,448,700 worth or 37.2 per cent of the Dominion total. 31 per cent is credited to Quebec, where \$7,035,300 worth of new work was awarded. Prairie Provinces shares to the extent of \$4,403,400, or 19.4 per cent; British Columbia, \$1,993,000, or 8.8 per cent., and the Maritime Provinces, \$827,100, or 3.6 per cent.

During the first four months of the year, 38.5 per cent of all contracts throughout Canada has related to work in the Province of Ontario, the total being \$37,028,000. \$33,656,300 worth of new work has been awarded in the Province of Quebec, or 35 per cent. The Prairie Provinces accounted for \$12,236,100, or 12.7 per cent.; British Columbia, 9.6 per cent, or \$9,227,700, and the Maritime Provinces, \$4,100,400, or 4.2 per cent.

By groups, engineering work for the four months has amounted to \$43,951,100, or 45.7 per cent of all construction. Business buildings show \$26,829,000, or 27.9 per cent, while residential took care of 22.2 per cent, or \$21,384,900, and industrial, \$4,083,500, or 4.2 per cent.

### MAY BUILD TO STREET LINE.

The Property Committee of the City Council has recommended that the application of J. W. McMullen, for an amendment of By-law No. 12958 be granted. Mr. McMullen asked for permission to erect two detached centre hall plan houses on the west side of Tugwell Avenue, between St. Clements and Briar Hill Avenues, by staying back twenty feet from the street line of St. Clements and Briar Hill Avenues, respectively, and building out to the street line of Tugwell Avenue, with the main entrance of each house on Tugwell Avenue.

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### New Series Radio Broadcasts Begins Tuesday Evening, May 12th

Past-President J. M. Walkey Will Speak over CFRB at 6.15 p.m.—Good Program.

Arrangements have been completed by the Toronto Home Builders' Association to begin a new series of radio broadcasts over station CFRB, commencing next Tuesday evening, May 12th, at 6.15 p.m., Past President John M. Walkey will be the speaker for this first broadcast, and a splendid program of vocal and instrumental selections will comprise the musical part of the entertainment. The broadcast will be for the quarter of the hour from 6.15 to 6.30 p.m., and will be followed every Tuesday evening during the months of May and June, and will be resumed in September.

These broadcasts are part of the publicity program of the Association serving to stimulate building through the publication of the Home Builders' Annual, which will be off the press shortly.

The Association has been particularly fortunate in securing the facilities and services of Station CFRB for their broadcasts, as this station is recognized as one of the finest and most powerful on this continent, with excellent studio equipment. Programs will be announced whenever possible in advance in the Weekly Building Reporter. Remember the time—Every Tuesday evening, 6.15 to 6.30—CFRB.

### Large Percentage of Renters A Menace in Times of Depression

Home Ownership a Great Bulwark in Periods of Depression.

"Because the morale of any population depends upon its sense of security, the increasing proportion of rent-payers in our highly industrialized modern cities renders every period of financial stringency more dangerous, more protracted, and more disastrous to the public at large," says W. B. Harmon, a director of the National Association of Real Estate Boards. "A period of wide unemployment and unrest such as the present has been required to make evident the fact that alienation of the average industrial worker and employee from real property ownership has already proceeded so far as to amount to a menace in times of industrial retrenchment.

"While undoubtedly the standard of living generally has been increased

greatly during the past two generations, this has only been achieved by the alienation of the majority of families from the primary sources of supply. I mean by this to say that people have moved in ever increasing numbers out of self-contained homes surrounded by a garden—or perhaps even a small farm—into rented quarters in vast industrial areas. These industrialized and urbanized families, whatever their incomes, necessarily live from hand to mouth.

"If ever their income stops they face disaster with no weapon but whatever small savings they have laid by. Their rent is paid for only a month ahead. In the kitchen they have stored food for no longer than a week at the best. Beyond this they have only the clothes on their backs. It is no wonder that panic enters into them.

"Two generations ago the situation was vastly different. The majority of families lived rather scattered, in semi-rural or rural environments, each with its own quota of land. Each was in a position to raise a certain amount of food for its table, and usually did. Each family made a point every year of storing away food in its bins for future consumption. Further, each family was in a way self-supporting, making its own clothes, doing much of the work of providing for its needs, and never dependent altogether upon an actual monetary income for the bare necessities of existence. Nor was it dependent upon the good will of a landlord; most families owned the roofs that sheltered them.

"Today all this has changed. In a city like New York, for instance, almost 80 per cent. of the population are rent payers, and are dependent entirely upon wages and salaries for maintenance. If a cog in the general industrial and economic situation breaks down even for a short period, a great many of these families face actual deprivation. Worse, still, is the fear that all of them must labor under in times such as these.

"If our wage earners are to feel economically secure and are to be protected against the mental and emotional stress which is inherent in periods such as the present, they must be led away from two and three-room apartments into homes and gardens where life can be lived with greater independence and less fear for the future."

### EXECUTIVE MEETING MONDAY NIGHT.

Secretary Pelton has sent out notices for the regular May meeting of the Executive of the Toronto Home Builders' Association, to be held at the office of the Weekly Building Reporter, Monday evening, May 11th at 8 o'clock. A full attendance is requested.

### LET'S GET ACQUAINTED C. M. PELTON

To the Toronto Home Builders the affable and popular secretary of the Association needs no introduction. C. M. Pelton, more commonly known among the boys as "Chuck" Pelton, has served the Toronto Home Builders in a secretarial capacity for the past four years, having been assistant secretary in 1928 and 1929, and secretary in 1930 as well



C. M. PELTON

as during the current year, and during this time he has made many friends in the Greater Toronto building field.

He was born in Innerkip, Ontario, not far from Woodstock, in 1902, and eight years later moved with his family to Listowel where his father entered the building business. The family came to Toronto in 1920, and after spending three years in the office of Sheet Metal Products here "Chuck" decided to go into business with his father in the building game.

Mr. Pelton has built in various sections of Toronto, starting in the east end with extensive operations in Stewart Manor. Later he shifted the scene of operations to North Toronto, where he built a number of homes on Golfdale Road among other streets. Forest Hill Village is another section in which he has operated, but his most recent activity has been in Baby Point and the Kingsway. He builds a first-class home, and most of his jobs have ranged in price from \$8,000 to \$15,000, with a few in the vicinity of \$25,000.

Mr. Pelton is a member of Wilson Lodge, A.F. and A.M., the Gyro Club and the Board of Trade. Golf is his favourite pastime and to it he devotes the few hours that are not taken up by his business and the secretarial duties of the Toronto Home Builders' Association.



He has not yet taken the leap into the turbulent sea of matrimony, and lays claim to the distinction of being the only member of the Home Builders' Association that is eligible to membership in the "Bachelor's Club."

AMONG OUR MEMBERS

W. H. (BERT) LITTLE, 596 Rushton Rd., announces a development of considerable importance involving the expenditure of about \$200,000 in new construction, exclusive of land values. The location of his construction program is on Clinton Street, between College and Bloor Sts., where last summer at the corner of Page Street he demolished an old residence and erected two new semi-detached duplex dwellings, which effectively improved the whole district. It is now his intention to demolish several old-type houses a little further south on Clinton Street and to create a private street running off Clinton on which will be built eight pair of semi-detached duplex dwellings containing 32 suites of four rooms each. These will be modest homes within the means of working people, where children may play in the front or rear of their homes without fear of motor traffic. It is the intention of the owners of the property to have the duplexes equipped with all modern conveniences, with central heating, so that they will compare favorably with much higher priced homes which do not offer the same privacy. "Bert" has been retained by the owners and has prepared plans and complete survey.

J. JOLLIFFE, 318 Willard Avenue, has reached the first floor joists on the splendid residence which he is erecting on Queen Mary's Drive near Kingsway Crescent in the Humber Valley Surveys. This will be a two-and-a-half storey dwelling of stone and stucco construction and will contain eight large rooms, an unfinished attic, ground floor washroom and will embody many modern features that will make one of the finest residences in this section. It is being built to sell at \$18,000.

GEORGE A. CLARKE, 115 Glengrove Avenue West, is starting work this week on the erection of a particularly fine home at the corner of Ava Crescent and Ava Road, in Forest Hill Village. It is to be a stone and stucco residence containing ten rooms and four bathrooms, and Mr. Clarke states that it will be entirely different from anything undertaken in Toronto to date. Oil heating and Frigidaire are among the many features that will be found in this fine dwelling. The cost is estimated at \$35,000. Mr. Clarke is also roofing the contract job which he has under way at 5 Ava Road. Forsey Page and Steele, architects, 20 St. Clair Avenue West, have provided the design for this job, which will be a two and a half storey

(Continued on page 15)

