

WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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Building Survey Shows Mid-Summer Season Spotty

Quebec and Maritimes Ahead of Year
Ago—Public Works and Utilities
Active.

According to MacLean Building Reports, Ltd., construction in Quebec and the Maritime Provinces is being carried on in greater volume than last year, while that for Western Canada and Ontario is off from a year ago. On the whole, Canadian construction is 17.3 per cent. less than for the first seven months of 1929. Building, omitting engineering contracts, is down 28.5 per cent. Hospitals, public buildings, educational buildings and theatres each show increased activity. Engineering contracts are up 11.7 per cent.

Contemplated, or not actually contracted for work, is shown as one hundred million less than for last year. However, that which is proposed is much nearer the market. There is greater probability of the individual job proceeding as planned. During July, 38.6 per cent. of contracts awarded throughout Canada, at an estimated value of \$14,413,400, were for public works and utilities. Business buildings amounted to \$14,030,700 or 37.5 per cent.; residential 17.7 per cent. or \$6,623,700, and industrial \$2,306,600 or 6.2 per cent. The July figures by districts show Ontario had 44.3 per cent. on a total of \$16,549,900; Quebec 20.4 per cent., or \$7,637,800; Prairie Provinces \$7,984,100 or 21.4 per cent.; British Columbia 8.9 per cent. or \$3,323,400, and the Maritime Provinces 5 per cent. or \$1,879,200.

Divided into classifications, contracts awarded figures for the first seven months of this year, are shown as follows: Engineering 37.9 per cent. or \$105,278,900; Business Buildings 34.8 per cent. on a total of \$96,753,600; Residential 19.8 per cent. or \$55,209,800, and Industrial \$20,758,100 or 7.5 per cent. By Geographical divisions, these same figures show Quebec Province ahead with 35.6 per cent. on an estimated value of \$98,953,200. Ontario follows with 35.3 per cent. or \$98,029,900; Prairie Provinces had 16.6 per cent. on its total of \$46,236,900; while 7.4 per cent. of the work was done in British Columbia or \$20,642,500 and 5.1 per cent. in the Maritimes on a value of \$14,137,900.

Apartment House Planned For Dundonald Street

Completion of plans for a new five-storey apartment house on the south side of Dundonald St., near Church St., to cost \$80,000, are announced by the Gloucester Properties Ltd. Plans call for a structure incorporating all modern improvements and finished in brick with stone trim. Architectural style is to be modified modern.

The building has a frontage of 54 feet by a depth of 72 feet, and will contain thirty-two suites, 60 per cent. of which will be three-roomed apartments, and the rest, bachelor apartments. Special features include elevator service, electrical stoves and electrical refrigeration, as well as all modern apartment house equipment. Work will begin, it is expected, in a few weeks, and the building will be ready for occupancy by December.

A MONTREAL APARTMENT



An opportunity for an interesting comparison is offered by this photograph of an apartment house which is typical of the finer class of this type of dwelling as erected in the Eastern metropolis. It is situated at 5221 Park Avenue, Montreal, the owner being Mr. J. Taillefer. J. Z. Gauthier, the architect, has produced a most commendable design, which has been well executed by the general contractor, Mr. Bruno St. Pierre. The Cooksville Log Texture brick used throughout in its construction was supplied by that company's Ontario plant.

Architectural Beauty Important Phase of Efficient City Planning

Ontario Association of Architects Pleads
for Attractive City.

The architects of Toronto have addressed a letter to the members of the city council presenting their views regarding the designing of important municipal buildings and the establishing of a city planning commission. The letter, which is signed by the secretary of Toronto chapter of the Ontario Association of Architects, is as follows:

The importance of getting the right site and the right building for the police administration is apparent to every citizen who takes an interest in this great city. Before action is taken on the housing of this department, the Toronto chapter of the Ontario Association of Architects would like to bring to the attention of council certain larger matters affecting those general principles connected with the design of important municipal buildings.

This city has a reputation for the enthusiasm of its citizens in making it an attractive place in which to live and work. An attractive city appeals to at least four types, each of which has a distinct bearing on employment.

It makes an appeal to industrial concerns to settle there.

It makes a decided appeal to the tourist to spend his vacation there.

It attracts the shopper from out of town.

It attracts people to come and live there.

A city may claim that it enjoys a remarkable climate, that it has great natural beauty, that its industries are immense, and that it has fine hotels, public and

It's Up to Us

"The tumult and the shouting dies,"

"The captains and the kings depart,—"

These words of Kipling are indeed appropriate. The election is over, and a change of government has been effected. Whether or not we are satisfied with the outcome, it is up to us now to settle down and each do his share in bringing about better business conditions, and furthering the prosperity that is already ours. Let us forget politics, and unite our efforts for a finer Canada

private buildings. But when one considers these claims one wonders who would be attracted by all these if the streets were mean, the buildings dull and breathing spaces few and meagre.

Industries are an essential element in the prosperity of a large city, but they cannot of themselves make a city really great. A city solely given up to manufacturing is never a good place to live in—it is frequently a place to avoid.

And, in considering natural beauty, one immediately thinks of Toronto, which is blessed with really great natural beauty. It has its lake front, its ravines, its Hill and its tree-planted streets. But without proper control and care these assets may quickly vanish. Even a country lane may be made hideous with billboards or "hot dog" stands. In a city this is greatly

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Activity Centers Around College and Yonge

Gibson Brothers Erecting Numerous
Buildings in This Vicinity.

The last few days have seen evidence of intensive building activity centreing around the College Street-Yonge Street intersection. This condition is undoubtedly produced in part by the proximity of the T. Eaton Company's new store which is situated at the southwest corner of the intersection, and which is nearing completion, partly by the proposed straightening out of the old intersection of Carlton Street and Yonge in such a way as to make Carlton enter Yonge Street directly opposite the end of College Street. A map shown elsewhere in this issue indicates the present situation at this corner, and the proposed method of removing the difficulty.

Another fine structure which will add immeasurably to the popularity of this district, and bring the public more than ever before to this corner is the new Famous Players Theatre which will be erected on the west side of Yonge Street just south of Hayter Street. Planned to be the finest theatre in the Dominion, it will have a large seating capacity, and will prove a great attraction.

A number of business blocks are to be erected here immediately. All will be structures that would prove a credit to any business section, and it will not be long till this formerly inconspicuous corner will be scarcely recognizable.

A large part of the old structures on Yonge Street, north of Gerrard Street, have been demolished to make way for bigger, thoroughly modern buildings. More wrecking of old buildings is going forward, and further demolition operations will be started shortly.

Gibson Brothers are the acknowledged pioneer builders of the district. A Gibson-built block will occupy the present southeast corner of Yonge and Carlton Street, with a block by Robins Limited adjoining to the south. On the west side of Yonge Street, Gibson Brothers have several projects which will be under way within the next few days.

At the southeast corner of Yonge and Hayter Streets they will build a handsome store and office block, designed by Mathers and Haldenby, architects. Structure will be three storeys, of steel and stone, with ornamental bronze-work store fronts, and specially designed office suites equipped with ultra modern services and appointments. Building will have frontage of 54 feet on Yonge Street and depth of 110 feet.

Completely rebuilt, fronted with stone and reinforced with steel, the Woolnough Building, 384 Yonge Street will be a unit of the Gibson Building chain. Rebuilt structure will be five storeys high, with basement, fireproof and thoroughly modern in all appointments. Its greater ground dimensions will be approximately 36 x 110 feet. E. H. Paisley is the architect.

A smaller building designed by E. H. Paisley is planned for the north-west corner of Yonge and Gerrard Streets. It will be of stone and steel construction, a modernized interpretation of two-storey store and office structure.

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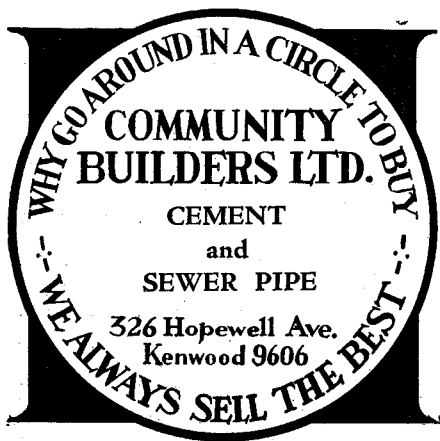
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Home Builder's Dictionary or Building Phases De-bunked

A Hot Weather Pastime.

