

# WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

Paul L. Stevens  
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TORONTO 2 ONT.  
(A)

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## New Eaton Store Embraces Modern Appointments

Opened for Business on Thursday.

A striking monument to the skill of architects and builders, the great new College Street store of the T. Eaton Company was officially thrown open to the public of the city of Toronto on Thursday of this week. Occupying a whole large city block, it will, upon eventual completion, be the largest and finest store in the British Empire, and perhaps the whole world.

And as a beautiful building few at present in existence can surpass it. Details of its construction are well-nigh breath-taking. The foundations are carried down to solid rock at an average depth of about sixty-nine feet. One hundred and eighty-seven caissons support the structural steel frame on which the sub-basement rests, the largest being thirteen feet nine inches in diameter and the average diameter being eight feet four inches. Twelve thousand eight hundred and ninety-four cubic yards of concrete were used to fill these caissons, while five thousand cubic feet of concrete was poured into the walls. To make up this vast order of concrete, 32,067 tons of sand, 360,000 bags of cement and 57,560 tons of crushed stone and gravel were used. As in modern building methods, it takes much longer to go down than to go up, these figures, though they offer but a cursory view of the building and its extent, give some idea of the labor involved and the speed with which it was accomplished.

Used in its construction is stone from Mount Johnson, in the province of Quebec, from Gananoque, in Ontario, and from the Tyndall quarries in Manitoba. Before taking stone from the Tyndall quarries it was necessary to explore previously unbroken ground to make sure that the supply would not give out before the necessary quantity had been obtained.

Monel Metal, a rustless steel alloy, of which 67 per cent. is Canadian nickel, is used for grill work, elevator doors and so forth. The most modern of ventilation systems have been used, and insures a continuous change of air.

## New Apartment at Yonge-Glengrove Corner To Cost About \$200,000.

Application will be made to the city architect's department shortly for a permit to erect a large apartment house at the corner of Yonge Street and Glengrove Avenue. Glengrove Properties Limited, of which H. H. Wickett is secretary, are the owners of the proposed structure, and plans have been received this week at the office of Kaplan and Sprachman, architects, 305 Dundas Street West. The estimated cost of this new structure is placed at about \$200,000.

## NEW ELGIN EXCHANGE BUILDING



This imposing structure is the new Elgin Exchange Building of the Bell Telephone Company, situated at the corner of Adelaide and Sheppard Streets. The design has been provided by Chapman and Oxley, architects, 372 Bay Street, while the general contract was held and executed by Angus Robertson Ontario, Limited, 159 Bay Street. The entire building is faced with a special red range rough texture brick, backed up with Heath Load-bearing Wall Tile, both manufactured by Milton Brick Limited, 1158 Bay St., Toronto.

## Toronto Builder Shows

### Advantages of Modernizing

Well Known Building Contractor Takes Exception to Several Points in Article by C. H. Miller.

Editors Note:—It is with pleasure that we publish herewith a letter "To the Editor" from one of the best known building contractors in Toronto—W. H. Martin, Past-President of the Toronto Home Builders Association. We have been indebted in the past to many valuable contributions from our good friend "Bill" Martin but none have contained more timely and worthwhile points than those dealt with in his present letter. Mr. Martin has specialized for years in modernizing, alterations and repairs and is fully competent to deal with the subject under discussion. So far as the article by C. H. Miller, published in our issue of October 18, is concerned, the opinions expressed by the author do not in any sense represent the views of the editor of the Reporter. Naturally we do not endorse the varied opinions and statements made in all the articles that appear in this paper.

They are published either because they are interesting or may create interest, and we are glad that the Miller article accomplished at least one good thing—the writing of an article in the form of a reply by Mr. Martin. The columns of the Weekly Building Reporter are always open to any of our readers for their comments and contributions on any and all matters pertaining to the industry. We have no hesitation in saying that we do most heartily endorse the views expressed by Mr. Martin in his letter which follows.

The Editor Weekly Building Reporter.

Dear Sir:

We were very much surprised at the article appearing in your issue of Oct. 18th, entitled "Why Families Dislike Their Homes", written by Claude H. Miller. We could not let this article go without criticism as Mr. Miller appar-

(Continued on page 5)

## Progress Made on Establishment of Civic Airport

Recommendation Soon to be Made by Mayor.

Another step forward in Toronto's march of progress is soon to be made, according to news emanating from the City Hall this week. Although Toronto has a harbour unsurpassed by that of any other Canadian city not serving ocean-going ships, and although there are few railway terminals in the world that can compare with this city's Union Station, until now no steps have been taken to provide Toronto with facilities for the latest and greatest method of travel ever devised by man. Negotiations have been in progress for some months for the establishment of a civic airport, and announcement comes from Mayor Wemp this week that he is soon to make a recommendation that property be purchased and that work proceed on the construction of Toronto's municipally-owned and operated flying field.

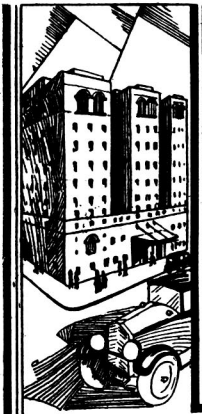
Air transport company's operating in or near Toronto have been in favour of this move ever since it was first suggested many months ago. There are seven of these companies operating actively at present, and they are flying a total number of about thirty ships. All have expressed their willingness to enter into agreement with the city in the matter of a municipal field and to make use of it.

Negotiations with the Dominion Government at Ottawa have resulted in that body agreeing to establish a weather bureau, inspection, immigration and customs offices at the field, and to erect beacons at the airport, pay half the cost of lighting, and to put the new airport on their official charts of air-routes.

"No definite decision has yet been reached as to where the field will be located, although the city council has a number of sites under consideration. It will necessarily be a large tract of land, situated not too far from the city's centre, and near the water if possible. The necessary work of grading and leveling will in itself provide work for a large number of men, and will no doubt be done by day labour," says the Mayor.

Impetus has been lent to negotiations regarding this matter by the fact that within a month or so the Leaside field will no longer be available for flying purposes. It has been the base of the great majority of Toronto's air traffic for a number of years, and its loss makes the need of haste in constructing the new field imperative.

Numerous Toronto men interested in the flying business express gratification that definite steps are being taken, agreeing that the establishment of a first-class municipally-owned and operated flying field has been sorely needed.



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# HOME BUILDERS' ASSOCIATION

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## Builders Urged to Use More Canadian Woods

Toronto Home Builders Hear of Advantages of Using Canadian Birch and Maple

Despite the downpour of late October rain there was a fine turnout of members and visitors at the regular monthly banquet and meeting of the Toronto Home Builders Association at the Prince George Hotel last Monday evening.

President W. H. Kerwin presided and before the address of the evening by Alfred E. Clark, of Algonquin Building Products, Limited, an hour or so of splendid entertainment was enjoyed. The recitations by Neil McDonald of the Ontario Paint and Varnish Co. and by Walter Mason of Community Builders were very fine and much appreciated, while Mr. Thomas proved a comedian "that was a comedian"—a rare coincidence these days. In the lucky number draw the Visitors' Prize was won by Ernest Blay of E. H. Stanners, and that of the Members by Mitchell Gay.

National Prosperity Depends on Homes.

Without question the address of Mr. Clark was one of the finest ever delivered before the association. He dealt with his subject—"The Uses of Canadian Woods" in a broad and generous treatment and although president of one of the largest Canadian flooring companies his remarks were devoid of anything that might be construed as "advertising" for his own special lines.

In his opening remarks he congratulated the Association on the work they were doing and particularly on the happy choice of their name—"Home Builders". National prosperity was measured by the quality of the nation's homes. The word "home" had a significance and meaning that was conveyed by no other word. The Britisher referred to "Home and Country" and the German to "Kinder, Kirk and Kochen"—"Children, Church and Homes"—the three greatest assets of any nation. Continuing the speaker sketched the development of man's habitations. Adam and Eve had found shelter in the trees. Prehistoric



ALFRED E. CLARK,  
who addressed the Home Builders' Association.

man lived in caves and later in tents and roughly-made homes.

The first construction program of any account was the building of the ark by Noah, which was built of Gopher wood and was 450 feet long, 75 feet wide and 45 feet deep and was constructed in three levels. King Solomon's temple was also an ancient masterpiece of construction. It was built of stone and the walls, roofs, pillars and beams were of cedar from Lebanon. Some cedars of Lebanon are still growing at an estimated age of 3,500 years. The doors and trim of the temple were of olive wood. All millwork for the temple was done outside, jointed and ready for setting up.

"In the older days of art

Builders wrought with greatest care

Each minute and unseen part—

For the gods see everywhere."

Mr. Clark then traced the improvements that had gradually been made in home construction down through the

(Continued on page 3.)

## AMONG OUR MEMBERS

H. C. Card, 21 Rowland Avenue, reports that he has just completed plastering work on the fine Colonial residence, located at the corner of the Kingsway and Silverthorne Avenue. It is a two and a half storey structure of stone and stucco construction, and contains nine generously proportioned rooms and three bathrooms. There is also a billiard room in the basement. The cost of this home is estimated at \$18,000.

\* \* \*

A. Dormer, 48 Brookside Avenue, announces this week that he has sold number 6 Baby Point Road to Mr. Heath, the price being \$11,500. It is an attractive two storey dwelling of solid brick, containing six rooms, a heated sunroom and breakfast room. Mr. Dormer has just completed another residence at number 4 Baby Point Road, it being a seven-room dwelling of similar specifications.

\* \* \*

Harry Jenkins, Jr., 286 Glencairn Avenue, reports that he is making good progress on the fine residence which he has under way on Silverthorne Avenue, near Vesta Drive, Forest Hill Village. It is a two and half storey dwelling of brick and stone construction with half timbers, and concrete block foundations, and contains ten rooms and three bathrooms. In addition to this is a two-car heated garage with library above. In this house walnut trim has been used throughout. It is being built to sell at about \$20,000.