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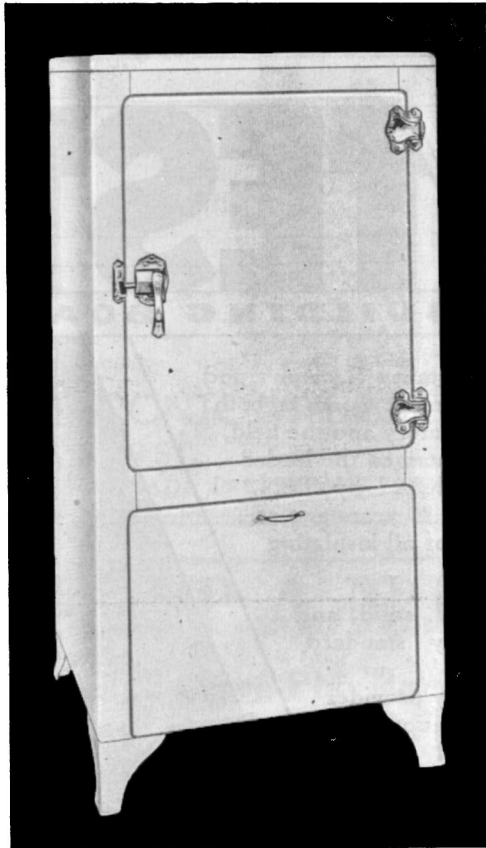
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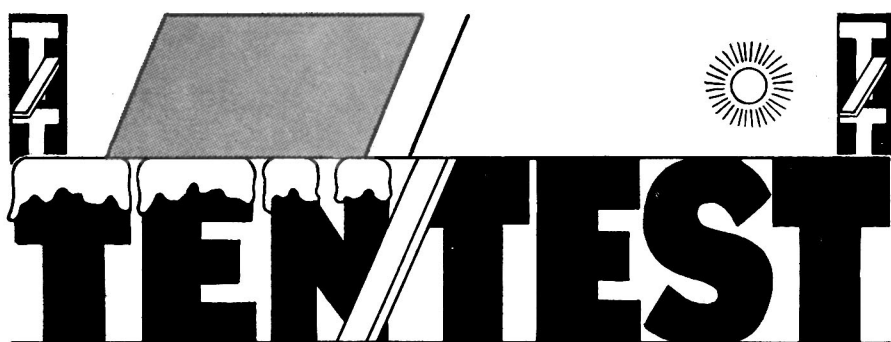
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### Mackenzie Waters Prominent Among Toronto's Architects Has Several Important Projects Under Way At Present.

Among the more prominent of Toronto architects doing a large volume of residential work is Lt.-Col. Mackenzie Waters who for ten years has practised architecture here, and who, during that time, has been responsible for the design of a large number of Toronto's finest homes as well as other structures of a different nature.

Mr. Waters was born in Belleville, Ontario. He came to University of Toronto to study architecture, and enlisted in



1915, serving with the 13th, 32nd and 51st Field Batteries. Following the war he was for a time on the instructional staff of the University and in 1921 began practising architecture here.

Among the projects which Mr. Waters has under way at present is the new Arena Gardens for which he is Associate Architect with a Montreal firm, the splendid new store block which is going up at Bloor and Church Streets, and a new residence for Sir Henry Drayton on Crescent Road.

Mr. Waters is a fellow of the Royal Architectural Institute of Canada, a member of the Toronto Chapter of the Ontario Association of Architects, and in addition is associated with numerous other organizations, among which is the Canadian Artillery Association of which he is president, the Ionic Lodge A.F. and A.M., the University Club, and Rosedale Golf Club. Golf and squash racquets are his recreations and where both these games are concerned Mr. Waters is an enthusiast.

### Life Assurance Company May Erect New Head Office

Will Stand On Present Site On King Street West.

Messrs. Marani and Lawson, architects, 38 Bloor St. W., have been commissioned to prepare suggested sketch plans for a new head office building to replace the present structure of the North American Life Assurance Co. at 112-118 King St. West.

D. E. Kilgour, general manager of the company, stated that no decision had been made as to the height of the building or the date on which building operations will commence. "We are simply investigating the possibility of erecting a new building," he said, "and the project is still in the discussion stage. If we decide

to build, it will be on our present King Street site."

The property has a frontage of 75 feet and a depth of 190 feet. Mr. Kilgour denied the rumor, current in real estate circles, that the North American Life Assurance Co. would occupy the old Canada Life building at the northeast corner of King and Bay Sts., pending the completion of the former's new building. Now owned by the Bank of Nova Scotia, this site will be used for the bank's contemplated skyscraper. Officials of the Canada Life Assurance Co. and the Bank of Nova Scotia also denied that any overtures had been made by the North American Life Assurance Co. for the old Canada Life building.

### MECHANIC'S LIENS

Week ending May 6, 1931.

Toronto Brick Co. Ltd., lien 12358, against Stephen Clements, et al, for the sum of \$745.

Marjorie Van Dyke, lien 12359, against Willingdon Court Realty Co., et al, for the sum of \$379.10.

Frank Petschy, et al, lien 12360, against Avis Rubenstein, et al, for the sum of \$75.90.

Lakeside Tile & Floor Co., lien 12361, against Ida Davidson, et al, for the sum of \$188.

John Staden, lien 12363, against Jean C. Watson, et al, for the sum of \$314.00.

Oscar Catzman, lien 12364, against See Bloom, et al, for the sum of \$68.55.

Lorne Mintz, lien 12365, against Howard MacEwan, et al, for the sum of \$57.00.

Joseph Norris, lien 12367, against Willingdon Court Realty Co., Ltd., et al, for the sum of \$31.80.

Michael Farrell, lien 12369, against Henry C. Hurley, et al, for the sum of \$1,147.90.

Harry Okes, et al, lien 12370, against Edward Pickells, et al, for the sum of \$625.

Harry Okes, et al, lien 12371, against Edward Pickells, et al, for the sum of \$1,185.

Lakeside Tile & Floor Co., lien 12373, against E. Pickells, et al, for the sum of \$70.

Lakeside Tile & Floor Co., Ltd., lien 12374, against John R. Ramsay, et al, for the sum of \$108.

Geo. Richard Stacey, lien 12375, against Annie Finestien, et al, for the sum of \$115.

Howard Elmer MacEwen, lien 12376, against Henry C. Hurley, et al, for the sum of \$132.

Howard Elmer MacEwen, lien 12377, against Henry C. Hurley, et al, for the sum of \$125.

John Martello, lien 12378, against C. E. Moore, et al, for the sum of \$526.75.

Michael Farrell, lien 12379, against Henry C. Hurley, et al, for the sum of \$465.57.

Cooksville Co., Ltd., lien 12380, against Thos. Fishitti, et al, for the sum of \$53.57.

Fred Hough, lien 12381, against Willingdon Court Realty, et al, for the sum of \$116.30.

Alex. Leveleiller, et al, lien 13744, against Aquila Skene, et al, for the sum of \$114.75.

Truscon Steel Co. of Canada, lien 13745, against Toronto Hydro Electric System, et al, for the sum of \$604.

W. E. Phillips Co., Ltd., lien 13746, against Toronto Hydro Electric System, et al, for the sum of \$120.

Runnymede Iron & Metal Co., lien 13747, against John Phillips, et al, for the sum of \$165.25.

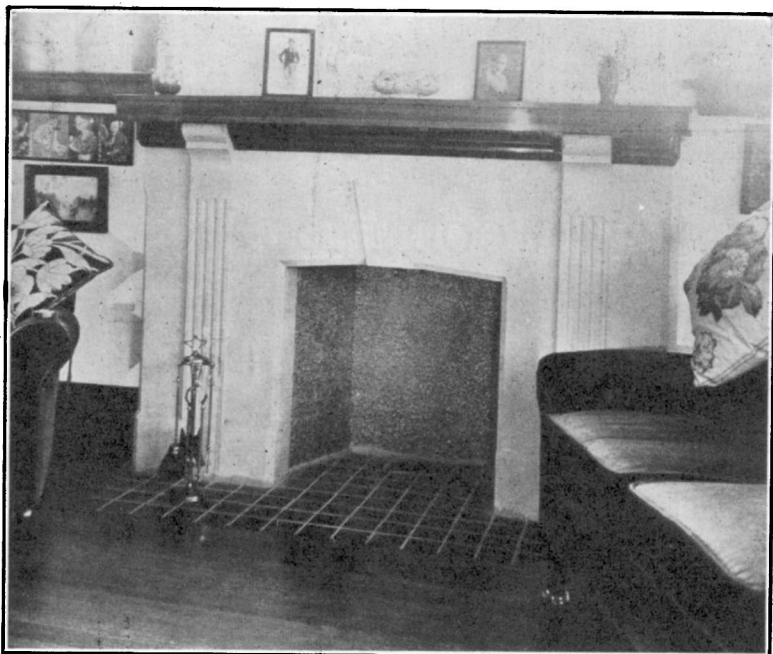
Canada Building Materials, Ltd., lien 13748, against Toronto Hydro Electric System, et al, for the sum of \$403.46.

Italian Mosaic & Tile Co., Ltd., lien 13749, against Toronto Hydro Electric System, et al, for the sum of \$90.

Disher Steel Construction Co., Ltd., lien 13750, against T. B. Mothersill & Co., et al, for the sum of \$1,760.

(Continued on page 15)

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## Residential Construction

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#### 1931 Keeps Pace With Last Year In This Branch Of Industry.