FIRST MORTGAGE. This is the "big shot" in the residence builder's life. It represents the score in the fight between the builder and the bank or insurance company. If other things than cubage and basement size should happen to enter into it, the wise builder will have at least a "speakeasy" acquaintance with the appraiser. How else will a poor builder know when to use second-hand or mail-order plumbing fixtures?

SECOND MORTGAGE. A lot salesman dropped dead of heart failure the other day when a builder offered to buy a lot without trading in a second mortgage. Never be persuaded to buy a second mortgage that seems a little too large or too small. A small second indicates a wise old builder who knows how to cut his corners, while a large second mortgage indicates the sap builder in the hands of experienced sub-contractors.

REAL ESTATE SALESMEN. There are three flavors. (1) Unsuccessful washing machine salesmen. (2) Unsuccessful builders. (3) Tired farmers. If a salesman shows you a purchase offer on your house three hours before it expires and specifying less than two hundred dollars down payment, there are four chances out of five that the salesman has agreed to chip in part of that down payment out of his commission. The real estate salesman is the only man that has been able to change the building game into a cash business.

DOWN PAYMENT. The speculative builder's optimism, never materialized. Foreclosure cost, plus re-decorating cost, plus salesman's commission, plus whatever extra the builder can get, usually less than nothing. The principal thing considered in the purchase of a home.

DESIGN. The arrangement and appearance of a house. If this happens to resemble old houses of the right age it is called architecture. Architecture is all the rage with people who buy \$25,000 homes. However, when the design is meant to make the house appear bigger, more expensive and complicated than it actually is, the house is called classy, snappy, or "dolled up." The success of this kind of design is measured by how quickly it will stop you on the street. If it stops you like a kick in the stomach, it will be a big seller in the \$10,000 class. This type of house makes the most money for the builder, the best second mortgage for the investor, the easiest house to "turn over," and the most popular home for undertakers, butchers, restaurant proprietors, prohibition directors and all the rest of America's great middle class.

ELECTRICIANS. There are two kinds. The standard price man, who figures and bills a job, letting his helper do the work. The "cheap" electrician, who has dirty hands, a large family, and the darndest luck with the inspector.

The Successful Man.

A successful man is one who has tried, not cried; who has worked, not dodged; who has shouldered responsibility, not evaded it; who has gotten under the burden, not merely stood off, looking on, giving advice and philosophizing on the situation. The result of a man's work is not the measure of success. To go down with the ship in storm and tempest is better than to paddle away to Paradise in an Orthodox canoe. To have worked is to have succeeded—we leave the results to time. Life is too short to gather the harvest—we can only sow.—Elbert Hubbard.

SUB-DIVISION DEVELOPERS. There are two kinds. Those who sell to the dear public for their "dream home" during prosperous times; those who sell to "their builders." The last kind is the hardest boiled. The developer who puts on this racket, known to the trade as the Builder's Sub-division, may repeat several times in one city by advertising for builders in out-of-town papers. The "builder" is usually an out-of-work carpenter tastefully garnished with be-a-big-builder propaganda. Armed with his father's insurance money and his wife's brother to help him, he signs a lot of papers and gets a building loan which is usually large enough to pay for the lot and a month's groceries, together with credit with a few selected material men with whom the lot salesman has previously made arrangements for his commission. After the money gives out and the foreclosures are all over, the developer puts through the streets, finishes up the houses during the winter and cleans up in the spring. There are only a few builders who are clever enough to beat this racket; among these few the opinion is generally held that right after the "rough plaster" payment on the building loan is collected is the best time to beat it.

SUMP PIT. A hole in the basement floor usually located at the highest point in the floor and either at the foot of the basement stairs or directly in front of the heating plant.

SEPTIC TANK OUTLET. One of those mysterious things the low price plumber puts in when the builder is off "seeing a man about a mortgage."

A SKIMPED FOOTING. The trade mark on one of those labor contract masons that want to "save the builder some money."

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HALF TIMBERING. Cull trim left over from another job nailed on over the stucco.

OVER-SIZE FURNACE. A No. 24 case on an eighteen-inch furnace.—Horace M. Wood, in "Building Age."

A Voice from Mid-Europe

The editor of the Reporter recently received a postcard from our good friend, Dan Kay. Dan says he has been at Oberammergau (is that how you spell it, we've mislaid Dan's card and it's too hot to reach for the Gazetteer) and has taken in all the sights, including the wonderful Passion Play. Several of the boys have heard from Dan, and a lot of his cards were dated from Paris. Dan must have liked gay Paree—eh what! Bob Muir says that he thought Paris was alright, too, but he only wished he had gone there before he was converted! Oh, gosh, it's hot—when do we come to that rendezvous again?

AMONG OUR MEMBERS

George A. Rome, 291 Mossom Road, is erecting two detached residences on the west side of Runnymede Road, south of DeForest Road, in the Village of Swansea. They will be two-storey dwellings of solid brick construction on concrete block foundations, and will have many up-to-date conveniences. The foundation work has been completed, and work is under way on the erection of the walls. They will cost in the vicinity of \$6,000 each. Mr. Rome also has completed the roofing of a residence on the corner of Armadale Avenue and Mayfield Avenue. It is a two-storey solid brick dwelling, constructed at a cost of \$8,000. The same builder has the walls up for a residence on the north side of Mayfield Avenue, near Armadale Avenue, in the Village of Swansea. It has specifications similar to the first-mentioned two, and will also cost \$6,000.

W. A. Griffin, 13 Graham Gardens, has completed excavation operations for the erection of a residence and garage on the west side of Windermere Avenue, near Colbeck Street, and is getting foundations in at present. A two-storey dwelling, it will be of solid brick construction on concrete block foundations, and will cost about \$5,750.

Morris Small, 236 Annette Street, intends to begin soon on the erection of two detached residences on the west side of Glendonwynne Road, near Glenlake Avenue. Excavation operations have been completed, and the construction of

the house will go ahead at once. It will be a two-storey dwelling, having seven rooms, and will be of solid brick construction on concrete block foundations. The estimated cost is placed at \$10,000. The same builder has the walls under way for a residence and garage on the west side of Jane Street, near Baby Point Road. It will be a two-storey dwelling of solid brick, and will be built on concrete block foundations. The cost of its erection is placed at about \$5,500. Mr. Small has also completed excavation operations for a duplex residence on the west side of Glendonwynne Road, near Glenlake Avenue. It will be a well-equipped two-storey structure costing in the vicinity of \$8,500. Solid brick construction on concrete block foundations will be employed.

* * *

George Slightam, 266 Riverdale Avenue, expects to begin work soon for the erection of a small residence at number 15 Ronan Avenue. A two-storey dwelling, it will be of solid brick construction on concrete block foundations, and will cost in the neighborhood of \$5,000.

For More Saleable Construction

Practical Ideas and Helpful Hints on Home Building, Compiled Specially for Weekly Building Reporter by a Toronto Builder of Many Years' Experience.

VII. CHECKING THE PARTITIONS.

The roof now being completed, the careful builder will then examine the partitions dividing the different rooms, staircases, etc., etc. He will be very particular to notice the "outing" or the cutting which has necessarily been done by the steamfitter and plumber, or other tradesmen who have found it necessary to cut into the partitions after they have been erected in their proper place by the carpenter.

Even on the best of occasions there are times when the plumber finds it necessary to disturb some of the carpenter work—such as joists and studdings. This is where the careful builder, who really desires the purchaser to receive a first-class job, will go over the work now completed by the plumber and stiffen up any joists or studdings which have been unduly cut into by the plumbers and steamfitters. This is done by putting in a series of bridging 2 x 4 if it be a stud partition, or the usual 2 x 2 bridging in between the joists, to give stability and stiffness.

