

# WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

Vol. 7—No. 13.

TORONTO, MAR. 13, 1935

Price 10 Cents

## Launch Campaign to Provide Work for Unemployed

**"Clean Up and Paint Up" is Slogan—Will Provide Many Modernization Opportunities.**

At a meeting in the City Council Chamber at the City Hall this week a campaign to "clean up and paint up" Toronto was launched, the idea being to provide work for the unemployed and at the same time to effect to the best advantage the many spring clean-up and repair jobs that are awaiting attention in and about the homes of the city.

W. H. Martin, representing the Toronto Home Builders' Association, was present and addressed the meeting on behalf of the Association, stating that the Association was strongly in support of the movement and ready to render every possible co-operation to ensure its success. The project is being undertaken with the thought in mind that many jobs are available, and the impetus given by the campaign should suffice to get them started, thus providing great assistance to the many unemployed at a time when it is greatly needed.

The following resolution, moved by George H. K. Mitford and seconded by Victor A. Smith, was passed: "That the City Council, Board of Education, Separate School Board, Board of Trade, Canadian Manufacturers' Association, the service clubs, the Toronto Publicity Board of the Business Men's Association, the I.O.D.E., the Local Council of Women, the Toronto District Labor Council, the Boy Scouts, the National Labor Council, the Empire and Canadian clubs, the Zonta Club, the Girl Guides, the Toronto Home Builders' Association and the three social work federations be requested to appoint a representative on a committee of ways and means which is to submit for approval at a further general meeting to be held as soon as possible, complete plans for launching and conducting a clean up, paint up and beautify Toronto campaign, and that the representative of the City of Toronto act as convener of the said committee on ways and means."

The various representatives at the meeting spoke in favor of such a project. Charles Buchanan stated that while Toronto received one-fifth of the mail of the Dominion, the amount of Montreal and Winnipeg combined, the head post-office of the city on Adelaide Street was an eyesore. "We ought to prevail on the Dominion Government," he said, "to do something about it." Mr. Buchanan reported that 7,000 communities in the United States had successfully undertaken a clean up week. He commented that through the service clubs' "give a man a job" campaign, \$3,225 a week was being contributed in salaries to those who were formerly unemployed. "Toronto can stand cleaner streets," he concluded.

## SPLENDID NORTH TORONTO HOME



This attractive residence is situated at 358 Glencairn Avenue, and is an outstanding example of this type of dwelling. It was built by H. Ransome, 142 Highbourne Road, a member of the Toronto Home Builders' Association, who has built extensively in this part of the city. Cooksville Bark Texture Brick, backed with Cooksville Structural Clay Tile, supplied by the Cooksville Company, 26 Queen St. E., has been used in its construction.

## Workings of Compensation Act Explained to Members

**Builders Invited to "Sit-in" at Conference and Discuss Compensation Problems—T. Norman Dean Delivers Splendid Address**

Members of the Toronto Home Builders' Association who attended the regular March meeting of the Association at the Prince George Hotel last Monday evening, departed homewards with a very much clearer conception of the workings and benefits of the Ontario Compensation Act than they formerly held, due to the masterly address on the subject of Compensation given by T. Norman Dean, Statistician of the Compensation Board.

Admittedly, the subject of compensation and such matters as the fixing of rates, etc., while of vital importance to the building contractor, would not appear to be a very interesting theme for a public address, but Mr. Dean, by virtue of the oratorical powers which at the outset of his address he denied possessing at all, converted the subject into one of high interest, so that his address will be recorded as one of the very finest ever presented before the Association.

Before entering upon a discussion of rates and administration, Mr. Dean sketched the development of the principle of Responsibility for Safety and of Compensation, from the earliest times down to the present. In Deuteronomy, Chapter 22, verse 8, it is written: "When thou buildest a house, then shalt thou make a battlement for thy roof, that thou bring not blood upon thine house, if any man fall from thence." This showed plainly that even

the people of that primitive pastoral type in those early ages recognized their responsibility for safety measures. As the tribal system developed, the relations between employer and employee became very personal.

The principle of compensation seems to have been first enunciated in the Mosaic Law as instanced by the following quotation from the Bible, Exodus, Chapter 21, verses 18-19: "And if men strive together, and one smite another with a stone or with his fist, and he die not but keepeth his bed; if he rise again and walk abroad upon his staff, then shall he that smote him be quit: only he shall pay for the loss of his time, and shall cause him to be thoroughly healed."

And so on, down through the centuries to the Middle Ages, when we find the beginnings of manufacturing processes in Europe. During the reign of Charles II of England, the principle was laid down in the English law that the employer is responsible for the acts of his agent. With the development of the factory system, the personal relationship that had hitherto obtained between employer and laborer gradually became obscured, if not entirely obliterated. The two great groups of Capital and Labor were evolved; and, as the introduction of machinery progressed, the number of accidents increased and it

(Continued on page 5)

## Building Line Decision Deferred in Legislature

**Measure is Strongly Opposed by Real Estate Interests.**

Although the Private Bills Committee of the Legislature passed the City of Toronto's permissive legislation for the extension of University Avenue this week, it refused to accept two clauses of other bills until the city reconsidered its requests and settled arguments which arose in the committee room. These clauses would give the city power to defer widening of streets for 15 years, but allow it to compel building operations at a distance from the existing street line, and would allow the city to assess the city as a whole for pavement widening of a width greater than 36 feet.

When C. M. Colquhoun, city solicitor, explained that the city was merely applying for continuation of the legislation first granted in 1928, no opposition was voiced to the University Avenue Extension Act. Mr. Colquhoun explained that the city was planning to expedite the work as soon as possible, and needed the legislation to forward its plans.

Warm debate marked discussion of the pavement widening clause. Opposition was expressed by several interested parties. Russell Nesbitt (Cons., Bracondale), sponsoring the bill, stated that he was merely seeking to gain for the city what it had requested.

Col. Goodwin Gibson, realtor of Toronto, wanted to know how the city arrived at the 36-foot standard. Was the city going to make it a standard for all streets? Why did it not select 32 feet, or 29 feet? Mr. Colquhoun replied that 36 feet had been chosen after careful consideration.

"Are we going to make 32 feet permissive and let Toronto assume a greater width if it wants to?" asked Hon. W. H. Price, chairman. A chorus of voices roared "No." The chairman then ordered the clause withheld until the city could bring something before the committee which the citizens apparently wanted.

Similar fate met the deferred declaration plan for street widenings. The city wanted power to set a line back from the existing street line so that new buildings would not be in the path of future street widenings.

Col. Gibson expressed the opinion that it was unfair. It was ridiculous, he said, to expect persons with property on a street like Yonge Street to build away inside the line their neighbors were on just because the city might widen Yonge Street 15 years hence. It would depreciate property values, he stated.

Yonge Street was not the type of street which would be affected at all, replied Mr. Colquhoun. The city wanted to apply the rule on streets in outlying areas which were only partially built up. The clause was ordered held out.

## FUNDS

for Mortgage Loans, secured by high-class residential properties desirably located. Application forms and particulars upon inquiry.

Telephones:  
ELgin 0341-2-3-4-5-6

**JOHN STARK & CO**  
MEMBERS TORONTO STOCK EXCHANGE  
Established 1870 Royal Bank Bldg TORONTO

## MORTGAGE MONEY

For first mortgage loans on improved property in and about Toronto at current rates of interest.

**GREGORY & GREGORY**  
371 Bay St. AD. 3211-2  
Evenings, LO. 5567, HY. 6553

## BUILDING LOANS

AUTOMOBILE INSURANCE

**W. C. McLAUGHLIN**

72 Queen Street West  
ELgin 5022 Nights: HUDson 2456

THE  
OLD  
RELIABLE

**CHAMBERLIN  
WEATHER STRIPS**  
SINCE 1893—THE STANDARD

Complete Window and Door Service  
Roll Screens Solid Metal Screens  
Wood Screens Hollow Metal  
Cushion Bronze Equipment for Steel Sash

**J. A. KITCHEN**  
227 Glenrose Ave. - HY. 4104

## FARRELL, SQUIRES & GAULD

T. B. Farrell, F. M. Squires, G. W. G. Gauld  
Barristers, Solicitors, Notaries, Etc.  
1202 Canada Permanent Bldg.  
Bay & Adelaide Sts. - TORONTO 2  
Phone ADelaide 4121

## ACCOUNTING

Specializing in builders', contractors' and sub-contractors' accounts.  
Will look after your books part time, or audit them. Reasonable charges.

**IRVIN LARMAN**  
ELgin 4522

President:  
W. E. MAYBEE,  
159 Sheldrake Blvd.  
HUDson 9851

1st Vice-President:  
D. C. KAY,  
18 Strathearn Blvd.  
Hillcrest 4487

2nd Vice-President:  
J. P. COWIE,  
9 Edgar Ave.  
RAndolph 2207

3rd Vice-President:  
S. H. BENNETT,  
King George's Road  
LYndhurst 5815

"FELLOWSHIP QUALITY PROTECTION"

## HOME BUILDERS' ASSOCIATION

Office, 31 Willcocks St., Toronto, Telephone MId. 3527-8—Evenings Howard 2227

Official Journal:  
WEEKLY BUILDING  
REPORTER,  
31 Willcocks St.  
Midway 3527-3528



Editor:  
P. F. McCLEARY,  
31 Willcocks St.,  
Toronto  
Nights: HU. 6208-9

Past-President:  
W. H. KERWIN,  
47 Keystone Ave.  
GROver 9212

Secretary:  
C. M. BELTON,  
63 Benlamont Ave.  
HOWard 2227

Treasurer:  
F. DAVIES,  
27 Dundurn Crescent  
Hillcrest 3383-J

Official Solicitor:  
H. W. TIMMINS,  
371 Bay Street  
ADelaide 6482

## Further on Guaranteed Homes

Let Buyers Select Product of Conscientious Builder—The True Builder  
Will Stand by His Craftsmanship—Form of  
Guarantee Suggested.

By Byron E. Kennedy, Builder.

Replying to recent articles appearing in the "Reporter," it seems to me that the question of guaranteeing a home is probably more involved than any other type of merchandising.

The great question, of course, is as to how long a builder should be expected to guarantee a home. Let us consider the recent reference to squeaking noises in flooring. This condition might not be apparent for two years, and is the result of poor or wet sub-flooring, inferior hardwood flooring, insufficient nailing or a combination thereof. Unimportant as this may seem to the average builder, details of this sort are carefully guarded by all reliable builders.

Also, the cracked arch referred to, might not appear for several years and might be caused by the nature of the ground on which the building is constructed, serious shock or vibration. No builder can safely guarantee the stability of the earth on which he builds, as it may appear sound and stand required soil tests, but might cause a building to settle after two or three years. This circumstance is rare with good footings and masonry. However, the general conditions referred to are more common with the so-called "Jerry Builder," who seems to thrive while a legitimate builder has to struggle.

A previous writer on this subject mentioned the guarantee given on a motor car as an example of a satisfactory guarantee. The General Motors give the following on their Buick cars for 1931:—

"The manufacturer warrants each new motor vehicle (including original equipment placed thereon by the manufacturer, except tires), chassis or part manufactured by it to be free from defects in material or workmanship under normal use and service, its obligation under this warranty being limited to making good at its factory any part or parts thereof, which shall within ninety (90) days after delivery of such vehicle to the original purchaser or before such vehicle has been driven 4,000 miles, etc."

Now you will notice that in this warranty, the labor on replacement is not included and is entirely up to the dealer, in which case he is permitted to use his

own discretion as to whether he furnish it or charge his client. Surely a purchaser of a home would not be satisfied with this type of guarantee and would be indignant if the builder offered replacement of faulty material, should he be asked to pay the labor charges. Then again the automobile manufacturers do not guarantee tires, but a builder is expected to guarantee everything, from refrigeration to the trees used in landscaping the property.

Usually the "Jerry Builder" is one that would not be financially responsible for any kind of guarantee, as he is often here to-day and gone to-morrow or builds under another's name, and, of course, is absolutely through when the deal is closed. This is the type of competition the home builder faces from day to day, and, if we may go so far as to suggest it, this condition is often nurtured by supply dealers who give credit too lavishly. Of course, it is impossible to compete with the fellow who does not pay his bills.

Take a group of houses in a given area and frequently the inferior homes sell first. At the present time I can show examples of excellent homes left standing for nearly two years, while inferior homes, a trifle cheaper, have sold all around them.

Is not the buyer to blame? How often we hear, "Oh! you are too high priced, I can buy a larger home down the street for less money," and it would seem that the average buyer is out to buy absolutely the most cubic feet for the money. Try to explain construction and insulation to the buyer and they give you the stare that suggests "Applesauce, you chaps are not giving anything away."

How many builders stand back and see their own friends literally "stung" in their purchase of homes, but prefer to remain silent with the thought that "discretion is the better part of valor."

I recently sold a home to a man in about fifteen minutes, and on first inspection. I might say his main interest was price. The next day I received a telephone call to know how many rooms there were in the house. So this is an example of some of the intelligent buying public.

Let me suggest that a buyer, before he definitely settles on a home, get an architect, engineer or good builder to

(Continued on page 4.)

## LET'S GET ACQUAINTED

HARRY GRAHAM

Harry Graham needs no introduction to Toronto's "west-end" builders, nor to many operating in other parts of the city. During the past quarter century he has watched the city grow westward, slowly but with unfailing certainty, from Parkdale and High Park, from Dundas Street and Roncesvalles Ave., until now it has crossed the Humber and is steadily reaching out into what was, when Harry Graham first began operations, a rural section in which only those with a most far-reaching imagination could visualize the erection of city homes.



HARRY GRAHAM

Mr. Graham was born in Leeds, England, and was engaged in the contracting business for some years before coming to Canada. In 1907 he left the Old Country and came to Toronto, where he immediately began building operations, and ever since that time, twenty-four years ago, he has been erecting homes in the western portion of this city. During these years he has built many splendid residences, and has at the same time taken an active and influential interest in the problems confronting the builder. He is, of course, a member of the Toronto Home Builders Association and has served in executive capacities for that body on numerous occasions.

Mr. Graham is at present engaged in building operations in the Humber Valley Surveys on both sides of the Humber, where he has erected a number of fine homes during the past two or three years. His hobby is gardening,—a pastime which is clearly reflected by his charming home and garden at 307 Mos-som Road.



# CO-OPERATION

WEEKLY BUILDING REPORTER, as the official journal of Toronto Home Builders' Association, is published as a medium of trade contact for all engaged in the industry—whether members of the Association or not.

WEEKLY BUILDING REPORTER enables every builder to keep in touch with trade conditions.

WEEKLY BUILDING REPORTER is a messenger of good will and confidence in trade matters for all engaged in the trade.