\* \* \*

W. H. Kitchen, 136 Hillsdale Avenue West, reports that he has started work this week on the erection of two residences at 460 and 462 Roselawn Avenue. Each is a detached two-storey, square plan dwelling of solid brick construction on concrete block foundations, containing seven rooms. They are being constructed at an approximate cost of \$5,000 each. The same builder is trimming another residence of similar specifications at 458 Roselawn Avenue.

## EXECUTIVE MEETING TORONTO HOME BUILDERS' ASSOCIATION Monday Evening, November 3, 1930, 8 P.M. PRINCE GEORGE HOTEL

HAVE YOU YOUR TICKETS FOR LADIES' NIGHT?

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W. E. Maybee ..... HU. 9851  
H. C. Card ..... JU. 3954  
H. Graham ..... LY. 4486

**Urges Use of Canadian Woods**

(Continued from page 2)

ages Individuality was probably the greatest contribution any builder could give to his homes, coupled, of course, with the using of the best materials for the purposes. Incidentally, the speaker deplored the present restrictions limiting frame construction to suburban sections around Toronto. The lumber industry had suffered tremendously from the many regulations against the use of wood and many of these by-laws were foolish in the extreme. Wood lath had a life as long as any building it might be used in; wooden sash was in his opinion warmer and more durable, and the using of "tin" office furniture to the exclusion of wood made the modern office a "cold" and most uncomfortable place.

**Use of Birch and Maple and Other Canadian Woods .**

Last year Canada imported 7,855,000 feet of tongued and grooved flooring. If this had been Canadian material, it would have taken 12,000,000 feet of hardwood lumber to produce and would have given employment to 250 men in the woods for one season; 200 men in the sawmills; and 100 in the flooring mills—the whole job spread over a period of two years.

The so-called Russian menace to Canadian trade was not imaginary, declared the speaker. So far this year over 900,000,000 feet of lumber was imported into Great Britain from Russia, eliminating nearly all exports from our Canadian maritimes. Last year there were from 3 to 4 million feet of Russian spruce sold in the United States mostly in the state of New York, stopping the Ontario and Quebec exportations of spruce into the United States. There was indeed a Russian menace which was very directly affecting the wage earners of Canada.

**Hardwood Importations.**

Mr. Clark urged his hearers to give serious consideration to the greater use of Canadian hardwoods—Birch, Maple, Brown Ash, Basswood, and Soft Elm—as a source of supply for their interior woodwork and floors.


While Canadians import gumwoods and oaks from the southern states, for their finishes, the same states are using Canadian Birch and Maple, and as one specific instance, stated that the new library of the University of Kentucky was being finished in Canadian Birch, right in the centre of the gumwood area.

The principal objection to the use of Maple and Birch had been that they did not take a good finish easily. That difficulty, however, had been overcome, he asserted, with the development of special finishes by several Canadian paint and varnish companies.

Dealing more particularly with the production of millwork, Mr. Clark referred to the great beauty of finish now obtained by millwork plants and artisans.

In the construction field the term "millwork" is really linked up with the art of producing something beautiful in wood. The word "art" is quite justly applied to the manufacture of millwork, for the artisan who works in wood is as truly an artist as the sculptor who produces a statue from marble or the painter who produces a beautiful picture. In many of our cities during the

(Continued on page 8)



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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.

**QUEEN'S PARK**, northeast corner. Owners, Victoria College, Queen's Park. Architects, Sproat and Rolph, 1162 Bay Street. General Contractors, Jackson, Lewis Company Limited, Federal Building. Contract has just been awarded for the erection of five residence structures, each to contain fourteen rooms, \$500,000. \* \* \*

**COULSON AVENUE**, north side west of Dunloe Road. Owners, Intercity Builders, c/o A. O. Thompson, 33 Dunloe Road. Work will start soon on the erection of three duplex residences, two storeys of brick construction on brick foundation, \$20,000. \* \* \*

**EGLINTON AVENUE**, south side, west of Duplex Avenue. Owner, W. J. Addison, 1 St. Clair Avenue West, intends to start work soon on three storey twenty-four suite apartment house, \$100,000. \* \* \*

**BLOOR STREET**, south side west of Dufferin Street. Owners, Board of Education, College Street, contemplate addition to Bloor Collegiate, consisting of completion of front section, to contain gymnasium, auditorium, library and offices. \* \* \*

**1074 QUEEN STREET EAST**. Owners, Flexlume Sign Company Limited, 1074 Queen Street East. Architect, N. A. Armstrong, 7 King Street East. General Contractors, Weller and Company, 54 Tecumseh Street, have completed excavations for addition to factory, consisting of two storeys, 80 x 241 feet, of steel frame and brick construction, \$125,000. \* \* \*

**NEALON AVENUE**, south side near Broadview Avenue. Owner, J. Wilson, 20 Nealon Avenue, has the roof on a two storey solid brick detached residence on concrete block foundations, \$6,500. \* \* \*

**GLENMANOR ROAD**, east side. Owner, Andrew Reid, 5 Lawlor Avenue, has completed one excavation and will soon start two more for the erection of three detached two storey solid brick residences on concrete block foundations, \$17,000. \* \* \*

**DANDRIDGE AVENUE**, west side near King George's Road. Owner, S. Holt, 20 Nelles Avenue, has foundations in for a detached two storey solid brick residence on concrete block foundations, \$6,000. \* \* \*

**ROSENEATH GARDENS**, east side near Earlsdale Avenue. Owners, H. V. Rose, 51 Winona Drive, has foundations in for two detached one storey solid brick residences, 7,000. \* \* \*

**RICHMOND STREET**, north side just west of Victoria Street. Owner, Confederation Life Association, northeast corner of Yonge and Richmond Streets. Architect, E. H. Pailsey, Confederation Life Building. General Contractor, John Rae and Son, 101 McPherson Avenue, will erect new store fronts in present building, \$6,000. \* \* \*

**ARLINGTON AVENUE**, east side near Hursting Avenue. Owner, J. Bruno, 124 Millicent Street, has walls under way for detached two storey solid brick residence, \$5,400. \* \* \*

**DALHOUSIE STREET**, east side near Gould Street. Owner, withheld. Architect, D. E. Kertland, 6 Hayden Street.

General Contractor, Toms Contracting Company, 32 Phipps Street. Excavating for three storey garage of reinforced concrete and brick construction, \$75,000. \* \* \*

**DANDRIDGE AVENUE**, west side near King George's Road. J. B. Currie, 6 Dandridge Avenue, is plastering a detached two storey residence of solid brick on concrete blocks, \$4,500. \* \* \*

**BRADLEY AVENUE**, north side near Jane Street. Owner, R. Gray, 22 Thornhill Avenue, has excavated for addition to rear of store for apartment, two storeys solid brick construction, \$6,000. \* \* \*

**KINGSWAY**, north side near Silverthorne Avenue. R. Hurst 219 Humbercrest Boulevard, has walls up for detached two and a half storey solid brick residence, \$8,000. \* \* \*

**REGENT STREET**, west side near Weston Road. E. Ablewhite, Fifth Avenue, Weston, has roof on a one storey detached residence of brick veneer construction, \$4,000. \* \* \*

**EARLSCOURT AVENUE**, east side near Morrison Avenue. Owner, John P. Thornhill, has walls started for a pair of semi-detached residences, two storeys, of solid brick construction, \$6,500. \* \* \*

**TORRENS AVENUE** north side near Donlands Avenue. Owner, W. Adgey, 709 Danforth Avenue, is plastering for a pair of semi-detached residences, two storeys of solid brick construction, \$7,500. \* \* \*

**BANFF ROAD**, west side near Eglinton Avenue. Owners, Frank Sharp and Company, 1425 1/2 Bloor Street West will start soon on the erection of a detached two storey solid brick residence, \$4,000. \* \* \*

**ROE AVENUE**, south side near Greer Road. Owner, A. B. Cairns, 104 Beaconsfield Avenue, will start work at once on the erection of a detached two storey solid brick residence, \$4,500. \* \* \*

**GLENAYR ROAD**, west side near Strathearn Boulevard. General Contractor, N. J. Spence, 24 Silverbirch Avenue, is excavating for a detached two storey brick and stone residence on brick foundations, \$8,000. \* \* \*

**THIRD STREET**, west side near Lakeshore Drive, New Toronto. Owner, W. Inglehart, 33 DeForest Road, Swansea, is plastering two detached one and a half storey solid brick residences, \$9,000. \* \* \*

**QUEEN'S DRIVE**, north side near Elm Street, Weston. Owner, J. J. Lyons, 108 Harvie Avenue, is plastering a detached two storey solid brick residence, \$6,000. \* \* \*

**HILDA AVENUE**, southeast corner of Snowden Avenue. Owner, Mrs. Ada L. Miller, 130 Snowden Avenue. Architect, H. Martin, 59 Barker Avenue. General Contractor, S. Janes, 82 Salem Avenue, will start work soon on the erection of a double duplex residence of two storeys, solid brick construction, measuring 36 ft. 6 ins. by 68 ft., \$16,000. \* \* \*

**ARMADALE AVENUE**, east side near Mayfield Avenue. T. J. Colbourne, 539 Dovercourt Road, has foundations in for two detached two storey solid brick residences on concrete block foundations, and garages, \$10,000.

**Toronto Builder Shows Advantages of Modernizing**

(Continued from page 1)  
 ently from the tone of his comments, has not had very much experience in the building line, although he says he has built 21 houses. Experience is a great teacher, especially when one starts to operate in building after being in the advertising business. This is just another instance of a man building homes without any previous experience in building construction and who endeavours to sell the same to the general public, but Mr. Miller has discovered to his loss that the people of to-day are getting very sceptical of the "jerry built" house erected by the "butcher, baker and candle stick maker". We feel sure that by the time Mr. Miller builds another 21 houses his comments on home requirements will be entirely different.

