

# WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

Vol. 6—No. 45

TORONTO, NOVEMBER 8, 1930

Price 10 Cents

## New Skyscraper Will Soon Adorn College Corner

Fourteen Storey Structure Will Cost  
\$600,000.

Announcement comes this week that a syndicate, the names of whose members are withheld, plans the erection of a fourteen-storey structure on the east side of Yonge Street, near the corner of College Street and directly opposite the recently opened store of the T. Eaton Company. The new structure will be devoted to stores and offices, and will be completed at an estimated cost of \$600,000.

The architects at present preparing plans for this fine addition to a rapidly developing business section of the city are Sparling, Martin & Forbes, Trusts and Guarantee Building, Bay Street. Their design provides for a building fourteen storeys high, and employs the set-back principle on all four sides. Thus the structure will have an appearance of symmetrical beauty quite in keeping with the several very attractive buildings already completed or under way in the immediate vicinity. The first two floors will have an exterior of gold bronze and black marble, and the remainder will be executed in stone with carved stone embellishments.

The lot on which this building will stand is situated at 435 to 439 Yonge Street, almost opposite the main entrance to the Eaton store. It has a Yonge Street frontage of 66 feet and a depth of 106 feet, and its value is estimated at approximately \$70,000. It is owned by one of the members of the syndicate which is financing the structure.

Plans specify a total of 5,900 square feet of floor space, and it is reported that this has already been leased to prospective tenants. Sixty thousand square feet of office space are provided for, and due to the unusually fine arrangements for permitting a maximum of daylight to enter, it is thought that little trouble will be experienced in finding tenants for the offices.

Mr. Sparling, of the architectural firm, expresses the opinion that no finer location for a building of this type could be found in the city at the present time. It is situated closer to the majority of Toronto's residential districts than any other office building of considerable size, and he feels that this consideration alone is highly favorable. In addition, the enormous activity in the immediate vicinity at the present time, and the unquestionable fact that the College-Yonge corner will soon be second to none, are regarded by him as more than justifying its immediate erection.

## 311 LYTTON BOULEVARD



This fine modern Colonial type residence is situated at 311 Lytton Boulevard, in the portion of that street which is rapidly being opened up west of Avenue Road. It was designed and built by Chester B. Sears, 15A St. Clair Avenue West, and is a fine example of this type of construction. Red stock brick, supplied by the Standard Brick Company, 500 Greenwood Avenue, has been used throughout in its construction.

## October Building About Fifth Less Than Last Year

Only One Province Reports Increase

The total construction awards for all Canada, during October, amounted to \$33,332,100, say MacLean Building Reports, Ltd. This compared favorably with \$32,407,100 for September. For the year to date, new work of all types is off 21.2 per cent. from the same period of last year. Building construction is 28.5 per cent. less.

Contemplated work reported upon during October had a value of \$56,899,900, which is an increase of eleven millions over the previous month's total.

Construction in Ontario during the past month totalled \$13,561,000, which was 40.7 per cent. of all construction throughout Canada. In Quebec, \$11,636,100 was awarded or 34.9 per cent. \$5,901,900 is shown as the awards for the Prairie Provinces which equalled 17.7 per cent., while British Columbia took care of 5.5 per cent., or \$1,835,700, and the Maritime Provinces \$397,400 or 1.2 per cent.

The October figures by groups show that 38.8 per cent. of all construction was of an engineering type and had a value of \$12,931,500. Residential was maintained at better than average for the year and shows awards to the value of \$9,251,200 or 27.7 per cent. Business Buildings show 23.3 per cent. or \$7,738,200 and Industrial 10.2 per cent., or \$3,411,200.

Engineering work is well in the lead for the ten months' period. \$155,241,300 is the estimated value of work appearing in this group which has accounted for 39.5 per cent. of all construction. Business Buildings show \$129,628,100 or 33 per cent. Residential has taken care of 20.2 per cent., the value being \$79,506,000 and Industrial 7.3 per cent., or \$28,771,400.

By geographical divisions, the figures for the ten months' period are: Ontario, \$147,426,300 or 37.5 per cent.; Quebec, \$137,518,300 or 35 per cent.; Prairie Provinces 16.4 per cent. or \$64,465,700; British Columbia \$26,936,600 or 6.8 per cent. and the Maritime Provinces 4.3 per cent. or \$16,799,900.

## Etobicoke Building Active \$532,237 Increase Over 1929.

According to the report of Engineer McNichol of Etobicoke Township, building there during the current year is well above the level of last year. Permits issued for October totalled \$334,485 and those issued for the first ten months of this year total \$1,218,909 as against a total of \$686,672 for the same period in 1929.

## Thanksgiving Day

### Thanksgiving Thanks!

By James Edward Hungerford.

When the odors from the kitchen,  
Tantalizin' an' bewitchin',  
Set a mortal's palate itchin'—

Tempt the appetites o' men;  
When you smell the MINCE-PIE bakin';  
Sniff the CAKE the cook is makin',  
Covered thick with icy flakin'—

Then THANKSGIVIN'S here again!

When the pumpkin, fat an' yellin',  
An' the apples, sweet an' meller,  
An' the cider from the cellar,

Start appearin' on the scene;  
When you sniff the scent o' spices,  
An' o' canned-fruit cut in slices,  
An' the freezer's freezin' ices—

There's no DOUBT what it may MEAN!

When you see the cook a-bastin'  
O' the turkey, an' a-tastin'  
O' the luscious pastry pastin',

At this MAGIC time o' year,  
Does a funny sort o' feelin'  
Come into your HEART a-stealin',  
Don't you kind o' feel like kneelin'—  
Givin' thanks THANKSGIVIN'S here?

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**Tickets Are Going For Ladies' Night**

Members are Urged to Secure Tickets  
Now—Fine Program Arranged.

Members and friends of the association are urged to secure their tickets for Ladies' Night—November 17th—at once. The report of the committee presented at the executive meeting this week showed that the ticket supply was being rapidly disposed of and to avoid disappointment reservations should be made immediately.

The very best of facilities and accommodation has been secured for the affair at Simpson's Arcadian Court. Entrance will be by way of the Bay St. store entrance and guests will be taken direct to the court cloak and dressing rooms by elevator. There will be no extra charge for cloak room service. As is well known some of the biggest social events in the city have been held in the Arcadian Court since this beautiful place was made available for public functions. In addition to the fine banquet service of the Court, there is the very best of dancing and card room facilities.

It is a night when every member, his family and friends together with all supply men can cast care aside and really "step-out" for a good time. Phone any member of committee NOW for your ticket reservations.

**REAL ESTATE SURVEY, NOV. 15.**

Saturday afternoon, November 15th, is the date set for the making of the Annual Autumn Real Estate Survey of the Toronto Home Builders Association. As announced recently in the Reporter, the survey this fall is to be the most complete and extensive of any yet carried out by the association. It will be made by districts and will result in the tabulation of much highly valuable information for the use of members only as to number of vacant houses, houses for rent and houses under construction, etc., thus giving the builder an exact statement as to the house situation in any particular district of the city.

The survey will be in charge of J. A. (Jim) Kitchen and the captains for the various districts as appointed at the executive meeting this week are: W. Whitten, J. P. Cowie, W. H. Kerwin, W. E. Maybee, and J. Carroll.

A sweet-voiced little carol singer arrived at the home of John and Mrs. Carroll, 310 Kingsway, last week—and "it's a girl" at that. John received the best wishes of "the boys" at the Executive meeting this week, and the Reporter takes this opportunity of extending their felicitations.

**LADIES' NIGHT**

TORONTO  
HOME BUILDERS' ASSOCIATION

MONDAY EVENING

NOVEMBER 17th, 1930

AT

**SIMPSON'S  
ARCADIAN COURT**

(BAY STREET ENTRANCE)

Have You Obtained Your Tickets Yet?

**PRICES:**

\$5.00 Per Couple; Single Tickets, \$2.50

Tickets are going rapidly and members and friends of the Association are urged to secure their tickets at once and avoid last-minute rush or possible disappointment.

**PROGRAMME**

Dinner—Commencing at 7 p.m. sharp.

Entertainment—8-9 p.m.

Dancing and Cards—9 p.m.-1 a.m.

Come and dance to the wee sma' hours to the delightful music of R. S. Cornfield's 10-piece orchestra. Prizes for both dancing and cards will be given.

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J. Carroll	LY. 2048
R. D. Wood	GR. 2403
W. E. Maybee	HU. 9851
H. C. Card	JU. 3954
H. Graham	LY. 4486

Every Ticket entitles bearer to all features, including  
**DINNER - ENTERTAINMENT - DANCING and CARDS**

## AMONG OUR MEMBERS

W. E. Maybee and W. J. Fugler, 159 Sheldrake Blvd., commenced foundation work this week on the first of four fine homes they will erect on Glencairn Ave., at Mona Ave. Each will be a two-and-a-half storey structure, two being constructed of stone and stucco and two of stone and brick. They will each contain nine rooms and three bathrooms and the estimated value of each is \$18,000. These homes are being erected in that area of North Toronto lying west of Avenue Road that is fast developing into a choice residential district. The paving and extension of Avenue Road now being assured north from Strathallen Blvd. to the York Mills viaduct, home building in this whole section is bound to be stimulated.

\* \* \*

W. H. Little, 596 Rushton Road, reports that the two pair of semi-detached duplex dwellings which he recently completed on the north side of Page Street at the corner of Clinton Street, are all occupied, each being rented at a good figure. Each of these contains eight four-room suites. They are two storey structures of solid brick construction on concrete block foundations.

\* \* \*

C. M. Pelton, 63 Benlamond Avenue, reports that he has an attractive seven room house under construction on the west side of Castleknock Road northwest of Eglinton Avenue and Avenue Road. It is of stone and brick construction and the outer walls and upper ceiling will be insulated with Ten/Test. Gumwood trim is being used throughout, and the panneling in dining room, hallway and stairway is of the same material. It is being built at a cost of about \$9,500.

\* \* \*

T. B. Branson, Peplar Avenue, reports this week that he has residences nearing completion on the south side of Martin Avenue, near Mount Pleasant Road. They are two storey dwellings, some of brick and shingle, and all are on concrete block foundations. They contain six rooms each and have been built to sell at about \$4,800 each.