Each reader can express his active co-operation and support of WEEKLY BUILDING REPORTER by becoming a paid subscriber, and each is invited and welcomed to lend his aid in furtherance of the success of WEEKLY BUILDING REPORTER by detaching subscription form and mailing with cheque for \$3.00 for one year's subscription.

For the splendid co-operation and good will extended to the WEEKLY BUILDING REPORTER by the readers and advertisers during the past year our sincere appreciation is expressed.

P. F. McCLEARY,  
*Editor.*

---

WEEKLY BUILDING REPORTER,  
31 WILLCOCKS STREET,  
TORONTO, ONT.

GENTLEMEN:

Enclosed is my subscription for one year for WEEKLY BUILDING REPORTER.

Name .....

Address..... City.....

Subscription \$3.00 per year.

*If you are now subscribing or are a member of Toronto Home Builders' Association, please ignore this notice.*





## Among Our Members

J. C. EASTON, 473 Willard Ave., has announced that he will begin operations within a short time for the construction of a residence on the west side of Berry Avenue north of Bloor Street West, in the Kingsway section. It will be a two-storey dwelling of brick construction, stone trimmed, and will be built to sell at about \$10,000.

GORDON S. SHIPP, 788 Coxwell Ave., is putting foundations in this week for a residence on Forest Hill Road east of Russell Hill Road, Forest Hill Village. It will be a two-and-a-half storey dwelling of solid brick construction on stone foundations, and will contain nine rooms and three bathrooms. There will be a two-car heated garage. The cost of this house, exclusive of land, is placed at about \$12,000.

ANDREW REID, 5 Lawlor Ave., has completed excavation operations for the erection of a pair of semi-detached residences on the south side of Balliol Street near Mount Pleasant Road. This pair will be two storeys of solid brick construction on concrete block foundations and they are being built to sell at \$5,500 each. Mr. Reid also has the roof on a detached residence on the south side of Eastwood Road near Edgewood Road. This is a solid brick two-storey dwelling on concrete block foundations and is being built to sell at \$7,500.

H. C. CARD, 21 Rowland Ave., has the splendid residence which he is erecting on the Kingsway north of Silverthorne Avenue ready for puttycoating this week. It is a three-storey dwelling of stone, brick and stucco construction, containing nine rooms, a library and a breakfast room. It is being constructed at an estimated cost of \$15,000.

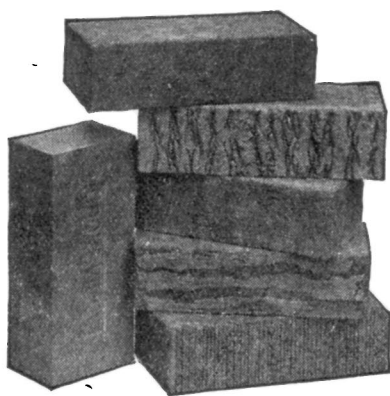
FRED STEVENS, 2 Beck Ave., reports this week that he has reached the first floor joists for the pair of semi-detached residences which he is erecting at 77 and 79 Dunfield Avenue. They will be two-storey solid brick dwellings on concrete block foundations and will contain six rooms each. The cost of their construction is placed at \$6,500. Mr. Stevens intends to begin work soon on two detached residences, one on the west side of Brownlow Avenue near Eglinton Avenue and the other on Soudan Avenue. Both of these will be two-storey, six room dwellings and will be erected at an estimated cost of \$6,500 each. During the past month Mr. Stevens has sold three houses—a pair of semi-detached at 56-58 Dunfield Avenue for a cash price of \$5,700 each, and one at 221 Melrose Avenue for \$5,750. These three are two-storey, solid brick six room dwellings and all are semi-detached.

HARRY GRAHAM, 307 Mossom Road, will begin work next week on the construction of a detached residence on the west side of Berry Avenue just south of the Kingsway, Humber Valley Surveys. It will be a two-storey dwelling of stone and stucco construction, containing seven rooms. It will be built to sell at \$13,000. Mr. Graham is also finishing up a very attractive residence on the west side of Baby Point Crescent. It is a centre hall plan home of two storeys and is of stucco construction. It has been built to sell at \$16,000.

W. A. GRIFFIN, 13 Graham Gardens, is getting foundations in this week for

(Continued on page 4.)

**COOKSVILLE**  
TRADE MARK REG.  
GOOD BUILDING PRODUCTS



Face and Common Brick  
Structural Clay Tile  
Rubble Stone  
Haydite Aggregate  
For Lightweight Concrete  
Haydite Building Blocks  
Haydite Tile

**THE COOKSVILLE  
COMPANY, LTD.**

26 Queen St. East, Toronto  
ELgin 8171

320 Canada Cement Bldg.  
Montreal, Que.

WORKS:  
Cooksville, Milton, Cheltenham, Port Credit,  
Delson.



*Compare  
these  
Accounts*

DATE		Dr.	CR.	BALANCE
1/1/71	Deposit	11	50	50
	"	8	30	
	"	2	15	
	"	2	15	
	"	3	75	
			75	
			75	54- 11

DATE		Dr.	CR.	BALANCE
1/1/15	Deposit	11	50	50
			10	

DATE		Dr.	CR.	BALANCE
3/1/71	Forward Dep	54	105	70
	"	50	10	105
		30	10	70



House Heating  
Cooking  
Refrigeration  
Water Heating  
Laundry Drying  
Ironing  
Space Heating  
Baking  
Steam Boilers  
Core Making  
Hotel Cooking  
Welding  
Riveting  
Roasting  
Metal Melting  
Annealing  
Hardening  
Calcining  
Refining  
Tempering  
Evaporating  
Oxidizing  
Linotyping  
Shrinking  
Bleaching  
Brazing

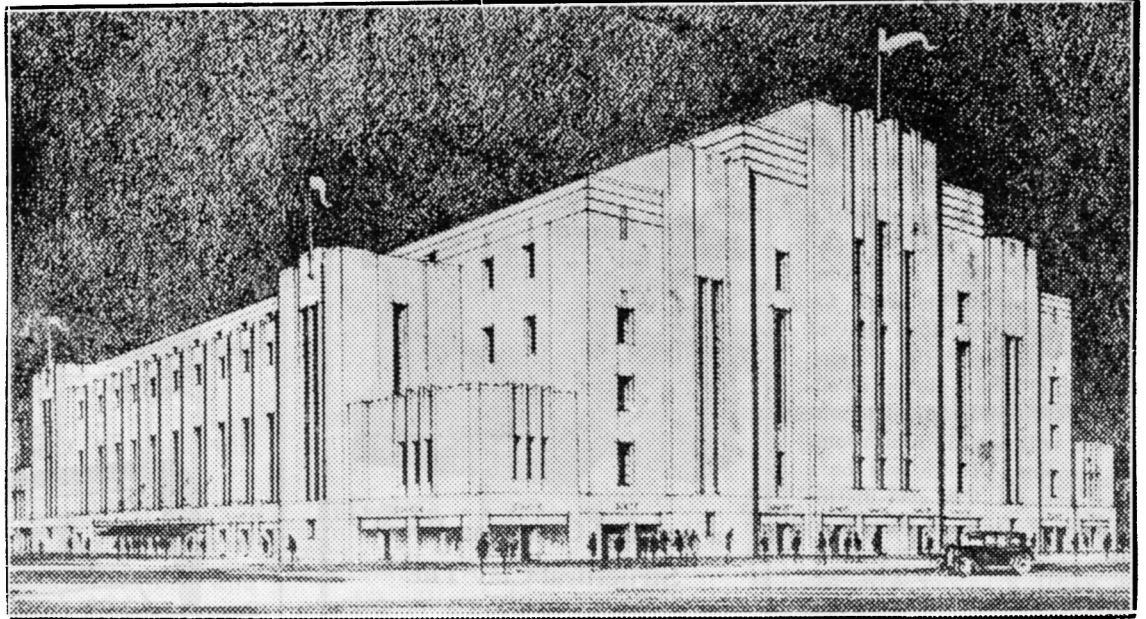
### CONSULT

our Architects' and Builders' Service Bureau for full information on gas appliances and the use of gas in the home and in industry.

Telephone AD. 9221

### TO BUILDERS

Orders for gas services may be left at either of our branch stores.



### NEW SPORTS CENTRE PLANNED FOR TORONTO

Wrecking operations will be commenced next month on the site at the corner of Carlton and Church Streets, where the newly organized Maple Leaf Gardens Limited proposes the erection of a new arena building for hockey and other sports. Picture above shows an architect's sketch of building as completed. It will accommodate 13,500 persons for hockey games and approximately 16,000 for other sporting events. The proposed building will include store frontage on Carlton and Church Sts. The property, the company's prospectus states, has been purchased from the T. Eaton Company for approximately \$150,000 less than its actual value.

—Photo, courtesy of "Mail and Empire."

### Further on Guaranteed Homes (Continued from page 2)

pass on the home in question. This cost would only be in the neighbourhood of fifteen dollars and would be the true modern fulfilment of the old Roman Law "caveat emptor"—"Let the buyer beware."

If you must have a guarantee, here is one which might be suggested for new homes, and is longer and stronger than that given with any liniment or motor car:—

"I hereby guarantee the residence known as Number 10 Blank Street, to be free from reasonable defects in material and workmanship, under normal use and to make good any such defects for a period of 6 months from date of purchase, except, of course, breakages or damage beyond control of builder."

If this warranty will give us fair play or better the building industry, let us begin now

In conclusion, my opinion is that a guarantee on home construction is not as important as the selection of the product of a conscientious builder; know him by the work he has done, and inquire from his clients. In any case, if he is the true builder, he will stand by his craftsmanship in an effort to have the most desired result—a satisfied client, so that the poem of yesterday might be the slogan of to-day:

"In elder days of art,  
Builders wrought with care  
Each minute and unseen part,  
For the gods see everywhere."

### AMONG OUR MEMBERS.

(Continued from page 3)

the erection of two detached residences at the corner of Heddington and Spurgeon Avenues in the McMaster Heights property. They will be two-storey solid brick dwellings, and will contain seven rooms, with hardwood flooring and trim throughout.

R. Small, 457 Quebec Avenue, is getting the walls started this week for the erection of a detached residence on the south side of Strath Avenue near Lambton Avenue, Humber Valley Surveys. It will be a brick and stone dwelling of concrete blocks, and will contain seven rooms and breakfast room. It is being built to sell at a price in the vicinity of \$12,000.

### ALD. ROGERS FEARS FIVE-POINT CORNER.

#### Delay on Davenport Road Not Countenanced.

Attempt of Ald. Rogers to refer back a recommendation to pay Scott Bros. \$50,000 for their property at the southwest corner of Davenport and Dupont Street was unsuccessful in City Council recently.

The recommendation was made in order to facilitate the future diversion of St. George Street to Davenport Road. Land in excess of that needed for the Davenport Road widening would be available for this purpose by the settlement.

Ald. Rogers—"I'm not sure that I would favor having five corners at that point. We should round the corner of St. George and Dupont and Dupont widened, that would mean only four corners as now."

Con. Simpson—"Plans have been prepared for the converging of St. George and Davenport into the subway."

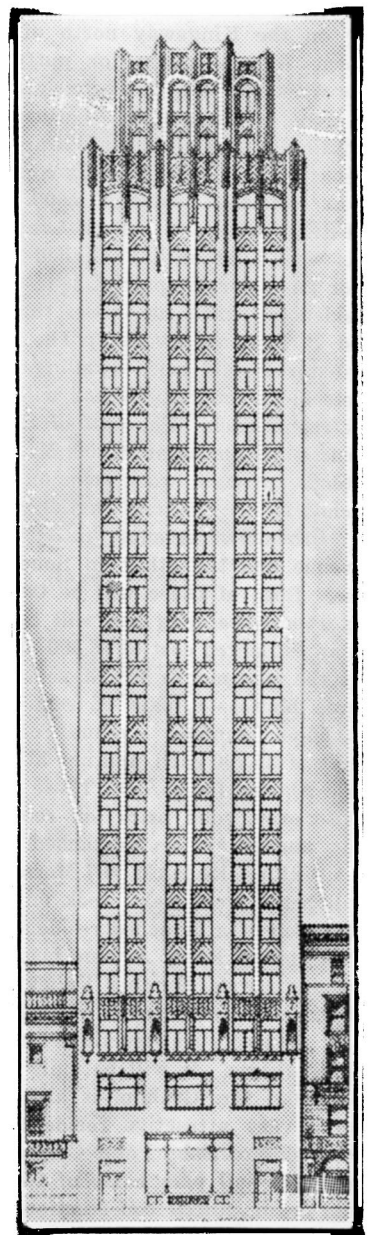
Ald. Rogers—"The four point crossing is less dangerous."

Con. Ramsden—"We passed this policy last year. We can't very well change it now."

Commissioner LeMay stated that the matter had come up in connection with the Davenport widening.

Scott Bros. had been on the corner and it was felt to leave them on the new corner would go towards compensation.

### PROPOSED BUILDING



Architect's drawing of a proposed building for 8-10 King Street West is shown above. Application for a building permit has been filed at the City Architect's office. The building will be 20 storeys and is to cost about \$1,300,000, and is being sponsored by Canadian Property Holdings, Ltd.



## Compensation Act Explained

(Continued from page 1)

became impossible for any one employer to assume the entire burden of responsibility for damages for injuries suffered by his employees. The courts of the land became the adjudicating board in such matters, and this condition continued until the establishment of the principle of Workmen's Compensation as we have it in Ontario.

The employers and employees both benefited under the new and enlightened system. Before the introduction of Workmen's Compensation laws, the employer, whether he realized it or not, was at the mercy of "ambulance chasing lawyers" who made it their business to work up a large number of cases and to strive for the highest possible damages so that their fees might be correspondingly higher. The employees suffered also, for many worthy cases were dismissed; in fact only one employee in every 1,100 received compensation.

The terrible toll taken by industrial accidents is not fully realized. The casualty lists of the Great War cannot be forgotten, and yet over a period of a century, if there were three such wars, the number of industrial accidents in the belligerent countries would be more than quadruple the number of men engaged in the three wars of the century. Since January 1, 1915, down to January 1, 1931, the Compensation Board of Ontario had awarded over \$85,000,000 for compensation, and the cost of administering the Act has never in any one year exceeded five per cent. The assessment rates are arrived at by taking the actual cost of accidents, adding five per cent. for administration costs, and dividing the total by the amount of the employers' payroll.

In conclusion Mr. Dean urged all employers to regard their assessment under the Act as an integral part of their production costs and to so consider it when setting the selling price of their products. To the builder, the cost of compensation should be regarded as just as much a part of the construction costs of his homes or buildings as the bag of cement he purchases from the supply house.