Despite the marked falling off that has occurred in other branches of the construction industry, residential construction is holding up well, and appears to be suffering less at the hands of the business depression than any other classification. Contracts awarded for residences and apartments in Greater Toronto during the first four months of 1931 are only three less in number than in 1930, while the value of contracts awarded is slightly greater. The month of April shows an increase both in point of number and value over April of last year. The following tables, which are compiled from figures supplied by MacLean Building Reports Limited, make comparisons for the years 1928, 1929, 1930 and 1931 to date:

#### GREATER TORONTO. Residences and Apartments.

	No.	Value
April, 1931	416	\$ 2,838,500
April, 1930	402	2,617,000
April, 1929	508	3,968,500
April, 1928	839	4,235,600
4 months, 1931	1,011	6,558,600
4 months, 1930	1,014	6,553,700
4 months, 1929	1,122	8,674,500
4 months, 1928	1,359	9,549,300

#### Business Buildings.

	No.	Value
April, 1931	23	\$ 356,100
April, 1930	44	2,622,400
April, 1929	44	2,831,000
April, 1928	89	5,226,800
4 months, 1931	107	4,218,400
4 months, 1930	147	6,255,900
4 months, 1929	162	11,279,600
4 months, 1928	278	9,683,800

#### Industrial Buildings.

	No.	Value
April, 1931	6	\$ 60,000
April, 1930	9	269,500
April, 1929	14	386,500
April, 1928	11	382,500
4 months, 1931	17	539,000
4 months, 1930	28	822,000
4 months, 1929	45	1,367,500
4 months, 1928	39	3,105,500

#### Total Building.

	No.	Value
April, 1931	445	\$ 3,254,600
April, 1930	455	5,508,900
April, 1929	566	7,186,000
April, 1928	939	9,844,900
4 months, 1931	1,135	11,316,000
4 months, 1930	1,189	13,631,600
4 months, 1929	1,329	21,321,600
4 months, 1928	1,676	22,338,600

## Annexation Would

### Boost Building

No Building Land Left in City Except in North End and Even There it is Becoming Scarce.

W. J. Scott, 46 Sparkhall Avenue, has forwarded a letter to the press in which he stresses many of the arguments in form of annexation of the townships to the city endorsed by the Home Builders' Association. Mr. Scott's letter which forms a clear answer to some of the objections raised by certain city officials follows:

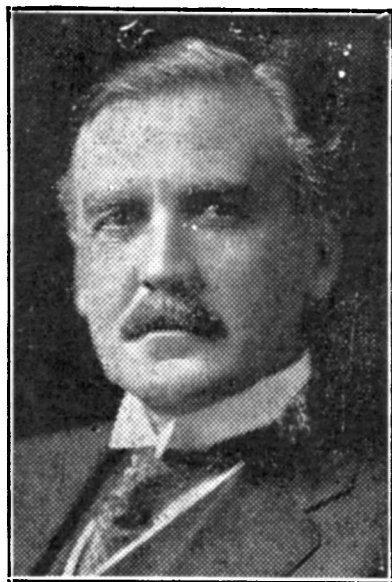
"At the conference at the city hall between city and township officials respecting the annexation of the townships of York and East York, Works Commissioner Harris, who is strongly opposing the annexation, gave some facts and figures which although possibly true enough did not give a correct picture of the available building land within the city limits.

"The commissioner read a statement from which he showed that there are many thousands of feet frontage 'awaiting development.' He itemized the feet frontage by wards. The writer happens to be familiar with this. What Mr. Harris neglected to tell members of the board of control was that about 98 per cent of it is the harbor development pro-

perty south of Queen St., and entirely unsuitable for building anything except factories and warehouses. North of Queen St., except for a few filled lots near Ulster stadium, there is absolutely no building land whatever. Mr. Harris, or anybody else can make some easy money by telling the nearest real estate agent or builder where there is some good building land in the east end.

"Right now there is only one section of the entire city—the north end of North Toronto, where builders can obtain land for homes, and even there it is getting pretty scarce.

"East end realtors know that there are hundreds of city employees—firemen, police, Hydro, etc., with the money in the bank waiting to purchase new homes if they could be obtained in the eastern part of the city, or would buy them in East York if the city annexed the township. This situation also applies to several of the western wards. Erection of several hundred houses which would take place immediately would do wonders for the building industry and unemployment."



RT. HON. SIR THOMAS WHITE, K.C.M.G. who will speak on "International Problems of To-day" at the dinner in the Royal York Hotel, Toronto, Wednesday evening, May 13, to the visiting delegates to the 35th annual convention of the National Fire Protection Association.

## Oriole Parkway Restricted to Detached Private Residences

The decision of the city council at this week's meeting, to restrict Oriole Parkway as recommended by the Property Committee to the building of detached private residences only, has created considerable interest among contractors. Several duplexes have been built here during the past few years under the old by-law, which has now been amended by council to provide that the use of land and buildings on Oriole Parkway, both sides, from the rear limit of the properties on the north side of Lonsdale Road, to the rear limit of the properties on the south side of Eglinton Avenue, be restricted to detached private residences.

A motion to refer back the clause received but two votes when it was moved by Ald. Beamish.

A Negro cook explains her family affairs to her mistress as follows:

"Yas'm, I got five chillun; I had two by mah fus husban, an' one by dis Sam husban I got now—an' den I had two by mahself."



## It helps to sell the houses you build

Home-buyers want the comforts and conveniences that only a well-wired home can give . . . they buy "Red Seal" homes.

**TORONTO HYDRO-ELECTRIC SYSTEM**  
225 YONGE ST. TORONTO  
KEEP CANADA PROSPEROUS—BUY GOODS MADE IN CANADA

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Three and Five-Ply Panels in Chestnut, Oak, Mahogany, Walnut and Figured Gum. ♦ ♦

Donnacona Insulating Boards ♦ ♦ ♦ ♦

Kiln dried Lumber in Walnut, Mahogany, Teak and French Walnut. ♦ ♦ ♦ ♦ ♦

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LAKESIDE 8394-5-6



'Arry: "S-K 'ardwood flooring keeps us floor layers always in good comp'ny. Don't it?"

Bill: "Watcher mean good comp'ny?"

'Arry: "Why, we is always laying floors in the best 'ouses an' amongst the best people."

**SEAMAN KENT COMPANY LIMITED**  
Largest Producers of Hardwood Flooring in the British Empire

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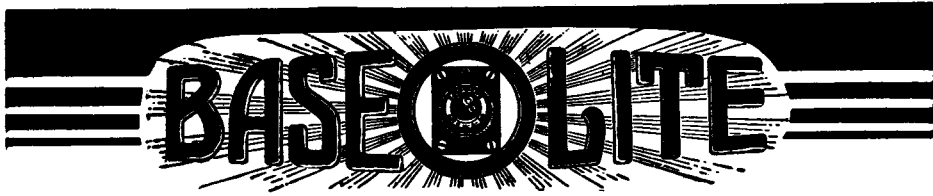
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Panelwork and Mantels to details.**

Let Us Quote on Your Needs



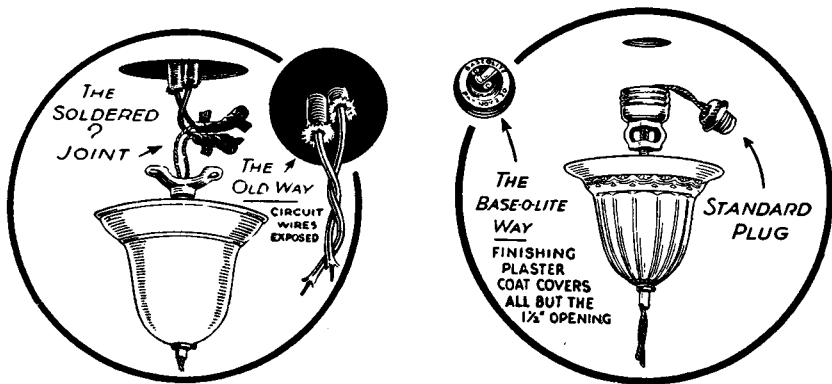


## When all else is equal Base-O-Lite will swing the sale to your houses!

These are days when people are particularly interested in adequate conveniences. They accept, as fundamental, the comforts which long ago were considered the rarest luxuries. The home with Base-O-Lite outlets throughout offers builders and prospective home owners many features. Here are a few—

Flush with the plaster surface \* Screw a bulb in for immediate light \* Special fixtures not necessary \* Any manufacturer's fixtures easily attached to any Base-O-Lite outlet \* Fixtures are attached on the plug-in system like floor lamps, irons, toasters, etc., and are easily detached for cleaning or decorating \* Fixture connections for Base-O-Lite less expensive than for the unfinished outlet \* Fixture dealers should equip fixtures with the proper plug and connector ready for anyone to plug into any Base-O-Lite outlet.

### A COMPARISON



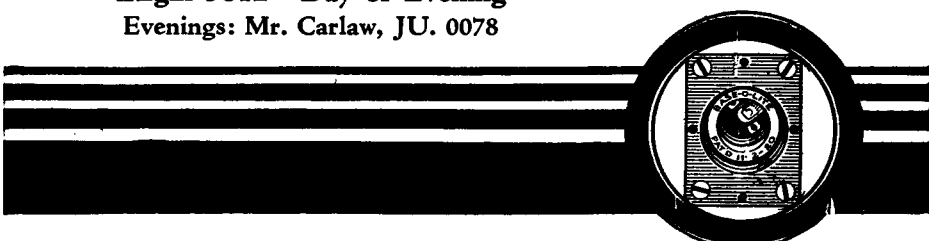
There is no difference in the wiring of a house except that Base-O-Lite outlets replace the unfinished type. Base-O-Lite does away with the pairs of unsightly wires sticking out of the walls and ceilings.

Visit our showrooms for a demonstration—without obligation of course.

## BASE-O-LITE PRODUCTS LTD.

80 VICTORIA ST. - TORONTO

ELgin 5812—Day or Evening  
Evenings: Mr. Carlaw, JU. 0078



#### TORONTO PERMITS.

MILLBROOK CRES. W., near Ingham Ave., Bruce White, 7 The Oaks, Bain Ave. Detached brick dwelling, \$4,500.