\* \* \*

A Cheesman, 503 Main Street, has just finished roofing a pair of semi-detached residences on the south side of Kerr Road. They are of brick and frame construction on brick foundations, and are being built to sell at about \$4,500 apiece.

\* \* \*

George A. Clark, 115 Glen Grove Avenue West, has almost completed the erection of a very fine English type residence at 15 Ava Road, near Spadina Road, Forest Hill Village. It is a ten room home of stone and stucco construction, with four bathrooms and a double heated garage. It has been built to sell at about \$28,000, and is at present ready for the application of interior trim.

\* \* \*

J. A. Kitchen, 227 Glenrose Avenue, is just finishing up the last two of the eight detached houses which he has erected in New Toronto during the past summer. They are situated on the west side of Eleventh Street south of Lakeshore Road, and are all two storey dwellings of solid brick construction on concrete block foundations, containing six rooms, and have been built to sell at \$5,500 apiece. Three have already been sold.

(Continued on page 15.)

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## The Ring of the Trowel and the Hum of the Saw

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

CRANBROOK AVENUE, south side, near Greer Road. Owner, M. Jensen, 374 Sumach Street, intends to start soon on two detached solid brick two storey residences on concrete block foundations, \$8,000.

\* \* \*

ST. MARK'S ROAD, near Jane Street. Owner, W. Ball, 198 Humbercrest Boulevard, has walls started for two storey detached solid brick residences, \$5,000.

\* \* \*

DALHOUSIE STREET, east side near Gould Street. Owner, O'Keefe's Beverages, Ltd. Architect, D. E. Kertland, 6 Hayden Street. General Contractor, Toms Contracting Company, 32 Phipps Street. Foundations are going in for three storey garage of reinforced concrete and brick construction, measuring 129 x 95 feet, \$75,000.

\* \* \*

ELLIS PARK ROAD, east side, south of Bloor Street. Owner, S. W. Garth, 204 Humbercrest Boulevard. Walls started for detached two storey solid brick residence, \$5,500.

\* \* \*

MIRANDA AVENUE, west side near Bowie Avenue. Owner, F. Hoag, 413 Bartlett Avenue, is plastering one-and-a-half storey solid brick detached residence, \$4,500.

\* \* \*

GREER ROAD, west side, near Old Orchard Grove. Owner, A. B. Cairns, 142 Winnett Avenue, has foundations in for detached two-storey residence of solid brick construction on concrete block foundations, \$4,500.

\* \* \*

161 GREER ROAD, owner S. Bundock, 115 Redpath Avenue, has walls up for two-storey detached solid brick residence, \$4,500.

\* \* \*

CADORNA AVENUE, west side, near Cosburn Avenue. J. C. Borroughes, 231 Soudan Avenue, has completed excavations for two of the four detached one-storey solid brick residences which he intends to erect here, \$16,000.

\* \* \*

LANSDOWNE AVENUE, east side, near College Street. Owner, Jenny Lind Candy Shops Limited, 1011 Star Building. Architect, J. A. Thatcher, 37 Cowan Avenue. General Contractor, Sullivan & Fried, 81 Victoria Street. Plastering in progress on three-storey reinforced concrete factory, \$60,000.

\* \* \*

HOPEDALE AVENUE, east side, near Don Mills Road. Owner, W. Lawrence, 39 Hopedale Avenue, will begin work immediately on detached two-storey solid brick residence on concrete block foundations, \$4,000.

\* \* \*

RIVERSIDE DRIVE, east side, near Traymore Crescent. Owner, F. Birkenhead, 33 Traymore Crescent, intends to begin soon on erection of detached two-storey solid brick residence on concrete block foundation, \$8,000.

LIVINGSTONE AVENUE, south side, near Times Road. Owner, T. G. Eves, 171 Livingstone Avenue, has begun foundation work for detached two-storey solid brick residence on concrete block foundations, \$5,000.

\* \* \*

ISABELLA STREET, northeast corner of Huntley Street. Owner, Toronto Orthopedic Hospital. Architect, Howard & Whyte, 229 Yonge Street. Tenders have been called for erection of hospital buildings, \$250,000.

\* \* \*

186-192 OLD ORCHARD GROVE, Owner, C. Harmer, 152 Woburn Avenue, has roof on four detached two-storey solid brick residences on concrete block foundations, \$15,000.

\* \* \*

NINTH STREET, west side near Emerald Crescent, New Toronto. Owner, Mitchell and Ashley, 14 Lakeshore Road, have walls under way for detached two-storey solid brick residence on concrete block foundations, \$4,000.

\* \* \*

COXWELL AVENUE, east side near Danforth. Owner, W. Halliday, 265 Forest Hill Road. Trimming in progress for doctor's office with residence above, three storeys of solid brick construction, \$15,000.

CONNOR AVENUE, west side near Sammon Avenue. Owner G. Courtney, 30 Oakdene Crescent, has walls up for pair of semi-detached residences, two storeys of solid brick construction on concrete block foundations, \$5,000.

\* \* \*

CONNOR AVENUE, west side near Sammon Avenue. Owner, E. Locke, 775 Sammon Avenue contemplates the erection of detached two storey solid brick residence on brick foundations, \$4,500.

\* \* \*

CLEVELAND AVENUE, west side, near Davisville Avenue. Owner, Arthur Topple, 391 Millwood Road, will start soon on the erection of four detached one-and-a-half storey solid brick residences on concrete block foundations, \$15,000.

\* \* \*

ST. GERMAINE AVENUE, south side near Greer Road. Owner, A. Spicer, 86 Monarch Park Avenue, will start work soon on the erection of two detached two-storey solid brick residences on concrete block foundations, \$7,500.

\* \* \*

56-58 GLENMORE PARK ROAD, near Dovercourt Road. Owner, J. J. Smith, 1225 Broadview Avenue will begin soon on the erection of two detached solid brick two-storey residences on concrete block foundations, \$7,500.

\* \* \*

DONLANDS AVENUE, east side near Pape Avenue. Owner, R. Sprague, 95 Springdale Boulevard, is trimming a detached two-storey solid brick residence on concrete block foundation, \$5,000.

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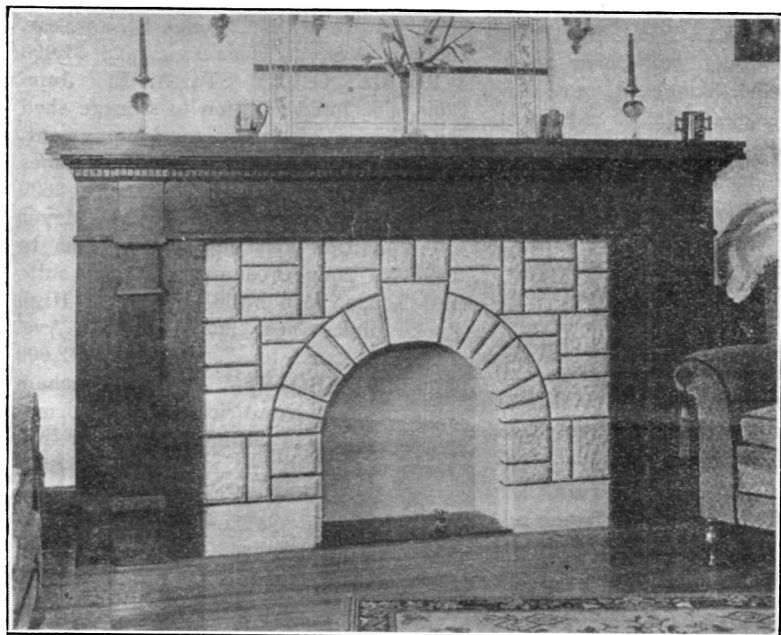
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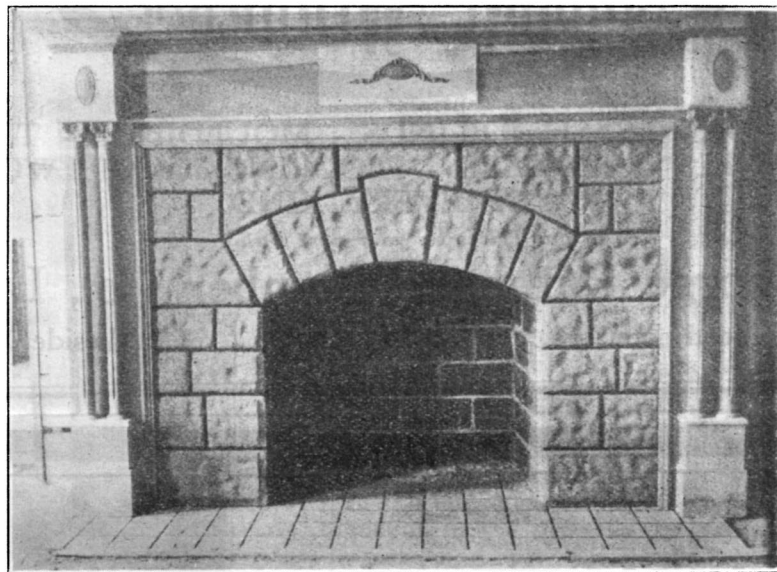
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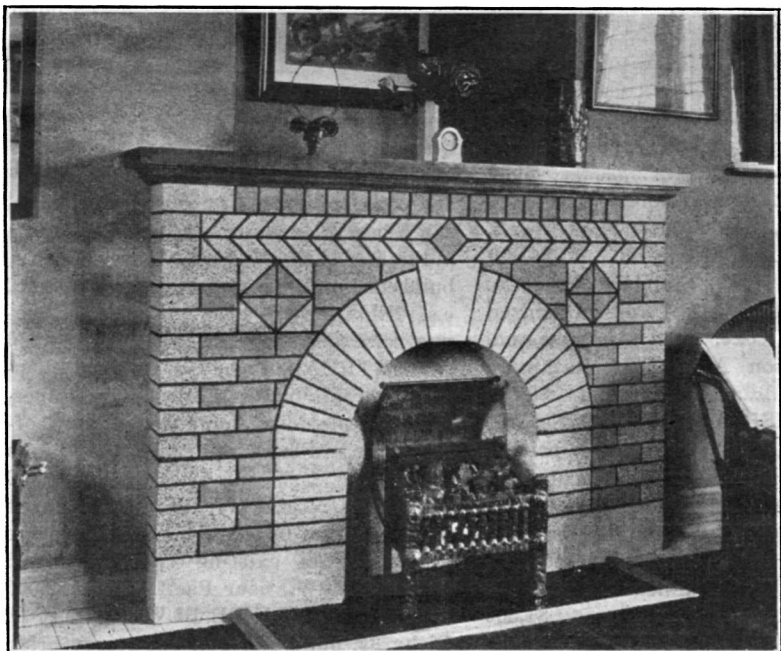
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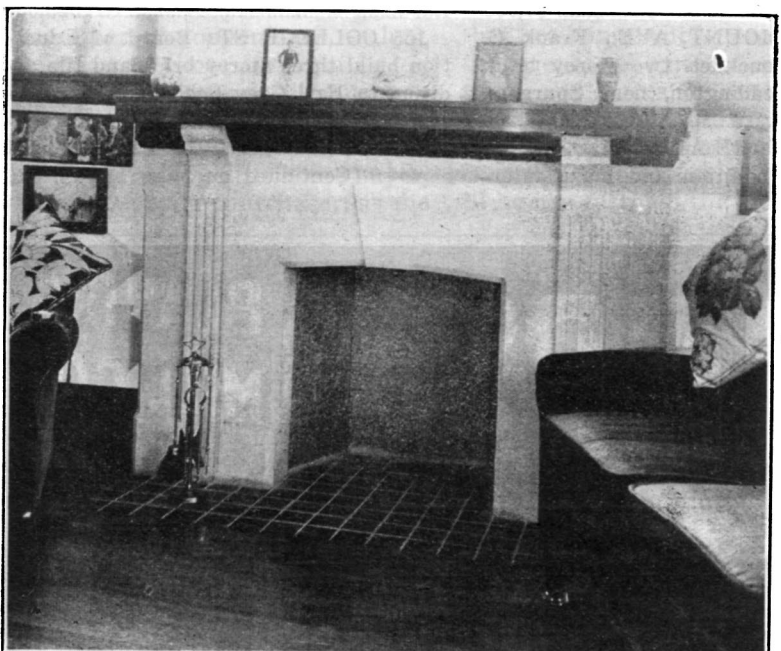
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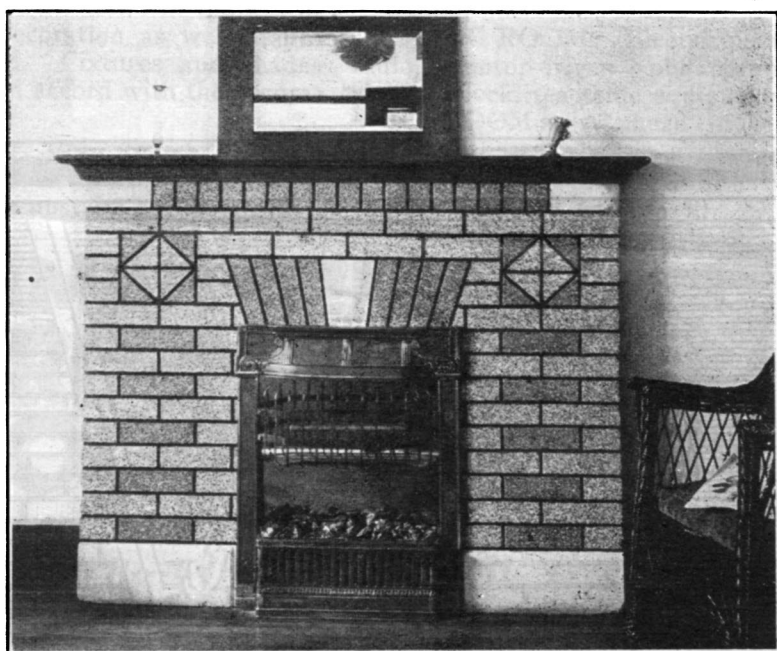
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## Toronto District Building Permits