With reference to questionnaires sent out from time to time by the Compensation Board, Mr. Dean urged that in every case these be properly filled out and promptly returned, and if there were any questions asked on the form to which the builder could not reply he should indicate in some manner that he did not possess the information. It was because employers so often failed to answer all the questions that further calls on them by representatives of the Board were necessary and the smooth running of the system interfered with. The Board was willing at all times to discuss points with employers, and if the Home Builders appointed a committee, a careful hearing was assured them. The rate for building contractors had been reduced for 1930 from \$2.40 per every hundred dollars of the builder payroll to \$2.20, and this rate continued provisionally for 1931. It was incorrect to say that builders of homes paid the same rate as builders of high office structures. At present home builders were rated with the class of general contractors who build not higher than four



Residence of Edwin W. Mills, Hamilton.

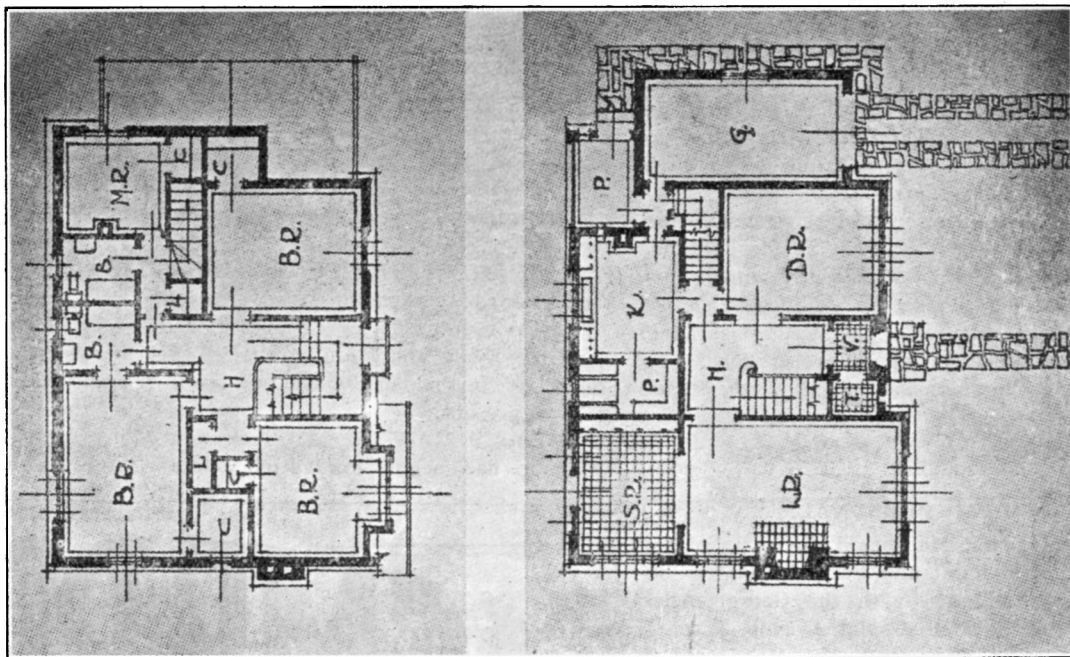
Architect—W. B. Riddell

## Pleasing Contrasts in This Charming Home

THE residence of Edwin W. Mills, Esq., Hamilton, Ont., shown above, demonstrates the value of an irregular balance to bring an unusual exterior effect. Materials and colors assist in producing pleasing contrasts and show the possibilities latent in the small house design. The house, built to plans of W. Bruce Riddell, Architect, Sun Life Building, Hamilton, is constructed on solid concrete foundation below grade, concrete block masonry walls covered with crystallite stucco in ivory tint and texture knocked down jazz finish. The brick quoins, a r o u n d doors, windows and chimney are of rug

brick in variegated shades predominating red. The windows are Hope's standard steel cottage casements set in wood frames. The

shingles are Creo-dipt, grade royal in dark green, laid with an uneven coursing varying from 5½ inches to 8½ inches.



storeys. Builders of higher structures paid a higher rate. It would be difficult to strike a provincial rate for builders of homes only, for the reason that in the towns and smaller cities the home builder would take on all types of work, whether it was a residence, school, warehouse or factory building. In Toronto the problem would not be so difficult, for here there were a large number of contractors specializing on home building, but it must be remembered that the

Board was a Provincial institution and that all rates must be applicable to the entire Province.

A hearty vote of thanks, moved by W. J. Fugler and seconded by W. H. (Bert) Little, was accorded Mr. Dean for his most interesting and informative address.

President W. E. (Ernie) Maybee presided and there was a good turnout of members. The entertainment provided under the direction of Past-president W.

H. Martin was splendid, the sketches put on by Curley Nixon and Fred Karnow, formerly of the famous "Dumbbells," being most enjoyable. Fred Sawyer was the pianist. Those boys certainly know how. A recitation by Jack Wildfong of the staff of Weekly Building Reporter was a colorful feature of the evening. We didn't know that Jack transgressed in such matters and from now on he sure has to provide a lot of amusement around this publishing den.

## Decision Re Extension of Eastern Beaches Deferred

Conference To Be Held After Easter.

Question of extending the eastern beaches development to the city limits, and the parks committee recommendation in regard to demolition of property and leasing several buildings east of Kew Gardens was sent back by City Council this week pending a general conference of interested parties to be held by the Board of Control the week following Easter.

Ald. Bray moved that all buildings be torn down, that no more leases be allowed and that all buildings now leased be torn down when the leases expire and that the vote of the members of council be taken.

Ald. Baker said he already had a similar motion on the table.

The Mayor: "The Board of Control are extremely anxious to give the Beach people what they need and want. There seems a difference among the members. Let us get away from that and this talking of yeas and nays."

## Hillside Lot Plans Discussed

Catalog Design Declared Impractical for Building on Sloping Ground.

The successful improvement of a hillside lot depends upon the competent attention given to primary planning of the building, according to B. E. Werminghaus, president of the Tri-Guaranty Building Company, who warns against the frequent practice of home builders toward using so-called stock plans for sloping lot construction work.

"Catalog plans have a definite purpose in offering ideas and suggestions," Werminghaus declares. "However, these are usually designed for level lots and it is both difficult and impractical to attempt to use them in hillside building."

"Because of foundation work, framing and exterior wall covering being large items of cost in hillside building, the plans should provide compact arrangement. The exterior design should avoid monotony, box-like appearance, and offensive exposed roof areas. To give maximum satisfaction, the plans should be prepared to fit the special lot concerned."

## PERSONAL.

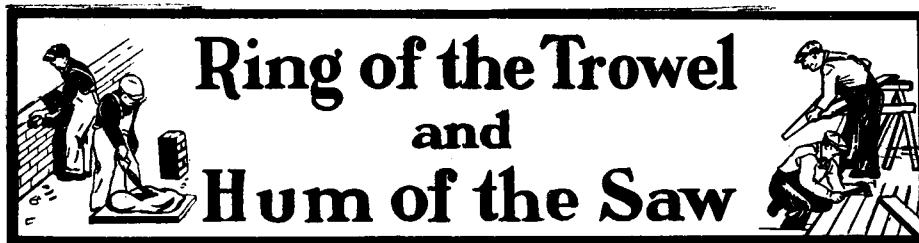
Mr. Neil Macdonald, formerly of the Ontario Paint and Varnish Co., has become affiliated with the George Allen Paint Co., 159 Kendal Avenue, Toronto, as sales manager. Mr. Macdonald is well known among the building contractors of the city and is a frequent visitor at the meetings of the Toronto Home Builders Association. Both Mr. Allen and Mr. Macdonald have each had thirty-five years' experience in the paint industry, so that with their grand total of seventy years' experience it is not surprising that the Allen company is making good progress.

Teacher: "I have went. That's wrong, isn't it?"

Pupil: "Yes, ma'am."

Teacher: "Why is it wrong?"

Pupil: "Because you ain't went yet."



WALTER DAVIDSON COMPANY, LTD., 188 Duke Street, will start work within a few days on making alterations to the interior of the Old Men's Home on Belmont Street. This company holds general contract on this job and will do all work.

ROGERS, SANDERSON AND WATSON, Lumsden Building, Adelaide St. E., contemplate the erection at an early date of an apartment house on the west side of Bathurst Street north of St. Clair Avenue West. It will be a twenty-four suite structure of solid brick construction and will be completed at an estimated cost of \$75,000. J. E. Hoare, architect, 24 Bloor Street West, is responsible for the design.

WALTER DAVIDSON COMPANY, LTD., 188 Duke Street, hold general contract for making alterations to the plant of the Field Paper Box Company's plant at 170 Berkley Street. All work will be handled by the general contractors.

R. S. BENNETT, 740 Bathurst Street, will begin work shortly on the erection of a store with apartments above on Lakeshore Road, New Toronto. It will be a two-storey structure of brick construction and will cost about \$10,000.

W. H. WATSON, 114 Fairlawn Avenue, has work in progress for the erection of three single duplex residences on the west side of Avenue Road near Burnaby Boulevard. All are two-storey structures of solid brick construction and are being built at an estimated total cost of \$35,000.

WALTER DAVIDSON AND COMPANY, LTD., 188 Duke Street, hold general contract with the owner, W. Brown, 98 Bedford Road, for making alterations to residence at that address. All sub-contracts will be let by the general contractors.

CENTRAL UNITED CHURCH, Weston, Ontario, contemplate the erection at an early date of a new church at the corner of King and Main Streets, Weston. No further information is available at present.

NORMAN MARTIN, 125 Rosemount Avenue, has begun excavation opera-

tions for the first of three units which will comprise the splendid apartment structure which he is erecting on Queen Street East near Victoria Park Avenue. Due to the nature of the site the new buildings will be four storeys in height at the front and three at the rear, of solid brick construction. J. Hunt Stanford and Son, architects, 57 Queen St. West, have provided plans for this structure, which will be completed at an estimated cost of \$100,000.

F. C. GERRED, 42 MacLean Boulevard, is getting foundations in for the erection of a detached residence on the west side of Minton Place near Hope-dale Avenue. It will be a two-storey dwelling of solid brick construction on brick foundations. The cost is estimated at \$6,000.

V. MOSES, 33 Gamble Avenue, is getting foundations in this week for the erection of two detached bungalow residences at 1 and 3 Stanhope Avenue near Don Mills Road. They are to be of solid brick construction on concrete blocks. The estimated cost of the erection of each is placed at \$2,500.

A. TAYLOR, Berry Avenue, Old Mill, Ontario, has begun excavation operations for the erection of a detached residence on Humbercrest Boulevard near Langmuir Ave., York Township. It will be a brick and stone dwelling on stone foundations and will be erected at an estimated cost of \$10,000.

CHRISTOPHER DROOG, 120 Chester Avenue, has commenced excavation operations for the erection of a detached residence on the north side of Sammon Avenue near Glebe Mount Avenue, East York Township. It will be a one-and-a-half storey structure of solid brick construction on concrete block foundations and will be completed at an estimated cost of \$4,500.

L. S. TONKS, 183 Rosethorne Ave., has begun excavation operations for the erection of a store with apartment above on the west side of Rosethorne Avenue near Rogers Road. It will be a two-storey structure of solid brick construc-

tion on concrete block foundations and will be completed at an estimated cost of \$6,000.

J. DUDER, 313 Blackthorne Avenue, has commenced the construction of a detached one-storey dwelling on the south side of Kenora Avenue near Blackthorne Avenue. It will be of brick veneer and frame construction on concrete blocks and will be completed at a cost of \$3,500.

W. G. ARGENT, 513 Mossom Road, has completed excavation operations for the erection of a detached residence on the west side of Mossom Road near Bloor Street. It will be a two-storey dwelling of solid brick construction on concrete blocks and will be completed at an estimated cost of \$6,500.

A. DYER, 137 Bernice Crescent, will begin work within a week or two on the construction of a detached bungalow residence on the south side of Bernice Crescent near Scarlett Road, York Township. It will be a solid brick dwelling of one-and-a-half storeys, and will cost about \$3,500 to build.

JAMES McKERNAN, 240 Briar Hill Avenue, will begin work shortly on the erection of a detached residence on the north side of Briar Hill Avenue. It will be a two-storey dwelling of solid brick construction on concrete block foundations and will contain six rooms. It will be completed at an estimated cost of \$5,500.

F. W. HICKLEY, 327 Glencairn Ave., intends to begin work within a week or two on the erection of three detached residences on the east side of Tarlton Road near Collegeview Avenue. All will be solid brick two-storey dwellings on concrete blocks, and will contain seven rooms apiece. They will be completed at a total estimated cost of about \$20,000.

JAMES WELLWOOD, 11 Dandridge Avenue, has walls started for the erection of a detached residence on the south side of Strath Avenue, Humber Valley Surveys. This will be a two-storey dwelling of brick and stone construction, and will be completed at an estimated cost of \$8,000.

MAX ROTSTEIN, 35 Sullivan Street, has begun excavation operations for the erection of a detached residence on the north side of Montclair Avenue near Bathurst Street. Kaplan and Sprachman, architects, 305 Dundas Street West, have prepared the plans for this dwelling which will be two storeys of brick and stone construction, to be completed at a cost of about \$11,500.

A. CONSTENTINO, 193 Richmond Street West, will start work soon for the erection of an extension to a garage building at 193 Richmond Street West. Kaplan and Sprachman, architects, 305 Dundas Street West, have provided plans specifying one storey of brick and steel construction.

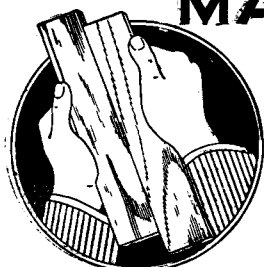
H. A. ZIMMERMAN AND SON, 1102 Kingston Road, will begin work within a few days on the erection of a gasoline service station at Birchcliffe, Toronto. It will be a one-storey structure of brick and steel construction, and will be completed at an estimated cost of \$7,500.

Absent-minded travelling salesman (calling wife on phone): Hello, honey! Just arrived in town—how about a little party?

# ACME BRAND

## HARDWOOD FLOORING

### MADE IN CANADA



Hardwood sells the Home. Acme Flooring is flawless—and costs no more. "Made with the precision of Fine Furniture". Seeing is believing—let us show you.

Telephone KENwood 6600

## BUILDERS' FLOORING & MILLWORK LIMITED

228 St. Helens Avenue Toronto 4  
Also Makers of Cabinets, Staircases, Panelling, Interior Trim, Detail Doors, Built-in Conveniences of all kinds.



# URGE CAREFUL PLANNING.

According to the National Association of Real Estate boards, the exterior of the home which is to be constructed should receive particular consideration before work is begun. The following recommendations are offered by this association:

1. Design the house to fit in with the natural environment.
2. An attractive exterior of permanent material is not necessarily expensive and will effect considerable saving in ultimate cost.
3. True beauty is to be found in simplicity. Do not use unnecessary knick-knacks

"Do you still run around with that little blonde?"  
"She's married now."  
"Answer my question!"