Some builders are apt to think that when the carpenters have put in partitions, the bathroom particularly, that the matter can be disposed of and forgotten about. This is a great mistake, as a plumber or steamfitter will frequently knock partitions "out of line" unwittingly, and in a tiled bathroom particularly any partition shows up very badly if out of plumb. Also the plumber, through no fault of his own, has to cut into these partitions and joists around a bathroom frequently, so that they are somewhat impaired in strength. Therefore the conscientious builder who desires the finished product as near perfect as possible will see that all these partitions have been reinforced and strengthened. From years of experience it has been found that these tradesmen—steamfitters, plumbers, electricians, etc.—do not have the same interest in the finished product that goes in the partitions (that is the lath and

(Continued on page 15)



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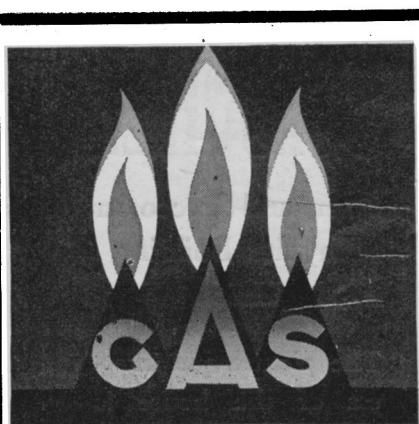
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The Ring of the Trowel and the Hum of the Saw

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

E. H. Paisley, architect, Confederation Life Building, has drawn up plans for the erection of a store and office building at the northwest corner of Gerrard and Yonge Streets. They will be two storeys and basement, of brick and Indiana limestone construction.

L. J. Lummis, 54 Firstbrook Avenue, expects to begin work soon on the erection of a detached residence on the east side of Bastedo Avenue, near Danforth Avenue. It will be a two-storey dwelling, of solid brick construction on concrete block foundations, and will cost \$4,000.

The south side of Wadsworth Boulevard, near Springmount Avenue, is the scene of operations for the erection of a detached residence by A. Leitch, 198 William Street, Weston. It will be a two-storey dwelling, of solid brick construction on concrete block foundations, and will cost in the vicinity of \$5,000. Work on the erection of walls has begun.

Work is under way and the foundations going in for alterations to the Old Private Patients' Pavilion of the Toronto General Hospital. Darling and Pearson, architects, 2 Leader Lane, have prepared the plans for this work, which is being done by Witchall and Sons, the general contractors, 156 St. Helen's Avenue. The alterations, which will be quite extensive, are expected to cost \$40,000.

S. Bennett, Temple Building, has the roof on the store building which he is erecting at 2436 Yonge Street, for the F. C. Burroughes Furniture Company. Plans for this structure have been prepared by H. G. Duerr, architect, Lumsden Building, and call for two storeys and basement, measuring 50 feet x 140 feet, of brick and steel construction, stone faced and trimmed. The cost of this structure is estimated at about \$70,000.

E. Pickells, 45 Tullis Drive, has foundation work completed for the erection of a two-storey detached residence on the south side of Castlefield Avenue, near Rosewell Avenue. This dwelling, which will cost about \$4,500, will be of solid brick construction on concrete block foundations.

Thomas Tidy, 101 Cosburn Avenue, has the foundations in for the erection of a detached residence on the north side of Cosburn Avenue, near Lesmount Avenue. Two storeys, it will be of solid brick construction on concrete block foundations,

and will be completed at a cost of about \$6,000.

C. J. Pouley, 66 Parkway Avenue, has begun work on the walls for the erection of a detached residence on the east side of Bracken Avenue, near Bloor Street West. It will be a two-storey dwelling of brick and stone construction on concrete block foundation, and will be completed at an estimated cost of \$8,000.

C. Rowan, 317 Armadale Avenue, has the roof on the detached residence which he is erecting on the northwest corner of Armadale Avenue and Larkin Avenue, Swansea. Measuring 22 feet x 53 feet 6 inches, it is a two-storey dwelling, and will be completed at a cost of \$10,000.

295 Forman Avenue is the site of operations for the erection of a pair of residences by Phillip McDonagh, 2084 Dundas Street West. They are of two storeys, and are of solid brick construction, being built at a cost of \$6,000 each. Roofing has just been completed.

The Argyle Contracting Company Limited, 598 Rushton Road, are getting the foundations in for a detached residence on the west side of Ronald Avenue near Eglinton Avenue. It will be a two storey dwelling of solid brick construction on concrete block foundations and will cost in the vicinity of \$4,500. The same builders have the walls under way for another similar residence on an adjacent lot, and are plastering a residence of similar specifications located on the west side of Miranda Avenue near Bowie Avenue.

The walls are rising rapidly for the new Sunday School of the Westminster Central United Church. J. Francis Brown, architect, 2 Bloor Street East, is responsible for the design of this fine structure, and the masonry contract is being excellently handled by R. Robertson and Sons, Confederation Life Building. The new building is expected to cost about \$60,000.

A. Faulkner, 254 Arlington Avenue, intends to begin work soon for the erection of a detached residence on the east side of Humewood Drive near Maplewood Avenue, which will be a two storey dwelling of solid brick construction on concrete block foundations costing about \$1,000. A garage will be erected along with the house.

(Continued on page 7)

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Architectural Beauty Important Phase of City Planning.

(Continued from page 1)

exaggerated, because ground is more valuable, posters have to be bigger and more competitive, and gas stations more numerous.

Beauty Costs No More.

The necessary complement to a city of natural beauty is a happy arrangement of streets and open spaces and the successful grouping of fine buildings. Nor is such a city an idle dream. Beauty costs no more than ugliness—it is, in fact, an investment. The changes made to-day by motor car manufacturers, by the owners of departmental stores, show that there is an economic value in the appearance of things.

Architecture is the one art from which there is no escape in the city. One may live a lifetime and not see sculpture, one may bar paintings of all kinds from the house, but architecture confronts every citizen from morning till night. And, with modern illumination, even the night has become but a background for the display of our tallest buildings.

One of the things which strikes the visitor in many older cities is the love of the man in the street for his city. He thinks of its buildings with affection and takes one to see its streets, its open spaces and monuments with a pride which is admirable. It has doubtless been estimated what the buildings of Paris mean to the city financially from the thousands of tourists who come to see them from all over the world.

Nor is the financial gain the only one. Well ordered pleasing buildings are believed to have a distinct influence on the formation of character and the general development of the minds of children. The whole community benefits in health from open green squares, oases which every day are filled with people. These squares, in which downtown Toronto is deplorably lacking, provide a setting for fine buildings, and as such have not only an artistic but a proven economic value.

Architect on Commission.

In this connection in which town planning and architecture are so closely related we should like to suggest that if a permanent town planning commission is formed in Toronto (and to keep abreast of cities of equal size on this continent and Europe, such a commission is absolutely essential) an architect should be included. In most of the universities, town planning is taught as a necessary part of the training of the architectural student, so closely are the two subjects related. Certainly one might say that the modern architect can contribute more to town planning than the town planner can to architecture. So that where the efficiency and architectural beautification of the city are concerned nothing should be left to chance. The town planner's

knowledge of traffic should be supplemented by competent architectural advice.

[Editor's Note: It might be pointed out here that there is also every good reason why a representative of the Home Builders' Association be appointed to the permanent planning commission if for no other reason than the town planning movement in Toronto had its origin in the Toronto Home Builders' Association, who were the very first organization to officially urge our municipal authorities to form a town planning commission. This is a matter of record. Successful and complete town planning will embrace design and structure of buildings as well as street extensions.]

The Toronto chapter of the O.A.A. is at all times ready and willing to aid the civic authorities in any way where the development of the city is being considered. The chapter does not wish to trespass on the duties of the city architect, or to be construed as criticizing his work, but his department should primarily be one for safeguarding the public from unsound building.

Advises Practicing Architect.

In view of the foregoing, we suggest that a practicing architect be engaged in the planning and designing of important municipal buildings. On account, however, of the city architect's special knowledge and experience in the maintenance and operation of municipal buildings, he should be associated with the architect chosen or he should act as the city's agent in dealing with the architect employed.

We believe the city architect would admit that the initial work of designing could be done more speedily by a private firm than by his office, and an early start would relieve the stress of winter unemployment in the building trades.