66 WELLESLEY ST., Fred H. Clancy build eleven attached one storey brick garages, 66 Wellesley St., near Church St. .... \$2,600

6 McLEAN AVE., Wm. Wettlings build one pr. semi-det. two-storey brick two family dwells., Yonge St., n.e. cor. McNairn Ave. .... \$17,000

1074 QUEEN ST. E., Flexlume Sign Co. build an addition and make alterations to factory 1074 Queen St. E., near Pape Ave. .... \$95,000

8 ASHLAND AVE., E. E. Jacobs, build a two storey brick det. dwell., 37 Ashland Ave., near Coxwell Ave. .... \$3,500

707 PAPE AVE., Henry C. Dudley build an addition to front of store and make alterations and addition to rear of store and dwell., 707 Pape Ave., near Danforth Ave. .... \$800

832 GERRARD ST. E., Dr. Matthew D. McKichan, build brick and frame addition to rear of one attached dwell., 832-4-6 Gerrard St. E., near Carlaw Ave. .... \$1,000

397 KEELE ST., The Nelson & Howell Machine Co. build a two storey brick store and work shop with office over 2765 Dundas W., near Indian Road Cres. .... \$8,000

357 LIPPINCOTT ST., Jos. Robb, excavate under dwell. for cellar and underpin dwell with 9-inch brick foundation, 356 Lippencott St., near Bloor St. .... \$500

142 WINNETT AVE., Andrew B. Cairns build one det. one storey brick dwell. s.s. Roe Ave., near Greer Rd. .... \$4,800

79 KING ST. E., Standard Fuel Co. build a one storey steel and galvanized iron shed for coke, open side and end, 245 MacPherson Ave., near Rathnally Ave. .... \$3,000

337 DAWLISH AVE., Geo. S. Stocker build one det. two storey brick private residence, 45 Rochester Ave., near Dinnick Cres. .... \$6,500

300 COLLEGE ST., Max Eichler build addition and make alterations to restaurant, 565 Bay St., near Dundas St. W. .... \$1,500

136 DAWLISH AVE., E. Ralph Hoare build one det. two storey brick dwell. and garage attached s.s. Hillhurst Blvd., near Cortleigh Cres. .... \$7,000

236 WESTMOUNT AVE., Frank C. Parkes build one det. two storey brick dwell. w.s. Heddington, near Spurgeon Ave. .... \$4,200

131 DELAWARE AVE., Olivet Baptist Church build addition and make inter-

ior alterations to church, 36 Margueretta St., near Dundas St. .... \$3,000

YONGE & CHAPLIN STS., Confederation Petroleum Co., alter a one storey brick service station, Yonge St. s.w. cor. Chaplin Ave. .... \$1,000

190 BERKELEY ST., A. E. Jupp Cons. Co., build addition to storage shed for storage of contractors' equipment, rear 56 Boulton Ave., near Jones Ave. .... \$600

2 HIGH PARK BLVD., Mrs. E. Meyer build addition and make alterations to dwell to connect same into five suite apt. house, also build garage, 2 High Park Blvd., near Roncesvalles Ave. .... \$12,000

175 MUNRO ST., John Brancham build a one storey brick addition to machine shop, 175 Munro St., near Mt. Stephenie St. .... \$1,500

152 WOBURN AVE., Clement Harmer build four det. two storey brick dwell. 186-192 Old Orchard Grove, near Greer Rd. .... \$12,000

66 GOULD ST., O'Kiefe Beverages Ltd., excavate and build foundation for garage 187-191 Dalhousie St. .... \$10,000

CARE OF CATTO & CATTO, 1 Wellington St. W., St. Monica's Church build basement of church e.s. Hiawatha Rd., near Gerrard St. E. .... \$25,000

12 CAMERON ST., Harry Goldberg repair fire damage to store, 489-91 Queen St. W., near Spadina Ave. .... \$1,200

302 BAY ST., Saul Bennett alter second floor of store for business college, 988 Bloor W., near Dovercourt Rd. .... \$1,000

138 RANLEIGH AVE., Harry Morris, build one det. two storey brick dwell., e.s. Hilda Ave., near Wanless Avenue .... \$4,200

MONTREAL, P.O., C.P.R. build charcoal storage building, two stand pipes, trucking platform, bunk house, yard office, etc., Fleet St., n.e. cor. John St. .... \$550,000

2993 DUNDAS ST. W., Wm. Lewis build addition to rear of store and make alterations to existing portion, 2993 Dundas St. W., near Pacific Ave. .... \$2,000

84 NORTHCLIFFE BLVD., Albert D. Richards, build two det. one-storey brick dwell and two det. private garages, 282-4 Old Orchard Grove, near Elm Rd. .... \$9,000

155 COLLEGE ST., Board of Education build three storey brick and tile addition to Earl Grey School, n.s. Wolvelingh Blvd., near Woodington Avenue .... \$80,000

(Continued on page 11.)

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Panelwork and Mantels to details.**  
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—Photo courtesy Canadian General Electric Co., Ltd.

## Well-Wired Homes Demanded Today

Careful Planning is Required to Provide for Electrical Devices.

IF there is one point in the construction of a modern house, duplex or apartment that no builder can afford to overlook, it is the necessity for adequate wiring. Today's housewives need thoroughly wired homes, and with true feminine authority are demanding them. Electricity has been generally accepted as a household servant and it is an unfortunate mistake for a builder to limit the wiring of a residence or other building, and to fail to provide a generous number of convenience outlets, in addition to those for lighting.

Probably no other development in the construction of better homes has been so successful, so widely and thoroughly "sold" to the home buyer, and the prospective purchaser, as the

movement for thoroughly wired structures inaugurated and carried along so well by the various Electric Service Leagues in their Red Seal standards. The manufacturers of electrical equipment of various household types, through their national advertising have so well acquainted the housewife of today with the advantages of using time and labor saving devices, that one of the very first things that Mrs. Home Seeker is going to make sure of, is that her home will be properly wired to allow for the use of modern electrical appliances, and the building contractor who falls short of meeting this demand is almost certain to encounter stormy sales weather until he has rectified the error.

It is essential, however, says Roger Whitman writing on this subject in "Building Age" that the lighting circuits should be given separate consideration from those of the convenience outlets, and that they are laid out for that purpose alone. In addition to stating the usual rule that there should be at least one lighting outlet for every 50 square feet of floor space, no more need be said than that the layout should follow the modern trend in the use of light for decoration as well as for illumination. Fixtures and shades should be in accord with the decorative scheme.