45 HEDDINGTON AVE., near Spurgeon Ave., Frank C. Parkes, 236 Westmount Ave. A detached brick dwelling, \$4,500.

GAINSBORO RD., s.s., near Wembly Drive, James C. Longbottom, 12 Nursewood Rd. Two pair semi-detached dwellings and one detached dwelling, \$12,700.

KINGSTON RD., near Walter St., Moore & Gostlin, 38 Keystone Ave. One pair semi-detached and one detached dwelling, \$8,500.

TRILLER AVE., near Grafton, Grafton Apartments Ltd., Central Bldg., Richmond St. W. An apartment house, \$67,500.

216 ASHDALE AVE., near Gerrard St. E., James Farr, 216 Ashdale Ave. An additional storey and also roof to existing veranda platform, \$1,500.

12 DENISON AVE., near Queen St., J. J. Dehoushi, 12 Denison Ave. Sunroom at rear of dwelling, \$800.

442-446 CHURCH ST., near Carlton St., Teperman & Son, 260 Van Horne St. Demolish 12 dwellings, \$1,000.

MANNING AVE., w.s., near Robinson St., Morris Dennis, 417 Palmerston Blvd. One detached brick dwelling, \$3,750.

EUCLID AVE., west side, near Barton Ave., R. R. Dennis, 417 Palmerston Blvd. One pair semi-detached dwelling, \$7,700.

WOOD ST., near Yonge St., Teperman & Son, 260 Van Horne St. Demolish 9 dwellings, \$800.

246 VAN HORNE ST., near Dufferin St., Nu-Test Oil Co., 209 Victoria St. Gasoline service station, \$5,200.

BROOKDALE AVE., s.s., near Elm Rd., Wm. P. Neal, 3315 1/2 Yonge St., Apt. 3. Detached dwelling and private garage, \$3,850.

DUNDAS ST. E., near Parliament St., Imperial Oil Ltd., 56 Church St. Build a gasoline service station, \$10,500.

YONGE ST., n.e. cor. Woodlawn Ave., Supreme Theatre Ltd., 21 Dundas Sq. Build a gate house for golf course, \$700.

BROADWAY AVE., s.s., near Redpath Ave., Thos. Le Drew, 51 Eglinton Ave. E. Build two detached brick dwellings, \$10,000.

68 EDRIA AVE., near Dorval Rd., Miss K. Sniderman, 618 Runnymede Rd. Build one detached, two-storey, brick dwelling, \$3,300.

LYMPSTONE AVE. s.s., near Lawrence Cres., Thos. M. Mix, 9 Dinnick Cres. One detached private dwelling with garage attached, \$23,000.

22-24 CARDINAL AVE., near Lawrence Ave. E., Miss Matilda Kline, 24 Grace St. Two detached, two-storey, brick dwellings, \$10,000.

296-8 ST. GERMAINE AVE., near Greer Rd., Wm. Rayfield Ltd., 672 Mt. Pleasant Rd. Build one pair semi-detached dwellings and two detached garages, \$7,500.

BOLTON AVE., near Queen St. E., Samuel Kennedy, 25 Clarke St. One detached brick dwelling, \$3,500.

ASTLEY AVE., e.s., near Governor Bridge, John E. Hoare, 136 Dawlish Ave. Build two detached private dwellings, \$12,000.

1204 King St. W., near Dufferin St., L. Davis, C.P.R. Bldg., King and Yonge Sts. Alter store front, make interior alteration, build an addition to rear for kitchen of restaurant, \$700.

DOUGLAS AVE., n.s., near Greer Rd., Joe Guittard, 494 Meriton St. Build two detached brick dwellings, \$8,100.

TYROL AVE., e.s., near Eglinton Ave., James Preston, 61 Boon Ave. Detached brick dwelling, \$4,500.

DUPONT ST., n.s., near Spadina Rd., O. W. Shoafeld, 34 Empire Ave. One detached store, \$17,000.

DOUGLAS AVE., s.s., near s.w. cor. Greer Rd., Pat. Chrappettel, 301 Manning Ave. Two detached dwellings and one pair of semi-detached private garages, \$8,500.

15 KING ST. W., near Jordan St., Dominion Securities Ltd., 15 King St. W. Make interior alterations to office building, \$4,000.

180-194 RICHMOND ST. W., near York St., V. S. Wrecking Co., 1094 College St. Demolish two factories, \$600.

123-5 WALMER RD., near Bernard Ave., Wm. H. Moules, 188 Dupont St. Two detached two-family dwellings, \$22,000.

108 RIVER ST., near Dundas St., J. C. Scott & Co., 108 River St. Make alteration to factory, \$4,000.

39 CARDIFF AVE., near Roehampton Ave., Alexander McLeod, 77 Holey St. Build a detached brick and shingle dwelling, \$2,000.

TURNBERRY AVE., near Silverthorne, Wm. E. Karman, 17 Earls court Ave. A detached private dwelling, \$3,000.

ORIOLE PARKWAY, near Eglinton Ave., Harry Davidson, 610 Concourse Bldg. A one storey, brick, private garage, \$500.

CARDIFF RD., e.s., near Eglinton Ave., Building Contractors Ltd., 495 Bathurst St. Build one pair of semi-detached, two-storey, brick dwellings, \$6,600.

(Continued on page 15.)

### HARDWOOD FLOORING

Prices lower than ever before. See us before buying. It will be worth your while. Our new, thoroughly modern, heated warehouse keeps all stock clean and at proper moisture content.

**SEAMAN-EATON  
FLOORING CO. LTD.**

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**TERRAZZO, MOSAIC and  
MARBLE  
CERAMIC, ENCAUSTIC TILE  
QUARRY TILE**

**Art Mosaic & Tile Co. Ltd.**  
619 King St. W., Toronto - AD. 2689

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Telephone Midway 2451  
**W. WALKER & SONS, LIMITED**  
Warehouse: 120-20 Alcorn Ave. Showroom: 1228 Yonge St.

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Prompt Delivery

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Evenings—HYland 5302

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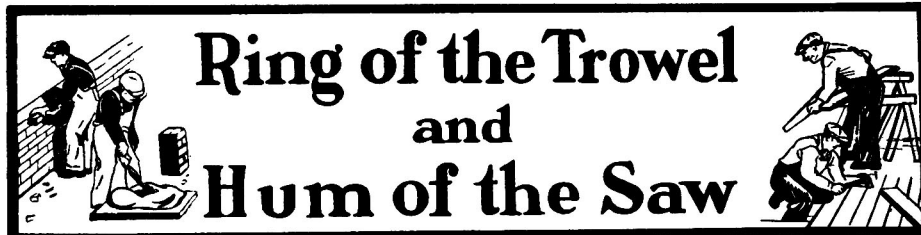
## CALEDON SHALE BRICK

1167 Bay St. - KIngdsdale 1431

## PHOTOGRAPHY



**N.C. HITCHINSON**  
Elgin 4066 45 Richmond St. E.



## Ring of the Trowel and Hum of the Saw

W. H. HARLTON, 96 Haverson Blvd., commenced work this week on the erection of a detached residence on the west side of Harvie Ave. near Chudleigh Ave., York Township. It will be a one-and-a-half storey structure of solid brick construction on concrete blocks. The cost is estimated at \$4,500.

H. C. ROBERTS, Bloor-Bay Building, has begun excavation operations for the erection of a number of duplexes on Cottingham Rd. Work will commence at once on the first of these. They will be of solid brick construction containing six rooms.

CANADIAN NATIONAL RYS. are preparing plans at present for the erection of a new station to replace the present Davenport station, north of St. Clair Ave. W. in the Junction. This work will be started shortly but no detailed information is available at present.

F. RIDLEY, 100 Foxwell Ave., has completed excavation operations for the erection of a detached residence on Delamere Ave. near Scarlett Rd., York Township. The owner is F. H. Hemming, 148 Pritchard Ave. This will be a two-storey structure of solid brick on concrete blocks. The estimated cost is \$4,500.

H. H. HARRISON, 113 Gledhill Ave., is plastering the two residences which he has nearing completion on the south side of Cranbrooke Ave. These are two-storey solid brick dwellings, and will be completed at a cost of \$4,500 each.

KINGSWAY UNITED CHURCH contemplated the construction of a new church at the corner of Lambton Ave. and the Kingsway in the Kingsway Park district. No further details are available at the present time.

JAMES BAIN, 34 Valewood Ave., has begun foundation for the erection of a detached residence on Hilda Ave. It will be a two-storey dwelling of solid brick construction on concrete blocks. The estimated cost is \$5,000.

HENRY MORRIS, 138 Ranleigh Ave., has commenced the erection of two detached residences on the north side of Lawrence Ave. W. These will be two-storey six-room houses of solid brick construction on brick foundations and will be completed at an estimated cost of \$10,000.

H. WARBURTON, 3158 Yonge St., will begin work within a few days on the erection of a detached residence on the south side of Fairlawn Ave. near Greer Rd. It will be a two-storey brick dwelling on concrete blocks and will be completed at an estimated cost of \$4,500.

W. A. CADDELL, 616 Northcliffe Blvd., has commenced foundation work for the erection of a pair of semi-detached dwellings on Lanark Ave. near Oakwood Ave. These will be two-storey solid brick on concrete blocks and will cost \$8,500.