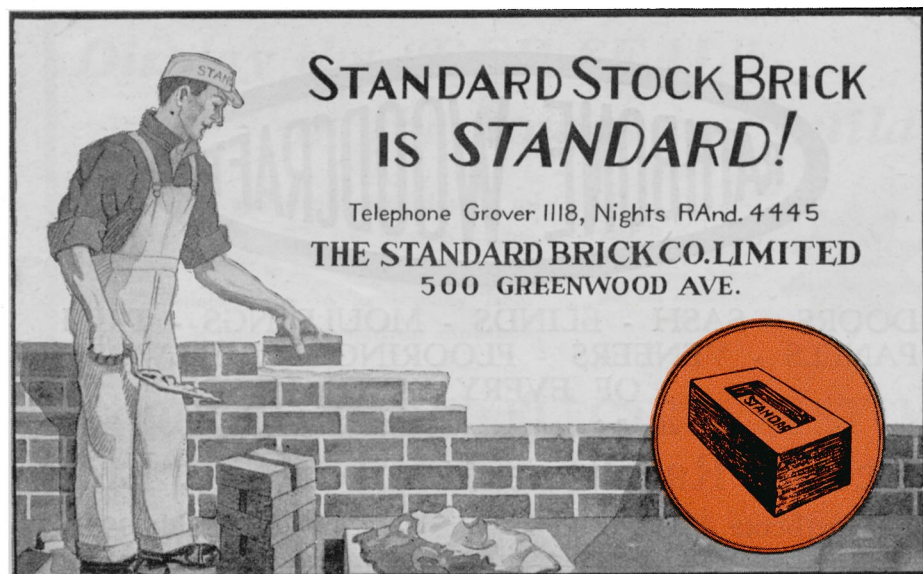
There are many architects who, through training and practical experience are capable of acting in such a capacity. It may not be generally known to the lay public that there are architects here who have an international reputation.

(Continued on page 9)

Mechanics' Liens

July 30th, 1930.

11849—M. Sirot against The Shankman Construction Co. Ltd. et al for the sum of	\$935.00
11850—The Vokes Hardware Co. Ltd. against Grand Central Markets Ltd. et al for the sum of	\$904.11
11851—B. A. Robinson against Associated Development Corporation Ltd. et al for the sum of	\$8,025.00
11853—Kamin & Stone against A. J. Henderson et al for the sum of	\$347.00
11854—J. H. Mees against Ida E. Fauver et al for the sum of	\$315.00
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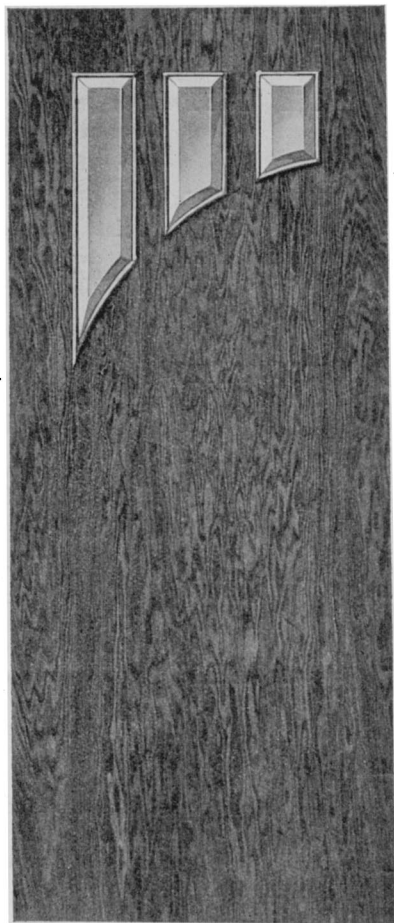
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Toronto District Building Permits

Fred Owens, 278 Greer Rd., build two det. brick dwell., 272-4 Greer Rd., near Deloraine Ave. \$8,000

Lockwood Clinic, 164 Bloor E., build new entrance at w.s. of Clinic bldg. and cut dormer window, 172 Bloor E., near Huntley St. \$1,000

B. J. Davidson, 610 Concourse, build four det. two-family dwell., s.s. Whitehall Rd., near Gregory Ave. \$56,000

Geo. W. Patterson, 13 Gledhill Ave., build two-family dwell., 9A to 11 Gledhill Ave., near Danforth Ave. \$4,300

G. & G. Letros, 71 Carlton St., instal two 1,000-gal. tanks and two 20-gal. pumps, 71-73 Carlton St., near Church St. \$1,200

Mrs. Sadie Hammer, 96 McCaul St., repair fire damage to one pr. semi-det. stores, 417-19 Spadina Ave., near College \$800

Robt. Weir, 18 Wellington St. E., alter existing house into duplex and build three one-storey brick private garages, 69 Beatty Ave., near King St. \$2,000

Geo. Neish, Leaside P.O., build one det. brick dwell., 39 Norman Ave., near Caledonia Ave. \$2,500

Dr. G. S. Murray, 11 Edgar Ave., alter dwell., to be used as private dwell. when completed, 11 Edgar Ave., near McLennan Ave. \$3,000

Commercial Papers Ltd., 20 King St. E., alter and build addition to factory, 320 King St. E., near Parliament..... \$750

Samuel Young, 41 Hazelton Ave., build det. two-family dwell. and private garage, 47 Boswell Ave., near Avenue Rd. \$6,000

Geo. H. Mowers, 312 Douglas Dr., build two pr. semi-det. brick dwell., n.s. Brookdale Ave., near Elm Rd..... \$15,000

Star Publishing Co., King St. W., dem. two warehouses, 25-31 Pearl St., near York St. \$800

Mrs. Thos. W. Squire, 101 Dundas St. E., build store and office bldg., 103 Dundas E., near Dalhousie St. \$4,000

Chas. Demelis, 608 Rushton Rd., build one det. brick dwell., w.s. Heddington Ave., near Eglinton Ave. \$4,000

Clayton Hurlburt, 405 Manor Rd. E., build one det. brick dwell., 38 Douglas Ave., near Jedsburgh Rd. \$3,500

Hamilton Bridge Co., Fleet St., drive piles for runway foundations, s.s. Fleet St., near ft. of Spadina Ave. \$1,500

Roy Hand and A. Barclay, 25 Bansley Ave., build two det. brick dwell., n.s. Brookdale Ave., near Avenue Rd... \$9,000

Realty Holding and Investments Ltd., 639 Confed. Life Bldg., build two pr. semi-det. brick two-family dwell. and two pr. semi-det. garages, e.s. Braemore Ave., near Collegeview Ave. \$34,000

Albert Cornell, 29 Hollywood Cres., one det. brick dwell., 29 Swanwick Ave., near Main St., \$4,500; also two det. brick

dwell. and two det. private garages, 23-25 Benlamond Ave., near Main St.... \$12,000

T. Eaton Co., Dominion Bldg., make alterations to warehouse by removing 20 ft. of front portion, 22 Hayter St., near Yonge \$7,000

Silverwood Dairy Ltd., 588 Dupont St., repair portion of ground floor of dairy building, 588 Dupont St., n.e. cor. Manning St. \$1,500

Irving Smith, 26 Glen Elm Ave., build a one-storey brick private garage, all footings to be 4' 0" below grade, 26 Glen Elm Ave., near Yonge St. \$680

Michael Malony, 21 Pendrith St., underpin dwell. with 16" stone found., all footings to be 4' 0" below grade, 21 Pendrith St., near Christie \$500

Harbour Brick Co., ft. of Bathurst St., build addition to mortar tank, e.s. Bathurst St., near Fleet St. \$5,000

Murdo MacGregor, 3154 Yonge St., build one det. brick two-family dwell., 922 Avenue Rd., near Collegeview Ave. \$11,000

Union Stock Yards, West Toronto, build sheep pens and dem. existing sheep sheds, n.s. West Toronto St., near Keele St. \$183,000

Issacher Harris, 9 Highcroft Rd., build two det. brick dwell., 1-3 Highcroft Rd., n.e. cor. Cairns Ave. \$6,500

Ewan McDonald, 1415 Gerrard St. E., build a two-storey addition to store and dwell., 1415 Gerrard St. E., s.w. cor. Hiawatha Ave. \$750

T. Eaton Co., Yonge St., make alterations to creamery buldg., 28 Hayter St., near Yonge \$8,000

McBride's Garage, Pears Ave., alter public garage bldg., new ramp-ground to first floor, s.s. Pears Ave., near Avenue Rd. \$2,000