Mr. Miller gives eight reasons why families dislike their homes. He starts off by condemning the sleeping porch, or as we call it, the sunroom. He says they are wonderful in the summer time, "but in the winter they aren't so hot." Mr. Miller evidently has not seen a sunroom that is insulated and heated like any other room of the house. He also condemns casement sash. What is more artistic than casement sash for sun rooms? These can be made just as snug as box frames, especially when properly constructed and with copper weather stripping. This type of sash has the advantage of giving more ventilation than box frames.

Referring to water tanks suspended from ceiling or in attic, we quite agree with Mr. Miller as this is a very antiquated idea. As for fire places and chimneys, we wish to say that a properly constructed fire place and chimney is an asset to any home, and the reason the majority of fire places do not draw properly, is that no smoke ledge has been provided, the damper is too low

and in some cases chimneys are too low and should be extended to at least one foot above ridge of roof. Mr. Miller says a great many fires are caused by chimneys, this should not be if they are parged up on the inside and all wood-work kept at least one inch clear. All rafters should be properly framed, and not set on ledge or into the chimney

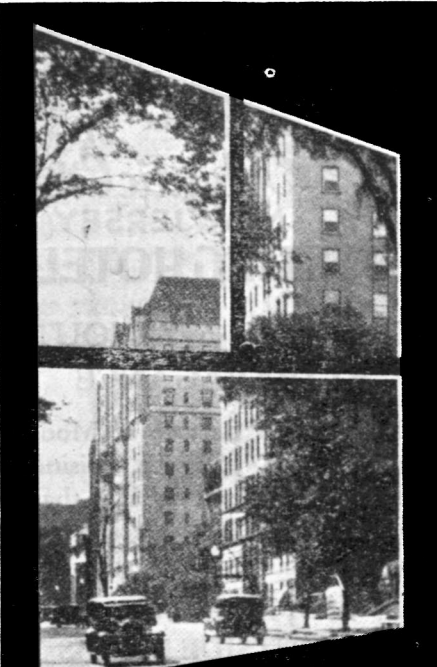
As far as remodeling goes, Mr. Miller says we should avoid the remodeling of old houses because of possible flaws in frames, foundations and the inability to visualize a completely renewed structure. We certainly take exception to this remark. What would he do? Let them stand to rot and decay or tear them down? There are several hundred houses built five years or more ago that were considered at that time the latest ideas in construction and architecture, but today they are not considered modern or are too large for their present requirements. It is with pride that we have for years made a specialty of this class of work, and there are a great many other well known Toronto builders who have done the same. No matter how long ago the house was built or what type of architecture was used, that same home can be made modern to meet the client's requirements and at the same time we can certify to the class of material and workmanship entering into the construction.

The members of the Toronto Home Builders Association have for a number of years advocated Certified Home Construction and it will not be long before the general public will insist on a certificate of certified values in workmanship and materials before they will purchase a home whether it be a new or modernized home.

Mr. Miller says that unless the foundations of a house are built big enough they will creak, even if waterproofed. We have never heard of "creaky" foundations, but if he means creeping, then no matter how well they are waterproofed, or how wide they are, if built on the side of a hill as mentioned, they will be sure to shift if proper footings are not put under the wall or weeping tile laid on each side. A wise builder if in doubt will have the soil tested by proper authorities and then he will know what type and size of footings and reinforcing in concrete (if any) are required.

Many builders in certain sections of the country do not think it necessary to put a footing under the basement walls, they seem to think if the soil is dry that is all that is necessary. This is a serious and a costly mistake. No wonder Mr. Miller says he has several grievous experiences in foundations. This is another reason why the prospective home buyer should insist on having a certificate certifying to the workmanship and details of construction.

Mr. Miller also advises anyone requiring any information on materials etc., to write to the Bureau of Standards in Washington. We have bureaus of our own in the city and I am sure anyone requiring this information, if they will communicate with the editor of this paper (The Weekly Reporter) will get the required information; in fact the writer is somewhat surprised that the editor allowed the article by Mr. Miller to be printed.



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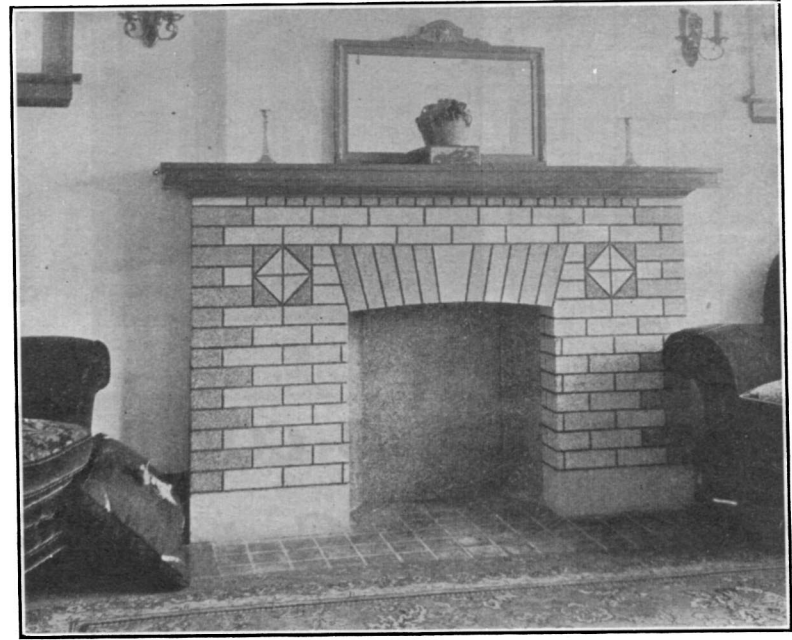
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## Toronto District Building Permits

201 DELAWARE AVE., E. Wellwood & Co., build one pr. semi-det. brick dwlg., n.s. Brookdale Ave, nr. Greer Rd., \$9,000.

1154A DANFORTH AVE., Jos. C. Wilson, build two det. one-storey brick dwlg., 95-97 Cleveland St., nr. Davisville Ave., \$7,000.

17 BULLER AVE., Mrs. Jean Chapman, build addition to w.s. of dwlg. also excavate and build 9" brick foundation under dwlg., 17 Buller Ave., nr. Kippendavie Ave., \$500.

767 YONGE ST., Lancaster Bros., build three pr. semi-det. brick dwlg. and six det. private garages, s.s. Balliol St., nr. Mt. Pleasant Rd., \$17,000.

36 KENSINGTON AVE., Mrs. Bessie Zeldin, build chicken killing plant, 36 Kensington Ave., nr. Dundas St., \$500.

52 CREWE AVE., Wm. Peltitt, build two pr. semi-det. brick dwlg., n.s. Applegrove Ave, n.e. cor. Hertle Ave. and n.w. cor. Highfield Ave., \$10,700.

1161 YONGE ST., Cities Service Oil Co., build service station, this does not include installation of pumps and tanks, St. Clair Ave., s.e. cor. Ford St., \$9,000.

49 CHESTNUT PK. RD., F. W. Fitzgerald, alter and build addition to dwlg. to be used as a det. private residence after alterations, 49 Chestnut Pk. Rd., nr. Roxboro St. E., \$5,000.

1962 GERRARD ST., F. C. Swan, build one det. brick dwlg., 18 Balsam Rd., nr. Balsam Ave., \$5,500.

1001 TRUSTS & GUARANTEE BLDG., Saml. Bennett, alter store front, also build lathe and plaster partitions making three stores, 2034-40 Danforth Ave., nr. Woodbine Ave., \$600.

1001 TRUSTS & GUARANTEE BLDG., Saml. Bennett, build store with offices over, n.s. Queen St. E., nr. Lee Ave., \$15,000.

2217 DUNDAS ST., W., Kerim Bros., build addition to rear of restaurant, 2217 Dundas St. W., nr. Roncesvalles Ave., \$2,500.

53 BEVERLEY ST., Elsie Cooper, make alterations to dwlg. for two families only, also build verandah in front of same, 53 Beverley St., nr. Grange Ave., \$1,500.

431 RONCESVALLES AVE., C. M. Bunston, build foud det. brick dwlg., e.s. Indian Rd. Cres., s.e. cor. Abbott Ave., \$12,000.

145 SILVERBIRCH AVE., Mrs. Florence Parkinson build two det. private garages, 145A to 145C Silverbirch Ave., nr. Pine Ave., \$1,000.

LEASIDE P.O., Mr. Geo. Neish, build additional storey to dwlg. for two families only, 39 Norman Ave., nr. Caledonia Rd., \$1,500.

176 HIGBOURNE RD., A. C. Smither, build one det. brick dwlg., 669 Soudan Ave., nr. Hoyle Ave., \$4,000.

225 GRENADIER RD., Mrs. Mary B. Dowson, alter dwlg. to two family dwlg. only, and build private garage and attic to be used in connection with 2nd floor suite, 225 Grenadier Rd., nr. Parkside Drive., \$1,500.

490 RUNNYMEDE RD., Jos. C. Copp, enclose verandah with 9" brick at front of dwlg., footing to be 4' below grade, 490 Runnymede Rd., nr. Lincoln Ave., \$500.

197 SPADINA AVE., Ruben J. Sapira, excavate only to a depth of 14' for fifteen storey factory bldg., Spadina Ave., n.e. cor. Oxley St., \$5,000.

1037 ST CLARENS AVE., Skully

Johnston, build one det. two-storey brick dwlg. and private garage, e.s. Cortland Ave., nr. Lawrence Ave., \$6,000.

115 REDPATH AVE., Stanley Bundoek, build a two-storey det. dwlg., 161 Greer Rd., nr. Old Orchard Grove., \$4,700.

243 GREER RD., H. T. Belfrey, build one det. brick dwlg., 210 Rauleigh Ave., nr. Hilda Ave., \$3,000.

72 BOON AVE., Mrs. Emily Bailey, build two det. brick dwlg., 18-20 Adrossan Pl., nr. Lawrence Ave., \$9,000.

314 SPADINA AVE., W. G. R. Harris, build private garage, brick and reinforced concrete, 314 Spadina Rd., nr. St. Clair Ave., \$900.