THOMAS LOBB, 2151 Dufferin St., has excavation operations under way for the erection of a detached residence on the north side of Ramsden Ave., York Township. This will be a one-and-a-half storey dwelling of solid brick construc-

tion on concrete blocks. The estimated cost is \$3,500.

F. W. WOOD, 34 Hagar Ave., has commenced the brickwork for the erection of a detached dwelling on Foxwell Ave. near Scarlett Rd., York Township. This is a solid brick two-storey house on concrete blocks, and will be completed at an estimated cost of \$5,000.

GEO. STOCKER, 237 Dawlish Ave., has foundations in for the erection of a detached residence on the south side of Rochester Ave. near Dinnick Cres. It will be a two-storey seven-room house of solid brick construction on concrete block foundations and will be completed at an estimated cost of \$7,000.

H. ROBERTS, 511 ST. Clarens Ave., has walls under way for the erection of a detached dwelling on Cranbrooke Ave. near Greer Rd. This will be a one-and-a-half storey structure of solid brick on concrete blocks and will be completed at a cost of about \$4,500.

R. WILSON, 34 Chilton Rd., has begun foundation work for the erection of two detached residences on McNaughton Rd., Leaside. These will be two-storey dwellings of solid brick construction on concrete block foundations and they will be completed at an estimated cost of \$5,000 each.

W. A. GOY, 144 Northcliffe Blvd., has commenced foundations for the erection of a detached dwelling on the south side of Gilpin Ave. This is a one-and-a-half storey residence of solid brick construction on concrete blocks. The cost is placed at \$4,000.

SAMUEL DALE, 3229 Dundas St. W., has foundations going in for the erection of a detached residence on Evelyn Ave., north of Idylwood Cres. It is a two-storey solid brick dwelling on concrete blocks and will be completed at an estimated cost of \$5,000.

GEO. JACKSON, 37 Lawrence Ave. W. has walls going up for the pair of semi-detached residences which he is erecting on the east side of Lorindale Ave. near Lawrence Ave. W. They will be two-storeys of solid brick on concrete blocks and will cost about \$6,500.

G. DONOFRIO, 2045 Davenport Rd., is roofing the duplex residences he has under way on the east side of Avenue Rd. near Trammer Ave. It will be a two-storey brick structure containing two suites of five rooms each, and will cost \$12,000.

GEO. GROVES, 450 Concord Ave., has the roof going on the detached residence which he has under way on the north side of Glengarry Ave. This is a two-storey solid brick dwelling of solid brick construction on concrete blocks. The cost will be about \$4,500.

Autoist—"I clearly had the right of way when this man ran into me, and yet you say I am to blame."

Officer—"You certainly were."

Autoist—"Why?"

Officer—"Because his father is mayor, his brother is chief-of-police and I go with his sister."

## STEEL FOR HOMES

Beams and Columns in basement

Angle Lintels

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10,000 tons carried in stock  
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## Interior Trim Doors Sash

Frame Material, Rough Lumber  
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HURLING AVE. - FOREST HILL

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## Structural Steel

BEAMS, CHANNELS,  
ANGLES, PLATES,  
COLUMNS, ETC.

Prompt Delivery

**Runnymede Iron & Metal Co.**

3382 Dundas St. West, Toronto  
LYnd. 2816, JUct. 6219



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241 SPADINA AVE. TORONTO

Glass & Mirrors of every description  
for Buildings & Automobiles

TELEPHONE TRINITY 8000



# IS THE MOTOR CAR MORE N



**12,000 Motor Miles at 5c - - - \$600.00**

**9,600 Car Tickets at 6¼c - - - 600.00**

**\$10,000.00 Invested at 6% - - - 600.00**

## WHO PAYS

One week's wages is all a man should pay for rent. Count the number of cars parked around a new building or any manufacturing concern—compare the investment.

## The greater part is on wheels

Do you realize that more freight and Government dues are paid on lumber than are paid in wages to manufacture it?

Canada Sawmills Produced in 1928

4,337,253M FEET

Valued at

\$103,590,035.00

It takes years to grow a tree and minutes to produce a car.

## Too Much Speed

If the Canadian Government enforced working hours for all persons outside of PUBLIC SERVICE there would be a great increase in employment.

Real Estate is a sound investment—compare your property against stocks.

### 1929 High

Bell Telephone .....	182	now	145½
Brazilian .....	82	"	18
B. A. Oil .....	32¾	"	10½
C. P. R. ....	66¼	"	35⅛
Con. Smelters .....	575	"	101
Ford of Canada .....	70	"	21⅛
Imperial Oil .....	41¼	"	12
Massey Harris .....	98¾	"	6
Steel Co. of Can. ....	69¼	"	33¾
Standard Paving .....	39	"	11
Walkers .....	28½	"	6

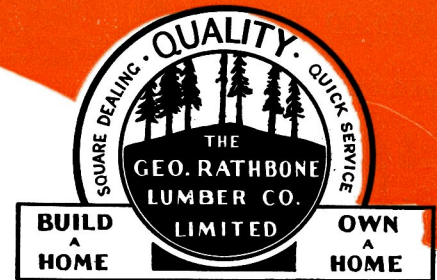
# THE GEO. RATHBONE LUM



# NECESSARY THAN THE HOME?

**\$15,000.00 at 6% earns - - \$17.31 a week**  
**25,000.00 " " " - - 28.85 " "**  
**40,000.00 " " " - - 46.15 " "**

## WHO EARNS



Toronto Lumber Dealers pay heavy taxes and give employment to many who also pay taxes. How is it that all the Government millwork goes to firms outside where they are given bonuses to keep a certain number employed?

Small orders and prompt service are the requirements of to-day. We are equipped to help you.

Phone LAkeside 0914

0915

0916

## Flames Got in Walls

Blaze in Indian Road Residence Was Awkward  
One To Get At.

Fire which started from an overheated furnace in a three-storey brick house owned and occupied by Joseph Abrams at 582 Indian Road, caused \$500 damage to the house and \$50 to the contents. District Chief Gates and firemen from Keele St. station were faced with dense smoke when they entered the house. The fire had worked its way up the spaces between the walls almost to the top of the house and firemen had a difficult task reaching the flames.

One Dollar Today

Purchases

25% More

than in Year 1929

# BER CO. LIMITED

10 NORTHCOTE AVE.  
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**CLOSE TO HIGH PARK**

110 Feet  
\$65.00

Can build four houses

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YORK TOWNSHIP**  
FOR FACTORY, APARTMENT  
OR HOME SITES

**ASK E. TILJOU & CO.**  
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80 VAUGHAN RD. TORONTO  
WE SPECIALIZE IN YORK TWP. PROPERTIES

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VALLEY  
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Valley of the Humber

Kingsway Park is well located within easy access of downtown Toronto. It has all improvements. Homes erected here are readily sold. Frontages are from forty feet upwards.

**HOME SMITH & CO.**

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Tell Advertisers  
You Saw It In  
Weekly Building Reporter

**ORIOLE PARKWAY  
AND  
COLLEGE HEIGHTS**

Restrictions from 30 ft. to 50 ft. Prices from \$60 to \$90  
We will be pleased to show you the unequalled investment features and builders opportunities in this splendid property.

**THE  
TRUST AND GUARANTEE  
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302 BAY STREET - ELgin 1391  
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**BUILDERS**

EAST YORK'S FINEST BUILDING SITE  
NORTH-WEST CORNER OF GREENWOOD AND SAMMON  
20 minutes to Bloor and Yonge

**THE JENNINGS PROPERTY**

The whole of Frankland Avenue has now been sold to Mr. Walter Padfield, 375 feet, and Mr. Arthur Slightham, 464 feet. Other frontages are:

Sammon Avenue (all improvements) - \$40 per foot  
Greenwood Avenue (water and sewers) - \$35 per foot  
Mortimer Avenue (now widened to 75') water and sewers in, \$30 per foot  
Store sites at Greenwood and Sammon, \$100 per foot. Builders' terms. Reasonable restrictions.  
HUMPHRIES LIMITED, 1331 Danforth Avenue. GLadstone 1312

Now is the time to purchase lots for stores on Eglinton Avenue, west of Avenue Road, before the price is doubled.

\$60.00 per foot—Avenue Road and Glengrove Avenue. Forty foot restriction.  
\$62.50 Best part of Forest Hill. Ready for building. Reduced. Only 160 feet at this price.  
\$55.00 Heddington Avenue.  
\$52.00 Hillsdale Avenue East, near cars, 50 feet.  
\$35.00 per foot—Buckingham Avenue, Lawrence Park. Worth \$50.00 per foot.  
Apartment site—Rosehill Avenue, near Yonge.

**PRICE & VALLEAU**

3 St. Clair Ave. W. - Hyland 3208-4214

**Land Sales Still Active  
in Humber Valley****Builders Purchase Several Sites This Week.**

According to the announcement of Home Smith and Company, the recent buying activity in the Humber Valley Surveys continues as indicated by the following list covering the past week's sales:

North 30 feet of lot 50, all of lot 49 and the south 40 feet of lot 48, west side Gardhouse Ave., purchased by Morrison Small for \$4,200.00. 160 feet on east side of Gardhouse Ave., purchased by Herman C. Card for \$5,600.00. 50 feet on north side King Georges Rd., purchased by Kenneth C. Siddall for \$2,250.00. 30 feet east side Armadale Ave., purchased by John Hamm for \$1,650.00. 120 feet on the west side of Wilmot Ave., purchased by J. Wellwood for \$6,000.00. 150 feet of vacant land on west side of new proposed street south of Weatherall Ave., purchased by G. A. Rome for \$7,500.00. 90 feet on the east side of Silverthorne Ave., purchased by W. J. Turner for \$2,700.00.