J. A. MacIntosh, 70 Forest Hill Rd., alter building, 70 Forest Hill Rd., near Lonsdale Ave. \$1,000

Col. G. F. McFarland, 235 Russell Hill Rd., make interior alterations to dwell. to be used as a single det. private res., 235 Russell Hill Rd., near Clarendon Rd. \$2,000

Albany Club, 93 King St. E., build addition to make interior alterations to club, 93 King St. E., near Church St.... \$85,000

McColl-Fontenac Oil Co., 114 Don Esplanade, erect gasoline storage tank, ft. of Cherry St., near Commissioner St. \$30,000

Century Baptist Church, 40 Davisville Ave., build chimney in church for new steam boiler, also build vault in basement and install sliding doors for classrooms, 12-16 McPherson Ave., near Yonge St. \$1,500

Chas. Sharpley, 564 Christie St., make repairs to dwell., build three brick piers to support existing sunroom, reshingle roof and repair chimney, 564 Christie St., near Tyrrel Ave. \$600



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(Continued from page 4)

The walls are going up rapidly for the half million dollar apartment house being erected by Arthur Latham, 111 Vaughan Road, on the west side of Jarvis Street, near Carlton Street. It will be twelve storeys and basement, measuring 68 x 150 feet, of reinforced concrete construction. All modern conveniences will be included in the equipment of the new apartment, which will cost \$500,000. Joseph A. Thatcher, 37 Cowan Avenue, is the architect responsible for the design.

J. N. Connor, c-o Raymond and Honsberger, 817 Federal Building, is erecting two residences on the west side of Guy Avenue, near Eglinton Avenue, and has let the contract to Duncan and Bruno, 123 Brownsville Avenue. The roof is on both houses, which are one storey each, of solid brick construction. The cost of the two is estimated at \$9,000. Mr. Connor has also let the contract for the erection of eight residences of similar specifications to the same builders, to be erected on the east side of Willis Avenue near Eglinton. These dwellings will cost \$4,500 apiece, and are in various stages of construction, six not having yet been started.

W. C. Lock, 101 Glenmore Road, will start work soon on the erection of a pair of semi-detached residences at 54-56 Harwood Road. They will be two storey dwellings of solid brick construction on concrete block foundations, and will be completed at a cost of \$8,500.

G. Tamai, 577 Perth Avenue, has the foundations all in for the erection of a detached residence on the east side of Ronald Avenue, near Bowie Avenue. It will be a two storey dwelling of solid brick construction on concrete block foundations and will be completed at an approximate cost of \$4,800. The general contract is being handled by O. Bioson for the owner.

J. R. Vaughan has completed excavation operations and has the foundations started for the residence which he is erecting on the north side of Livingstone Avenue near Lyon Avenue. It will be a two storey dwelling of solid brick construction on concrete block foundations and will be completed at an approximate cost of \$4,500.

Earl Sheppard, architect, 57 Queen Street West, has prepared plans for the erection of a gasoline service station at 299 Eastern Avenue. The general contract on this job has been awarded to J. D. Young and Apperly, 428 Ossington Avenue, and the work of erection of the station will be completed at a cost of \$6,000.



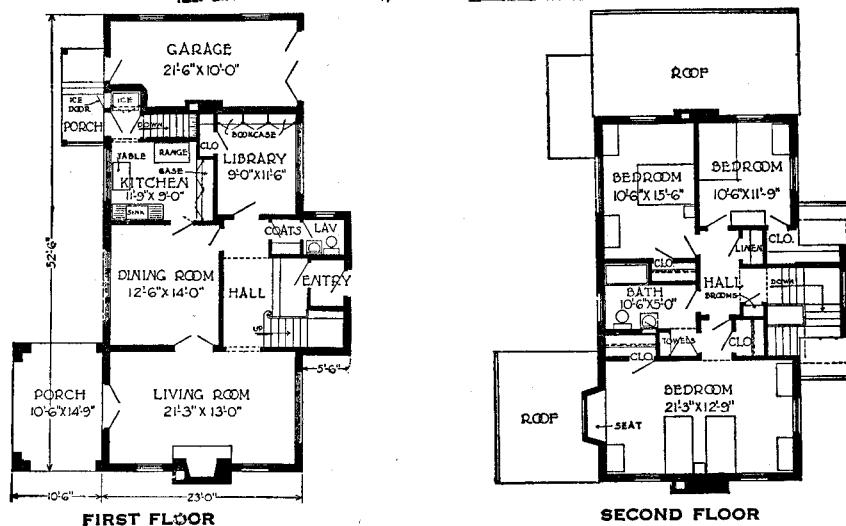
The Charm of the English Type House

DURING recent years, particularly in Ontario and the eastern sections of the United States, the English type of house has been enjoying increasing favor among home builders. The reason for this popularity is not difficult to find, for the majority of these houses present an interesting exterior and make possible an attractive interior arrangement.

The unique gabled front of this design at once sets the house off from its neighbors. The classic entrance, painted white, cream or ivory, is a mark of distinction that brings out the varied beauty of the brickwork.

Face brick is used with colorful effect in the exterior walls, and with its beauty brings permanence and fire safety so necessary in to-day's homes. The wide range of colors and textures available in this material make it easy for the home builder to select the colors that best harmonize with the site. Care should be given to the selection of color for the mortar joint as these joints serve not only to bind the brick together but to accentuate their color.

The living room extends across the end of the house and opens to



a porch at the rear. The dining room is located directly back of the hall to which it opens as well as to the living room. The kitchen is well lighted by two large windows alongside the sink. A large cabinet occupies the entire rear wall. The ice box is placed in the entry, with an outside ice door, and has a cabinet above. The basement stair descends here. On the back porch is a convenient entrance to the connected garage.

On the second floor are three spacious corner bedrooms, with ample closets, and a large bathroom with towel closet. In the hallway, closets are provided for linens and brooms.

For the physician, contractor, or others who wish an office or study at home, this plan, arranged with an extra room downstairs, should make an appeal. For the library, as on the plan, while in itself an attractive addition to any house, may be converted to the uses suggested.

There is a full basement, except under the garage and porch. This contains the usual boiler and coal rooms, laundry, vegetable cellar, all above ground, making an unusually light cellar. The ceiling height of both storeys is 8 feet 6 inches. The content of the house 33,000 cubic feet; garage 3,200 cubic feet.