"What shall I do? I'm engaged to a man who says he simply can't bear children?"  
"Well, you can't expect too much from a husband."

## Only One Complained.

Abe owned a famous race horse, for which Ikey offered him \$10,000. Abe accepted the offer and a check, promising to deliver the horse the next day.

Overnight, however, the horse died. But Abe could not bear to lose his bargain, so he cashed the check and sent the horse on.

He heard nothing further and did his best to avoid Ikey. Unfortunately, the day came when they met face to face. Abe took the bull by the horns and asked Ikey what had become of the horse.

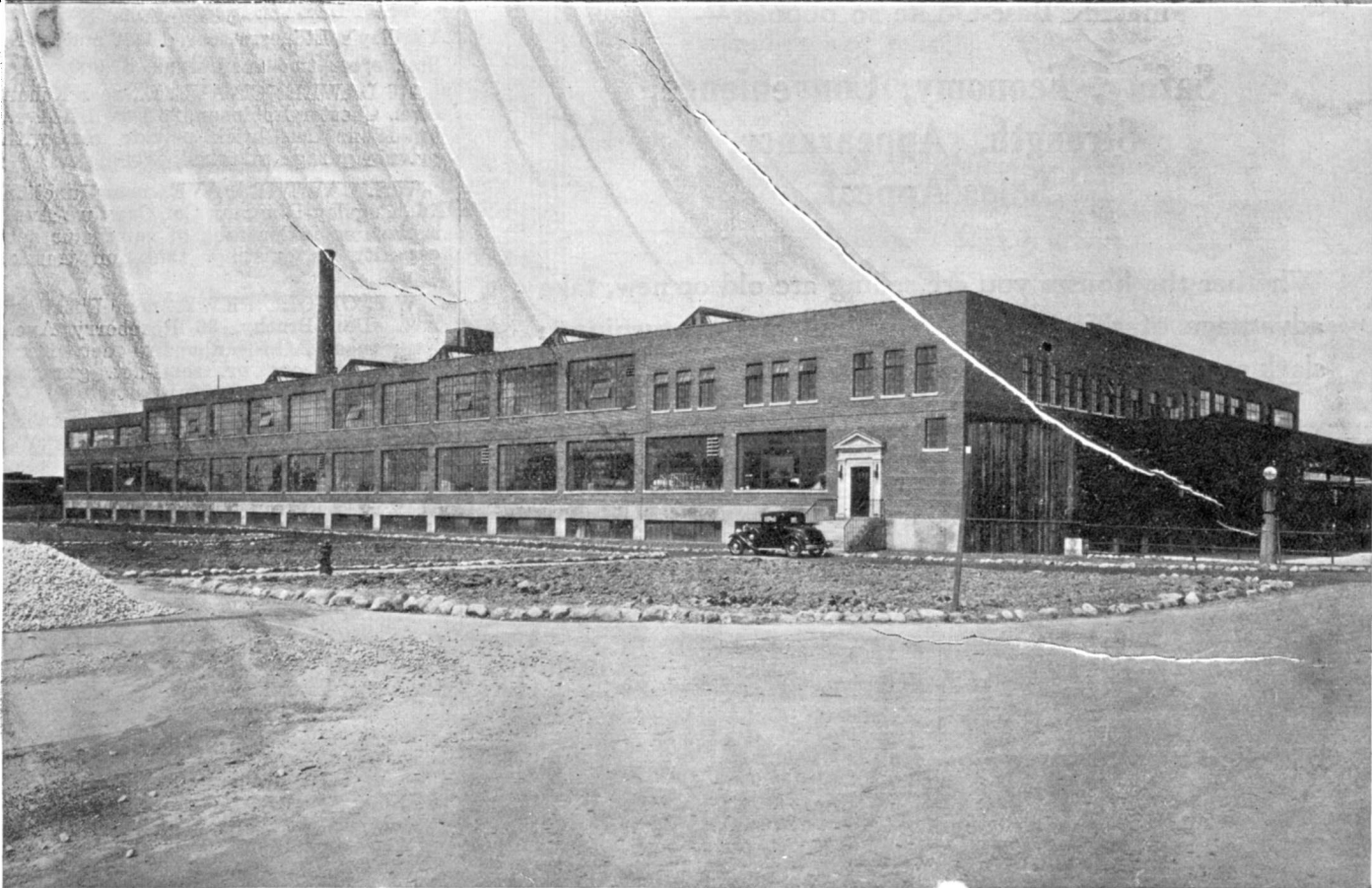
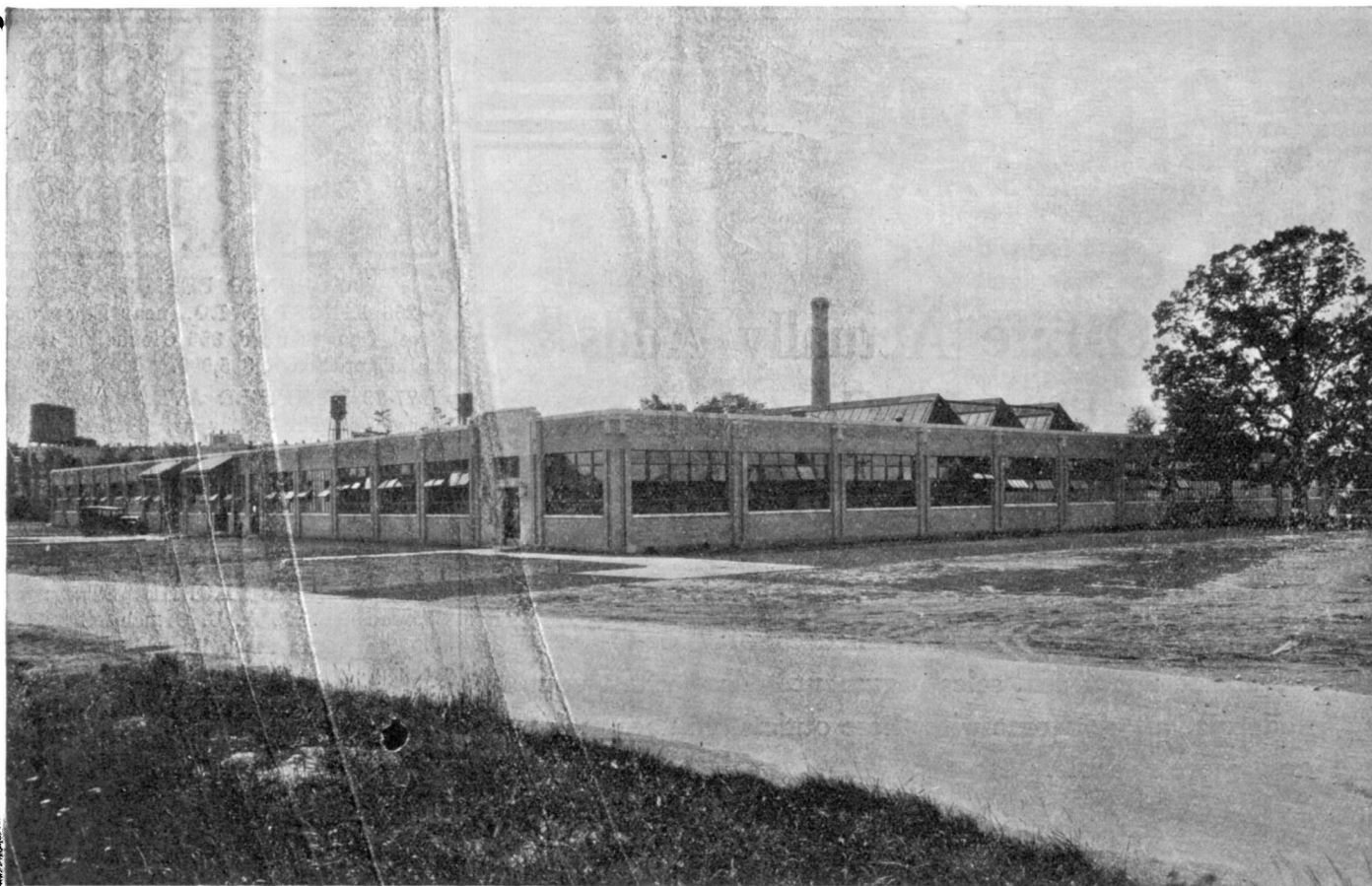
"Well," said Ikey, "when I found it was dead, seeing that everyone knew what a wonderful horse it was, I raffled it, and 25 people bought tickets at \$500 each."

"But" said Abe, "didn't anyone grumble?"

"Only the man who won it," replied Ikey, "so I gave him his money back."—  
"Forbes."

## IN INDUSTRIAL AREA OF YORK TOWNSHIP

Top—Plant of **Swift Business Forms, Ltd.**  
Lower—Where **Firstbrook boxes** are made, the fine new large factory of **Firstbrook Boxes, Ltd.**



# 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

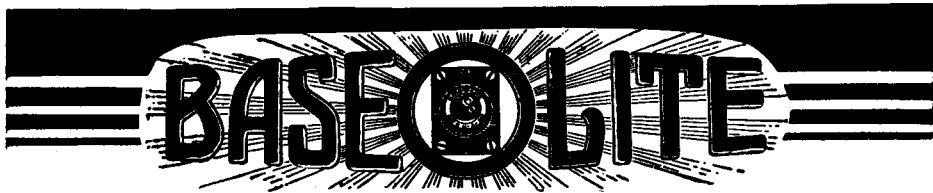
KEEP CANADA PROSPEROUS—BUY GOODS MADE IN CANADA



'Arry: "When it comes ter floors, wise guys in the buildin' line spends money ter save money."  
Bill: "Watcher driving at?"  
'Arry: "Wot I means is, they lays S-K 'ardwood and then gets a quicker sale for their 'ouses."

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

WALLACE AVENUE, TORONTO Phone LLoydbrook 3101



## Base-O-Lite Actually Adds More Than Its Cost to the Value of Any Home

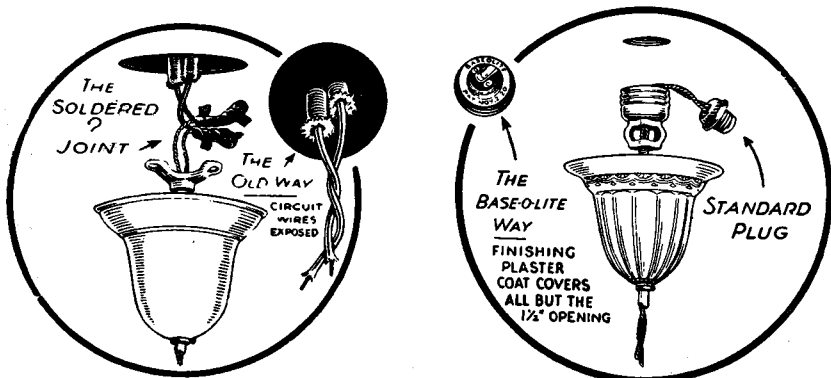
When you install in a beautifully planned and constructed home, the features and conveniences of Base-O-Lite, you are adding a real sales argument. And when you modernize an old home with these outlets, you are making it more saleable.

Here are a few of the features that are making Base-O-Lite so popular—

**Safety, Economy, Convenience,  
Strength, Appearance,  
Sales Appeal.**

Whether the houses you are selling are old or new, take advantage of this help. Many builders are turning a slack season into a successful one.

### A COMPARISON



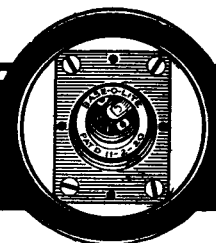
There is no difference in the wiring of a house except that Base-O-Lite outlets replace the unfinished type. Base-O-Lite does away with the pairs of unsightly wires sticking out of the walls and ceilings.

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.

206 KINGSTON RD., near Edgewood Ave., Geo. Bedford, 356 Glenholme Ave., build apt. house, \$35,000.

77-79 DUNFIELD AVE., near Eglinton Ave., Fred Stevens, 2 Beck Ave., build one pr. semi-det. brick res., \$6,600.

91-95 HILLSDALE AVE., near Yonge St., John H. McGillivray, Stouffville, Ont., build one pr. semi-det. private garages, \$1,550.

148-172 VAN HORNE ST., near Dovercourt Rd., A. B. Ormsby Co., 148-72 Van Horne St., build addition to factory for welding shop, \$1,750.

E.S. HEDDINGTON AVE., near Spurgeon Ave., Frank C. Parkes, 238 Westmount Ave., build one det. dwell., \$5,000.

268 BOSTON AVE., near Gerrard St., Mrs. Marie Sirios, 268 Boston Ave., build a two-storey brick addition to front of dwell., \$1,200.

S.S. FLEET ST., s.w. cor. York St., Yardley's Ltd., s.w. cor. Fleet and York Sts., erect two roof signs, \$7,000.

177 LAWRENCE AVE. E., near Ronan Ave., Chester Robinson, 26 Dawlish Ave., build one det. brick private res. with private garage attached, \$8,400.

W.S. CAWTHRA AVE., near Junction Rd., Pugsley-Dingman Co., Cawthra Ave., replace sprinkler tank of same size and capacity as existing tank on trestle, \$1,000.

W.S. ORIOLE PKWY., near Roselawn Ave., Dan Brathy, 36 Roseberry Ave., Fairbanks P.O., build two det. brick dwell. and one pr. semi-det. garages, \$8,000.

N.S. WELLS ST., near Brunswick Ave., Davis Freeman, 578 Dundas W., build three det. brick private res., \$16,900.

N.S. LAKE SHORE RD., near Jane St., Cities Service Oil Co., 1161 Yonge St., build gasoline service station, space shown as accessories room not to be used for this purpose, \$22,000.

RONCESVALLES AVE., n.e. cor. Galley Ave., C. A. Willeman, 136 Lake Shore Rd., make interior alterations to theatre (portion of theatre, office and apt. bldg.), \$4,000.

60 TYROL AVE., near Eglinton Ave., Albert H. Sparrow, 78 Fern Ave., build one det. brick dwell., \$4,750.

54-60 KERR RD., near Hertle Ave., Issacher Harris, 15 Highcroft Rd., build two pr. semi-det. brick and shingle dwell., \$12,700.

1042 ST. CLAIR W., near Glenholme Ave., Sam Calderone, 1042 St. Clair Ave. W., build one-storey addition to store and make interior alterations to store, \$2,400.

25 GLENHOLME AVE., near Regal Rd., Abraham Weisfield, 25 Glenholme Ave., build addition to rear of private res., to be occupied by not more than two families, \$1,000.