### Three-Way Switches.

A wider use of 3-way switches than for the upstairs and downstairs

control of a hall light can be made. In the living room, for instance, it is a good sales point to be able to switch on the lights when entering by one door, and to put them out when leaving by another. The porch light may also be controlled from outdoors as well as in, while in the bedroom the light may be turned on at the door and extinguished at the bed-side. Push button-switches seem to be losing in popularity to the tumbler type.

When house and garage are not connected, an outside light can be controlled from both, illuminating the connecting path. To timorous people, this trifling thing is so desirable, that it may turn a sale. The same thing applies to isolated houses, for there is a feeling of safety with a circuit that includes a light in each of the ground floor rooms, for in the event of a burglar scare, the turning on of these lights will be a threat and warning to the house-breaker.

### Outlets for All Needs.

Full advantage of electric service can be attained through outlets. With owners inclined today to use appliances of every character, too few outlets entail the use of multiple plugs and extension cords, the unsightliness and inconvenience of which convey an old-fashioned impression that buyers are quick to recognize.

Some of the convenience outlets will be for general use, while others will be for definite purposes and permanent connection, and it is to this difference that attention should first be given. In the average house, fixed connections should be provided for the following services:

**CELLAR:** Oil burner or automatic stoker, and possibly for an electric water heater.

**LAUNDRY:** Washer, dryer, ironing machine, hand iron, stove.

**KITCHEN:** Electric range, refrigerator, dish washer, ventilator.

**BREAKFAST NOOK:** At least 3 cooking utensils.

**LIVING ROOM:** Electric piano, radio, motor-driven phonograph, electric clock, tea table equipment.

**BEDROOM:** At head of bed; bed light, heating pad in winter and fan in summer.

(Continued on page 8.)

## Buyers know what it means

Buyers know that houses which display the famous "Red Seal" are modern . . . electric homes.

The wiring is sufficient for an Electric Range and Electric Water-Heater and there are numerous "convenience outlets" for the use of many portable electrical appliances.

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



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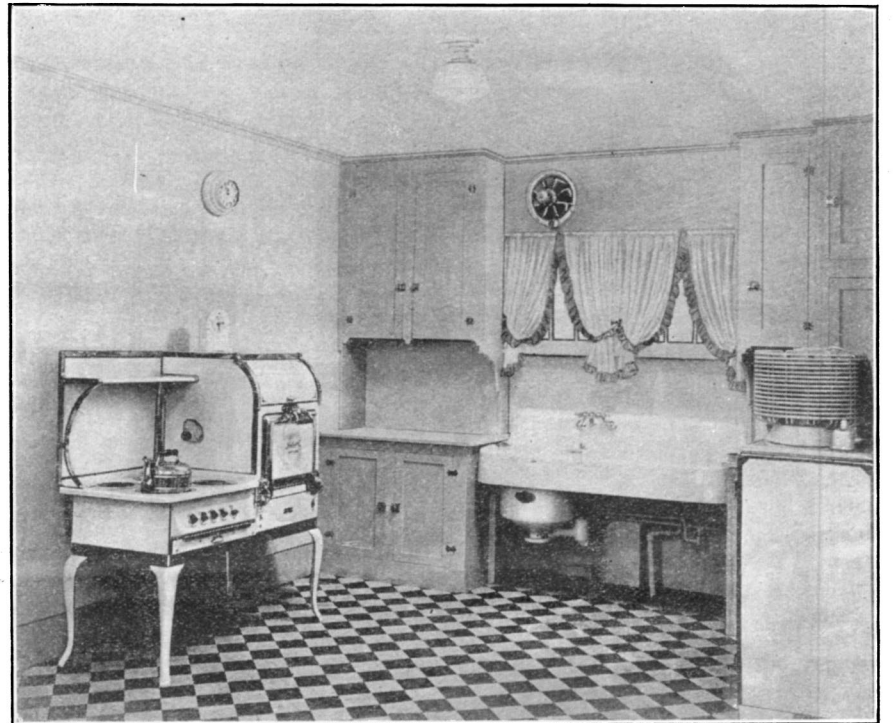
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TORONTO, ONT.

14-20 Darrell Ave.  
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A modern electrical kitchen with electric stove, refrigerator, dishwasher and ventilator.

### Well Wired Homes

(Continued from page 7)

**BEDROOM:** Elsewhere; exer-  
ciser, sewing machine, violet ray ma-  
chine.

**BATHROOM:** Radiant heater.

The positions of some of these out-  
lets for permanent connection will  
be known beforehand; breakfast  
nook, refrigerator and oil burner, for  
instance. Others can be located only  
by a study of the plans to determine  
the most likely places for the radio,  
beds, piano, sewing machine and the  
rest. It is usually an advantage to  
have the advice of a woman on these  
points.

In localities where the electric  
company offers lower power rates  
separately from the ordinary lighting  
rates, it is usually desirable to run  
separate power circuits to the oil  
burner or stoker, the laundry appli-  
ances, the electric range, the refrig-  
erator, the dish washer, the electric  
piano, and to at least one or two con-  
venience outlets on each floor. One  
of these latter connections may be  
in the dining room, where several  
waffle irons or coffee percolators may  
be connected at once for a large  
buffet supper, and another may be  
placed in the principal bedroom for  
the exerciser, violet-ray machine or  
the more modern health lamp that  
uses a powerful arc light.

**Providing for Movable Equipment.**

Each room and hall should have  
at least one outlet for the temporary  
connection of appliances that may  
be used anywhere in the house;  
vacuum cleaner, floor polisher, sun-  
bowl, etc. In the bedrooms there  
will be occasional bedside and dress-  
ing table use for a water heater,  
vibrator, curler, smoothing iron, and  
a number of other devices. Provi-  
sion for these requires at least one  
additional outlet at the head of the  
bed and two or more at the dressing  
table. The use of toilet appliances  
in the bathroom should also be pro-  
vided for.

In the living room the special de-  
mand will be for a movie projector,  
toy railroad transformer, Christmas

tree lights, and similar things, while  
the kitchen should be liberally pro-  
vided with outlets for the constantly  
increasing offerings of cookers,  
beaters, choppers and polishers. In  
the cellar there can properly be an  
outlet or two for a work bench and  
new equipment.

The outlet that is coming into  
great popularity has connections for  
two plugs, called duplex outlets.  
These multiple units are an econ-  
omy in giving double service with  
one installation cost.

(Continued on page 14)

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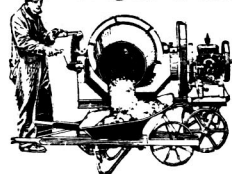
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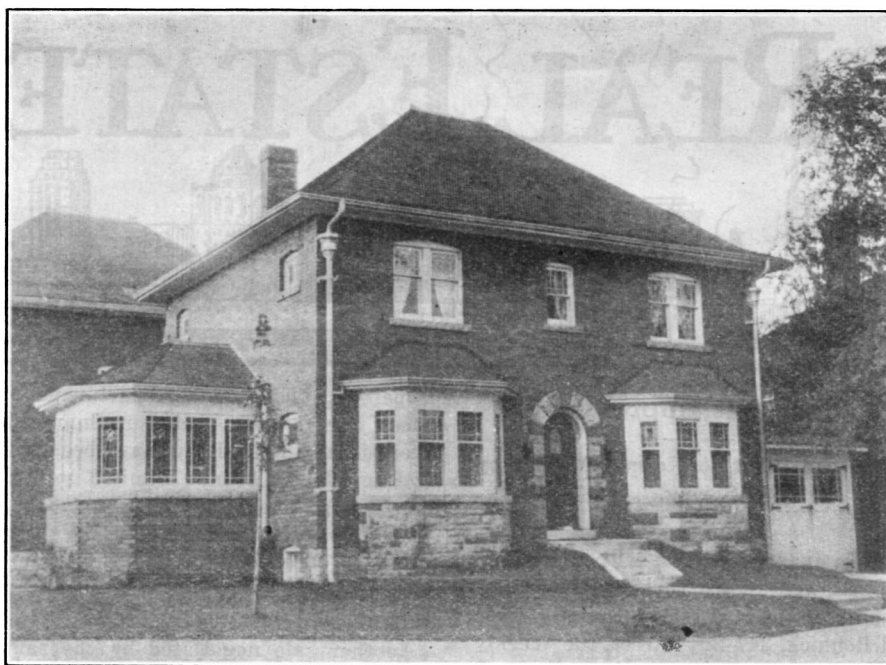
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**1 Blythwood Crescent**

E. E. Fryer, Builder.

E. E. Fryer, Architect.

This pretty home, situated at 1 Blythwood Crescent, in North Toronto, is attractive in appearance, and affords a good example of a solution of the oftentimes difficult problem presented by the corner lot. Its well-proportioned exterior is both pleasing and simple, a most desirable combination for a home in the moderately-priced class. Buff brick has been used throughout, with cut stone trimmings at the entrance, and below the bay windows. The addition of the large sunroom to the west side of the house makes it most suitable to its corner location, and dissipates an effect of bareness which might result were the sunroom not here.

The ground floor is laid out along conventional lines. To the left, as one enters, is the living room, and, adjoining it, the sunroom. Together these make a bright and roomy combination, an attractive fireplace adding a cosy touch. In the front of the house, on the opposite side, is a spacious diningroom, attractively pannelled. A kitchen, large enough but without waste space, is behind the diningroom, and follows the usual plan of kitchens, all the modern features common to the culinary department of the home being incorporated. In short, while there is nothing exceptional in the ground floor layout of this residence, the whole has been planned and finished in such a way as to give an air of charm and pleasant surroundings.

Upstairs are four bedrooms, one of these being of the well-known master size and type. A completely equipped tiled bathroom and large hall closet make up the remainder of the bedroom floor. This type of home is sure to please the fancy of the prospective buyer, and, moreover, its design and construction are such as to give lasting service and satisfaction.