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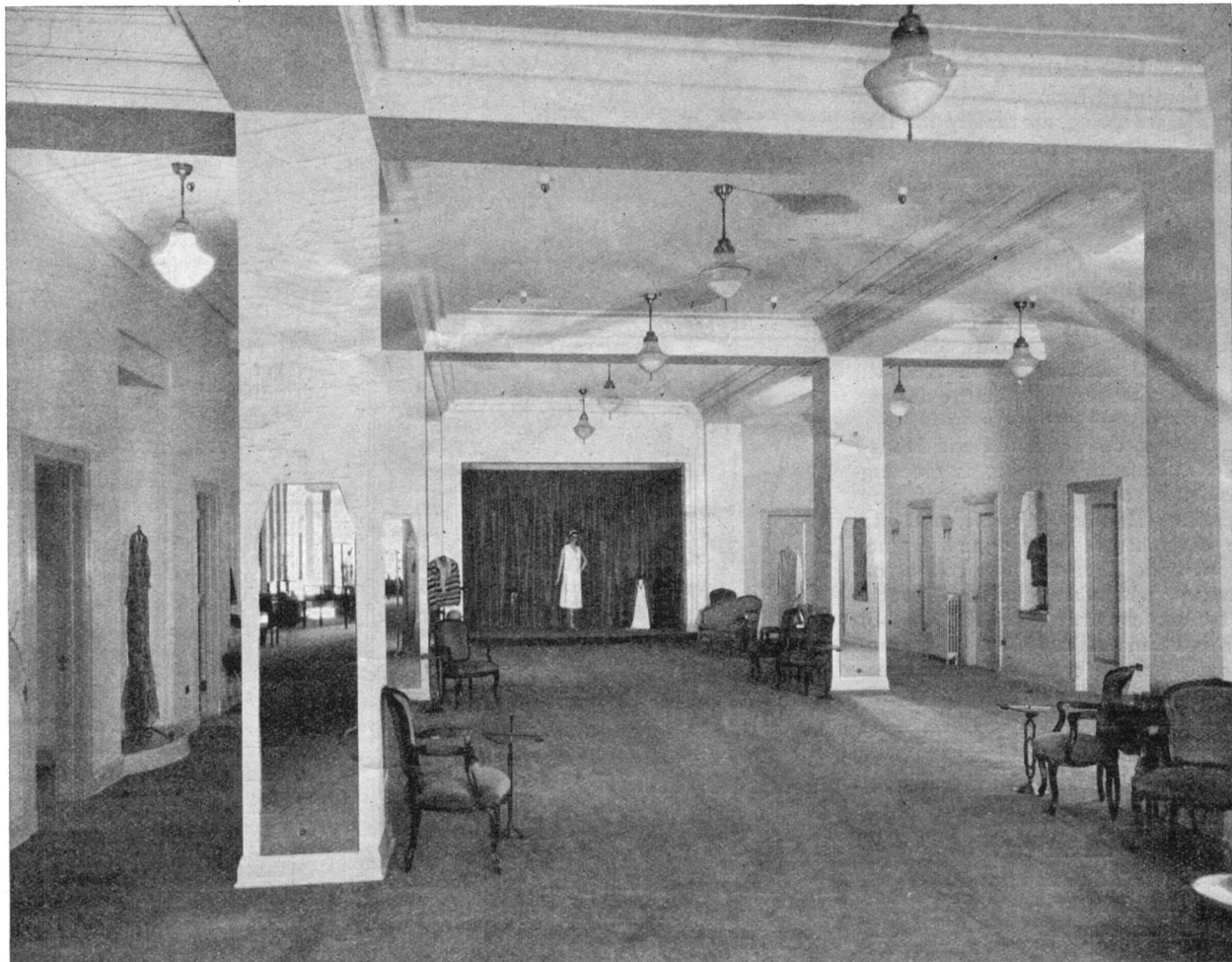
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A Modern House of Style for Milady

MODERNISM and Progress are invading every department of business today, and none shall escape their influence. We may procrastinate or evade for a time, but sooner or later—and its generally sooner nowadays—if we desire to captivate the customer in our receptive field of endeavor, we must submit to the onward push and allow full play to the new and better ways which make for efficiency and profitable operations.

The new fashion house of Creed's, Limited, at 46 Bloor Street West, Toronto, is a striking example of the march of progress in the retail merchandising field, and in particular in that section of trade which caters to the dress needs of the modern woman. It is as well one of the latest additions to the several splendid edifices which are contributing to the making of Bloor Street the "Fifth Avenue" of Toronto. The architects, Messrs. Marani and Lawson, have succeeded in creating a frontage that speaks at once of true



Dress Salon: Creed's Limited, Toronto.



Architects: Marani & Lawson.

Exterior View, Creed's Limited.

Contractors: Wells & Gray, Ltd.

refinement and simplicity. The view of the exterior as shown on this page reveals a strong tone of genuine beauty in every line which is specially indicated in the charming treatment of the entrance, display windows and of the spandrels between the second and top storeys. The pilasters framing the main entrance and street windows, together with the cast aluminum metal work used so effectively in both windows and entrance as well as in the lettering of the firm name, give an air of high distinction to the whole base course.

The appeal to the feminine is shown throughout the entire interior, which is all in extremely good taste. The beautiful main stairway, the color elements of the walls and ceilings, the mirrors of modern design, and the appointments for the proper display of fine apparel are all executed to please and satisfy feminine fancies and needs.

Mystery Quarters.

Ask someone to lend you a quarter and then suspend it by means of a piece of cotton, tied securely across its diameter, in an empty glass. Hold the other end of the cotton between the thumb and forefinger, and rest your elbow on the table. Then ask one of those present to suggest a number. Concentrate your mind on the number chosen and hold the quarter quite still in the middle of the glass. Presently the coin will begin to swing and eventually it will strike the sides of the glass, and will continue to do so until it has reached the number chosen, when it will slow down again and eventually come to rest.



View from Entrance: Creed's Limited, Toronto.



Staircase: Creed's Limited, Toronto.

Architectural Beauty Important Phase of City Planning.

(Continued from page 5)

Quite a few have been honored by fellowships and the like from architectural institutes in the United States and Europe.

It might be interesting to know that there are over 4,000 citizens of this city directly dependent for their livelihood upon Toronto architects who administer expenditures annually of over \$100,000,000 in work covering the city and outside.

During recent years many of the architectural firms in Toronto have built up organizations of great ability and efficiency, constantly and successfully handling building operations of great magnitude. Apart from the advantage which might accrue to the profession, the city would certainly benefit by securing the services of such architects in the planning and designing of its public buildings.

Indeed, we would suggest that an excellent opportunity is afforded with the prospective police administration building, of carrying out this proposed co-operation between the city architect's department and the private professional architects of Toronto.

York Township Permits

G. R. Bailey, 30 Pritchard Avenue, a one storey brick dwelling on the north side of Pritchard Avenue near Mould Avenue \$3,000

G. Groves, 450 Concord Avenue, a two storey brick dwelling on the west side of Atlas Avenue near Hastings Street \$4,500.

G. Groves, 450 Concord Avenue, a two storey brick dwelling on the east side of Roseneath Gardens near Earlsdale Avenue \$4,500

T. Strang, 114 Cedric Avenue, a one storey brick and block dwelling on the north side of Rushton Road near Arlington Avenue \$5,200

T. R. Wilson, 14 Clovelly Avenue, one pair of two storey brick dwellings and two garages at rear on the north side of Gloucester Grove near Alameda Avenue \$8,200

T. Trist, 40 Ellsworth Avenue, a two storey frame and veneer dwelling on the west side of Alameda Avenue near Bude Street \$2,200

H. R. Holmes, 55 Indian Road Crescent, add a 12-in. block basement and veneer house all around, on the west side of Mossom Road near Wetherall Avenue \$2,000

W. A. Russell, 38 Holmesdale Road, a two storey brick dwelling on the east side of Caledonia Road near Corley Avenue \$3,600

Wife: "William, I'm writing a paper on calendar reform for the debating society. Do you know which Pope gave us our present calendar?"

Husband: "Pope? Good heavens! I thought it came from the grocer."

Diner: "Waiter, didn't you hear me say 'well done'?"

Waiter (ignoring pink steak): "Yessir, thank you very much, sir. It's seldom we get any praise, sir."

George, whose only means of support was his rich father, was being married. Everything went well until the bridegroom had to repeat the words: "With all my worldly goods I thee endow." The congregation was then startled to hear a moan from the old man.

"Heavens!" muttered Pa, "there goes his bicycle."

"Jimpson is very attentive to his wife, it appears."

"Yes, he always oils up the lawnmower for her before he goes to the office."

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REAL ESTATE NEWS

New Residential Area to Have All Facilities of Country Club

Recreation and Natural Beauty Outstanding Features of Project.

Toronto is to have a new summer and winter playground within easy distance of the city, according to plans outlined to The Star to-day by members of the Toronto syndicate which is undertaking the project. Already a 150-acre land parcel has been purchased by the syndicate and is being laid out by Messrs. Wilson, Bunnell and Borgstrom, the Toronto firm of engineers and landscape architects, who conceived and are now superintending the construction of Hamilton's \$4,000,000 beautification scheme, which embraces public parks, the creation of a lake shore boulevard and an entrance-way to the city.

Among the privileges to be enjoyed by residents of this new country club development are private bathing, fishing and boating, for the two-mile shore line will not be open to the public. A club house will also be erected as a general social headquarters for property-owners, and provision has been made by the landscape architects for the laying out of tennis courts and playing fields.

Further privacy is assured in that no streets will be constructed, each property owner being served by a private driveway. This will obviate the influx of transient motorists who might otherwise take advantage of the community's many recreational advantages.

The new development is situated 22 miles north of the city on the road to Aurora, and will lie along Preston Lake. The altitude at this point is over 1,000 feet and the property, which contains a hardwood grove, has long been noted for its unspoiled beauty. The newly-purchased land parcel was formerly owned by George Preston, member of a pioneer family after whom the lake was named.