231 OAKWOOD AVE., build one det. two-storey brick dwlg. with private garage attached, Lytton Blvd. w of Avenue Rd., \$8,000.

511 St. Clarens Ave., Herbert Roberts, build one det. brick dwlg., s.s. Cranbrooke Ave., nr. Greer Rd., \$3,000.

120 CHESTER AVE., Cornelius Droog, build two det. and one pr. semi-det. two-storey brick dwlg., 1-7 Bertmount Ave., nr. Queen St. E., \$11,000.

357 BAY ST., Gibson Bros., excavate and build foundation up to first floor for store and office bldg., Yonge St., s.w. cor. Hayles St., \$15,000.

130 SNOWDEN AVE., Mrs. Ada L. Miller, build one pr. semi-det. two-storey brick dwlg. for two families each, Hilda Ave., s.e. cor. Snowden Ave., \$14,000.

289 SPADINA AVE., Sam Gross and M. Rosenberg, make alterations to pr. of stores, 282-4 Spadina Ave., nr. Dundas St., \$800.



**COMFORT WITHOUT EXTRAVAGANCE**

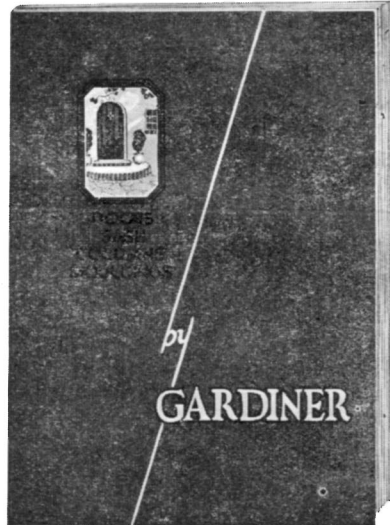
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286 ARLINGTON AVE., Percival S. Hyatt, build two det. two-storey brick dwlg. and one pr. semi-det. private garages, s.s. Roselawn Ave., nr. Avenue Rd., \$9,000.

25 FRASER AVE., Canada Foils Ltd., build additional storey to part of existing one-storey, for office purposes only, 25 Fraser Ave., nr. King St., \$15,000.

88 STEPHENSON AVE., Percy R. Langman, build two det. two-storey brick dwlgs., 21-23 Addressan Rd., nr. Lawrence Ave., \$9,000.

78 BOUSTEAD AVE., Robert Ewing, build one det. two-storey brick dwlg., 45 Radford Ave., nr. Indian Rd., \$4,000.

450 ROSELAWN AVE., Thos Dobson, build one det. two-storey brick dwlg., 17 Shields Ave., nr. Spurgeon Ave., \$4,000.

945 LOGAN AVE., Wm. Corcoran, brick veneer on existing con. found., 945 Logan Ave., nr. Ainsworth Ave., \$700.

49 VICTOR AVE., Mrs. Hattie Yilkinson, alter dwlg. to two family dwlg. by building new partition, also build new outside stair at rear, 49 Victor Ave., nr. Broadview Ave., \$500.

51 ORCHARD PK. BLVD., Herbert E. Warrington, build a one-storey brick private garage, 1830-4 Queen St. E., nr. Brookmount Ave., \$1,500.

1071 QUEEN ST. W., Essie Steinberg, build one det. two-storey brick dwlg. and garage, 7 Christie St., nr. Bloor St., \$4,200.

117 ALCINA AVE., Jos R. Smith, make alterations to dwlg. for two families only, also build private garage, 117 Alcina Ave., nr. Wychwood Ave., \$500.

1 LIPPINCOTT ST., Harry Waingarten, build a one-storey brick addition to soda water factory, 1 Lippincott St., nr. Nassau St., \$1,900.

FT. OF BATHURST ST., Perfection Petroleum Ltd., build a one storey brick gasoline service station, 1071 Bloor St. W., nr. Gladstone Ave., \$5,500.

223 WILLOW AVE., Robt. E. Oliphant, build one det. two-storey brick dwlg. with private garage in basement, e.s. Balsam Ave., nr. Pine Ave., \$6,000.

84 CHERITAN AVE., Mrs. Isabel Unser, build a one-storey brick sunroom at rear of dwlg., 84 Cheritan Ave., nr. Duplex Ave., \$500.

84 WESTLAKE AVE., Geo. Lynden, build one det. two-storey brick dwlg., 7 Roe Ave., nr Greer Rd., \$5,000.

361 MERTON ST., Lester H. McKay, build one pr. semi-det. two-storey brick two family dwlgs., s.s. Berwick Ave., nr. Duplex Ave., \$16,000.

40 MILVERTON BLVD., Hugh Oliver, build two det. two-storey brick dwlg. and one private garage, s.s. Brookdale Ave., nr. Elm Rd., \$8,000.

**PROPERTY TRANSFERS**

SHELDRAKE BYVD., n.s., No. 124, 50 x 150, G. M. Freeman et al, to Mary J. Deans Buchan. Sale price, \$8,800.

JEDBURGH RD., w.s., No. 292, 25 x 125, James A. Stephenet to Arthur A. Archambault. Sale price, \$5,900.

OLD ORCHARD GROVE, n.s., west of Greer Rd., vacant lot, 25.6 x 105, T. S. Elmore et ux, to James W. Ward. Sale price, \$1,000.

RONAN AVE., e.s., north of Lawrence Ave., vacant lot, 27.6 x 150, Gordon Estates Limited to George Slightam. Sale price, \$1,375.

GREER RD., w.s., north of Roe Ave., vacant lot, 22.9 x 105, T. S. Elmore et ux, to Arthur J. Hess. Sale price, \$1,150.

BROOKDALE AVE., s.s., No. 287, 22.5 x 110, A. Wellwood et ux, to Margaret A. Atwell and Roy McL. Atwell. Sale price, \$5,650.

MELROSE AVE., s.s., west of Elm Rd., vacant lot, 50 x 150, Wm. C. Millar to Stanley L. Abbott. Sale price, \$1,750.

STIBBARD AVE., s.s., No. 123, 25 x 150, L. E. James et ux, to Frederick R. Barnard and Mary E. Barnard. Sale price, \$8,500.

SOUDAN AVE., s.s., east of Yonge St., vacant lot, 10 x 50, M. J. McAuliffe et al to James A. McCague. Sale price, \$1,000.

EGLINTON AVE. E., n.s., No. 182 to 188, 170 x 185, Redpath Apartments Limited to Redpath Properties Limited. Sale price, \$192,000.

CASTLEFIELD AVE., n.s., west of Rosewell Ave., vacant lot, 50 x 134, R. Ferguson et ux, to Wm. R. Moore. Sale price, \$1,500.

EGLINTON AVE. E., n.s., No. 322, 25 x 120, C. S. Carbert et ux, to Robert Conn. Sale price, \$2,200.

DELORAINA AVE., n.s., No. 154, 25 x 124, E. J. Hewitt to John G. James. Sale price, \$5,800.

LAWRENCE CRES., w.s., east of Mount Pleasant Rd., vacant lot, 50 x 120, M. F. Rice et ux, to Chas. Vogt. Sale price, \$3,000.

DUPLEX AVE., w.s., No. 404, 20 x 131.4, C. O. Maddock et ux, to Gertrude A. Simpson. Sale price, \$4,600.

MELROSE AVE., s.s., west of Elm Rd., vacant lot, 50 x 150, H. G. Lucas et ux, to Frank C. Sinclair. Sale price, \$1,500.

JEDBURGH AVE., w.s., No. 72, 29.6 x 100, C. Caldwell et al to Boodwell Badger and Florence E. Badger. Sale price, \$6,250.

REDPATH AVE., e.s., No. 115, rear 25 x 17, 35 x 117.3, S. Bundock et ux, to Lucy M. Read. Sale price, \$3,250.

LAWRENCE CRES., n.s., No. 126, 100 x 157, Canada Permanent Mortgage Corp. to Frank H. Capestake. Sale price, \$8,700.

MELROSE AVE., n.s., No. 198, 27.6 x 150, H. Mitchell et ux, to Jack Duval and Greta M. Duval. Sale price, \$5,950.

CRANBROOKE AVE., n.s., No. 24, 25 x 110, Lella M. Robbins to James Merrilees and Laura Merrilees. Sale price, \$6,900.

CHERITAN AVE., s.s., No. 73, 38.8 x 123, E. A. Wiltsey to Nina V. Carling. Sale price, \$10,500.

SHERWOOD AVE., s.s., No. 155, 25 x 181.3, rear 25 x 31.3, Alice Thomson to Mary Davis. Sale price, \$4,850.

HELENDALE AVE., s.s., No. 139, 22 x 138, E. A. Kyle et ux, to Hugh F. Kyle. Sale price, \$2,000.

LAWRENCE AVE. W., n.s., No. 108, 25 x 106, E. W. Allen to James A. Harvey and Clara Harvey. Sale price, \$5,100.

OLD ORCHARD GROVE, n.s., west of Greer Rd., vacant lot, 50 x 105, F. E. Dowling to Francis Coates. Sale price, \$2,250.

LYTTON BLVD., s.s., west of Mona St., vacant lot, 54x 133, S. L. Abbott et ux, to Edgar R. Taylor and Clifford F. Taylor. Sale price, \$2,500.

CRANBROOKE AVE., n.s., east of Elm Rd., vacant lot, 50 x 110, Melrose Realty Co., Ltd., to Jennie Wellwood. Sale price, \$850.

SMITH ST., n.s., east of Rawlinson Ave., vacant lot, 250 x 135, Wm. Kidd to Howard L. Hoops. Sale price, \$5,000.