193 RICHMOND ST. W., near Simcoe St., Antonio Consentino, 167 McCaul St., build addition to public garage, \$5,000.

738 QUEEN ST. W., near Claremont St., Mrs. Jessie Preston, 10 High Park Gdns., build addition to rear of store and dwell., to be occupied by one family only, \$2,100.

270 DUPONT ST., near Spadina Rd., J. A. C. Cameron, Temple Bldg., build one-storey addition to rear of store for kitchen, also make interior alterations, \$500.

8 ALCORN AVE., near Yonge St., Wm. Walker & Sons, 8 Alcorn Ave., build platform for portion of hardware stock, \$500.

E.S. RUNNYMEDE RD., near Colbeck St., Bd. of Education, 155 College St., re-erect portable class-room on Runnymede School site, \$1,000.

5 BRAEMORE AVE., near Chaplin Cres., Chrisbert Builders, 382 Margueretta St., build one det. brick two-family dwell., \$8,000.

989 TYNDALL AVE., near King St. W., Allan Jenkins, 10 Grafton Ave., build a three-family brick apt. house, \$10,000.

95 BELLEFAIR AVE., near Norway Ave., B. B. Rickards, 95 Bellefair Ave., build two dormer windows, also cut stairway from 1st to 2nd floors, \$700.

W.S. HEDDINGTON AVE., near Spurgeon Ave., Stanley A. Griffin, 25 Golddale Rd., build two det. two-storey brick dwell. and one pr. semi-det. private garages, \$9,500.

49-51 BRUNSWICK AVE., near College St., St. John's Hospital, 35 Brunswick Ave., erect two overhead bridges on 2nd and 3rd floor levels between hospital and nurses' home, \$500.

35-39 BRUNSWICK AVE., near College St., St. John's Hospital, 35 Brunswick Ave., erect two fire escapes and alter four windows to doors leading to fire escapes, \$500.

#### EAST YORK TOWNSHIP PERMITS.

SAMMON AVENUE, near Glebe Mount Avenue. C. Droog, 120 Chester Avenue, one solid brick dwelling, \$2,500.

MINTON PLACE, west side, near Hopedale Avenue. F. C. Gerrard, 42 McLean Blvd., one solid brick dwelling and garage, \$5,500.

WOODBINE AVENUE, near Lumsden Avenue. A. T. Day, 19 Barker Ave., two solid brick dwellings, \$5,000.

STANHOPE AVENUE, Nos. 1 and 3, near Don Mills Road. Vern Moses, 33 Gamble Avenue, two solid brick bungalows, \$5,000.

SPROULE STREET, west side, near Sammon Avenue. Oakley Brothers, 264 Strathmore Boulevard, build a one-and-a-half storey dwelling and garage, \$3,100.

WOODMOUNT AVENUE, east side, near Queensdale Avenue. Geo. Groves, 450 Concord Avenue, one pair and one single solid brick dwellings and three garages, \$9,800.

#### SWANSEA PERMITS.

ARMADALE AVENUE, east side, near Mayfield Avenue. J. C. Donoghue, 1496 King Street West, two detached dwellings with garages, \$9,000.

#### YORK TOWNSHIP PERMITS.

KENORA AVENUE, south side, near Blackthorne Avenue. J. Duder, 313 Blackthorne Avenue, a one-storey, frame and veneer dwelling, \$3,500.

HUMBERCREST BOULEVARD, east side, near Langmuir Avenue. A. Taylor, Old Mill P.O., a two-storey, brick dwelling and garage at rear, \$9,200.

CHAMBERLAIN AVENUE, west side, near Bowie Avenue. E. Whitford, Nairn Avenue, a pair of two-storey, brick dwellings, \$7,000.

BABY POINT ROAD, north side, near Jane Street. A. Dormer, 48 Brookside Avenue, a two-storey, brick, duplex dwelling and double garage, \$10,300.

HATHERLY ROAD, west side, near Eversfield Avenue. P. Elo, 128 Earls-court Avenue, one pair of two-storey, brick dwellings, \$8,000.

GILBERT AVENUE, west side, near Kitchener Avenue. Konopka Coal Company, a one-storey, brick building and coal shed and double garage, \$7,000.



EGLINTON AVENUE, south side, near Kane Avenue. J. F. Pilkington, 1435 Eglinton Avenue West, a one-storey, brick dwelling and garage underneath. Ceiling fireproofed, \$3,800.

ARLINGTON AVENUE, east side, near Durham Avenue. W. J. Smith, 493 Arlington Avenue, add to front of garage and put basement under old house, \$1,800.

ELEANOR AVENUE, south side, near Oakwood Avenue. A. Gadsby, 139 Pine-wood Avenue, a two-storey, solid brick dwelling, \$4,500.

ROBINA AVENUE, east side, near Jessmond Avenue. J. R. Wilson, 89 Clovelly Avenue, a one-storey, brick dwelling and garage at rear, \$3,600.

KANE AVENUE, west side, near Rogers Road. R. Zucchiatti, 44 Lapp Avenue, a two-storey, brick dwelling and garage at rear, \$4,600.

KIRKNEWTON ROAD, west side, near Harlow Avenue. C. E. Crowe, 40 Kirknewton Road, add a top storey of frame and shingles, and put brick veneer on lower storeys, \$1,500.

GLENHOLME AVENUE, east side, near Jessmond Avenue. J. Armstrong, 17 Miranda Avenue, a two-storey, brick dwelling and 10 x 16 garage at rear, \$4,600.

### MECHANIC'S LIENS

Week ending March 25, 1931.

Harry Durbano, lien 12289, against Willingdon Court Realty, et al, for the sum of \$74.45.

Harbour Brick Co., Ltd., lien 12290, against Chas. E. Moore, et al, for the sum of \$119.80.

Geo. Haberbush, lien 12291, against Joseph Guittard, et al, for the sum of \$80.00.

Canada Building Materials, Ltd., lien 12292, against Irene Watson, et al, for the sum of \$258.43.

Geo. Holmstead Gouinlock, lien 12294, against Chas. E. Moore, et al, for the sum of \$107.77.

Frank Petscky, et al, lien 12295, against Barnet L. Slatton, for the sum of \$443.00.

Toronto Brick Co., Ltd., lien 12296, against Chas. E. Moore, et al, for the sum of \$905.76.

Edgar Kennedy, lien 12297, against W. Gordon Contracting Co., Ltd., et al, for the sum of \$146.25.

Kent Ockley, Ltd., lien 12298, against Chas. E. Moore, et al, for the sum of \$162.58.

Kent Ockley, Ltd., lien 12299, against Irene Watson, et al, for the sum of \$187.90.

Standard Iron & Metal Co., Ltd., lien 12300, against Mr. Guild, et al, for the sum of \$205.

Gordon Contracting Co., lien 12301, against Walter L. Van Dyke, et al, for the sum of \$2,744.88.

D. D'Antimo, lien 12304, against John H. McGillivray, et al, for the sum of \$177.80.

F. Demarco, lien 12305, against John H. McGillivray, et al, for the sum of \$365.00.

### "OLD HOMES OF ONTARIO"

SUBJECT OF ADDRESS

Professor Arthur to Give Illustrated Lecture in Convocation Hall.

To-night, Saturday, March 28th, in Convocation Hall, University of Toronto, Professor E. R. Arthur of the School of Architecture of the University will give an illustrated address before the Canadian Institute on "The Old Homes of Ontario." Professor Arthur has made a special study of home dwellings in this Province for many years and has a collection of most interesting pictures showing the various types of architecture and of house construction used in Ontario for many years past. The public are invited to attend.

### Grosvenor St. Property Sold

Former Worden Home to Become Site for New Apartment House.

A new apartment house will likely be erected on Grosvenor Street this year as the result of the sale of No. 61 to a syndicate. This property has 65 feet frontage and 120 feet depth, running back to a lane. The house, which was built many years ago, is a three-storey dwelling containing 11 rooms and basement, and of late has been rented to the K.R.T. fraternity. It was formerly the home of the late W. H. Worden, a druggist, and has been sold by his estate, the deal having been negotiated by the real estate department of the Trusts and Guarantee Co.

The trust company has also negotiated the sale of another property for the same estate. It is the southwest corner of Yonge Street and St. Joseph Street, in which is located a drug store. This property has 17½ feet frontage by 94 feet depth and contains a building, which varies in height from three stories to one storey. It was bought as an investment by an undisclosed purchaser.

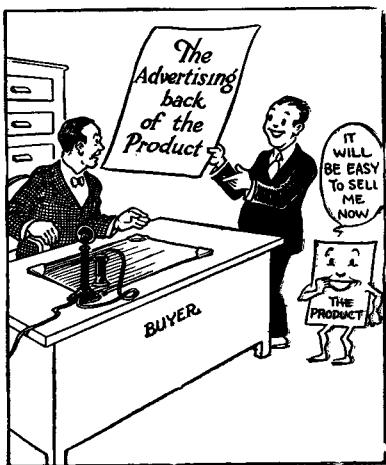
### FOR THE SALESMAN

Little Pointers on Salesmanship That May Prove Helpful to the Man Who is Selling Building Materials, or, in Fact, Anything That Can Be Sold.

### DID YOU DRIVE HOME EACH POINT AS YOU WENT ALONG?

A. The human brain is slow to comprehend. Did you make allowances for this in your talk? Did you speak slowly and distinctly, and in simple schoolboy terms?

B. Did you use homely little parables and comparisons to make sure that each



point registered in your man's mind? Even though he said he understood just what you meant, did you take precautions to repeat every important point?

C. Did you make the fullest use of advertising literature? Did you ask questions intended to bring out whether or not he had grasped essential points that you had previously told him? Are you sure he understood?

## Quality Millwork

See us for Sash, Doors, Stair Work, Interior Trim and Fine Detail Doors. Phone AD. 0611.



We specialize in heavy timbers in large sizes and long lengths.

Phone Evenings C. A. Curry, HU. 0169w

**JOHN B. SMITH & SONS LTD.**  
53 STRACHAN AVE TORONTO 2

# INTERESTING FACTS!

The circulation of Weekly Building Reporter is complete and reliable. Records are open for inspection any time.

\* \* \*

Its system of distribution is thorough and is based on a semi-annual market survey and analysis of Builder's buying power.

\* \* \*

It is a clean-cut medium of the most resultful type—a journal of constructive suggestions, ideas and plans.

\* \* \*

It is definitely established and recognized as the ONE medium for effectively reaching Architects, Builders, Contractors and Realtors in Greater Toronto.

\* \* \*

Seventy regular advertisers use NO OTHER MEDIUM.

\* \* \*

It is the "Builders' Own Paper"—it gives them what they want, when they want it.

### Right to the Sales Point

That's where advertising in the Weekly Building Reporter goes! Therefore — it pays!



## REID FOR - SPEED -

WHOLESALE AND RETAIL LUMBER  
QUANTITY, QUALITY, SERVICE

Established 1880

Telephone ELgin 7251  
ELgin 7252

Yard, Planing Mill and Dock  
Esplanade, Foot of Berkley.

**REID & CO. LUMBER LTD.**  
A FOOT'S A FOOT

## Eglinton Ave. Corner

NORTH SIDE

60 x 110—\$150

Excellent store site

### GARTON & HUTCHINSON

120 Victoria St. ELgin 4281

## IT WILL PAY YOU TO BUILD IN YORK TOWNSHIP

FOR FACTORY, APARTMENT  
OR HOME SITES


HILLCREST 7795

80 VAUGHAN RD. TORONTO

WE SPECIALIZE IN YORK TWP. PROPERTIES

## CALEDON SHALE BRICK

1167 Bay St. - Kingsdale 1431

## MONTREAL HOTEL . . .

Advertiser has \$125 credit for room accommodation at one of Montreal's leading hotels. Will sell all or any portion at discount of 25%. Good until August, 1931. For full details send your name and address to

Box 108,

Weekly Building Reporter,  
31 Willcocks St., TorontoC. E. HOLLYMAN  
Grover 0534JAS. McKAY  
LL. 1348

## McKAY CUT STONE

"Natural Stone for Permanence and Beauty"

Flagstones Stepping Stones  
Boulders Rock Face and  
Rubblestone and Sawn Faced Ashlar  
Coursing Mantels and Trim

Yard—Hilltop Road and Belt Line  
Village of Forest Hill HYland 3959  
Address mail to 210 SILVER BIRCH AVE.

## RICE-LEWIS

&amp; SON, LIMITED

19 Victoria St., Toronto

(Established 1847)

Phone AD. 9281

Complete Line of Hardware

"From Excavation to Interior Finish"

For Prompt Service  
Nights, Sundays and Holidays, Phone  
WES. DAVIS, AD. 9281

J. P. RAHELLY LES. WALKER  
GR. 9865 KI. 4706  
TOM BURKINSHER, KE. 0504-J  
QUALITY and SQUARE DEALING



## The Prospect's Viewpoint

Some of the things that  
buyers and tenants  
look for to-day.



### Chutes Send Linen to Laundry in Home.

The sanitary way of collecting soiled linens is to send them directly to a receptacle in the basement laundry through a chute with openings on all floors. In this manner all soiled clothing and linens are disposed of until wash day and the housewife or laundress is relieved of carrying heavy, bulky bundles downstairs. Then, too, bathroom or hall space is not taken up with hampers.

The most satisfactory chute is of monel metal, a material which will not rust, chip, stain or in any way injure fabrics which are sent through it to the laundry room. Monel metal is a nickel-copper alloy of silvery color which combines the properties of several different metals into one.

### Planning Small Lot.

In developing the small suburban lot, the most practical arrangement is one in which the service door, the kitchen, and the purely utilitarian part of the grounds are grouped together near the street. By proper planning the living quarters of the house thus look out over a secluded yard unencumbered by garbage cans, kitchen doors and clotheslines.

In the usual form of rectangular small lot, a formal or rectilinear design of walks and plants arrangement is the best. Definite boundaries should be established, a hedge, fence, or wall serving to separate two properties.

### Up-keep of Stucco.

Stucco has a low up-keep cost, that is, very little painting or other similar expense. Over the years it pays for itself, in saving of up-keep. It should be considered an investment, not an expense, because it adds to the value of the property more than its cost, and because it cuts down the future expense of up-keep.

In addition to this the stucco closes up the old openings which the years have brought and makes the building more comfortable, and saves fuel.

### Built-In Tubs.

A wise philosopher once said, "The bath tub is the greatest single instrument for the promotion of civilization." The old style tub on legs was a dust-catcher, an object entirely unsightly, un-beautiful and unsanitary.

No one doing a thorough piece of renovation would select any other than the built-in tub made either for tile sides or with full apron to the floor. Its beautiful lines are not its only claims to favor for installing it. Waste and water pipes are concealed behind the walls, this being a great advance in cleanliness and sanitation.

### Entrance Hall Needs Modernizer's Attention.

The first impression of the stranger

entering a house is usually a lasting one. Therefore when remodeling the home owner should see to it that the entrance hall of his home receives its share of beautification.