An unusual feature is that the whole lake shore will be transformed into a park by the landscape architects and no lot will come down to the water's edge. This park, however will be maintained for Preston Lake residents only, and will not be open to the general public as is the case in several other lake resorts.

Advices Study of Community's Needs

Careful Planning of Subdivision
Essential.

"Determine by a comprehensive survey whether there is a necessity for the particular type of subdivision you are contemplating in the section of the city where you are expecting to launch your project before you ever start developing it." This was the advice given by L. T. Stevenson, Pittsburgh, Pennsylvania, to members of the Home Builders and Subdividers Division, meeting at the twenty-third annual convention of the National Association of Real Estate Boards at Toronto.

"I believe every city should set up some such thing as volume control wherein we would not become over-developed, and wherein all developments would be completely improved and offered to the public only after such improvements are hon-

estly made by the developer," Mr. Stevenson continued. "There is now and always will be a demand for the modern home. It is therefore necessary for good developers to continue their activities, furnishing their particular communities with developments that will be suitable sites for future home building. Good real estate, fairly priced, has always been the best basis for substantial credit and will continue to be supported by the people, but exorbitant prices for poorly planned property have ceased to be tolerated by buyers. Many of the old theories and practices that have been in vogue in the past are entirely obsolete to-day and we find ourselves confronted with a new and different situation."

Mr. Stevenson stressed the importance of a high class permanent sales force for the successful operation of a subdivision business. He warned against the "floater" type of salesman and said that his experience had proven that in selling homes and home sites the married man between thirty and fifty years of age, who himself appreciates the value of what he is selling, makes the best salesman.

Buys Estate at Donlands

Transfer was effected last week of eight acres of land, attractively situated in the Don Valley at York Mills, to Luigi Romanelli, Toronto's foremost musical director. The tract is well wooded and is almost surrounded by sweeping bends of the Don River. It is a part of the Donlands property owned by H. R. Douglas, who made a sale of the choice parcel to Mr. Romanelli.

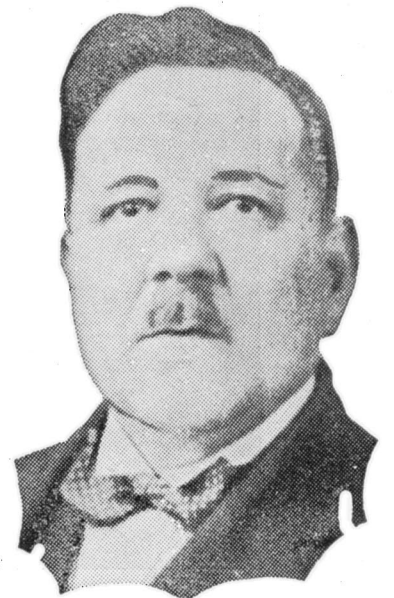
Mr. Romanelli will build a home on the property which promises to be one of the most attractive in Canada. Probably built on the general plan of a French or Italian chalet, it will be constructed of natural boulders with wall nooks especially designed to accommodate wall flowers, shrubs and climbing vines.

Preliminary work of clearing the ground has already commenced and extensive landscape operations will be started shortly. Approach to the chalet is planned in the way of an impressive pillared gateway, a rustic bridge spanning the Don and a winding roadway through the grounds. Fish ponds, rockeries, fountains and elaborate gardens are amongst the several features which will be introduced.

Mr. Romanelli has declined to discuss the probable cost of his new home. Experts estimate it at about \$100,000.

Well Known Builder Dead

The death occurred on Monday, July 28, of William Gayton, 31 Malvern Avenue, in the Private Patients Pavilion of the Toronto General Hospital. A builder and contractor, Mr. Gayton was widely known in Toronto building circles,



WILLIAM GAYTON

in which he has operated for many years. He contracted with the Salvation Army for the erection of many of that organization's buildings, both in Ontario and other provinces during recent years.

His death followed an illness of eleven weeks.

Will Build Stores

Announcement is made by Raymond Card, architect, 142 Chester Avenue, that T. McCauley holds the general contract for the erection of a pair of stores, 1016 Pape Avenue. The dimensions of the new structure will be 35 x 60 ft. Mr. Card, who is responsible for the architectural design, will superintend the erection of the new building.

Wreckers Still Busy

Are Having Record Year.

During the past week, permits were granted for demolition of 31 buildings of various types throughout the city. The record of wrecking operations for the present year already surpasses the high marks established in previous years and wreckers and salvagers report abundant further business in prospect.



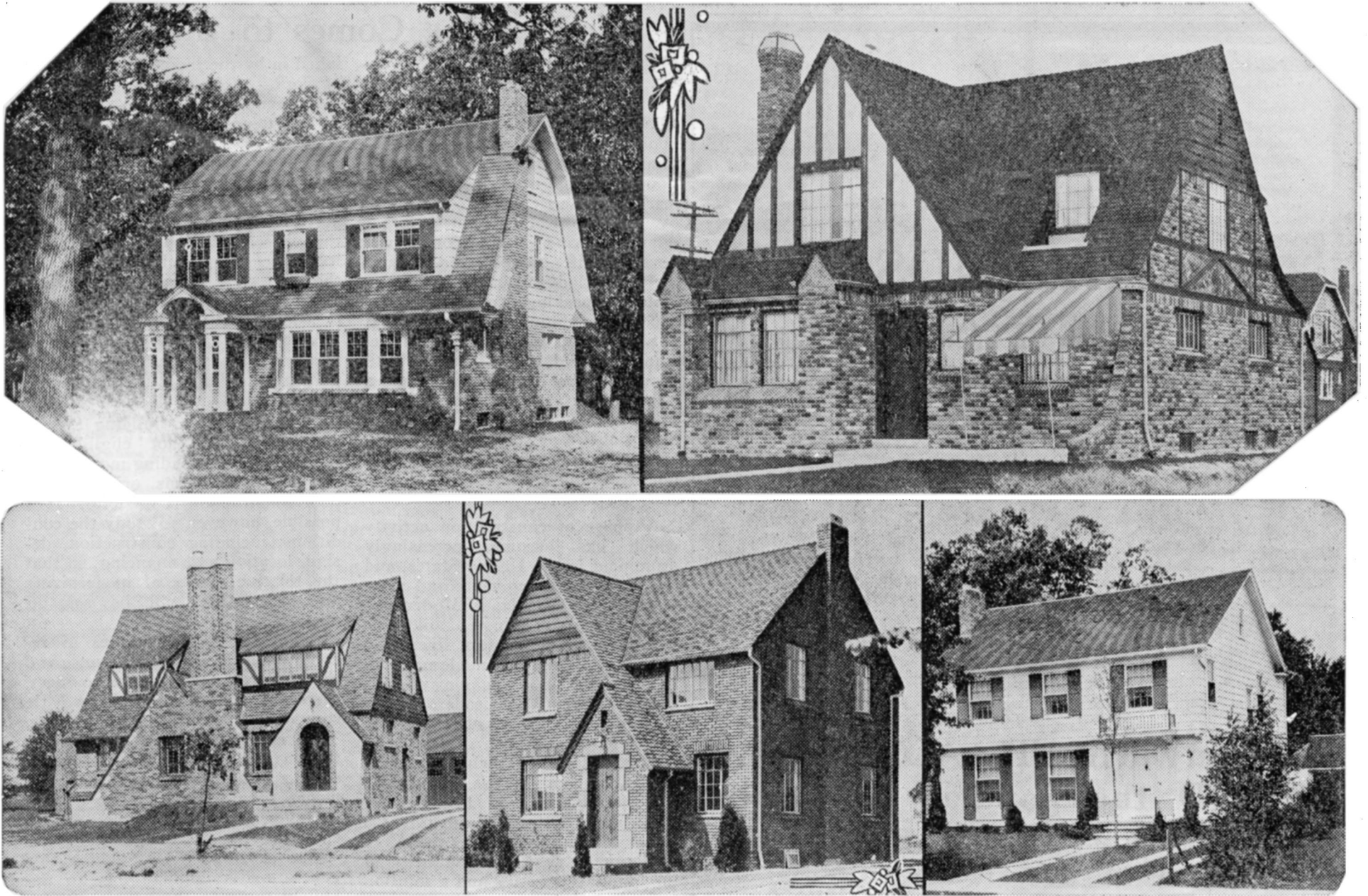
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THE SUBURBAN DEVELOPMENT OF DETROIT

It's always a good idea to know what the other fellow is doing in building and real estate development. Above are fair samples of new homes being built in Detroit. At the upper left is a home on Elm Park Boulevard, erected by Walter Gehrke & Co. Upper right is a home built by Louis G. Palmer & Co., on Orchard Grove Park. Below, at the left, is a house just completed by R. W. Babcock, Inc., while another Palmer home is shown in the centre, and another Gehrke home at lower right.