LAWRENCE AVE. W., n.s., No. 138, 50 x 106, W. W. Fox et ux, to Ellen Scott. Sale price, \$6,300.

UNSWORTH AVE., e.s., north of Lawrence Ave. W., vacant lot, 35 x 105.8, John Hallam et ux, to Wm. H. Brown. Sale price, \$1,500.

GLENGOWAN RD., n.s., No. 88, 50 x 157, M. O. Robinson et ux, to Norman A. Morrison and S. Edna Morrison. Sale price, \$19,500.

CHUDLEIGH AVE., s.s., No. 43, rear 25 x 10, 25 x 120, C. R. Beal to G. Walter Brown. Sale price, \$7,500.

ROE AVE., n.s., west of Greer Rd., vacant lot, 50 x 116.10, T. D. Dawson et al to Stanley L. Abbott. Sale price, \$1,900.

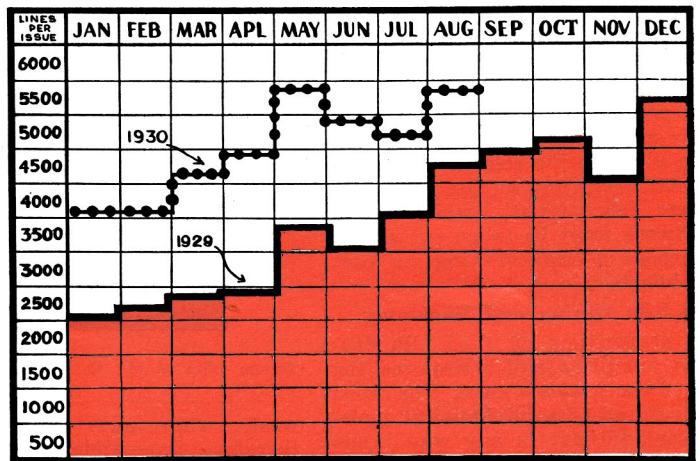
OLD ORCHARD GROVE, n.s., west of Greer Rd., vacant lot, 50 x 105, The Dovercourt Land Building and Savings Co., Ltd., to Geo. Hanratty. Sale price, \$400.

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**SUMMARY OF TORONTO PERMITS.**

For Week Ending October 29th.

No permits for less than \$500 are included in this summary.

48 Brick Dwellings .....	\$176,500
4 Alterations to Frame Dwellings .....	2,200
4 Alterations to Brick Dwellings .....	9,500
3 Alterations to Factories .....	21,000
3 Garages .....	3,400
2 Service Stations .....	14,500
1 Shed .....	500
6 Signs .....	5,600
1 Store .....	15,000
3 Alterations to Stores .....	18,300
2 Verandahs .....	1,000
	<hr/>
	\$264,300

## Urges Use of Canadian Woods

(Continued from page 3)

past few years there have been erected some very beautiful buildings, and an examination of the interiors of these proves that the art displayed in designing and installing the wood trim and panelling is as notable and as worthy of praise as the art displayed by the architect who designed the buildings.

Selection of material best suited to the purpose is one of the very essentials in the production of good millwork. In the manufacture of good sash and good frames a material must be chosen which cannot be warped or twisted by climatic conditions and which, when exposed to the weather, is not quickly or readily caused to decay or shrink. White pine offers us the very best material for this purpose and we who live in Canada find immense quantities of it readily available. In the choice of materials for decorative millwork and other types of utility millwork we must be influenced by durability and beauty. As Canadians we owe first duty to our own Canadian industries and should endeavor to use as much as possible of our own products in hardwoods such as birch, maple, ash and basswood.

In the production of high class millwork it is essential that great attention should be given to the selection of high-grade materials. Construction materials are chosen for strength, while decorative millwork must be taken out of the highest grades of stock showing the least possible defects.

### Proper Kiln Drying and Machining.

In the preparation of wood kiln drying is an operation which requires the exercise of the greatest care. The wood must be reduced to a minimum of moisture content without in any way injuring its texture and without checking, twisting or case hardening the material.

Having chosen and prepared the material for the machine shop the machine hands must then have the machine knives in perfect condition. Care must be exercised as to what speed the machines are to be run, this being gauged according to the nature of the wood to be used. Care also has to be taken in sanding these machined parts to an absolutely smooth surface.

Extreme caution has also to be exercised in the choice of veneers, the choice of suitable core stock, the choice of glues and in seeing that both the veneer and the core have been thoroughly kiln dried.

### Accurate Hand Work.

Production is not all a matter of the machines. Each machine must be attended by a carefully trained mechanic. At the same time there is an enormous amount of hand and head work to be put into high-class millwork. From the preparation of the design and the blueprint right through to the hand fitting, every small part must be accurate to the decimal fraction of an inch. No good millwork will show up joints, and no good millwork job can be put together without careful hand selection of wood figure so that two pieces may not clash. The layman has no knowledge of the immense amount of handwork necessary for paneling, stair building and many other pieces of choice millwork in the home, office or church building.

There is nothing so disappointing as to go down a street of beautiful homes all made up to one design with no individuality or character. The same applies to millwork—there is neither reason nor taste in having all patterns and designs exactly the same. It takes time to grind knives and set up machines for new trim designs but it is surely necessary to have new ideas.

### Good Millwork Is Not Cheap.

The preparation of millwork that is properly matched with defective machine work eliminated calls for considerable



Private office of Mr. O. H. Moore, General Manager, Hinde & Dauch Paper Co. of Canada, Ltd., Toronto, which reflects the beauties of Canadian birch. Algonquin birch and millwork were used throughout the general offices as well.

waste, which adds to the cost. It is therefore impossible to buy real millwork on a price basis.

High class millwork does more to set off the interior of a building than any other item and yet in the total cost of the building it is but a small fraction. A beautifully finished interior in a home will go further to promote its sale than any other item added at so little cost.

High class wood properly prepared and high class hardwood floors properly finished are rapidly growing in popularity and add greatly to the interior appearance of a building and to the contentment of those who live in it. Think of the hours spent by real artists in the preparation of beautiful woodwork but think of years of comfort and delight which you will derive from them.

## PROPERTY TRANSFERS.

City of Toronto

The following is a record of property transfers in Toronto, as compiled by the registry office:

HELENDALE AVE., n.s., No. 83, 23 x 64, Jas. A. Crosby et ux to Maude A. Adamson. Sale price, \$4,100.

OLD ORCHARD GROVE, n.s., w. of Greer Rd., 5 x 105, A. E. Worrell et ux to Harry B. Haxby. Sale price \$140.

BEVERLEY ST., w.s., Nos. 210 and 212, 37.2 x 120.3, S. H. Carroll to Alfred Taylor. Sale price, \$6,000.

PARLIAMENT ST., w.s., No. 368, 18.6 x 145.8, Geo. Bunker et al to Bd. of Education. Sale price \$6,400.

ST. MARY ST., s.s., No. 31, 20.3 x 111.9, H. F. McNaughton et ux to Frank McLaughlin. Sale price, \$10,000.

DIVISION ST., n.s., No. 12, 13.11 x 110, Wm. Herachowitz to Annie Shnitzman. Sale price, \$1,300.

HOMEWOOD AVE., w.s., No. 30, 25 x 140, May Coles to Elizabeth Wickens. Sale price, \$7,000.

MCCAUL ST., e.s., No. 245, 15.9 x 120, estate of Solomon Eisenberg to Eva Garfunkel. Sale price, \$3,126.

ST. PATRICK ST., e.s., No. 183, 19.8 x 120, A. Steinberg to Pina Steinberg and Annie Steinberg. Sale price \$1.00.

RIVER ST., e.s., No. 241, 17.1 x 100, R. Hawkesby to Sarah Spencer. Sale price, \$900.

IRWIN AVE., s.s., Nos. 7 and 9, 33 x 65, P. Kelly to Beckie H. Hockridge. Sale price, \$6,500.

SUMACH ST., w.s., No. 210, 14.6 x 101.10, John Stevenson et ux to Ralph Hall. Sale price, \$2,000.

CHURCH ST., w.s., No. 270, 19.11 x 116.9, F. J. Hudgin et al to Farquhar J. MacRae. Sale price, \$7,000.

GERRARD ST. E., s.s., No. 259, 20.8 x 132.3, Minnie Tierney to Laura F. Hoskin and Minnie Tierney. Sale price, \$1,012.

SYDENHAM ST., n.s., Nos. 2 to 8, 85 x 80, W. Newton to Aaron Newton. Sale price, \$3,000.

ST. DAVID'S PLACE, w.s., Nos. 8 to 14, 55.1 x 81, Eva Newton to Aaron Newton. Sale price, \$3,000.

MCCAUL ST., e.s., No. 261, 22.6 x 125, F. W. Ward to Bd. of Education. Sale price, \$7,500.

SYDENHAM ST., s.s., No. 149, 16.2 x 89.2, T. Worrell et ux to Geo. W. Worrell. Sale price, \$1,000.

SYDENHAM ST., s.s., No. 149, 16.2 x 89.2, G. W. Worrell to Velko Evanoff. Sale price, \$2,200.

YONGE ST., e.s., Nos. 515 and 517, 26 x 130, the Toronto General Trusts Corporation to Harry Horenblas. Sale price, \$23,500.

WALTON ST., n.s., No. 94, 30.3 x 74.6, L. Eichler to Edith Himel and Benj. A. Himel. Sale price, \$6,200.

D'ARCY ST., n.s., No. 14, 25 x 117, estate of Terence J. Cunerty to Annie Cunerty and Mary A. Cunerty. Sale price, \$3,500.

PARLIAMENT ST., w.s., No. 558, 20 x 110, A. Ruta et ux to Ada Hodge. Sale price, \$10,000.

BAY ST., w.s., Nos. 790 and 796, 40 x 75, H. H. Williams et ux to Business Properties Limited. Sale price, \$1,000.