**Bedford Park District  
To Have City Park****Sections Of Two Streets To Be Closed.**

That district lying north of Lawrence Avenue, east of Yonge Street, and known for these many years as Bedford Park, is now to have a real park. The City Council has already passed the recommendation of the Parks Committee expropriating for park purposes, the property bounded on the north by Ranleigh Avenue, on the south by Wanless Avenue and Wanless Clescent, on the west by Kappele Avenue, and on the east by Dundee Place, and Works Commissioner Harris has recommended that Kirkcaldy Place and Langton Avenue between Wanless Crescent and Ranleigh Avenue be closed.

Kirkcaldy Place and Langton Avenue, between Wanless Crescent and Ranleigh Avenue, are bounded on both sides by the lands authorized to be acquired by By-law No. 13123 for park purposes and are of no importance from a traffic standpoint apart from their value to these lands. Their closing will permit their consolidation with the lands acquired, as above, into a park area of approximately 1 and 3-10 acres.

**To Amend Residential Restrictions in Avenue Rd. District**

The Property Committee of the City Council have recommended the adoption of the following report of City Planning Commissioner LeMay relative to certain building restrictions in the north Avenue Road area: Certain difficulties have developed in carrying out the provisions of By-law No. 12958, which restricted the erection of buildings in the Avenue Road district north of Eglinton Avenue, due to inaccuracies in the frontages of some of the lots shown on the registered plans laying out the lands covered by the by-law, which render it possible that numerous amendments may from time to time be sought to permit shortages, amount-

ing at the most to 2 or 3 inches, in the frontage specified on certain streets and it seems advisable to amend the said by-law by the addition of a general clause that will take care of any such cases.

**Tallest Building Opens****Despite Real Estate Slump, Expect Full Tenancy Soon.**

The Empire State, tallest office building in the world, which opened officially this week, tosses into a depressed real estate market 1,000,000 square feet of floor space and office accommodations for 30,000 persons. The management said they had no doubt the building would soon be fully tenanted.

The zeppelin mooring mast, topping the building at a height of 1,248 feet, was described by Alfred E. Smith, former governor of New York state, as a \$1,000,000 gamble." Mr. Smith, who is president of the company which erected the new skyscraper, was not perturbed by the adverse comment of Captain Hugo Eckener, of the Graf Zeppelin. He was sure the 200-foot mast ought to serve its purpose.

**Rogers-Majestic Will  
Build \$100,000 Extension**

To Start Next Week.

To meet increased business requirements, a large addition will be made to the plant of the Rogers-Majestic Corporation Ltd. on Fleet St., according to the announcement of Messrs. Horwood and White, architects, 229 Yonge St.

To be erected at the rear of the present structure, the new addition will be 260 feet long with a central width of 65 feet. It will be of brick and reinforced concrete construction and will be fire-proof throughout.

Tenders on the proposed one-storey structure closed a few days ago and it is expected that work will get under way next week. The new addition will take about three months to build and will cost approximately \$100,000.

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RICE  
AND SONS**

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## Property Transfers

EASTBOURNE AVE., e.s., No. 51, 40 x 130.9, Ivy J. Cunningham to Florence P. Patton. Sale price \$10,500.

ROSELAWN AVE., n.s., No. 454, 25 x 132, Wm. H. Kitchen et ux to Bella L. Scott. Sale price \$8,200.

AVENUE RD., e.s., No. 583, 36 x 174, V. M. Sanderson to Robt. H. Saunders. Sale price \$1.

CLEVELAND ST., w.s., north of Soudan Ave., vacant lot, 150 x 150, E. G. Walker to Henry Buck et al. Sale price \$11,235.71.

WALMSLEY BLVD., s.s., No. 1, 47.8 x 108.8, F. A. Goffat to Charlotte E. Boehm. Sale price \$16,000.

KILLARNEY RD., n.s., No. 6, 45 x 105, W. L. Lillico et ux to Florence C. Gordon. Sale price \$25,350.

HARWOOD RD., w.s., No. 56, 26.7 x 125, Wm. C. Lock et ux to John C. Graham. Sale price \$5,600.

BANFF RD., e.s., south of Eglinton Ave., vacant lot, 25 x 130, T. F. Williams et ux to Thos. B. Simpson. Sale price \$750.

BELSIZE DR., s.s., No. 225, 26.8 x 125, Irene A. Oldfield to Wm. T. Truman and Alice F. Truman. Sale price \$5,000.

MILLWOOD RD., n.s., No. 512, 24.10 x 125, A. B. Beverley to National Construction Co. Ltd. Sale price \$5,900.

BRAEMAR AVE., e.s., north of Chaplin Cres., new house, 35 x 130, C. W. Hodgson et ux to Annie Reid. Sale price \$16,500.

SOUDAN AVE., s.s., No. 471, 25 x 155, R. Symons et ux to Tom Gascoigne. Sale price \$1,200.

SOUDAN AVE., s.s., No. 505, 28.4 x 150.6, A. Murray to Sarah Murray. Sale price \$2,600.

HILLSDALE AVE. W., s.s., No. 65, 25 x 93.10, A. Lockard et ux to Herbert Tweedle. Sale price \$6,000.

OSWALD CRES., e.s., No. 21, 31.6 x 125, L. Loftis to Theresa E. Brechin. Sale price \$5,700.

BRAEMAR AVE., e.s., north of Chaplin Cres., vacant lot, 25 x 130, Land Investments Ltd., to Percy W. Hibbert. Sale price \$2,205.

LEMAY RD., e.s., No. 15, 23.10 x 100, J. M. Jones et mar to Erdman R. Hiebert. Sale price \$4,800.

LEMAY RD., e.s., No. 15, 23.10 x 100, E. R. Hiebert et ux to Walter Briggs. Sale price \$4,000.

RUSSELL HILL RD., e.s., No. 293, 65 x 173, Price Securities Ltd. to Hon. Manning W. Doherty. Sale price \$1.20.

MILLWOOD RD., n.s., No. 414, 19 x 125, C. McDairmid et ux to Dorothy C. Clark. Sale price \$2.

MILLWOOD RD., n.s., No. 414, 19 x 125, Dorothy C. Clark to Olive M. McDairmid and Clifford McDairmid. Sale price \$2.

TILSON RD., n.s., No. 6, 25 x 117, Viola I. Fleck to Robert D. Fleck and Viola I. Fleck. Sale price \$4,500.

MOUNT PLEASANT RD., e.s., No. 641, 20.7 x 109, G. Arnold et ux to John W. Foster. Sale price \$11,500.

BALLIOL ST., n.s., No. 280, 17.10 x 154.9, Pauline A. McFarland to John Forbes and Rose Forbes. Sale price \$3,500.

MOUNT PLEASANT RD., w.s., No. 628, 15.10 x 124.9, Rose Fontano et al to Wm. T. Truman and Alice F. Truman. Sale price \$6,600.

EGLINTON AVE. W., s.s., No. 329, 55 x 110, Samuel McClintock to Parkway Motors Ltd. Sale price \$23,200.

WHITEWOOD RD., w.s., north of Davisville Ave., new house, 26.2 x 125, Andrew Reid et ux to Albert F. Shipway. Sale price \$5,200.

LASCELLES BLVD., e.s., No. 139, 31 x 110, Sol. Greenberg to Sophie Greenberg. Sale price \$10.

MANOR RD. W., n.s., No. 52, 24 x 111.8, Hilda A. Webb to E. L. Stewart Patterson. Sale price \$7,000.

FORMAN AVE., e.s., No. 149, 27.4 x 105 aver., G. H. Ferris et ux to Bertram G. Williams and Elizabeth A. Williams. Sale price \$1.

BRAEMAR AVE., e.s., north of Chaplin Cr., new house, 35 x 129.9, P. W. Hibbert et ux to Hannah Bowden. Sale price \$1.



## Negotiates Numerous Sales

### Brisk Activity in Residential Market.

Reporting a brisk activity in the residential realty market, Frank A. Wood, realtor, Victoria St., announces the following sales recently closed:

Ten-room brick and stone dwelling at 39 Hillhurst Blvd., on a lot measuring 80 by 135 feet, sold by Taylor Brothers to an out-of-town purchaser for \$14,000; eight-room brick house at 73 Hillhurst Blvd., on a lot measuring 45 by 130 feet, sold to H. A. Rayner by Fred Stevens for \$13,000; nine-room brick dwelling at 4 Strathhearn Blvd., on a lot measuring 38 by 135 feet, sold to an undisclosed purchaser by D. J. Lauder for \$12,500; nine-room brick house at 22 Dunbar Rd., on a lot measuring 40 by 140 feet, sold to an undisclosed purchaser by Mrs. M. D. Macpherson for \$10,000; nine-room brick dwelling at 9 Fairview Ave., on a lot measuring 35 by 90 feet, sold to R. B. Miller by A. P. Northam for \$9,200.