**The Contractors Were:—**

Excavation—W. McLeod, 48 Davisville Avenue.  
Mason—W. Hiscock, 157 Erskine Avenue.  
Structural Steel—Runnymede Iron & Metal Co., 3380 Dundas St. W.  
Cut Stone—Danforth Stone Supply Co., Ltd., 736 Danforth Avenue.  
Carpenter—Len Hoyle, 274 Hillsdale Ave. E.  
Millwork—Welsh Lumber Co., Ltd., 2219 Yonge Street.  
Sheet Metal—A. Gilbert, 7 Hillsdale Avenue E.  
Electrical—W. Whiting, James Street, Long Branch.  
Plumbing—Payne Sanitary Plumbing Co., 517 Balliol Street.  
Heating—A. Fields, 43 Ellsworth Avenue.  
Plastering—T. Haddock, 39 Glen Forest Road.  
Painting—T. Boddy, 311 Hillsdale Ave. E.  
Glazing—Adanac Glass Service, 756 Bathurst Street.  
Tiling—Marble and Tiles, Ltd., 53 Richmond Street E.

**The Following Firms Supplied Materials:—**

Canada Building Materials, Ltd., 357 Bay Street; Danforth Stone Supply Co., Ltd., 736 Danforth Avenue; Don Valley Brick Works, 897 Bay Street; Marble and Tiles, Ltd., 53 Richmond Street East; Granite Concrete Block Company, Ltd., 832 Weston Road; Runnymede Iron and Metal Co., 3380 Dundas Street West; Stucco Products, Ltd., Leaside; Welsh Lumber Company, Ltd., 2219 Yonge Street; Builders' Flooring and Millwork, Ltd., 228 St. Helen's Avenue; Pannill Door Co., Ltd., 132 Front Street East; Geo. S. Hope and Son, 390 Delaware Avenue; Adanac Glass Service, 756 Bathurst Street; Dominion Radiator and Boiler Company, Ltd., 1322 Dufferin Street; Frigidaire Sales Corporation, 990 Bay Street; Crane Limited, 306 Front Street West; Acme Hardware, 2425 Yonge Street; Gypsum Lime and Alabastine Canada Ltd., Federal Building.

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**PHOTOGRAPHY****N.C. HITCHINSON**  
ELgin 4066 45 Richmond St. E.

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## Prospects Improving

Indications Point to Normal Market by  
Spring.

While in conversation with Harold P. Bonnick, well-known Toronto realtor, and member of the real estate firm of Crease and Bonnick, 347 Bay Street, the Weekly Building Reporter was told this week that every indication seen in the present real estate market points toward an early improvement, and that it seems likely that by the spring of 1931 the real estate situation will have returned to normal, at least.

Mr. Bonnick pointed out that a most gratifying volume of sales had been recorded by his firm during this autumn, and that the buying public is showing definite interest, whereas during the summer a tendency to "look around" and to "wait awhile" was very apparent.

## Sells Residential Properties

George R. Dane, realtor, 17 Adelaide Street East, reports the sale this week of three exceptionally fine residential

properties. The Claude Apartments on Queen Street West, between Sunnyside Avenue and Indian Road, have been sold by One Claude Avenue Limited to William Cragg. The price was about \$130,000. This fine structure contains thirty suites of three four and five rooms. They are within two minutes walk of High Park.

Another sale negotiated by the same realtor in the west end is that of 311 Indian Road, a fine eleven-roomed residence containing two baths. The vendor is E. Crawford and the purchaser George Margolius. The sale price is given at \$13,500.

A duplex residence and double heated garage at 126 Chaplin Crescent has been purchased by E. Crawford from George Margolius at a price of \$20,000. This dwelling contains two suites, the upstairs one containing six rooms and the lower one five. The sale of this property was also negotiated by Mr. Dane.

## Property Selling in Kingsway

That there is no lack of property movement in the Kingsway and adjoining sections is indicated by the list of property sales executed during the past week by Home Smith and Company, who are developing several very fine new sections west of the city. They report very good real estate activity in these districts, the following sales being their latest.

In the Riverside Extension, the large tract at present being graded and prepared south of Bloor Street West and east of Riverside Drive, land has been sold as follows:

130 feet to Mr. T. J. Colborne, 150 feet to Mr. E. J. Colborne, 90 feet to Mr. G. A. Rome, 55 feet to W. J. Turner and 30 feet to V. E. North.

In well known Kingsway Park a number of sales have also been closed as follows:

200 feet to J. C. Rowan, 30 feet to Cherry Brothers, 60 feet to G. C. Harper, and 50 feet to W. E. Jacques.

The negotiation of the sale of two properties, one commercial and one residential, is reported this week by the Chartered Trusts and Executor Company's real estate department. The store is at 170 Main Street, on the northwest corner of Gerrard, and has been purchased by Mr. Goldstein from Arnold Bros. at a price of about \$11,500. He will open a butcher shop here soon.

At 61 Charles Street an old residence standing on a lot measuring 50½ by 150 feet, has been purchased from the Hodgson Estate by H. H. Roberts, the price being about \$12,500. Mr. Roberts will shortly demolish the dwelling which at present occupies this property and erect an apartment house.

## Property Transfers

CASTLE FRANK CRES., s.s., south of Bloor St., 50 x 90, G. P. Lalor to Benjamin Brown. Sale price, \$4,000.

McCAUL ST., w.s., Nos. 212 to 222, 135.90 x 138.6, Samson Garfunkel to Bella Frimmerman. Sale price, \$28,000.

DARLING AVE., w.s., Nos. 28 and 30, 26.5 x 64.8, Emma Hay to Ernest C. Bogart and Rowland F. May. Sale price, \$1,000.

SACKVILLE ST., w.s., No. 312, 19 x 115.5, estate of Emily Smith to Robert Thomas. Sale price, \$2,800.

GERRARD ST. E., s.s., No. 187, 29.6 x 150, estate of Wilhelmina D. Carlyle to Christena McRitchie. Sale price, \$8,500.

TRACEY ST., e.s., No. 5, 23.6 x 48.3, B. Lokach et ux to Vincenzo Martarino and Celeste M. Martarino. Sale price, \$2,300.

GRANGE AVE., n.s., No. 32, 23 x 160, Rose Weis to Ben. Beis. Sale price \$2.00.

SELBY ST., n.s., No. 28, 46.6 x 100, Emily E. Smith et al to Protestant Children's Home. Sale price, \$13,500.

TREFANN ST., e.s., Nos. 17 to 21, 50 x 70, Rose A. Trudell to Adeland Parent. Sale price, \$4,500.

WHITBY AVE., n.s., No. 18, 16.11 x 100, estate of Ameble Parent to Adeland Parent. Sale price, \$1.00.

McCAUL ST., w.s., south of College St., 9 x 138.6, Mayor and Treasurer to Merrit A. Brown. Sale price \$42.00.

McCAUL ST., w.s., south of College St., 9 x 138.6, M. A. Brown et ux to Bella Frimmerman. Sale price, \$2.00.

BLOOR ST. W., s.s., No. 273, 250 x 236, McMaster University to H.M. The King. Sale price, \$350,000.

QUEEN ST. E., n.s., No. 464, 67 x 219.9, C. Weistbred to Annie Levy. Sale price \$15,509.

WOODBINE AVE., e.s., No. 107, 25 x 115, G. A. Urghart et ux to Charlotte Coghlan and Albert Coghlan. Sale price, \$7,500.

MORSE ST., w.s., No. 170, 19 x 129, A. J. Lyons et ux to Hilda F. MacDonald and Robert H. MacDonald. Sale price, \$3,800.

CAROLINE ST., w.s., No. 106, 16 x 103.6, C. C. Ruttle et ux to Margaret McGiugon and John C. McGiugon. Sale price, \$3,600.

LEWIS ST., e.s., No. 83, 24.1 x 130, A. Couture to Blanche Groul. Sale price, \$4,500.

PAPE PLACE, s.s., east of Pape Ave., vacant lot, 16 x 101.2, City of Toronto to Flexlume Sign Co., Ltd. Sale price \$452.36.

KIPPENDAVIE AVE., w.s., No. 10, 19.8 x 120, Ivan R. Villiers to City of Toronto. Sale price, \$2,800.

POWER ST., w.s., No. 28, 16 x 94.6, Leon M. Leibovitz to Goldie Leibovitz. Sale price, \$1.00.

BALSAM AVE., e.s., No. 21, 30 x 100, S. Fiegler et ux to Joseph E. Charters. Sale price, \$6,800.

HOWARD AVE., e.s., No. 179, 18 x 119, B. J. S. Rainey to Pane Divitcoff. Sale price \$1,950.

LAKEFRONT, n.s., Nos. 34 and 36, Kippon-davie Ave., w.s., No. 4, 10 x 120, 14 x 112, 24 x 55, Fannie E. King, to City of Toronto. Sale price, \$14,500.

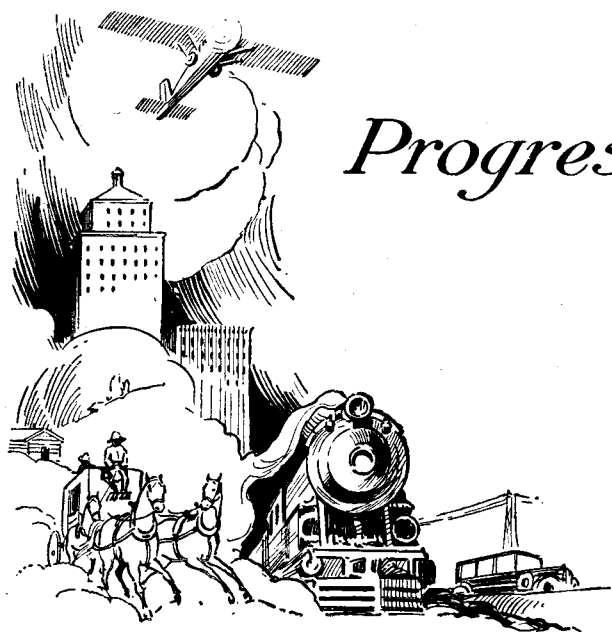
LAKEFRONT, n.s., No. 6, 20 x 120, L. E. Huff et ux, to City of Toronto. Sale price \$3,500.

BALSAM AVE., w.s., No. 142, 105 x 500, Jessie A. Jaquith to James A. Gordon and Frederick J. Gordon. Sale price, \$18,000.

NEVILLE PARK BLVD., e.s., No. 171, 30 x 136.4, R. Smith et al, to Irene V. J. Smythe. Sale price, \$6,200.

HEYWORTH CRES., n.s., No. 28, 26 x 163.8, G. D. Adams et ux, to Board of Education. Sale price, \$7,750.