YONGE ST., w.s., Nos. 454 to 460, 60 x 126, H. H. Williams et ux to Business Properties Limited. Sale price, \$1,000.

DALHOUSIE ST., e.s., No. 173, 31 x 90, The Imperial Trust Co. of Canada to Gilchrist Baking Co., Ltd. Sale price, \$15,000.

SHERBOURNE ST., w.s., No. 562, 22 x 101, M. Renwick to Frederick A McVean and Julia McVean. Sale price, \$7,000.

## Mechanics' Liens.

Week ending October 29th, 1930.

KENT OCKLEY, LTD., lien No. 11975, against Evelyn G. Walker et al for the sum of \$32.62.

MAX SUROT, lien No. 11976, against Murdo MacGregor for the sum of \$675.00.

ART WIRE & IRON CO., lien No. 11977, against De Marco, Ltd., for the sum of \$840.85.

H. J. SMITH, (trading under name of Hudson Coal & Ice Co.), lien No. 11978, against Nelson River Construction Co., Ltd., et al for the sum of \$125.30.

CANADA BUILDING MATERIALS, LTD., lien No. 13633, against Central Construction Co., et al for the sum of \$514.12.

DOUGLAS HOWARD HOPKINS, 23 Nairn Avenue, lien No. 13634, against H. F. Norriss & Co., et al for the sum of \$170.00.

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

THOMAS BROWN, lien No. 11979, against De Marco, Limited, et al for the sum of \$2,840.00.

T. H. HANCOCK, LTD., lien No. 11983, against De Marco, Limited, et al for the sum of \$7,352.46.

WILLIAM DURRANT, lien No. 11984, against Mac Wiederhold, et al for the sum of \$90.80.

VOKES HARDWARE CO., LTD., lien No. 11985, against the Corporation of the City of Toronto for the sum of \$416.

VOKES HARDWARE CO., LTD., lien No. 13627, against Rebecca Norrie-Miller, et al for the sum of \$52.68.

ARTHUR SEDGEWICK, lien No. 13628, against James B. Brown, for the sum of \$63.00.



# Health and Comfort

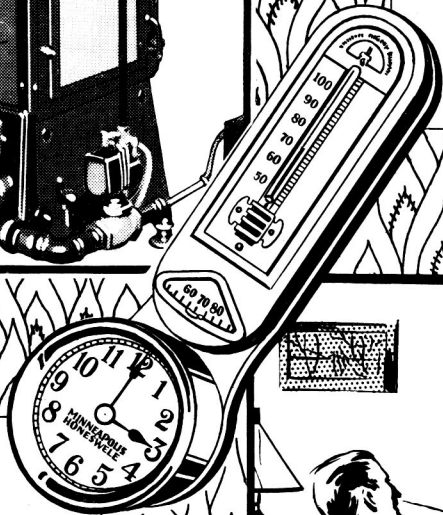
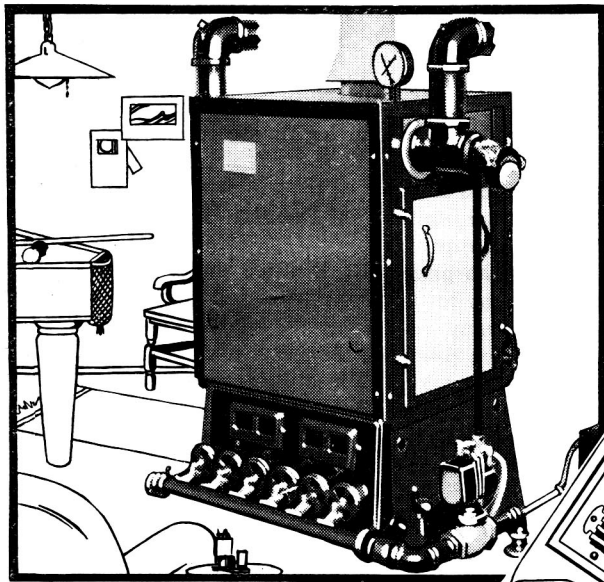
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## GAS HEATED HOME



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silent,  
always ready  
and  
you pay for  
it **AFTER** you  
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- Water Heating
- Laundry Drying
- Ironing
- Space Heating
- Baking
- Steam Boilers
- Core Making
- Hotel Cooking
- Welding
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SALES RESISTANCE.

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### Property Transfers

EASTMOUNT AVE., s.s., No. 49, 15.9 x 90.6, William Phillips et ux to George H. Bowder. Sale price, \$4,200.

DUNDAS ST. W., n.s., No. 316, 25 x 146.3, Alice Waek to Mary Styria and Michael Styria. Sale price, \$7,800.

HARRIS AVE., n.s., No. 36, 22.3 x 100, E. W. D'Eall to Jeannett L. D'Eall and C. W. D'Eall. Sale price \$4,000.

STRATHMORE BLVD., s.s., No. 137, 23.6 x 110, E. J. Hopkins to Nellie E. Griffen and Edmund K. Griffen. Sale price, \$5,325.

NEWMARKET AVE., n.s., No. 32, 25 x 100, C. Erskine to Florence R. Erskine and Charles Erskine. Sale price, \$2.00.

GLEBEHOLME BLVD., s.s., No. 339, L. Pantaleo to Charles H. Trower. Sale price \$4,300.

WOLVERLEIGH BLVD., n.s., No. 140, 19.11 x 122, W. J. Dowse et ux to Marguerita F. Bennett and Norman K. Bennett. Sale price, \$5,000.

BALTIC AVE., s.s., No. 9, 14.11 x 93, F. J. Britten et ux to John McDonnell. Sale price, \$2,600.

MILVERTON BLVD., s.s., No. 547, 19.6 x 120, Cairns Bros. Ltd. to Edna E. Slute and Hugh R. Kennedy. Sale price, \$4,600.

CHISHOLM AVE., e.s., No. 67, 25 x 116.6, J. P. Cox et ux to Minnie M. Butler and James Butler. Sale price, \$2,940.

FAIRVIEW AVE., e.s., No. 83, 25 x 100, estate of Mary Best to Ann E. Moynihan. Sale price, \$3,460.

MILVERTON BLVD., s.s., No. 137, 24 x 115, S. Gardner et ux to Catherine M. McGregor and John McGregor. Sale price, \$5,000.

BAYFIELD CRES., w.s., No. 20, 30 x 82, Hy. Massie et ux to Alice Meyer. Sale price, \$9,500.

LOGAN AVE., e.s., No. 937, 16.6 x 120, Emily Rycroft to Emily Keys and James Keys. Sale price, \$2,950.

STRATHMORE BLVD., n.s., 25 x 122, R. F. Francis et ux to Norman Grad. Sale price, \$7,250.

WOLVERLEIGH BLVD., s.s., No. 77, 19.5 x 122, Wm. G. Richardson et ux to Wm. J. Schmidt and Rose E. Schmidt. Sale price, \$4,525.

CAMBRIDGE AVE., e.s., No. 153, 21 x 140, estate of Georgina Cooper to John Cooper, Margaret B. Cooper and Georgina Cooper. Sale price, \$1.00.

MILVERTON BLVD., s.s., No. 239, 17.5 x 120, Wm. H. Bosley to Elsie M. Bosley. Sale price, \$2,000.

EASTMOUNT AVE., s.s., No. 65, 18 x 90.6, Mary Drysdale to Mary Drysdale and Hazel A. Drysdale. Sale price, \$1,500.

MONARCH PARK AVE., e.s., No. 179, 20 x 100, R. C. Morrison et ux to James H. Cairns. Sale price, \$4,700.

MILVERTON BLVD., n.s., No. 124, 17.7 x 110, M. Greene to Joseph Limon. Sale price, \$3,091.43.

WOODYCREST AVE., w.s., No. 56, 20 x 144, B. O. Walkey et ux to John F. Murray. Sale price, \$4,825.

FIELDING AVE., s.s., No. 29, half interest, 15.5 x 110, K. McGrogan to Margaret McGrogan. Sale price, \$2,500.

GOUGH AVE., w.s., No. 174, 25 x 137, F. Wilmot to Violet M. Brickell. Sale price, \$4,800.

BALTIC AVE., n.s., No. 16, 18.10 x 125, John Snow et ux to Morgan Johnston. Sale price, \$4,465.

DANFORTH AVE., n.s., No. 854, 50 x 114, C. O. Broad et ux to Imperial Oil Ltd. Sale price, \$15,000.

STRATHMORE BLVD., s.s., No. 243, 24.1 x 108, A. M. Laing to Chas. R. Judd. Sale price, \$5,600.

### Two West End Properties Change Hands

Chartered Trusts Company Negotiates Sales.

The Chartered Trusts and Executor Company, 34 King Street West, report the sale of two business properties in the west end of the city this week. One of these is a store located at 1473 Queen St. West, which has been sold to G. B. Garabarino by Arnold Brothers, Limited. It stands on a lot 51 by 132 feet, and was sold for about \$30,000. Property at the northwest corner of Roncesvalles and Howard Park Avenues has been sold for the same firm, Arnold Brothers Ltd., to Mrs. Minnie Dick. This is also a store property and stands on a lot measuring 18 ft. 10 inches by 125 feet. The price has been withheld, but is thought to be about \$12,500. The same company reports the negotiation of a lease on property at 1427 Yonge Street for Dominion Stores Ltd. J. Penzin will carry on a butcher business here, the amount of the lease being \$2,700 a year.

### Making Good Recovery

Friends of S. W. Black, well known in Toronto real estate circles, will be glad to learn that he is making steady progress toward recovery from the illness with which he has been confined for the past four months. The Weekly Building Reporter was informed this week that he hopes to be back to work soon after the beginning of the New Year.