## Will Address Realtors

### Annual Convention Will Be Held In Baltimore.

In addition to an address on methods of selling residential real estate, which will be given by A. E. LePage, Toronto

realtor, the National Association of Real Estate boards announces the following speakers for their annual convention, which is being held this year at Baltimore from May 27th to 30th inclusive:

Marcus Nadler of the faculty of New York University on real estate finance; Paul Nystrom of the faculty of Columbia University on fashions in real estate practice; Dr. John Gries, head of the United States division of building and housing will speak on home ownership; Professor S. E. Leland of the University of Chicago on realty tax problems; Judge Arthur J. Lacy of Detroit on private property owners' associations; Louis Brandt, Pittsburg, on modern sub-division and improved standards of construction as an aid to home financing; Arthur C. Holden, New York architect, on residential development; and Gordon C. Beck, Cincinnati, on preventable waste in the home building industry.

## New Subdivision Placed on Market in East End

### Jennings Property Situated at Sammon and Greenwood Avenues.

The opening up of the Jennings subdivision property by Humphries, Limited, at the northwest corner of Sammon Ave. and Greenwood Ave., in the Township of

East York, marks a further milestone in the development of another excellent east end residential district. This property has been in the possession of Mr. Jennings for many years. Some of the very best builders in the city have taken advantage of this opportunity and have already purchased for immediate building.

Mr. Walter Padfield, 355 feet. Mr. Arthur Slightham, 464 feet and others. Houses are now under construction on Greenwood Avenue. The land is selling in this sub-division from \$30. to \$40. per ft. Very excellent store sites are available at \$100. per foot.

Land is selling on builders terms and properly restricted. It is generally accepted that this section will build up immediately with a good class of homes.

## Realtor Reports Good Sales

### Ten-Room House Brings \$20,000.

Some indication of house values throughout the city is seen in the following list of property transfers negotiated this week by Reg. A. Lockhart, realtor, 45 Richmond St. West:

Ten-room brick dwelling at 10 MacKenzie Ave., standing on a lot measuring 50 by 150 feet, sold to an undisclosed purchaser by the Eleanor Street Estate for \$20,000; nine-room brick dwelling at 34 Walker Ave., standing on a lot measuring 45 by 156 feet, sold by R. H. Timmins, to C. B. Beamish for \$10,000; eight-room brick house at 84 Highland Ave., north Rosedale, occupying a lot measuring 35 by 131 feet, sold to G. E. Fax by Bonnycastle Buildings Ltd., for \$10,000; nine-room brick dwelling at 5 Hawthorne Ave., standing on a lot measuring 31 by 150 feet, sold to E. Dean by A. R. Kertland for \$7,500.

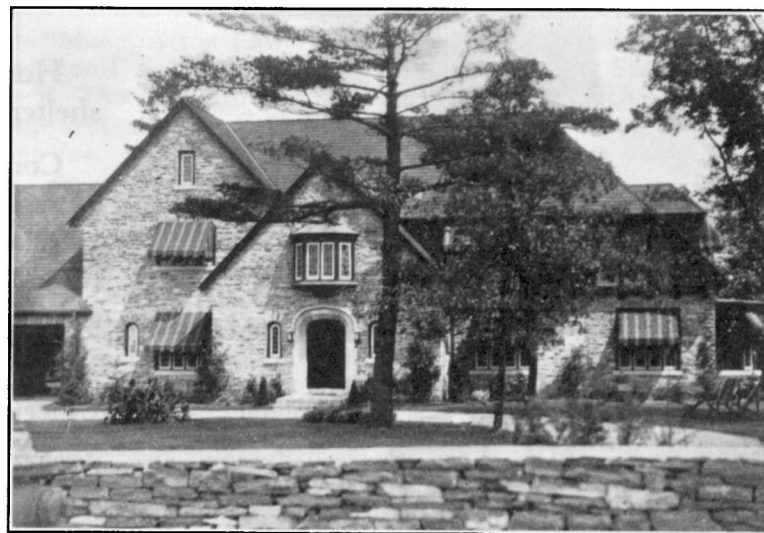
## Oriole Park and College Heights Offer Opportunities to the Builder

### Situated in One of Fastest Growing Sections of City.

Situated on one of the highest and most attractive sections of the City of Toronto, the Oriole Park and College Heights subdivisions of the Trusts and Guarantee Company offer many opportunities to the builder of fine homes. These properties are situated in the Oriole Parkway and Avenue Road section of North Toronto extending northward from Upper Canada College. Restrictions here provide for solid brick detached dwellings or equivalent to stand on lots of 50 feet frontage and to cost at least \$9,000. Land here is selling from \$55. to \$90. per foot. The Trusts and Guarantee Company, Bay Street, are agents for the sale of property here.

### R. B. RICE ANNOUNCE SERVICE STATION LEASE.

According to the announcement of R. B. Rice and Sons, realtors, 60 Victoria St., the Confederation Petroleum Company, 14 Toronto St., will shortly occupy the gasoline service station situated at the corner of Danforth and Victoria Park Avenues.



This beautiful Old English home is the residence of W. T. Pember, situated on Kingsway Crescent in the beautiful Valley of the Humber. It is constructed throughout of Humber Stone and stands on a bank lot overlooking the wooded slopes down to the Humber River. Home Smith & Company, Old Mill, are responsible both for design and construction.

## Land Specials

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Established 1924

A Weekly Paper for Architects, Builders, Contractors, Financial and Real Estate Firms

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D. R. Shepherd - Assoc. Editor

Also Publishers of BUILDING IN CANADA (Issued Monthly)

### EDITORIAL COMMENT

### EFFECTIVE ARSON PENALTIES NEEDED

BEGINNING Monday morning next, May 11th, and continuing to Thursday evening, the National Fire Protection Association will meet in annual convention in Toronto. An association such as this, which has the preservation of life and property and the retarding of the fire demon as its principal objects, receives the hearty approval and encouragement of the building industry.

Aside altogether from the terrific loss occasioned through sheer carelessness, there has been an alarming increase during the past year in arson in almost every part of the country, and it is high time our criminal code was amended to deal more effectively with these "fire bugs."

Greed animates the acts of the incendiary, declares George F. Lewis, Deputy Fire Marshal of Ontario. The incendiary cannot control the ravages of fire once he has touched the match. Thus, unscrupulous criminals extort millions every year from the public and get away with it.

In urging legislatures to pass the "Model Arson Law," drafted by a committee of fire marshals, the U.S. Chamber of Commerce featured a resolution eleven years ago, which is applicable to present day conditions. It was, in part, as follows:

"At a time when economy and conservation of our resources must be paramount, in order that every effort may have its full influence toward increasing production, it becomes the immediate duty of each person and each association to put an end to preventable waste through fire loss."

The "Model Arson Law" has been adopted by twenty-seven States of the American Union, and the legislatures of ten other States are now considering it. This is in strong contrast to conditions which obtain in Canada, where the section of the Canadian Criminal Code covering arson belongs to a bygone age.

The penalty prescribed for arson in Canada is life imprisonment, and as Deputy Marshal Lewis says, it is difficult and hardly reasonable to expect a jury to bring in a verdict of guilty, no matter how conclusive the evidence, where the loss or damage is only a few thousand dollars and the penalty prescribed is imprisonment for life.

The varying degrees of arson and incendiarism should be classified and the penalties meted to fit the crime. With such an amendment to our Canadian Criminal Code, convictions could be obtained, where now the guilty parties are liable to go unpunished.

As Mr. Lewis says: "It is the public who pay for this criminality. The insurance companies are simply collecting agencies for comparatively small amounts, which they in turn hand over to the incendiaries in large amounts."

### HOME BUILDER RESPONSIBLE FOR OVER 80 PER CENT. OF TORONTO BUILDING IN APRIL

CONSTRUCTION statistics for Greater Toronto for the month of April show that the home builder continues to be the most important factor in the maintenance of building activity. Residential construction in Greater Toronto during April, according to MacLean Building Reports, Limited, amounted to \$2,838,500, or over 82 per cent. of the grand total of construction, which was valued at \$3,546,600. The grand total figures, of course, include \$292,000 for engineering projects, and when these are deducted, residential building assumes even greater importance.

Elsewhere in this issue are tables giving the values of residential building in Greater Toronto for April, 1930 and 1931, and it is most encouraging to note how well residential work is holding up. If during business conditions such as have prevailed, this city can so well maintain home building, it most assuredly deserves its well known title of "Toronto—the City of Fine Homes."

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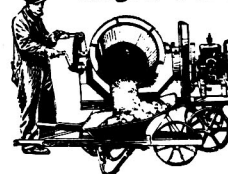
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Charles E. Higginbottom, left, past president of the Ontario branch of the Amateur Athletic Union, and Arthur Flack, salesman for Kent-Ockley Limited, and member of the Toronto Flying Club, are shown above at the Century Airport before taking off recently for a combined business and pleasure trip to London, Ontario. The pleasure part of the trip was attending the Ontario Amateur Boxing Championship Tournament finals.

## DOORS SASH COLUMNS

Builders and Contractors who have a copy of Gardiner's Illustrated Catalog find it to be a wonderful aid and convenience for selecting and ordering doors. All designs in the various woods are listed, together with net prices. Phone or write for yours.



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### Selling Doors by Air is Latest Feat

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Last Saturday morning Kent-Ockley, Limited, received a call from a London customer stating that a template was required for a door which he wished to instal. On Saturday afternoon, Arthur Flack, a salesman for Kent-Ockley, and member of the Toronto Flying Club secured one of the club's planes and in company with Charles Higginbottom made the trip to London where, upon arrival, he secured the template. The door was made on Monday and on Tuesday was hung and the job was done.