Floor can be of colorful tile or the old flooring might be covered with one of the newer designs of linoleum. Either will produce a highly desirable result.

### Kitchen Layout Needs Careful Planning.

Even a large kitchen can be convenient if the grouping of its furniture is carefully planned. Stove, table, sink and cupboards should be within easy reach of one another. All the tools of kitchen practice — pots and pans, brushes, kitchen towels, cleaning cloths, dishes—should be close at hand.

The most convenient type of kitchen cabinets are those built in around the sink. Of metal, such cabinets are available in a variety of colors to blend with the kitchen color scheme or as a background for the decoration of this room. They provide space for all the necessities which the housewife requires in her work.

If these most modern of kitchen cupboards are not installed, a small cabinet over the sink will conceal the scouring powder, soap and other cleaning materials. A special towel rack placed a little below the level of the eye can hold cleaning cloths; while one a little higher will hold dish cloth and towel. Brushes can be neatly suspended on hooks near the sink, and the pots and pans which are used every day hung on the wall in orderly fashion. Such items will, too, act as a handy supplement to other cabinets.

### Unusual Effect Given By New Wall Tile.

A new wall tile now on the market gives an unusual effect by having surface decoration and texture dependent upon the reflection of light on contrasting planes of each unit. This tile, in matt or bright glazed colors, provides an interesting wall covering, for with each different shadow that falls upon it a varying effect will be given.

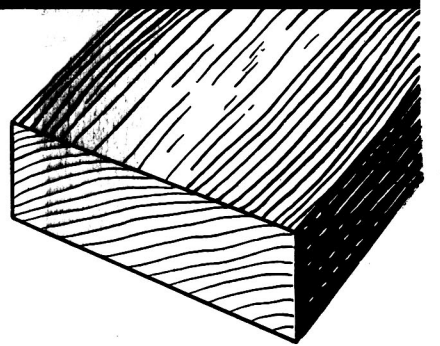
Wall units each four and a half inches square can be trimmed up with a decorative border made up of narrow tiles of different design.

### Unity in Design.

If the hall is between two rooms, such as the living room and dining room, and connected with large openings, it is never well to treat the walls in a color and pattern greatly different to those shown in the adjoining rooms. To do so is fatal to any effect of unity. It is well to get as much color and interest in the walls of the connecting apartments as is consistent with their respective uses and furnishings. Then, if the hall requires more color and pattern, a wall-tapestry or a screen will help to secure it.

## SHEPPARD & GILL LUMBER

COMPANY LIMITED



WE SPECIALIZE IN  
HARDWOOD TRIM OF  
ALL KINDS

KILN DRIED, SANDED  
IF DESIRED

HIGHEST GRADE  
OBTAINABLE

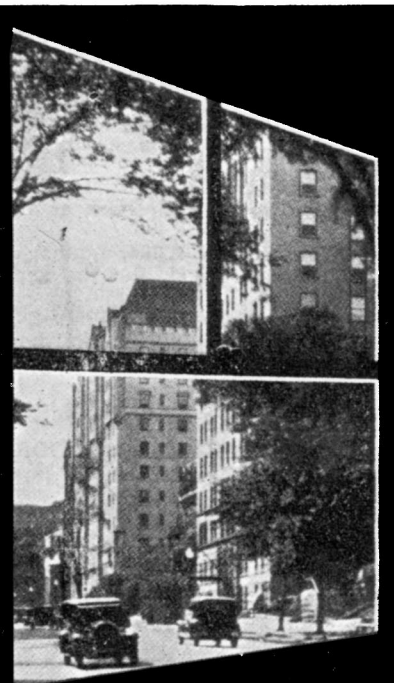
Let us quote on your  
next requirements.

15 DRAYTON AVE.  
GROVER 2116

TERRAZZO, MOSAIC and  
MARBLE  
CERAMIC, ENCAUSTIC TILE  
QUARRY TILE

Art Mosaic & Tile Co. Ltd.

619 King St. W., Toronto - AD. 2689



THE  
CONSOLIDATED  
PLATE GLASS CO.

OF CANADA LIMITED

241 SPADINA AVE. TORONTO

Glass & Mirrors of every description  
for Buildings & Automobiles

TELEPHONE: TRINITY 8000



## Property Transfers

BATHURST ST., e.s., south of Adelaide St., 60.7 x 93.10, vacant lot, Jas. Walsh to Independent Builders Limited. Sale price, \$8,700.

GALLEY AVE., s.s., No. 93, 25.3 x 135, Samuel Glazier to Anna Glazier. Sale price, \$1.00.

PARKDALE RD., s.s., No. 65, 25 x 86.7, Wm. Adams et al to Grace Barnes and Thos. R. Barnes. Sale price, \$5,000.

ST. CLARENS AVE., e.s., No. 185, 19.6 x 127.3, Margaret McCabe to Norman H. McCabe. Sale price, \$2,400.

ST. CLARENS AVE., e.s., No. 185, 19.6 x 127.3, Norman H. McCabe to Mary A. McCabe. Sale price, \$10.00.

WRIGHT AVE., s.s., No. 279, 33.6 x 126, estate of Louie Dunlop to Achille Grossi. Sale price, \$8,500.

AUBURN AVE., n.s., No. 78, 12.6 x 120, Lea. Keyfetz to Eleanor R. S. Wiley. Sale price, \$4,100.

CHAMBERS AVE., e.s., No. 165, 36 x 51, Joe Walker et ux to Paolo Longo and Rosina Longo. Sale price, \$5,200.

HIGH PARK AVE., s.s., No. 137, 32.6 x 200, Nora Wright to Nora Wright and Maude Wright. Sale price, \$1.

DENISON AVE., w.s., No. 108, 18.1 x 108, estate of Wm. A. Sinclair to John B. Manson. Sale price, \$1.

CASTLEVIEW AVE., s.s., No. 25, 54 x 100, Louis E. Bowerman to Dora M. Bowerman. Sale price, \$1.

COLLEGE ST., n.s., No. 872, 17.5 x 98, Geo. Philbrook et ux to Louisa Goodman. Sale price, \$5,000.

WEST LODGE AVE., e.s., No. 67, 24 x 130, estate of Wm. A. Sinclair to Isobel Mosteller. Sale price, \$1.

LANDSOWNE AVE., e.s., No. 109, 20.8 x 137, estate of Wm. A. Sinclair to Douglas B. Manson. Sale price, \$1.

MITCHELL AVE., s.s., No. 45, 12.6 x 91, Wm. A. Sinclair to Arthur Abbott. Sale price, \$1.

DAVENPORT RD., n.s., e. of Laughton Ave., vacant lot, 30.3 x 103.3, James H. Hallett to Campbell and Campbell, Limited. Sale price, \$3,000.

HOWLAND AVE., e.s., No. 87, 27.3 x 127, Geo. B. Mosley to S. Gertrude Mosley and Geo. W. Mosley. Sale price, \$2,501.

BRUNSWICK AVE., w.s., No. 194, 37.6 x 120, estate of Agnes Chute to J. L. McMahon. Sale price, \$5,650.

BORDEN ST., w.s., No. 118130, 141.9 x 82, Mary C. Boulton to Sam Fegelman. Sale price, \$16,600.

CASTLEVIEW AVE., s.s., w. of Spadina Rd., 50 x 163, duplex, Herbert Warrington et ux to Albert R. McMichael and Charles W. McMichael. Sale price, \$35,000.

ROXTON RD., w.s., No. 378, 20 x 125, Mary E. Stewart et al to Dora Fenick and Sam Fenick. Sale price, \$5,375.

ST. JOHN'S RD., n.s., No. 104, 38 x 93, Clarence C. Rhodes to Erle G. Gill and Agnes Gill. Sale price, \$1,500.

WELLS ST., s.s., No. 21, 16 x 92.8, estate of Isabella Kent to Walter W. Kent. Sale price, \$1.

GARDEN AVE., n.s., No. 56, 25 x 132, Wm. E. Granner to Ellen Granner. Sale price, \$10.

EARLSCOURT AVE., w.s., No. 192, 36 x 128, Alice A. Cook to John P. Thornhill and Lizzie Thornhill. Sale price, \$1,906.

GREENLAW AVE., w.s., No. 130, 20 x 155, Stephen Johnstone et mar to Wm. White and Mary A. White. Sale price, \$2,800.

BATHURST ST., e.s., No. 857, 17 x 135.6, Esther C. Borland to Wm. J. Wallace and Clara M. Wallace. Sale price, \$4,000.

MARKHAM ST., e.s., No. 160, 18.3 x 135.5, Lena Sokorinko et al to Fanny Frommer. Sale price, \$4,150.

CLINTON ST., w.s., No. 586, 18 x 130, Gordon E. Skirrow to Georgina E. Skirrow. Sale price, \$900.

DUNN AVE., w.s., No. 198, 33 x 163, Wm. McCully to Wm. McCully and Myrtle A. Cherry. Sale price, \$2.

BATHURST ST., e.s., s. of Adelaide St. W., vacant lot, 66.7 x 105.10, estate of Jas. J. Walsh to Independent Builders Limited. Sale price, \$10,000.



## Plans Taking Shape For Realtors Convention

### Numerous Speakers Slated.

Proof-pages on the program for the coming Baltimore convention of the National Association of Real Estate Boards, to be held May 27-30, show that speakers will give much new information in the various divisions of the real estate field.

Divisional sessions especially will be crowded with new ideas in an effort to give the realtors practical justification for the convention trip.

Among division speakers scheduled are: Louis Brandt, Pittsburgh, Pa., before the home builders and sub-dividers on "Modern Sub-Division and Improved Standards of Construction as Aid to Home Financing;" Arthur C. Holden, Gotham architect, before the home builders and sub-dividers division on

"Residential Developers and the Public;" Gordon C. Beck, Cincinnati, Ohio, before the home builders and sub-dividers division on "Preventable Waste in the Home Building Industry;" J. Alvin Register, Jacksonville, Fla., before the appraised division on "Demonstration Appraisal of a Small Commercial Property."

## Well-Known Real Estate Executive Passes

### Death of Charles Hall Occurs Following Brief Illness.

The death of Charles Hall, sales manager of Home Smith and Company, occurred on Tuesday, March 17th, following an illness of but four days. Mr. Hall was widely known to builders and real estate men in and about the city, having been associated with the Home Smith organization for more than fif-



This pretty home at 22 Kennedy Park Road is typical of the many splendid dwellings of this type which has been erected during the past two years in Kennedy Park, an attractive and rapidly growing residential subdivision situated off Bloor Street just west of High Park. Moderately priced detached homes and duplexes of the first class are rapidly filling up all the available space. Garton & Hutchinson, realtors, 120 Victoria Street, handle the sale of property here.

## Land Specials

### MOORE AVE. — 100 ft. frontage

Owner must have cash and will sacrifice, \$35 per foot. This lot on the south side has an excellent location.

### SUYDAM REALTY CO., LIMITED

36 TORONTO ST.

Phone ELgin 1321

Evenings—HYland 0028

teen years, and his untimely death is a source of deep regret to his many friends and business associates. Deceased was married three and a half years ago, and at the time of his death was thirty-nine years of age. Interment took place on Thursday, March 19th.

## Good Movement in McMaster Heights Property

### W. T. Rogers Anticipates Excellent Season.

Reporting that property sales in McMaster Heights are showing a very satisfactory volume for this time of year, W. T. Rogers, Lumsden Building, states that prospects for a good season of building in this section appear to be excellent.

McMaster Heights lies north and west of the intersection of Avenue Road and Eglinton Avenue West, and has been the scene of much building activity during the past two or three years. Mr. Rogers states that builders of first class moderately priced homes are displaying a keen interest in this section, and adds that many new houses are under construction here at present, and that sales of homes in this section are numerous.

## H. L. Rogers Reports Numer- ous Humber District Sales

Reporting unusual activity in real estate in the western part of the city and the Humber Valley area, H. L. Rogers, realtor, 10 Adelaide St. E., announces the following sales:

Fine 8-room brick house at 25 Humbercrest Blvd., on a lot measuring 42 by 200 feet, has been sold to A. S. McLeish by J. Thistlewaite for \$10,500.

Newly-erected 7-room brick and stucco dwelling at 494 Mossom Rd., on a lot measuring 33 by 175 feet, sold to G. L. Carruthers by W. G. Argent for \$9,100.

Seven-room brick house at 341 Armadale Ave., on a lot measuring 25 by 140 feet, sold to an undisclosed purchaser by Margaret Hyslop for \$7,000.

Seven-room brick house at 71 Runnymede Ave., on a lot measuring 25 by 160 feet, sold to H. S. Cox by Mrs. H. Roach for \$5,300.

In this area Mr. Rogers also negotiated the sale of lots 16 and 17, Humbercrest Blvd., these having a combined frontage of 80 feet and a depth of 200 feet. The land parcel was sold to M. Cooper for \$6,500 and will be the site for a contemplated home. The vendor was William Brack.

Mr. Rogers also reports the sales of three other properties outside this area. These included a duplex apartment at 210 Pearson Ave., on a lot measuring 30 by 150 feet, sold to Margaret Hyslop for \$11,500; a 9-room brick dwelling at 338 St. Clarens Ave., on a lot measuring 27 by 150 feet, sold to an undisclosed purchaser by A. S. McLeish for \$5,500; and a 1½-storey, 9-room bungalow at 78 Quebec Ave., on a landscaped lot measuring 43 by 180 feet, sold to H. E. Allen by M. E. Palin. The price of this last transaction was not disclosed, but is thought to have been in the neighborhood of \$7,500.



**CANADA LUMBER COMPANY**  
Call the Lumber Numbers for Service  
JUNCTION 2921  
WESTON 175  
Nights:  
KENWOOD 4986  
WESTON ONT.

EST. - 1908  
**W. LEEDER**  
460 SALEM AVE  
**SASH & DOORS**  
Cupboard & Garage Doors  
Screens Etc.  
PHONE LLOYDBROOK 6878  
NIGHTS KENWOOD 2458W

**J. F. BOON**  
CARPENTER AND GENERAL CONTRACTOR  
STORE FRONTS AND ALTERATIONS  
Office and Works:  
24 SOUDAN AVE. HYland 2210

**Structural Steel**  
BEAMS, CHANNELS, ANGLES, PLATES, COLUMNS, ETC.  
Prompt Delivery  
**Runnymede Iron & Metal Co.**  
3382 Dundas St. West, Toronto  
LYnd. 2816, JUnct. 6219

**ART WIRE & IRON CO.**  
3 Carlaw Ave. - HA. 8524  
ORNAMENTAL IRON WORK  
GRILLES - FIRE ESCAPES  
IRON STAIRS

**Interior Trim Doors Sash**  
Frame Material, Rough Lumber  
Ask for our quotations, they are sure to interest you.  
**McCALLUM - MacLAREN LIMITED**  
HURLING AVE. - FOREST HILL  
Phones:  
Mill: HY. 7331; Office: HU. 8305

**W. LAW**  
PLASTERING CONTRACTOR  
ESTIMATES FREE  
Let me quote on your next job  
28 WINONA DRIVE - LL. 9330



## 601-603 Willard Avenue

Builder, J. C. Easton.