### Close Two Toronto Real Estate Offices

Steps were taken last week to put a stop to the real estate business being done in and around Toronto by two real estate companies, namely the Huteson

Organization and W. S. Pratt and Co. Police, acting under instructions from the Attorney-General's Department, have served notices of charges laid against them under the Security Frauds Prevention Act, and an injunction restraining both firms from doing business has been secured from Osgoode Hall. Basis for this injunction is the charge that these firms are gaining commissions described as exorbitant under the terms of the Security Frauds Prevention Act. Both of these companies were selling real estate by what is colloquially known as the "luncheon and lecture method"—a system frowned upon by those engaged in legitimate real estate business.

### North Toronto Activity

R. B. Rice and Sons Report Property Movement.

Activity in vacant land sales in North Toronto is reported by R. B. Rice & Sons, realtors, 2073 Yonge Street, who report recent sales of 130 feet of land on Heddington Avenue to Stanley A. Griffin, builder, for about \$7,000 who is building five detached homes. This street is building up rapidly with a splendid type of residence. Land on Davisville sold at about \$30 per foot to H. S. Wilder, who contemplates building one detached house; 100 feet of land on Rochester Avenue at \$40 per foot, sold to J. W. Butchart, who is building \$12,000 homes.

Price and Valleau, 3 St. Clair Avenue West, reported that they have sold a fine residence on the corner of Cortleigh Boulevard and Cortleigh Crescent this week. The vendor is B. B. Kennedy, and the price is in the vicinity of \$19,000. The name of the purchaser is not disclosed. Standing on a lot approximately 50 by 125 feet, this is a very attractive residence, being one of three erected here by the same builder.

## Low Cost Roads



### call for "Metallic" Copper Steel Culverts

When building roads, use "Metallic" Copper Steel Culverts. Economical to buy in the first place. Great salvage value—can be used in other locations after permanent sewers are installed. Can be hauled to the job and dropped in place by unskilled labor. No handling equipment required. Economical. Strong—to resist rough handling and the heaviest load that travels the road. These culverts carry a coating of not less than two ounces of zinc per square foot. Immediate delivery from stock. Ask for price lists.

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

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# Even Voltaire Had Tax Troubles

**Was Thrown into Jail for Non-payment of Excessive Taxes.**

The eminent Voltaire was penalized for becoming a land owner by being thrown into jail for non-payment of excessive taxes, says the National Association of Real Estate Boards in the eighty-sixth of its series of articles for the public.

On the eve of the launching of a national movement to band together property owners for tax relief from the present system, the real estate association looked into the past to see how long this had been going on, and found the Voltaire complaint headed sarcastically, "Omnia Ex Terra"—"Under All Is the Land."

"I am happy to make known to the Universe that I have a piece of land which would be worth 40 crowns a year net, but for the taxes," wrote the philosopher. "There appeared several edicts of a few persons who, finding themselves at leisure, govern the State from their fireside. The preamble of these edicts ran that the legislative and executive power is born by divine right co-proprietor of my land, and that I owe it at least the half of what I eat. The enormity of the maw of the legislative and executive power made me cross myself earnestly. What if this power, which presides over the essential order of societies were to have all of my land, which would be still more divine than ever!

### Then They Raised the Taxes.

"Monsieur the Comptroller General knows that I only used to pay 12 livres in all, that it was a very heavy burden for me, and that I should have succumbed if God had not given me the genius to make wicker baskets, which helped me to support my poverty. How then can I all at once give the king 20 crowns?"

"The new ministers said also in their preambles that only land ought to be taxed because everything comes from the land, even the rain, and that consequently there are only the fruits of the earth which owe taxes.

"One of their bailiffs came to me in the last war; he demanded of me for my quota three bushels of corn and a sack of beans, the whole worth twenty crowns, to maintain the war which they were carrying on—the reason of which I have never known, having heard merely that in this war my country had nothing to gain and much to lose. As I had then neither corn nor beans nor money, the legislative and executive power had me dragged off to jail and they carried on the war as best they could."

### This was Rubbing It In.

Coming out of jail, Voltaire encountered, the first day, a man who had an income of 400,000 livres a year.

"Then you pay 200,000 to the State," said Voltaire.

"I, contribute to the State,"? said the gentleman, "I have not an inch of land. I owe the State nothing; it is for you who are a landed gentleman to give half of your subsistence."

Voltaire would have joined the National Association's Property Owners' Division.



THE WOOLNOUGH BUILDING, TORONTO

E. H. PAISLEY, ARCHITECT.

## Keep Noise Away From Living Room

A suggestion which may be of interest and value to builders of fine homes has recently been made by one of Toronto's foremost real estate men and specialist in the sale of residential properties. He points out that, during the several years that oil burning furnaces have been in general use, he has heard many complaints from purchasers of homes thus equipped about the noise emanating from these machines, which are so often located beneath the living room of the house. As any builder who

has had experience with oil burning furnaces knows, even the quietest of them produces a certain amount of sound when in operation, and it is natural that the householder will find this noise objectionable, especially if he realizes that it would have been possible for the builder to place the plant beneath some other part of the house. The logical position for it, in the opinion of the majority of those owners who have expressed their views, is beneath the kitchen, where a certain amount of noise and movement is usually going on, thus effectively drowning the noise of the burner.

Of course, it is not always possible to locate the furnace beneath this part

of the house, due to various other more important factors in the design of the house, but builders might find the matter worthy of serious consideration, as this move will often provide a sales point of considerable value. In this day and age the elimination of all unnecessary noise is receiving a great deal of attention, and a prospect cannot be otherwise than favourably impressed when this evidence of thought and thoroughness on the part of the builder is pointed out to him.

The same suggestion also applies to electric refrigeration mechanism, but due to the fact that this apparatus serves the kitchen of the house it is more often than not located beneath this room. It should not, however, be placed beneath the living room, as it is productive of noise that is irritating and unwelcome to anyone desiring to spend a quiet evening above it.

## URGE EXTENSION OF AVENUE ROAD.

Recommendation was made this week by Tracy de LeMay, commissioner of city planning, to the works committee that immediate steps be taken to acquire the land necessary for the extension of Avenue Road from Glenview Avenue to the northern city limits, as set out in the general city plan laid before the council on May 12th.

## 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—GErrard 0404

## Contracting Plasterers Tell Minister of Objections to Apprenticeship Act

Messrs. Dillon and Markham Resign from Committee

The Toronto Contracting Plasterers' Association placed their objections to the Ontario Apprenticeship Act, before the Hon. Minister of Labor, Mr. J. D. Monteith, Wednesday, Oct. 29.

The craft was well represented, as it also included employers from outside the Association. Mr. A. D. Grant ably presented the employers' side of the case, and strongly advocated the Government's serious consideration of their objections, which were chiefly against the assessment of contractors, the eight weeks schooling of apprentices and the placing of various trades on the designated list without those trades being consulted. It was urged very forcibly before the Minister that any taxation should have come before the Legislature instead of by an order-in-council, and the deputation felt this was a bad procedure, and against the British principle of "Taxation by Representation."

They asked why the recommendation of Trade Committees regarding night classes was turned down, and also asked for direct information as to the sponsors of the assessment, and who consulted the trades on the matter, and when.

The members offered suggestions as to the furthering of the apprentices' learning of advanced work in the trade, and also affirmed their willingness to continue taking on a further number of boys if the Act was modified, but they claimed the right to use their own judgment as to how the boy should be taught the trade. They had carried on the work of teaching apprentices from time immemorial, and the present agitation was simply brought forward owing to the changed conditions existing in two trades only—namely, bricklaying and carpentry. Other trades had continued the good work of teaching the boy in every feasible manner.

The Minister, in reply, stated that he was trying to get his bearings on the working of the Act, as, at the present time, the work was entirely new to him. He considered that the amendment to the statute as passed in April, and the order-in-council as passed in August, gave the Provincial Committee the power to make the assessment and to collect the necessary taxation. No direct information was given as to who were the

sponsors of the taxation or who was responsible for placing the designated trades on the list without consultation with them. He asked for the deputation's support so as to place the Act in a condition that might meet with the views of all concerned. This appeared to be a hard request with which to agree, after the strenuous objections the deputation had placed before him. The deputation, however, stated their willingness to consider the Minister's request for their support.

The Minister then stated that he had received resignations from Messrs. Dillon and Markham from the Provincial Apprenticeship Council which, he considered, was rather a serious setback to the furthering of the Act. No offer was made to fill their positions.

The Minister intimated, after hearing the deputation's objections, that there might be reasons for the Act being amended, but would expect co-operation in return.

### MESSRS. MARKHAM AND DILLON RESIGN FROM APPRENTICESHIP COMMITTEE.

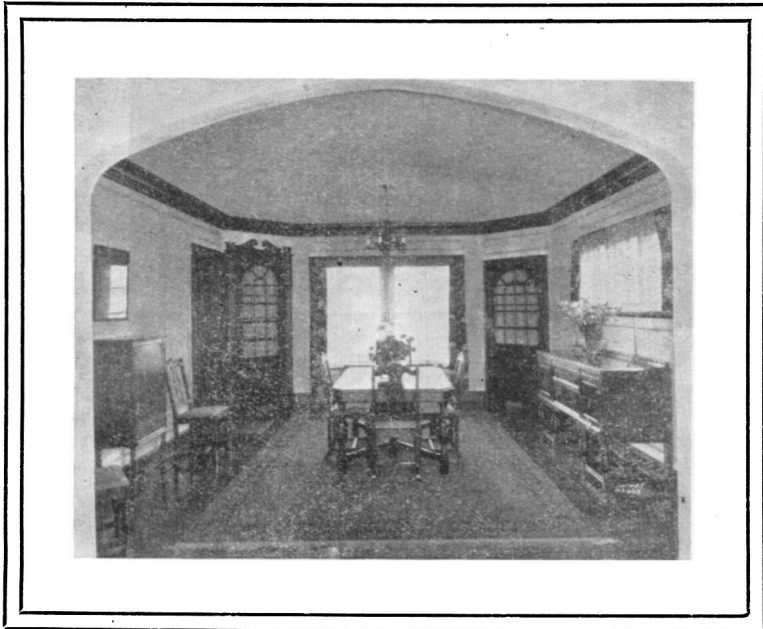
The resignations of Messrs. W. E. Dillon and Fred A. Markham from the Ontario Apprenticeship Council was placed before the Minister of Labor, Hon. J. D. Monteith, this week.