NEVILLE PARK BLVD., w.s., north of Queen St., vacant lot, 60 x 135.6, estate of Hugh McTaggart et al, to John P. White. Sale price, \$2,000.



## Progress

SOUND business principles and a policy of gradual expansion have marked the steady growth of this Bank for sixty years.

To-day, one of the largest and strongest banks in the world, it serves every phase of business and private life at home, and is taking a leading part in the expansion of trade in foreign markets.

# The Royal Bank of Canada



# The Storm is Over— Put Up Your Sails

It is Now Safe to Buy and Invest.

In October, 1929, I wrote an article for Forbes, and warned the people that a Wall Street crash was at hand. That prophecy came true. The crash came at the end of October.

In this article I have better news to tell. I have been studying the up and down movement of business and finance for thirty years, and in my opinion the Wall Street storm has now spent its force.

I would say to-day to merchants, manufacturers, bankers and investors: "The storm is over. Put your sails up."

Most companies have furled their sails. They are drifting along under bare poles. Merely because the clouds are dark, they believe that the storm is still raging.

What has happened before is likely to happen again. Look at these facts:

There were slumps in the United States in 1873, 1884, 1893, 1907 and 1914.

These slumps lasted, on an average, for twenty-three months. But the violence of the storm was over in eight months.

There was a slow, gradual upward movement that began eight months after the crash and lasted for fifteen months. By that time, business had become normal.

According to the law of averages, which is the most reliable thing we know in business, the storm is now over in America and the slow upward movement has already begun.

Prosperity never comes suddenly, as a slump does. Business men will not wake up one morning and find themselves overwhelmed with orders.

Prosperity comes slowly. We pay a high price for a slump. But always, in the past, prosperity has arrived in due time.

There is now an upward movement. It is now safe to buy and invest. The danger is over.

The storm to-day remains only in people's minds. Those who remain afraid, after the danger has gone, will lose a great opportunity.

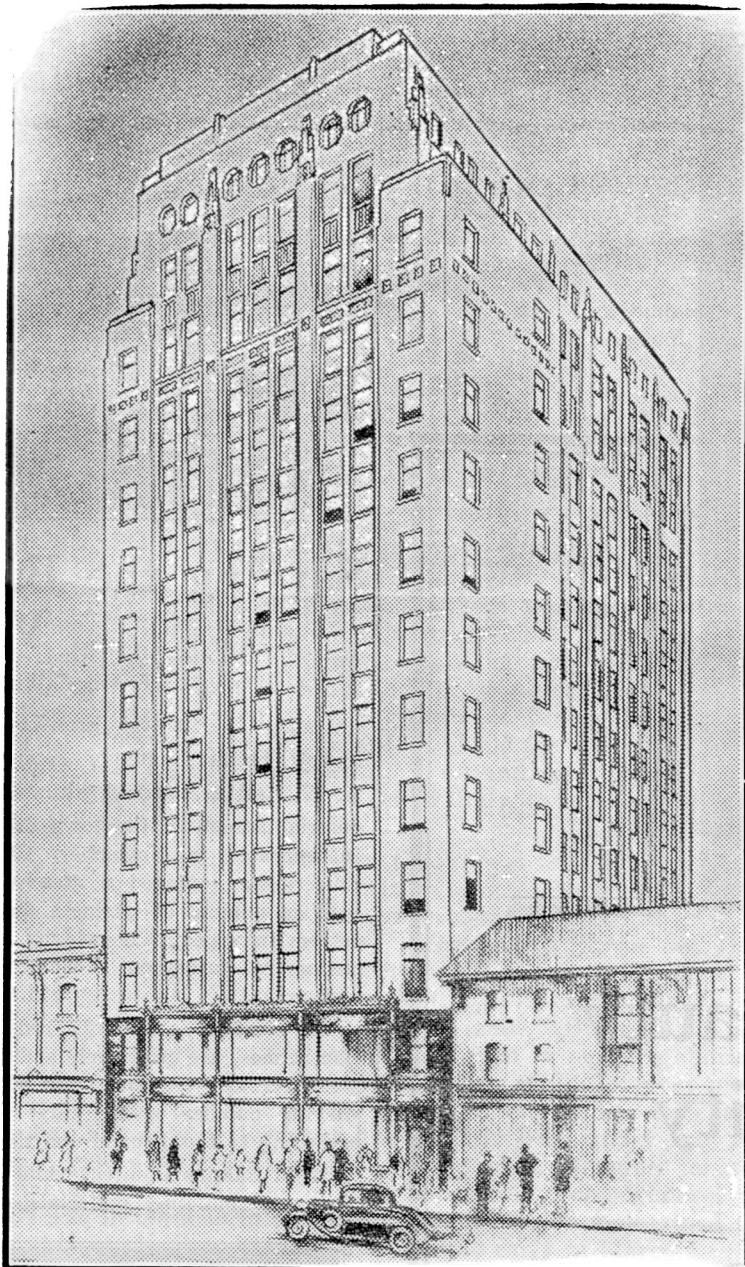
There will not be fair weather—probably not for a year or more. There will be no blue sky and birds singing. The winds will be cold and the waves will be high. But the great fact is—THE STORM IS OVER.

There has been plenty of wreckage, but not more than there was in previous storms. Not one of the great banks went down.

The people should say — "We are damaged, but, thank God, we are afloat and alive. We are not on the rocks. The cyclone has spent its force and now we can go forward and make a good use of the high winds."

It is not a time to put up topsails. There will be no boom immediately.

But the time has come to put up the main-sail.



**NEW 14-STORY STRUCTURE FOR YONGE-COLLEGE AREA**

A further indication of the new type of structure which will replace the small buildings in the College-Yonge area following the erection of the new Eaton store and the contemplated million-dollar head office of the Toronto Hydro Commission on the north side of Carlton St., east of Yonge, is this fine 14-storey structure which will be erected at 435-439 Yonge St., across from the mammoth department store. Designed by Messrs. Sparling, Martin & Forbes, architects, Trusts and Guarantee building, Bay St., this new uptown skyscraper will have a Yonge St. frontage of 66 feet and a depth of 106 feet.

A ship with bare poles to-day has a coward for a captain.

Those who have courage—those who are hardy seamen—are putting up a sail and moving forward on this adventurous voyage across the uncharted seas of Time.

They are not drifting. They are not talking of the storm. They are looking ahead and on the horizon they can see a streak of blue sky.

Make no mistake. The storm is over.

**THE TIME HAS COME TO RAISE THE SAILS.**—Herbert N. Casson in "Forbes."

## LET ALL WHO BENEFIT PAY.

Editor, Weekly Building Reporter.

Dear Sir:

I am not financially interested in the costs of widening or extending any street in Toronto, therefore, I may, without being suspected of having "an axe to grind" comment on the manner of taxing adjoining properties as well as those on the streets widened or extended. These widenings and extensions are for the general good of every citizen and are not always desired by the people who own properties affected. Every citizen is desirous of wider streets and

more streets, so every citizen should be willing to shoulder his share of the cost. I have never heard of any valid reason for taking a few feet off the front of a man's property and then taxing him for being compelled to live on a street that only invites increased traffic and in many cases practically ruins his home of its chief charm, viz, Privacy.

Yours, etc.,

H. C. F.

## MANOR-BAYVIEW RATEPAYERS HOLD ANNUAL MEETING.

### Thomas J. MacFarlane Elected President

At the annual meeting of the Manor-Bayview Ratepayers Association held in Maurice Cody School this week, Thomas J. MacFarlane was elected for the coming year.

Norman C. Dunsford, who will run in Ward Two for Alderman on January 1st addressed the meeting, and in the course of his talk dealt with the need of better street lighting in the Mount Pleasant Road district, and the desirability of transfer service on Millwood Road to connect with the Mount Pleasant car line.

It was decided that commissioner Chisholm should be interviewed about the lighting problem, and a deputation consisting of Messrs. N. C. Dunsford, T. J. MacFarlane and Ald. Beamish was appointed.

## MECHANIC'S LIENS

Week ending Nov. 5, 1930.

EMILIO VAGNIA, lien No. 11986, against Guiseppe D'Alessandro et al for the sum of \$2,030.

ONTARIO TILE, MARBLE & TERRAZZO CO., lien No. 11988, against Harry J. Long et al for the sum of \$805.

MAX ROTSTEIN, lien No. 11989, against C. Cira for the sum of \$131.

W. H. MILES & CO., lien No. 11990, against A. Greenspon et al for the sum of \$380.

BLOCK SUPPLY COMPANY, LTD., lien No. 11991, against Evelyn G. Walker et al for the sum of \$806.34.

ALBERT E. WINSTON, lien No. 11992, against George Thorne and Ada Thorne et al for the sum of \$52.00.

YORK SANDSTONE BRICK CO. LTD., lien No. 11994, against A. Greenspon et al for the sum of \$6,387.50.

LOUIS GREEN, 156 Brunswick Ave., lien No. 13636, against Sam Applebaum for the sum of \$161.50.

HUDSON PLUMBING SUPPLIES, LTD., lien No. 13637, against Ada E. Castle et al for the sum of \$44.26.

WILLIAM SCOTT, lien No. 13638, against Leslie Penman et al for the sum of \$495.68.

MAX ROTSTEIN, lien No. 13639, against Standard Dairy Products, Ltd., for the sum of \$190.

T. H. HANCOCK, LTD., lien No. 13640, against Eleanor E. Skene, for the sum of \$1,581.09.

THE CANADA SAND LIME PRESSED BRICK COMPANY lien No. 13641, against John J. Jones for the sum of \$80.00.

WALTER KNECHEL, lien No. 13643, against Aquila Skene et al for the sum of \$856.80.

ALEXANDER RIMINGTON, lien No. 13644, against Jane D. Cummings for the sum of \$88.90.

W. H. MILES & CO., lien No. 13645, against Jacob Smith et al for the sum of \$2,800.

HENRY B. COE, lien No. 13646, against Chas. Cira for the sum of \$640.

W. N. FORSTER, lien No. 13647, against Joseph Paul, for the sum of \$687.

## Land Specials

\$35 ft.—Martin Road. 107' x 190', excellent yard space for contractor.

\$35 ft.—Davisville Ave. 250' frontage. Small homes sell fast in this district.

\$55 ft.—Forest Hill Village, 40' lots with all improvements in. Excellent location for \$12,000 to \$15,000 houses.