The customer acknowledged this speedy service as follows:

"Received doors in good shape. They were the nicest doors I have ever had. Our agent was here Saturday and took a template of the front door. His measurements were correct. This was a rush job. I expect to be building again soon and will certainly order my doors from you again."

Incidentally, the business in hand having been disposed of, Mr. Flack and his companion attended the Ontario Amateur Boxing Championship Tournament Finals

At a meeting of the town council of Leaside this week, the 1931 tax rate was struck at 40 mills, being computed on the basis of a county rate of 8.5 mills, high school rate 1 mill, public school rate 6.6 mills, local improvements 9.8 mills and general rate 14.1 mills.

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**Toronto Permits**

(Continued from page 6)

EGLINTON AVE. E., near Yonge St.,  
Robt. Fewster Move store back on  
same lot, \$50.

12 MILVERTON BLVD., near Dew-  
hurst Ave., Wm. Remmer, 12 Milverton  
Blvd. Addition to second floor of dwell-  
ing and sunroom at rear, \$1,000.

BROWNLOW AVE. w.s., near Eglin-  
ton Ave., Fred Stevens, 2 Beck Ave. De-  
tached brick dwelling, \$5,000.

**YORK TOWNSHIP PERMITS.**

DUNRAVEN ROAD, south side near  
Kane Avenue. F. Booth, 62 Regent St.,  
a one-storey frame dwelling ..... \$1,500  
NAIRN AVE., east side near Chud-  
leigh Avenue. J. W. Teskey, 57 Bloor  
Street West, one pair of two-storey  
brick dwellings ..... \$7,000

ROSELAWN AVE., south side near  
Lyons Road. R. C. Huffman, 331 Bay  
Street, a one-storey iron and cement  
storage shed ..... \$1,500

GLENHOLME AVE., east side near  
Jessmond Avenue. J. Armstrong, 17  
Miranda Avenue, a two-storey brick  
dwelling and garage ..... \$4,600

NORTHLIFFE BLVD., west side  
near Amherst Avenue. Mrs. M. Roden,  
62 Goodwood Avenue, a two-storey brick  
dwelling ..... \$4,000

GLENHOLME AVE., west side near  
Bansley Avenue. A Watlings, 6 Bansley  
Avenue, a one-and-a-half-storey brick  
dwelling ..... \$3,500

GLENHOLME AVE., west side near  
Ashbury Avenue. O. Vettesse, 44 Bran-  
stone Road, a two-storey brick dwelling  
and garage at rear ..... \$5,100

WOODBINE AVE., east side near  
Langmuir Avenue. A. J. Levarne,  
Evans Avenue, a two-storey brick dwell-  
ing and frame garage at rear, .... \$5,600

BELGRAVIA AVE., south side near  
Dufferin Street. D. Riddell, 212 Bel-  
gravia Avenue, a two-storey brick dwell-  
ing and attached garage ..... \$6,000

WILLIS AVE., east side near Eglin-  
ton Avenue. J. Capone, 217 Gilchrist  
Avenue, a two-storey brick dwelling and  
garage at rear ..... \$4,600

GILPIN AVE., south side near Bick-  
nell Avenue. W. A. Goy, 144 Northcliffe  
Boulevard, a one-storey brick dwelling  
..... \$3,500

LAMBTON AVE., north side near  
Bayliss Avenue. Mrs. Machell, 9 Rock-  
cliffe Boulevard, a one-storey frame ex-  
tension at rear ..... \$1,000

BOWIE AVE., north side near Mir-  
anda Avenue. J. W. Burroughes, 84  
Bowie Avenue, a one-storey brick dwell-  
ing and garage ..... \$4,200

SCOTT ROAD, west side near Donald  
Avenue. W. Fry, 231 Donald Avenue,  
one pair and one single solid brick  
dwellings ..... \$12,000

BELGRAVIA AVE., south side near  
Times Road. W. R. Moore, R. R. No. 1,  
Toronto, a one-and-a-half-storey brick  
dwelling ..... \$3,500

DELAMERE AVE., south side near  
Scarlett Road. F. W. Hemmings, 148  
Pritchard Avenue, a two-storey brick  
dwelling ..... \$5,000

**EAST YORK TOWNSHIP PERMITS.**

WESTLAKE AVE., near Cambia Ave.  
Wm. Burson, 114 Donlands Avenue, one  
solid brick dwelling ..... \$4,800

PAPE AVE., north side near Minton  
Place. W. Dyson, 32 Barker Avenue, one  
solid brick dwelling and brick garage  
..... \$3,500

LESMOUNT AVE., near Cadorna Ave.  
Jobin and Baldwin, 26 Cadorna Avenue,  
four single solid brick dwellings and  
garages ..... \$12,400

KIMBOURNE AVE., near Sammon  
Ave. B. Grant, 1C Woodycrest Avenue,  
two pairs of brick and shingle dwellings  
..... \$12,400

**SWANSEA PERMITS.**

KENNEDY AVE., west side. A Dor-  
mer, 48 Brookside Drive, a detached  
dwelling on the west side of Kennedy  
Avenue ..... \$4,000

**ETOBICOKE TOWNSHIP PERMITS.**

BURNHAMTHORPE PARK BOULE-  
VARD. Jas. Turner, 510 Lumsden Build-  
ing, a solid brick dwelling ..... \$3,000

STRATH AVE. Robert Small, 236  
Annette Street, a stone and brick resi-  
dence ..... \$9,000  
DANDRIDGE AVE., M. Small, 236  
Annette Street, a stone and brick resi-  
dence ..... \$7,000  
RIVERSIDE DRIVE. G. W. Embree,  
11 Bracken Avenue, a brick residence  
..... \$6,000

**Among Our Members**

(Continued from page 3)

stone and stucco house containing ten  
rooms and four bathrooms. The esti-  
mated cost of construction on this pro-  
ject is placed at \$30,000.

A. V. PADDON, 51 Linsmore Crescent,  
has begun plastering on the pair of semi-  
detached dwellings which he has under  
way on the east side of Donlands Avenue  
near Aldwych Avenue, East York Town-  
ship. These are two-storey brick and  
shingle dwellings containing six rooms,  
with hot water heating and hardwood  
floors throughout. Their estimated cost  
is placed at \$3,600 each.

G. A. ROME, 291 Mossom Road, is  
making good progress on the five resi-  
dences which he has under way in the  
Village of Swansea. Three of these are  
on Armadale Avenue near Mayfield  
Avenue, and two are on Mayfield Avenue  
near Armadale Avenue. They are solid  
brick dwellings of two storeys, each con-  
taining six rooms and breakfast room,  
and are being built to sell at \$7,700 to  
\$8,000. Footings are in for one, brick-  
work is under way for two more, another  
is ready for plastering and the fifth is  
roofed.

C. M. PELTON, 63 Benlamond Avenue,  
left the city on Wednesday for Balsam  
Lake in the Kawarthas where he will  
erect a summer cottage for a Mrs. Blong  
of Toronto. This is not "Chuck's" first  
venture in the summer cottage field, as  
he has erected several in Muskoka and  
the Kawartha Lakes regions in past  
years.

**Mechanic's Liens**

(Continued from page 4)

Milton Brick, Ltd., lien 13751, against  
T. B. Mothersill Co., Ltd., et al, for the  
sum of \$572.51.

Canadian Rumley Co., Ltd., lien 13752,  
against T. B. Mothersill & Co., et al, for  
the sum of \$1,006.47.

Peerless Stone Co., Ltd., lien 13753,  
against Corp'n. of the City of Toronto,  
et al, for the sum of \$425.87.

W. Hubbell, Oshawa, lien 13754,  
against Toronto Hydro Electric System,  
et al, for the sum of \$50.20.

T. B. Mothersill, lien 13755, against  
Toronto Hydro Electric System, et al, for  
the sum of \$2,755.02.

Grace Irene Mothersill, lien 13756,  
against City of Toronto, et al, for the  
sum of \$587.54.

A. McInroy, lien 13757, against the  
City of Toronto, et al, for the sum of  
\$45.25.

C. A. Hubbell, Oshawa, lien 13758,  
against the City of Toronto, et al, for the  
sum of \$38.20.

Wesley J. Vivian, lien 13759, against  
the City of Toronto, et al, for the sum  
of \$50.

A. C. Salisbury, lien 13760, against the  
Toronto Hydro Electric System, et al,  
for the sum of \$82.60.

H. M. Fowlds & Son, lien 13761,  
against T. B. Mothersill & Co., et al, for  
the sum of \$163.31.

**BUILDERS' SUPPLIES**

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Canada Building Materials Ltd.....WA. 1051  
Ellis Bros.....LY. 2060  
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Sash  
Frames

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Vento Steel  
Basement  
Windows

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Shutters

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Interior and Exterior  
Woodwork

---

House Doors  
Garage Doors

---

Built-in Furniture

---

Panelling

---

Beaver Board

---

Plaster Wallboard

---

Donnacona Board

---

Hardwood Flooring

Birch

Maple

Oak

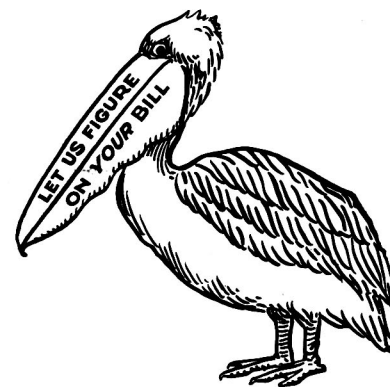
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North Yard: 117 Merton St. HYland 1131