Many persons in the past have been inclined to regard semi-detached houses as inferior in quality and as distinctly undesirable homes, but after examination of the pair shown here, situated at 601-603 Willard Avenue, in the west end of the city, these critics would be forced to admit that their views were as antiquated as the semi-detached home of ten or twenty years ago

A glance at the photograph is sufficient to convince the most critical that there is nothing wrong with their exterior appearance. Proper proportioning and tasteful selection of brick has resulted in a most pleasing pair of houses insofar as the exterior is concerned, but it is the modern and up-to-date interior that supplies the real charm of these homes.

They are laid out along conventional lines for a six-roomed square plan dwelling. The ground floor is composed of entrance hall, living room, dining room and kitchen. A cloakroom in the hall and three doors, front, side and rear, are included. The living room measures 13 x 11, and is possessed of an attractive fireplace. The dimensions of the dining room are 11 x 12. The kitchen is an attractive and convenient room, finished in a pretty decorative scheme of black and white to match the tiled sink, which is flanked on either side by generously proportioned drain boards.

Hardwood floors have been used throughout. Gumwood trim is employed on the ground floor, and makes a splendid finish for such a home.

The upper floor is composed of a master bedroom, two other bedrooms and a black and white tiled bathroom. The trim upstairs is of selected pine. No more comfortable and attractively laid out and finished small homes than these two could be found. And combined with the advantages set forth here is the exceptionally attractive price made possible by semi-detached construction.

### The Contractors Were:

Excavation—W. Daniels, 768 Windermere Avenue.  
Mason—W. MacQueen, 26 Raymond Avenue.  
Concrete—A. J. Hendricks, 601 Jane Street.  
Millwork—Irvin Lumber Co., 26 Vine Street.  
Electrical—Geo. Wells, 39 Hillview Avenue.  
Plumbing—James Clelland, 605 Beresford Avenue.  
Plastering—John Bradd, 14 Osten Avenue.  
Tiling—W. B. Petch, 158 Medland Street.  
Ornamental Iron—Runnymede Iron & Metal Co., 3382 Dundas Street.  
Cement Work and Drains—Victor Wilbee, 77 Brookside Avenue.  
Lathing—Cecil White, 736 Willard Avenue.  
Hardwood Flooring (Layer)—Fred Ball, 6 Lynd Avenue.

### The Following Firms Supplied Materials:

Community Builders Limited, 320 Hopewell Avenue; Booth Brick and Lumber Company, New Toronto; W. B. Petch, 158 Medland Street; A. J. Hendricks, 601 Jane Street; Runnymede Iron & Metal Company, 3382 Dundas Street West; Irvin Lumber Company Limited, 26 Vine Street; Seaman Kent Company Limited, 262 Wallace Avenue; Pannill Door Company Limited, 132 Front Street East; Hobbs Manufacturing Company Limited, 121 Liberty Street; Imperial Iron Corporation, St. Catharines, Ont.; Scarfe & Company, 128 Simcoe Street; Vokes Hardware Company Limited, 40 Queen Street East; City Fence Company Limited, 25 Rowland Avenue; E. Blay, 50 Dennis Avenue.

## H. W. MORDEN LIMITED Electrical Fixtures OF DISTINCTION

We invite you to visit our showrooms  
Ask about our Time Payment Plan  
2313 Bloor St. West LY. 5580

## CONTRACTORS

Linoleums - - Blinds

## LUKE BROS.

2215 Danforth Ave. - GR. 2022

## ELLINS BROS.

WATER WASHED SAND AND GRAVEL

Delivered to all parts of city.  
PITS—Scarlet Rd. Phone LY. 2060

## HEADQUARTERS FOR PLAIN AND COLORED TILING

of every description

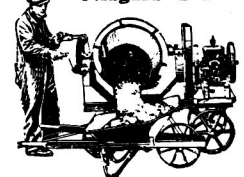
## W. B. PETCH

158 Medland St. JU. 3706  
Direct Importer of Best Quality  
English Tiles

## WETTLAUER BROS.

Contractors' Equipment

Niagara Counterflow Screens



Elevators  
Crushers  
Rolls  
Hoists  
Mixers  
Conveyors  
Drag-Line  
Outfits

O'HANDY—2½'  
O'SPECIAL—4'  
O'POWER—5'

These three sizes will  
mix and discharge  
either side.

178B Spadina Ave. - TRinity 1862

## Adanac Glass Service

Mirrors and Glass  
for

Autos and Buildings

S. WENN  
Manager

756 Bathurst St.  
TRinity 1719

Res. Phone, HILL. 4115



## FAIRBANK LUMBER & COAL

COMPANY, LIMITED

Lath  
Shingles  
Trim  
Rough Lumber  
Dressed Lumber

Dufferin St.  
and Old Belt  
Line  
Phones:  
KEen. 0203  
and 6123

## BUILD WITH BOOTH BRICK

THE EVERLASTING MATERIAL

A HUDSON SHALE PRODUCT  
New Toronto 212W Lakeside 3617W  
BOOTH BRICK - NEW TORONTO

## THE WELSH LUMBER CO. LTD.

2219 YONGE ST.

Lumber, Lath, Shingles,  
Trim

Phones: HUd. 3367 and 3368



## SATIN FINISH

Canada's  
Finest  
Flooring



SATIN FINISH  
HARDWOOD FLOORING  
LIMITED

JU. 1186 WESTON, ONT.

## WEEKLY BUILDING REPORTER AND REAL ESTATE REVIEW

Established 1924

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

Subscription Rates:

\$3.00 per year to any address in Canada or United States. 10 cents per single copy.

Published every Saturday by

WHITTEMORE PUBLICATIONS LIMITED

31 Willcocks St., Toronto 5. Telephones: Midway 3527-3528

Official Publication of the Home Builders' Association, Toronto.

A. R. Whittemore - President  
P. F. McCleary - Editor



H. W. Thompson, Vice-President  
D. R. Shepherd - Assoc. Editor

Also Publishers of BUILDING IN CANADA (Issued Monthly)

### EDITORIAL COMMENT

#### DELAYS IN UNIVERSITY AVENUE EXTENSION.

FOR three years or more the extension of University Avenue southwardly from Queen Street has been before the City Council, first as a single street improvement, later as part of the City Planning Bylaw which was defeated at the polls, and then last year and this as one of the first steps in the great "Comprehensive" Plan that we have been told is to take the place of the "down-town" plan rejected by the voters. Many times during last year the people were assured that the extension would be under way, but it is now near the 1st of April, 1931, and, appropriate to the day, the latest stunt is an effort to fool the public into the belief that R. Home Smith and associates are responsible for the hold-up in getting this very necessary street improvement under way.

R. Home Smith's connection with the case has not only been honorable but in the best interests of the city. When in March, 1926, certain parties were negotiating for property on Queen Street at the foot of University Avenue, a syndicate headed by Mr. Smith acquired the property with a view to saving it for street extension purposes, and in a memorandum which was communicated to the city, Mr. Smith stated his willingness to offer the property to the city at actual cost price, plus expenses, but added that the offer was not indefinite and that "it should be agreed now between the parties that the city is to have this option until, say, the first day of July, 1927, after which date the majority of those interested are to make such disposal of the property as they see fit."

July 1, 1927, passed, and nothing happened, and in May, 1928, Mr. Smith extended the offer in a letter to the Mayor, in which he pointed out that while the city had no actual rights with respect to the property he believed that if the City Council "acts with promptitude and with reasonable regard to the amenities you will be able to secure for the city the advantages of what is at the present moment a gentlemen's agreement among the owners."

But "promptitude," as might be expected, was lacking, and over a year slipped by until August 15, 1929, when we find Mr. Smith writing to the Mayor that:

"I am prepared to recommend to the shareholders that they offer the whole parcel to the city at approximately \$190,250, which is the original cost, plus interest and carrying charges. If the city desires to take advantage of this offer, then an agreement must be consummated and the money paid before the first of October next."

October 1, 1929, passed without any action by the city, and at the municipal elections of January 1, 1930, the city planning project, which included the Avenue extension, was defeated. During the election campaign Mr. Smith and his city-planning associates were the target for ridicule and abuse, enough to cause them and any other group of red-blooded men to wash their hands of the whole business and sit tight.

Following the defeat of the Planning By-law, the City Council last year decided to proceed with the extension, but not as provided for in the 1929 planning scheme, by which the city was to acquire adjoining properties and resell them at the new values created by the improvement. This sane method of reducing the cost of the undertaking was passed up and in its stead increased values are to be reaped by private property owners, with the exception, our city fathers apparently think, of Mr. Smith. No, indeed, Mr. Smith is now expected to renew his thrice-expired offer, and five years after buying the property to meekly sell it to the city without any profit to himself. And then, after all the delays on the part of the city and the abuse heaped on Mr. Smith and his confreres, our Mayor is quoted in the press as announcing to the Board of Control on Tuesday of this week that he was inviting "these gentlemen" (Mr. Smith and his colleagues) "down to-morrow to show whether they are the public-spirited men which they have claimed to be in the past." Ye gods and big and little fishes!

Few may know that the famous painting, "Blue Boy," was painted on a bet. Blue being a difficult color to employ in a portrait, Sir Joshua Reynolds bet Thomas Gainsborough that he could not do it. The "Blue Boy" won.

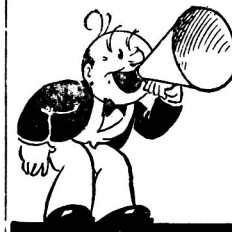
## STAIRS

Let us solve this problem for you. By specializing, we are able to give highest quality, speedy service, at an exceptionally low price.

Embree  
Woodworking Co.

Office and Factory:  
33 PRIMROSE AVE.  
Phone LL. 4009  
Evenings: HU. 6548-W

## CHEERING NEWS



Prompt service is one of our slogans. We shall be glad to convince you of its reliability.

## SUPERIOR SASH CO.

450 Gilbert Ave.

Telephone KEen. 3211  
Evenings KEen. 2114J



## COMRIE LUMBER COMPANY, LTD.

SCARBORO JCT.

Lumber - Doors - Trim  
Sash - Builders' Supplies  
EVERYTHING FROM  
FOUNDATION TO  
RIDGE BOARD

HOward 1800  
Phones: Scarboro 20  
Independent 3802

### Read the Advertisements

They contain a message of vital interest to you.

Your enquiry for information will receive prompt attention.

# An Announcement to the Trade

We take pleasure in announcing that Mr. Alec Watt, who has been connected with the Cast Stone industry in Ontario since 1904, is now associated with this Company in charge of our Cast Stone Department.

From this Department there will be available to Builders the most modern types of Fireplaces, Doorways, and Special Ornamental Designs, in a wide variety of colors and finishes.

## STUCCO PRODUCTS LIMITED

LEASIDE, ONT.

## BEAUTIFUL INTERIORS . . . . .

Any desired effect, to harmonize with a general scheme of interior decoration may be obtained with POZZO.

The range varies from a close imitation of "Travertine" to the rough surfaces typical of Moorish textures. But no matter what your requirements are we can supply you with a POZZO finish that will satisfy the most exacting specification.

Below are given three examples of some popular varieties of POZZO finishes.



ENGLISH  
The irregularities are produced by side strokes of the trowel



SPANISH  
A wavy, trowel-marked finish, smoothly irregular



MOORISH  
A surface tooled promiscuously with the rounded corner trowel

## STUCCO PRODUCTS LIMITED

LEASIDE, ONT. HYland 7047

### City Expropriates

#### Parkdale Property

The city is to expropriate the property at the southwest corner of Lake Shore Boulevard and Jameson Avenue, owned by R. P. Penman. City Council so ordered recently. The property is required in connection with the general park scheme along the boulevard drive.

Ald. Rogers said the assessment on the property is \$14,400; the price offered by the city is \$46,000, and the owner is asking \$200,000. He urged that the property be not expropriated.

Ald. Duckworth took the opposite view and urged expropriation.

"I can't see why the city should take over the property," said Ald. Day. "If \$200,000 is asked for this property, we should let it stand over."

"Assessment values do not carry very much weight in connection with the purchase of property," said Ald. Wadsworth.

"The city always pays through the nose for what it buys." He favored purchase of all property along Boulevard drive.

"The only fair way to treat this owner is to send the property on to arbitration," contended Ald. J. A. C. Cameron.

#### WELLSBORO APARTMENTS CHANGE HANDS.

Announcement is made of the sale of the Wellsboro Apartments, by R. W. E. Burnaby to John Stevenson at a consideration price of \$265,000. These apartments were built about 18 years ago, and have been owned by the vendor for a number of years. They contain 65 suites, and the land dimensions are 114 feet by 174 feet. The deal was negotiated through Arthurs & Co., realty brokers.

P. Pontano, purchased from T. F. Stevens, a very attractive 7-room—hot water heated house with breakfast-room and heated sunroom, side-drive and garage, on lot 25 x 110; at 21 Cranbrook Avenue, for \$8,750.

#### A Bargain.

The farmer owned fields on each side of the golf links. It so happened that he was taking a short cut from one to another when the club's worst member was addressing his ball. The worst member wagged his driver to and fro for several minutes, missed four swings, and finally hit the ball about a dozen feet. Then he glanced up and saw the farmer.

"I say," he protested, "only golfers are allowed on this course, you know."

The farmer nodded. "I know it," he replied. "But I won't say nuthin' if you don't."

Mother: "Well, Jimmy, do you think your teacher likes you?"

Jimmy: "I think so mummy, because she marks a big kiss on all my 'rithmetic."

Mrs. Smith rushed into her living room. "Oh, John," she cried, as she panted for breath, "I dropped my diamond ring off of my finger and I can't find it anywhere."

"It's all right, dear," said John, "I found it in my trouser pocket."



## ALEX McKAY

COMPANY, LIMITED

P. B. McDONALD

President and Manager

BUILDERS' SUPPLIES

Lime Plaster Paris  
Lath Sewer Pipe  
Cement Paristone  
Gyproc Coal and Coke

2 Browns Ave.

KENwood 0289-0290

Evenings:

P. B. McDonald : HUDson 8957  
W. H. Templeton : LOMBard 4319

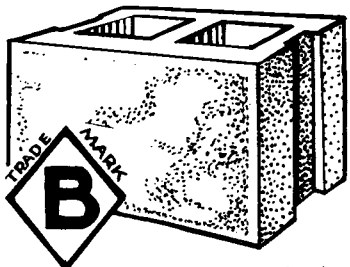
## Ernest M. Lee

BARRISTER and SOLICITOR

Sun Life Building

ELgin 5301

Adelaide and Victoria Sts., Toronto 2



Better Blocks  
for Better  
Buildings

For complete satisfaction, build your  
foundations with Diamond "B"  
Blocks.