\$80 ft.—Whitehall Road, St. Andrew's College Property. An exceptionally good renting locality for duplex dwellings.

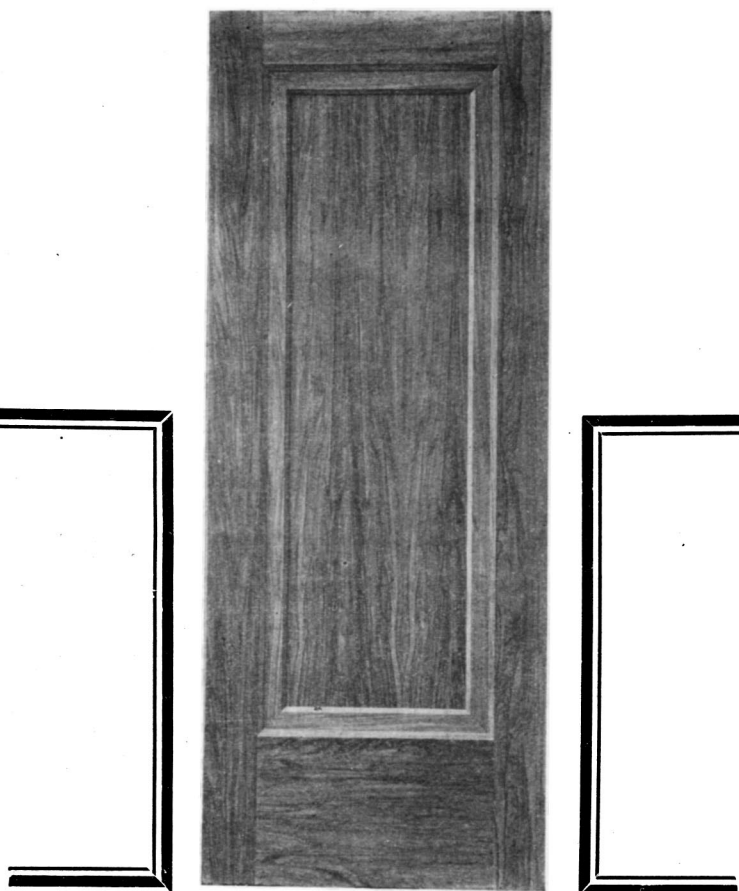
These are worth while investigating.

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Evenings—GErard 0404



Here is Beauty  
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*The*  
“LOCKWOOD”  
INSIDE DOOR

THE popularity of the “Lockwood” is the result of its ideal combination of QUALITY materials, MASTER craftsmanship and GENUINE beauty of design. Builders everywhere are specifying the “LOCKWOOD” — you, too, will be pleased with it. We illustrate the “LOCKWOOD” in highly quartered figured Red Gum — it is available in all popular woods. Stock sizes from 2-0 x 6-8 to 2-10 x 6-10. Larger sizes to order.

DOORS — SASH — TRIM  
FLOORING — FINE  
DRESSED LUMBER  
—and Service

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**Limited**  
132 Front Street East      Toronto, Ont.

Phone Elgin 6358---4 lines to Central



Serving the Builder with  
Varied Line of Products

H. W. Calkins Limited Enjoy Good Growth

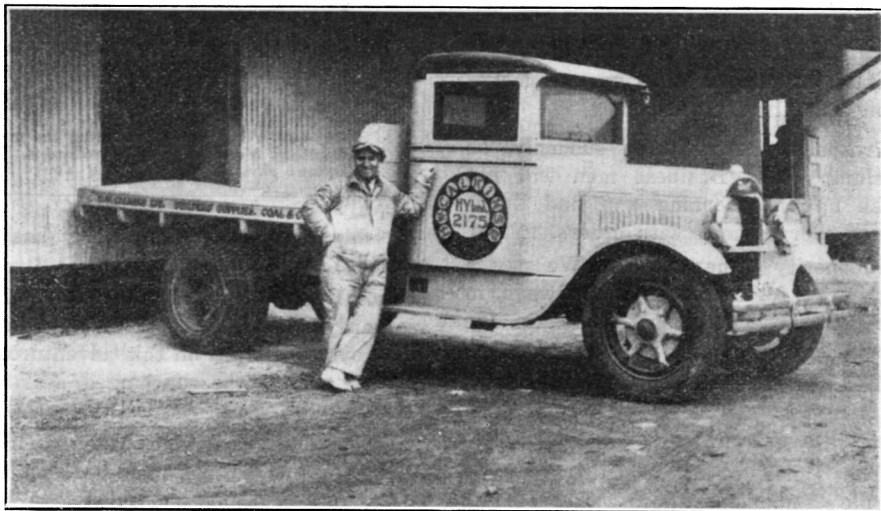
Among the fastest growing of Toronto's builders' supply companies is H. W. Calkins Limited, situated on Industrial Street, in the town of Leaside. Incorporated in November, 1929, this concern has enjoyed a steady growth, both in volume of business and in the esteem in which it is held by its many customers throughout Toronto and vicinity.

The business is administered by C. F. Barthelmes, the president, and B. Webster, secretary-treasurer. In addition, a varying number of men are employed, according to the demand and the season.

H. W. Calkins Limited, while handling numerous building materials, make a

specialty of the manufacture on the premises of fine stucco products. Their equipment for this purpose is most complete and modern, and capable of producing results of the highest type. Their specialties in this line are Limite, Cemo and Miami Stucco Finishes, and Caen Stone and Travertine. In addition they are prepared to fill special orders on request of customers who desire something a little different from their standard lines. A complete line of Canadian Products is handled by the company, a few of the better known of these being Sabinite Acoustical Plasters, Pyrobar Partition Tile, Sheetrock Plaster Wall-board, Ivory Finishing Lime, Redtop

(Continued on page 14.)



One of H. W. Calkins' trucks.

Everything in Lumber

See us for Sash,  
Doors, Stair Work,  
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Phone AD. 0611.



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

Phone Evenings  
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**JOHN B. SMITH & SONS LTD.**  
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G. Bottrell - Hillcrest 4833J  
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Sales Manager — E. C. Roberts. JU. 6332  
Manager — W. Morgan Smith. HY. 3032



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A.M.I. STRUCT. E.,  
Architect.

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# WEEKLY BUILDING REPORTER AND REAL ESTATE REVIEW

Established 1924

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

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## EDITORIAL COMMENT

### FOR FAVORS RECEIVED

WE are now within forty-eight hours of celebrating another Day of General Thanksgiving throughout the whole Dominion. There may be an inclination on the part of some of us who are identified with the building industry to rather doubt the need for any special time of Thanksgiving so far as our own particular business during the past year is concerned. We may be tempted to protest, as did the poor chap in the hospital, who, with both legs amputated, an arm off and an eye missing, scorned the chaplain's urgings for a more prayerful life with: "Well, what in all creation have I to be thankful for?"

But without entering into any theological or even semi-religious discussion, it can be said that no matter how severely our business undertakings have been dealt with, we can in every instance at least be grateful "that it wasn't a great deal worse." Certainly so far as our Dominion as a whole is concerned, we have every right to rejoice over our extremely favorable national situation as compared with the industrial and commercial hardships experienced in other lands. Business in Canada has right along been very much better than even in our neighboring country of the United States, considering, of course, the differences in population and size and extent of industries. That the long looked for change for the better has not only arrived but has actually been under way for at least a month can no longer be doubted, and even allowing for the regular seasonal winter decline in building operations, construction activity in Canada and in Ontario in particular should be well maintained throughout the winter and be definitely on the upgrade early in March.

That the depression of 1929-30 occurred when it did is also fortunate, for it has resulted in a general house-cleaning in almost every line of business and has to a considerable extent "de-bunked" trade and commerce of a lot of fads, frills and fancies that were cluttering up our business methods, and has forcibly rooted out many dishonest practices, including a fair amount of downright lying.

So, summing up, if we are really honest with ourselves, we will find many things to be thankful for. Yes, a national Thanksgiving Day is not such a bad idea at that.

### BETTER HOME FINANCING NEEDED

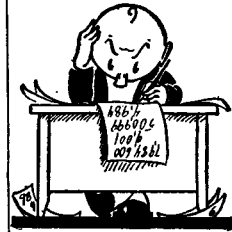
PEOPLE who need homes most are generally those who can least afford to buy them, and certainly the ones who can least afford to lose any portion of their investment in them. The great bulk of the country's population, however, comprising as it does families of only moderate financial resources, furnishes the greatest market for home ownership. Admittedly, considerable changes in our financing systems are necessary before those who really need homes can hope to obtain them.

Dwight L. Hoopingarner, a director of the American Construction Association, discussing home financing in a recent address, had this to say: "There is a great need, therefore, for adequate financing of the right kind by responsible agencies for home financing such as that rendered by building and loan associations, which will meet the needs of the average person. It is also necessary to have proper standards of design, materials and workmanship in home construction, with each home built so as to befit the proper income level of its owner. But even further is emphasized the needfulness of continuing the credit standing of the home owner all up and down the line from beginning to end, throughout the whole process of buying, owning, maintaining and living in the home.

"Moratoriums, official and otherwise, on principal and interest payments, delinquent taxes, poor upkeep, cheap equipment and in ability to modernize the home, not to speak of foreclosures on homes when they occur, are no better for those holding the mortgage or other security on the home than for the unfortunate home owner himself in such circumstances."

Most any dog can be a howling success at night.

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**SEAMAN-EATON  
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48 ABBELL ST. TORONTO  
LAKESIDE 7386

## Well Wired Homes

(Continued from page 8)

The location of outlets for temporary and general use should be carefully studied that they may not be lost behind a piano, davenport, or other heavy piece of furniture. This danger can be avoided by placing such outlets near doors or projecting corners, or under windows.

Another point that should not be overlooked is the placing of outlets for vacuum cleaners and similar machines in a waist high position, to obviate need for stooping; and they will prove most generally useful when placed close to a door frame or in the frame itself. Outlets in the garage should also be waist high, not only for convenience, but to remove them from the floor dampness.