Their reasons for resigning were that, "They could not conscientiously act on that Council by aiding or countenancing that which meant a form of prosecution against those fellow contractors and employers who may have perfectly good reasons for their objections to the Act."

### BELIEVE IT OR NOT.

University Avenue extension will be commenced about Nov. 1, Mayor Bert Wemp informed the Board of Control on Tuesday last.

"The tenants between Queen and Richmond Streets in the line of the extension have been given notice to vacate by Nov. 1," stated the Mayor, "and work of tearing down those buildings will start within a week."



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Algonquin Brand has been selected for many of Canada's finest buildings. The new Canadian Bank of Commerce building is a recent example.

Good clear stock, thorough kiln drying, fine machining and careful selection of the finished product for the purpose in hand, is the secret of Algonquin quality.

You should see what can be done with beautiful Canadian BIRCH in making attractive finishes and colors. With Algonquin Interior Birch Trim and selected Birch Flooring you can present such an attractive effect for the interior of a home that sales will be easy, and the finished jobs stand out a real credit to your good judgment and workmanship.

Come in to our office at Hanna Avenue, and let us show you the remarkable new finishes on Birch, which you can easily put on yourself. Others have been greatly surprised at the decorative possibilities of Algonquin Birch.

*Big orders and small orders handled quickly from our Hanna Avenue Warehouse.*


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**EDITORIAL COMMENT**

**"EATON'S AT COLLEGE" OPENS**

FOR a week beginning October 23rd, Toronto witnessed what was in all probability the biggest "moving day" in its history when the great mass of stock and equipment from what is now "the old Furniture Building" behind the City Hall was moved to the fine mammoth new Eaton structure on College Street between Yonge and Bay Streets.

With this removal, Eaton's marks yet another milestone in its progress and its record of sixty-one years of service and trade to Toronto and Ontario. The buildings that house the vast Eaton organization were begun in the days of crinolines and oil lamps, and have been added to and modernized as necessity arose. The new College Street building is thoroughly and representatively Canadian, and wherever possible Canadian materials and Canadian workmanship was used in its construction. Lighting fixtures, elevators, and many other details were worked out in the company's own architectural office. Showcases, fixtures, metal work and all possible furnishings—from the stove in the kitchen to the arm chairs in the lounge, from the concealed cash tubes to the carpet on the floors—have been made by Canadian firms. For the past three months an average of 750 men have been employed steadily in the interior construction of this building.

In style the building is as modern as to-day. It shows that simplicity of line and grandeur of strength which distinguish the architectural classics of all time—from the days of the temples of Assyria to the American skyscraper. The straight lines, wide flutings, and simple ornament, the freedom from any touch of the bizarre, that denote the style of to-day, are apparent inside and outside the building. It has been designed as a whole. Showcases, elevators, marble columns, polished steel lighting fixtures—the very balustrades are all related.

Beyond the grace of fine proportions which in every great architectural conception must have a universal appeal, the final matter of practical use has not been neglected. From the delivery of incoming packages to the designs and positions of the showcases, the practical aspect has received as minute consideration as the aesthetic. The architects have studied every modern usage in some of the world's greatest cities, and in this store building they present the sum of their conclusions.

This splendid new structure will also go a long way in forwarding the rehabilitation and improvement to that whole section of downtown Toronto squared by Dundas, Church, College and Bay Streets.

**A TIMELY FISH STORY**

A NATURALIST divided an aquarium with a clear glass partition. He put a lusty bass in one sector and minnows in the other. The bass would strike every time a minnow approached the glass partition. After three days of fruitless lunging, which netted him only bruises, he ceased his efforts and subsisted on the food that was dropped in. Then the naturalist removed the glass partition. The minnows swam all around the bass, but he did not strike at a single one. He was thoroughly sold on the idea that business was bad. Moral: Take another shot at the glass partition. Maybe it isn't there any more.

That classic story is being sent out, attractively dressed, by the Shanferoke Coal & Supply Corporation, New York.

Is it not extremely timely?

The price of liberty often depends upon the humor of the judge.

People who "blow in" their cash usually exhaust their credit.

A lipstick is merely something that gives a new flavor to an old pastime.

A pedestrian is a nervous person who prefers balloons to balloon tires.

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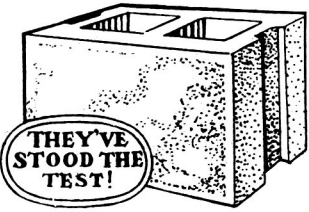
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No. 1 Maple Bark or Milton Rug.....	\$33.00 per M
No. 2 Maple Bark or Milton Rug.....	29.50 per M
Autumn Tints.....	25.00 per M
No. 1 Dark Red, Buff or Brown Pressed	32.00 per M
No. 2 Dark Red, Buff or Brown Pressed	27.00 per M
Red Face Veneering.....	27.00 per M
Red Pressed Factory.....	26.00 per M
Pressed or Wirecut Culls.....	19.00 per M

## HEATH TILE

8" x 8" x 8".....	\$104.00 per M
Headers.....	104.00 per M
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## INTERPROVINCIAL BRICK CO., LIMITED

No. 1 Dark Red Pressed, Shade 10.....	\$32.00 per M
No. 1 Light Red Pressed, Shade 10.....	27.00 per M
No. 1 Medium Flashed, Shade 30.....	32.00 per M
No. 1 Light Flashed (Buff), Shade 32.....	32.00 per M
No. 1 Dark Flashed, Shade 41.....	32.00 per M
No. 1 Special Dark Flashed, Shade 31.....	35.00 per M
Old English.....	26.50 per M
No. 1 Veltex Red.....	33.00 per M
No. 1 Veltex Mingled.....	33.00 per M
No. 1 Veltex Dark Range.....	33.00 per M
No. 1 Rug Red.....	33.00 per M
No. 1 Rug Mingle.....	33.00 per M
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Red Pressed Factory Face.....	26.00 per M
Hard Foundation Brick.....	22.00 per M
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Colonial.....	29.50 per M
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No. 1 Red Face.....	\$29.50 per M
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8" x 8" x 16".....	21c each
9" x 8" x 16".....	23c each
10" x 8" x 16".....	26c each
12" x 8" x 16".....	29c each
13¼" x 8" x 16".....	31c each

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

## COOKSVILLE PARTITION TILE

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

## COOKSVILLE LOAD-BEARING TILE

8 x 8 x 12.....	\$164.00 per M
8 x 8 x 12 Headers.....	164.00 per M
8 x 5¼ x 12.....	104.00 per M
4 x 5¼ x 12.....	\$52.00 per M
2½ x 4 x 12.....	33.00 per M
4 x 6½ x 12 (Jumbo).....	52.50 per M

Delivered in Toronto, Sales Tax included, less 5% Discount ten days from date of statement.

## TORONTO BRICK CO. LIMITED

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

## JOHN PRICE BRICK

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

## DON VALLEY BRICK

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

## SAND AND LIME BRICK \$13.00 per M

Rockite.....

## CINCRETE BUILDING UNITS

3" Standard 3 x 8 x 15¼ at.....	8½c
4" Standard 4 x 8 x 15¼ at.....	9½c
6" Standard 6 x 8 x 15¼ at.....	13c
8" Standard 8 x 8 x 15¼ at.....	19c
9" Standard 9 x 8 x 15¼ at.....	21c
10" Standard 10 x 8 x 15¼ at.....	25c
12" Standard 12 x 8 x 15¼ at.....	27c
13¼" Standard 13¼ x 8 x 15¼ at.....	29c
Cincrete Bricks 4 x 8 x 2½ at.....	\$20.00 per M

Header Units.....	Same price as standards
Jamb Units.....	Price of standard plus 1½c
Steel Sash Units.....	Price of standard plus 1½c
Units plain at one end.....	Price of standard plus 1c
Units plain at two ends.....	Price of standard plus 2c
Flue units.....	Price of standard plus 2c
Solid Units.....	Price of standard plus 5c
Quarter Units.....	Half price of standard plus 2c
Half Units.....	Half price of standard plus 2c
Three-quarter Units.....	Same price as standard

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

## STANDARD BRICK CO., LIMITED

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

## STOCK BRICK

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

## CALEDON RUG, MATT OR B/B TEXTURES

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

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

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8" Concrete Blocks, Plain.....	20c each
10" Concrete Blocks, Plain.....	24c each
12" Concrete Blocks, Plain.....	28c each
Rock Face.....	One cent extra on plain
Granite face.....	Six cents extra on plain
All solid blocks.....	Five cents extra

Terms: 30 days net. Discount 5% 10 days after delivery.

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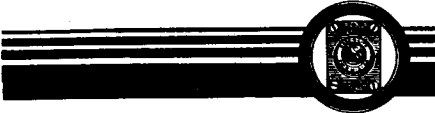
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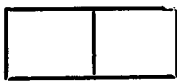


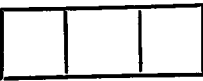


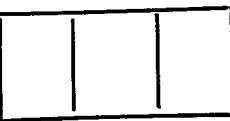

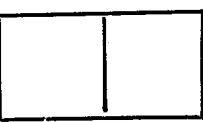
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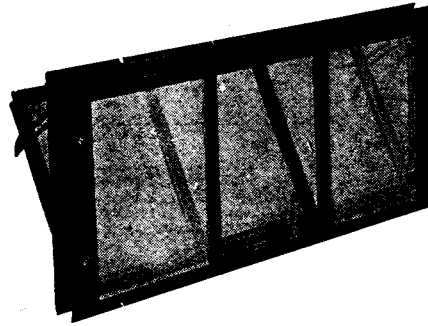
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