### BLOCK SUPPLY CO.

LIMITED

185 Eglinton Ave. W.

HU. 2113

## SMITH BELTING WORKS

We will be glad to quote prices on  
rubber hose, split pulleys, shafting, trans-  
mission equipment and rubber and  
140 YORK ST. - Phone ADeL 1438  
leather belting.



### HYDROIL AMATIC HEATING CORPORATION LTD.

The oil burner that is preferred by those  
who could pay more. \$375 Automatic  
Control.

6 Roxborough St. W. - RA. 7120

## DIRECTORY OF ADVERTISERS

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.

<b>ARCHITECTS</b> Card, Raymond .....GE. 8421J	<b>LAWYERS</b> Farrell, Squires & Gauld.....AD. 4121 Gregory & Gregory.....AD. 3211 Lee, Ernest M.....EL. 5301
<b>BANKS</b> Central Canada Loan & Savings Co..AD. 7225 Royal Bank of Canada.	<b>LUMBER, SASH and DOORS</b> Algonquin Building Products Ltd..LA. 2829 Boake Mfg. Co. Ltd.....MI. 1133 Comrie Lumber Co., Ltd.....HO. 1800 Dominion Sash, Limited, Streetsville....80 Fairbank Lumber & Coal Co. Ltd..KE. 0203 Gardiner & Son, Ltd., P. W.....KI. 5414 Hind Lumber Co. Ltd., Edmund....GE. 1133 Hope & Son, Geo. S.....LO. 6900 Kent Oakley Ltd.....MI. 2427-8-9 Laidlaw Lumber Co. Ltd., R.....EL. 5234 Leeder, W.....LL. 6878 McCallum-MacLaren, Ltd.....HU. 8305 Pannill Door Co., Ltd.....EL. 6358 Rathbone Lumber Co. Ltd., Geo..LA. 0914 Reid & Co., Lumber, Ltd.....EL. 7251 Sheppard & Gill Lumber Co. Ltd..GE. 2116 Smith & Sons, Ltd., John B.....AD. 0611 Superior Sash Co.....KE. 3211 Welsh Lumber Co. Ltd.....HU. 3367
<b>BELTING AND HOSE</b> Smith Belting Works.....AD. 1437	<b>MANTELS</b> Classic Mantel & Stone Co., Ltd....WA. 643
<b>BRICK</b> Booth Brick & Lumber Co.....LA. 3617W Cooksville Brick Co. Ltd.....EL. 8171 Milton Brick Ltd.....KI. 4158 Standard Brick Co. Ltd.....GL. 3552 Toronto Brick Co. Ltd.....KI. 1186	<b>MARBLE-TILE-TERRAZZO</b> Marbles & Tiles Ltd.....AD. 3166 Petch, W. B.....JU. 3706 Stanners, E. H.....JU. 3766
<b>BUILDERS' SUPPLIES</b> Calkins Ltd., H. W.....HY. 7601 Canada Building Materials Ltd..WA. 1051 Ellins Bros.....LY. 2060 McCord & Co., Ltd., S.....EL. 8141	<b>MORTGAGE LOANS</b> Curtis & Co., W. A.....AD. 9900 Fortier & Ames.....ELgin 6168 Gregory & Gregory.....AD. 3211 McLaughlin, W. C.....EL. 5022 Moffatt, Hudson & Co.....AD. 5497 Suckling & Garrett Ltd.....EL. 4249
<b>CARPENTERS</b> Boon, J. F.....HY. 2210	<b>ORNAMENTAL IRON</b> Art Wire & Iron Co.....HA. 8524
<b>CONCRETE BLOCKS</b> Block Supply Co. Ltd.....HU. 2113 Perry Cement Products Co.....AD. 3528 Toronto Brick Co. Ltd.....KI. 1186	<b>PAINTS, STAINS and VARNISHES</b> Sturgeons Ltd.....HA. 1153
<b>CONTRACTOR'S EQUIPMENT</b> Wettlaufer Bros.....TR. 1862	<b>PHOTOSTATS</b> Canadian Photo Copy Co.....AD. 0270-0279
<b>CULVERTS</b> Metallic Roofing Co. Ltd.....LA. 0800	<b>PLASTERERS</b> Wm. Law.....LL. 9330
<b>DRAIN TILE</b> Perry Cement Products Co.....AD. 3528	<b>PLASTIC WALL FINISHES</b> Morene Ltd.....KI. 2692
<b>ELECTRICAL CONTRACTORS</b> Gillespie, W. M.....JU. 1221	<b>REAL ESTATE</b> Garton & Hutchinson.....EL. 4281 Home Smith & Co.....LY. 3141 Suydam Realty Co. Ltd.....EL. 1321 Tijou & Co., Ed.....HI. 7795
<b>ELECTRICAL FIXTURES and APPLIANCES</b> Base-O-Lite Products Ltd.....EL. 5812 Morden Ltd., H. W.....LY. 5880 Toronto Hydro-Electric System.....AD. 2261	<b>ROOFING</b> Toronto Asphalt Roofing Mfg. Co. Ltd.....JU. 1126
<b>FLOORING (Hardwood)</b> Algonquin Building Products Ltd..LA. 2829 Boake Mfg. Co. Ltd.....MI. 1133 Builders' Flooring & Millwork Ltd..KE. 6600 Kent Oakley Ltd.....MI. 2427-8-9 Laidlaw Lumber Co. Ltd., R.....EL. 5234 Satin Finish Hardwood Flooring Ltd..JU. 1186 Seaman-Eaton Flooring Co., Ltd..LA. 7386 Seaman Kent Co., Ltd.....LL. 3101 Sheppard & Gill Lumber Co. Ltd..GE. 2116 Stanners, E. H.....JU. 3766	<b>SAND AND GRAVEL</b> Ellins Bros.....LY. 2060 Perry Cement Products Co.....AD. 3528
<b>GARAGES</b> Lee, Benj.....JU. 6377 Lee, Gordon S.....EU. 6815	<b>STRUCTURAL STEEL</b> Standard Iron & Metal Co.....LY. 4631
<b>GAS APPLIANCES and GAS HEATING</b> Consumers' Gas Co.....AD. 9221	<b>STUCCO</b> Calkins Ltd., H. W.....HY. 7601 Stucco Products Ltd.....HU. 9757
<b>GLASS</b> Adanac Glass Service.....TR. 1719 Cons. Plate Glass Co. of Can. Ltd..TR. 8000	<b>WALLBOARD and INSULATION</b> International Fibre Board, Ltd., ....LL. 6587 Laidlaw Lumber Co. Ltd., R.....EL. 5234 Stanners, E. H.....JU. 3766
<b>HARDWARE</b> Rice-Lewis & Son, Ltd.....AD. 9281 Richards-Wilcox Canadian Co. Ltd..AD. 6893 Walker & Son, W.....RA. 3133	<b>WEATHER STRIP</b> Imperial Metal Weather Strip.....KI. 5940 Kitchen, J. A.....HY. 4104
<b>HEATING</b> Gurney Foundry Co., Ltd.....AD. 4274 Hydroil-Amatic Oil Heating.....RA. 7120	
<b>HOLLOW BUILDING TILE</b> Cooksville Brick Co. Ltd.....EL. 8171 Milton Brick Ltd.....KI. 4158	
<b>INSULATION</b> International Fibre Board Ltd.,	
<b>INSURANCE</b> Curtis & Co., W. A.....AD. 9904 Kennedy, Geo. H.....WA. 2327 Suckling & Garrett Ltd.....EL. 4249	
<b>LANDSCAPE ARCHITECTS</b> Brobst Forestry Co.....HI. 1602-3	
<b>LATHING CONTRACTOR</b> Upton, W. L.....HO. 7224	

### WATER IS HEATED BY RAYS FROM SUN.

Residents of Florida make use of the sun's rays to heat water without fuel cost. The heaters consist of two parts, an insulated copper tank in which water is stored and a copper plate to which is soldered a flat coil of copper wire enclosed in a glass-covered air-tight frame and placed on the roof.

The water is heated by the sun's rays and is kept steaming hot over night and during cloudy periods in the insulated storage tank.

More than 5,000 solar heaters of copper have been installed during the last five years.

### MODERNIZING TIP.

Summer is the time to reroof. A tight roof is an investment that pays good dividends. A leaky roof leaks not only rain, but lets warm air out and wintry breezes in, all winter long, causing exorbitant bills. It lets rot and decay start in the roofing timbers, which are expensive to replace. The lock-tight feature of many asphalt shingles makes them particularly popular for roof modernizations.

Frederick Jay to Dorothy Isobell Way and Willet Ernest Way, 21 Larratt Ave., for \$1. &c.; south 10', Lot 127, and north 25', front Lot 128, east side Larratt St.

## PERRY

CEMENT PRODUCTS

BRICKS PIPE BLOCKS  
DRAIN TILE  
SAND AND GRAVEL

Prompt Delivery

Perry Cement Products Co.

Evenings—HYland 5302

771 BAY ST., TORONTO. ADeL. 3528

## BUILDERS HARDWARE

AND

CONSTRUCTION MATERIAL

Telephone Midway 2451

W. WALKER &amp; SONS, LIMITED

Warehouse: Showroom:  
10-20 Alcorn Ave. 1228 Yonge St.

SALESMEN:

B. Fletcher . . . Howard 4555  
G. Bottrell . . . Hillcrest 4833J  
R. Nichol . . . HArgave 7131

Sales Manager — E. C. Roberts, JU. 6332  
Manager — W. Morgan Smith, HY. 3032

## SASH

GEO. S. HOPE &amp; SON

390 Delaware Avenue  
LOmbard 6900



### COMFORT WITHOUT EXTRAVAGANCE

Beach Front Service at Mod-  
erate Prices. Service, cuisine  
and appointments equal to that  
offered at the best beach-front  
hotels.

FIREPROOF

ALL OUTSIDE ROOMS

With or Without Private Baths

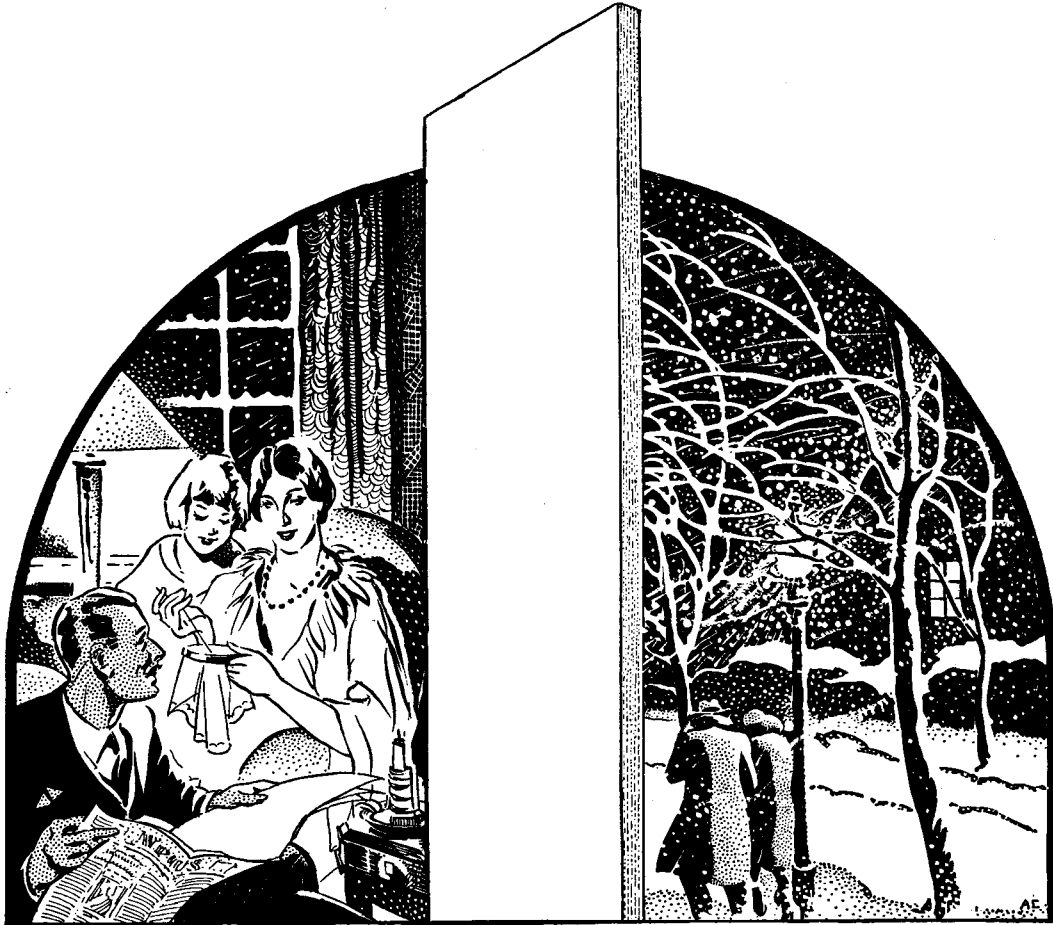
Phones in All Rooms

Garage

The Norris Co.

FRED. M. ALLGAIER, Mgr.

KENTUCKY AVE. near BEACH



## Wintry blasts cannot pierce the home protected with **DONNACONA**

It is impossible to keep houses warm in a strong biting wind with no protection but ordinary building materials.

Walls insulated with Donnacona Board keep chill winds outside. In Donnacona's closely-pressed texture millions of tiny dead air spaces are imprisoned. These dead air spaces form the most efficient insulation known to science.

When you buy, build or rent remember these facts: Donnacona-insulated walls keep cold air out and warm air in; a

Donnacona-insulated roof stops the loss of 25% of heat through the roof in winter. In summer it keeps the upstairs rooms cool and comfortable.

In old homes Donnacona used for attic insulation cuts winter fuel costs and gives you an extra room or two in the attic. Ideal for panelling because of its beautiful rough-cast surface.

Ask any architect about Donnacona, and write for descriptive booklet and full information.

**DONNACONA**  
INSULATING  **BOARD**

### R. Laidlaw Lumber Company, Ltd.

ESTABLISHED 1871

TORONTO 2

CANADA

Head Office: 67 Yonge St. ELgin 5234

West Yard:

2280 Dundas St. W. LLoydbrook 2151

East Yard:

23 St. Lawrence St. ELgin 9237

North Yard: 117 Merton St. HYland 1131