Lighting and convenience outlets are not the complete story. Provision should be made for a call-bell system and for the wiring of a thermostat, both of which operate from a bell-ringing transformer. There is an excellent sales appeal also in a built-in telephone system, that provides outlets for the plugging-in of a portable 'phone upstairs or down. This idea is now being widely advertised, and the builder who adopts it will get the benefit of this publicity. This system is laid out under the supervision of the telephone company, and the rigid conduit that is required, is provided and installed by the builder. The pulling through of the wires and the making of connections is executed by the telephone company, usually at a small charge per outlet.

The wiring of an apartment should be as complete as that of a residence, and for reducing the labor of caring for the public parts of an apartment, outlets should be liberally installed for the use of cleaners, floor surfacers, polishers and sprays.

Building Contractors should capitalize on a complete electrification job.

## Serving the Builders

With Varied Line of Products

(Continued from page 12)

Hardwall Plaster and Bondcrete. The company also handles numerous materials for plastering, and their supply of these is calculated to meet the needs of the most exacting builder. Metal lath, gypsum board, corner beads and channels, O. F. lime mortars, lump lime, sanded hardwall plaster, Portland Cement, waterproof white cement, plasterer's hair, silica and other sand, mortar colours and asbestos are some of these.

The plant consists of an iron clad one storey building, at the east end of which is the manufacturing equipment. In the opposite end of this structure is the company's office, while the large space between is devoted to storage purposes, and it is here that the many builders needs are kept ready for immediate delivery. Two trucks are operated, thus ensuring the elimination of delays in the delivery schedule, and quick delivery of materials can be made to any part of the Toronto district without loss of time.

## TORONTO PERMITS.

(Continued from page 6)

23 RUSKIN AVE., Mrs. Alice S. Jerratt build one pr. semi det. two storey brick dwell., 23-25 Ruskin Ave., near Perth Ave. .... \$7,600

170 LISGAR ST., Wm. Farrar and Wm. Gard build one pr. semi det. two storey brick two family dwell. and two private garages n.s. Davenport Rd., near McFarland Ave. .... \$10,000

64 MANOR RD. E., John M. Hord alter and build two storey brick addition to rear of dwell. for two family dwell. only, 64 Manor Rd. E., near Redpath Ave. .... \$3,000

106 SPADINA AVE., Lous L. Poslane make interior alterations to office building for bank 106 Spadina Ave., near Adelaide St. .... \$2,000

5 LAWLOR AVE., Andrew Reid build three det. two story brick dwell., e.s. Glenmanor Dr. s.e. cor. Selwood Avenue .... \$16,500

357 BAY ST., Gibson Bros. build a three storey and basement store and office building, Yonge St., s.w. cor. Hayter St. .... \$110,000

353 PALMERSTON AVE., Harry Rosen repair fire damage to waste paper shop 184 Front St. E., near Princess St. .... \$3,000

ROYAL BANK BLDG., British American Oil Co., instal four 1,000-gal. tanks and two 20-gal. pumps, Bathurst St., s.w. cor. Helena Ave. .... \$800

FOOT OF BATHURST ST., Perfection Petroleum Co., Ltd., instal two 1,000 gal. gasoline tanks and two 20-gal. pumps, 1671 Bloor St. W., near Gladstone Ave. .... \$1,200

1161 YONGE ST., Cities Service instal three 1,000-gal. tanks and two 20-gal. pumps, St. Clair Ave. W., s.e. cor. Ford St. .... \$1,000

176 MAIN ST., J. E. McMillan, build one pr. semi-det. brick and shingle dwlg. 164-6 Douglas Ave., near Elm Ave. \$5,600

Also one pr. semi-det. brick and shingle dwlg. 160-163 Douglas Ave., near Elm Ave. .... \$5,600

Also one det. brick and shingle dwlg., 168 Douglas Ave., near Elm Ave. \$2,800

Also one det. brick and shingle dwlg., 7 Applegrove Ave., near Greenwood Ave. .... \$2,800

56 CHURCH ST., Imperial Oil Ltd., instal five underground gasoline tanks and three 20-gal. pumps, Danforth Ave., n.e. cor. Langford Ave. .... \$650

FLEET ST., Supertest Petroleum Corp., instal four 500-gal. and one 1,000-gal. gasoline tanks and three 20-gal. pumps, Church St. s.w. cor. Dundonald St. .... \$1,200

145 FRONT ST. E., Taylor Bros., build a one-storey frame and new gal. iron garage, 145 Front St. E., near Frederick St. .... \$1,000

620 FEDERAL BLDG., Shell Co. of Canada, build addition to service station, Danforth Ave., n.e. cor. Playter Blvd. .... \$3,000

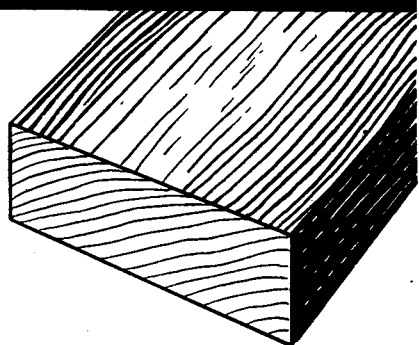
1 DARTNELL AVE., Toronto's Model Home, build one det. private residence and private garage attached, n.s. of Cartleigh Blvd., near Mona Rd. .... \$14,000

230 BEVERLEY ST., S. Cinnamon, alter and bld. addition to pr. of stores with billiard rooms over for garage with billiard room over 296 College St., near Robert St. .... \$7,500



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## 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.

### ARCHITECTS

Card, Raymond .....GE. 8421J

### BANKS

Central Canada Loan & Savings Co. AD. 7225  
Royal Bank of Canada.

### BELTING AND HOSE

Smith Belting Works.....AD. 1437

### BRICK

Booth Brick & Lumber Co.....LA. 3617W  
Cooksville Brick Co. Ltd.....EL. 8171  
Milton Brick Ltd. ....KI. 4158  
Standard Brick Co. Ltd. ....GE. 1118  
Toronto Brick Co. Ltd.....KI. 1186

### BUILDERS' SUPPLIES

Calkins Ltd., H. W.....HY. 7601  
Canada Building Materials Ltd.....WA. 1051  
Community Builders Ltd.....KE. 9606  
Ellins Bros. ....LY. 2060  
McCord & Co., Ltd., S.....EL. 8141

### CARPENTERS

Boon, J. F. ....HY. 2210

### CONCRETE BLOCKS

Block Supply Co. Ltd. ....HU. 2113  
Perry Cement Products Co.....AD. 3528  
Toronto Brick Co. Ltd.....KI. 1186

### CONTRACTOR'S EQUIPMENT

Wettlaufer Bros. ....TR. 1862

### CULVERTS

Metallic Roofing Co. Ltd.....LA. 0800

### DRAIN TILE

Perry Cement Products Co.....AD. 3528

### ELECTRICAL CONTRACTORS

Gillespie, W. M.....JU. 1221

### ELECTRICAL FIXTURES and APPLIANCES

Base-O-Lite Products Ltd.....EL. 5812  
Morden Ltd., H. W. ....LY. 5880  
Toronto Hydro-Electric System.....AD. 2261

### FLOORING (Hardwood)

Algonquin Building Products Ltd...LA. 2829  
Roake Mfg. Co. Ltd.....MI. 1133  
Builders' Flooring & Millwork Ltd...KE. 6600  
Kent Ockley 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...GR. 2116  
Stanners, E. H.....JU. 3766

### GARAGES

Lee, Benj. ....JU. 6377  
Lee, Gordon S. ....LY. 6815

### GAS APPLIANCES AND GAS HEATING

Consumers' Gas Co. ....AD. 9221

### GLASS

Adanac Glass Service.....TR. 1719  
Cons. Plate Glass Co. of Can. Ltd...TR. 8000

### HARDWARE

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Richards-Wilcox Canadian Co. Ltd...AD. 6893  
Walker & Son, W.....RA. 3133

### HEATING (Hot Water)

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Milton Brick Ltd. ....KI. 4158

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Kennedy, Geo. H.....WA. 2327  
Suckling & Garrett Ltd.....EL. 4249

### LANDSCAPE ARCHITECTS

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### LATHING CONTRACTOR

Upton, W. L. ....HO. 7224

### LAWYERS

Farrell, Squires & Gauld.....AD. 4121  
Gregory & Gregory.....AD. 3211  
Lee, Ernest M.....EL. 5301

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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...GR. 1133  
Hope & Son, Geo. S.....LO. 6900  
Kent Ockley 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...GR. 2116  
Smith & Sons, Ltd., John B.....AD. 0611  
Superior Sash Co. ....KE. 3211  
Welsh Lumber Co. Ltd.....HU. 3367

### MANTELS

Classic Mantel & Stone Co., Ltd...WA. 6434

### MARBLE-TILE-TERRAZZO

Marbles & Tiles Ltd.....AD. 3166  
Petch, W. B.....JU. 3706  
Stanners, E. H. ....JU. 3766

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Fortier & Ames.....ELgin 6168  
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McLaughlin, W. C.....EL. 5022  
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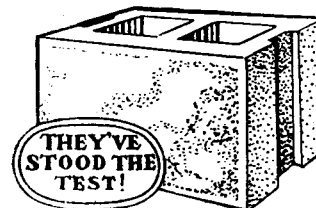
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### AMONG OUR MEMBERS.

(Continued from page 3.)

Bell and Webb, 77 Glenview Avenue, announce this week that they have sold 251 Lytton Boulevard, a fine brick and stone residence, to Mr. Gunn of the Dominion Bridge Company, the price being \$19,700. Mr. Webb has also sold a lot situated at the corner of Yonge Boulevard and McNairn Avenue to J. Whitlings for \$3,200. The lot measures 50 by 114 feet. The new owner will proceed with the erection of a double duplex residence here shortly.

WESTWOOD AVENUE, south side, near Logan Avenue, East York Township. Owners, Hopkins and Veare, 187 Fulton Avenue, are plastering a one and

a half storey solid brick residence, \$4,500.

LEE AVENUE, east side near Norway Avenue. Owner, George Lankin, 43 Thorncliffe Avenue, has walls under way for three pairs of semi-detached residences of two storeys and solid brick construction, \$20,000.

"Folks," said the colored minister, "the subject of my sermon dis evenin' am 'Liars.' How many in de congregation has done read the 69th chapter of Matthew?"

Nearly every hand in the audience was raised immediately.

"Dat's right," said his reverence. "You is just de folks I want to preach to. Dere is no 69th chapter ob Matthew."

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