Training Needed for Real Estate Business

**Licensing Following Training Will Place
Industry on Sound Basis.**

Less than ten years ago practically any man anywhere in this country could set himself up as a real estate broker, said V. P. Bradley, of Trenton, at the 23rd Annual Convention of Real Estate Boards at Toronto. Now, more than half of the states in the American Union have real estate license laws. In recent years many of the states with license laws are adding professional examinations, which must be passed before a license to sell real estate will be granted. The day will come when the real estate man who specializes in some one phase of his business, such as appraising, subdividing, farm lands, and the like, will be required to take special examinations in the phase of real estate in which he is a specialist, before he can conduct a specialized real estate business.

Mr. Bradley told the license law officials that applicants presenting themselves for examination for broker's or salesman's license in New Jersey, preparatory to entering the real estate field, have practically all studied the principles and practices of real estate in real estate courses or in special text books, and that they are taking their entrance into the

real estate profession very seriously. And he pointed out that men adequately trained and adequately acquainted with the principles of real estate usage seldom have to be disciplined for improper practice by the state real estate license commission.

"We usually find that this new enterprising type of young broker who has passed the state educational qualifications and is found attending educational courses is doing good business in real estate to-day. It is this new progressive type of man who will shape the course of the future of the real estate profession," he said.

"This is a day of specialty in all worth while lines," Mr. Bradley continued. "There should be certain grades of real estate practice. The broker specializing in the purchase, sale and development of farms for agricultural purposes, should be

required to know something of agriculture if he is to be known as a licensed specialist in the sale of farms.

"A careful review of our examination questions shows little or nothing asked regarding appraisals. A start must be made in examining applicants in this field of real estate, and eventually there may result a special examination for those desirous of becoming expert appraisers. It may mean a second license or a degree of some sort. At all events I believe that every state and province should license its appraisers.

"We should have a grade of licensed brokers who hold special licenses as subdividers, thus proving that they have some knowledge of this particular specialty.

"Chain store leasing has become a very important and valuable part of the real estate business. It calls for trained men.

Few, if any, questions appear on this subject, which might well be given a special grade or place in the issuing of licenses. The placing of mortgages likewise calls for trained men."

In conclusion, Mr. Bradley emphasized the fact that young men now preparing themselves to enter the real estate business have much to offer local realtor organizations, and he made the suggestion that in every state having license laws with qualification provisions, licensees who have just passed their qualification tests should be invited to join the local real estate board.

House Sales in Leaside

Messrs. Wood, Fleming and Company, Royal Bank Building, report the sale of several homes in Leaside during the past week by Messrs. S. J. Hobbs and Thomas Jenkins. Several sales of vacant lands to builders are reported on the newly paved streets, which look particularly fine. Taxes on Leaside homes are only about \$70.00 annually, including all locals, which is phenomenally low. The price of the choice improved land (from \$32 to \$36 in the residential part) is also particularly attractive.

His car had collided with a steam roller and he had shot head-first through the wind screen. Some of the crowd were leading him to a nearby doctor's when through the press behind him a prim old woman pushed her way.

"Sir, sir," she said, tapping him on the shoulder, "yer 'at's dented."

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Modernizing Comes to the Fore

THE industrial expansion of recent years, and particularly of the three-year period ending with 1929, had an enormous influence upon the building industry across Canada. The impetus to construction was, of course, even more marked in the Republic to the south, by reason of their much larger population and greater commercial development attained over a much longer period of national history. Strictly speaking, considering our smaller population and the fact that our industrial and commercial development did not commence until years after the United States had a large industrial organization already in operation, Canada's progress is remarkable and surpasses anything hitherto accomplished by a few millions of people widely scattered over such an extensive territory.

A phase of construction activity which has become increasingly prominent in the United States, and is already receiving more and more attention in Canada, is Modernization—the remodelling of old-type structures along modern lines. So important indeed has modernization become, that it is engaging the attention not only of leaders in the construction field, but of economists and experts and even of state and national officials. Included among the latter might be mentioned Governor Franklin D. Roosevelt of New York State, who in a recent issue of Building Age refers to modernizing as a strategic factor in the building industry and a solution to a great economic problem.

The owner of an outmoded building twenty years ago, if he did anything at all, had no choice but to raze it and erect a new one. To-day, however, points out the Governor, he may choose between modernization and destruction.

Structures erected at that time may have seemed beautiful to the architects of those days; but our tastes have progressed, or at least changed, so that what seemed beautiful to them, is often unsightly to us.

Although normal growth and expansion will continue to demand new and larger buildings, the possibilities for modernization of existing structures will become greater than it ever has before. There are said to be sixteen million buildings in the United States which need to be modernized or torn down, and while this is, of course, greatly in excess of the number that need similar treatment in Canada, one has but to view many of the older structures in the down-town and central sections of Montreal, Toronto, Hamilton, London, and other older Canadian cities to realize that there are plenty of structures that need either to be razed or remodelled.

To what proportions the modernization market will grow cannot be estimated. It is certain, however, that those valleys of depression which appear on every yearly construction chart will gradually be

inked in by the increase of this type of work.

Modernizing is never so practical as it is to-day, not only to meet the payroll and keep work going during periods of depression or as winter work, but as a great opportunity for builders to capitalize on as a regular part of their activities; and while this phase of the industry may be in its infancy, those builders who equip themselves for remodelling work will be enabled to fill a steadily increasing present and future need, for home owners and building owners are being stimulated by national publicity to revivify their homes and buildings.

Of course, every building that is "out-of-date" is not eligible for modernizing. Spending money on a building which was originally of poor construction is wasteful. It is possible, however, to study the conditions, including construction, design, location and financing, so that the relative merits of modernizing and demolition will be set off against each other.

Although the advantages of reconditioning are becoming more and more appreciated by home owners, there has been comparatively little commercial building modernization. The reason for this is, of course, that home design had been fairly stabilized by centuries of development. Commercial building design, however, has undergone radical changes.

The skyscraper with which this generation is familiar was an unknown thing to the people of fifty years ago, even thirty years ago. Consequently the tendency in this field is to tear down and build anew. Competition between office building owners and managers is unusually keen at the present time, because of the almost daily debut of a new skyscraper.

Owners of old buildings in many places are finding themselves forced to do one of three things: reduce their rents, rebuild or recondition. The first is often unprofitable; the second is often financially impossible, which often makes the third a practical solution. And therein lies the new opportunity for building contractors.

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EDITORIAL COMMENT

BRASS BUTTONS TO THE RESCUE

A PARTMENT builders and owners will probably look with considerable favor upon the step recently taken in Cincinnati to enforce housing regulations. The Director of Buildings of that city has recently recommended to the city manager that there be placed on the staff of the Housing Bureau charged with the enforcing of the housing requirements, a uniformed inspector with police authority—a proposal that has been approved by the city council.

There are many advantages in such a proposal. It so frequently happens that good results in better housing cannot be secured because of an apathetic or antagonistic attitude on the part of a small group of tenants. There are also cases in which tenants leave the flats that they vacate in very bad condition, and sometimes even destroy fixtures. The new uniformed inspector would be used to deal with this type of tenant and to compel those who leave flats, houses or apartments in such condition, to go back and clean them up. This officer will also be able to represent the Housing Commission in court cases, and will take care of notifying tenants when buildings are ordered vacated. At the present time, the regular police officers have this duty, and the result is not as satisfactory as it will be with the housing inspector.

Another advantage is that owners who have heretofore felt that the force of the law has too often been used against them, will now appreciate that the builders' and owners' side of the question is not being overlooked.

BUSINESS MUST LEARN SOME NEW BUSINESS

I N business, as indeed in almost every walk of life, there are people who are constantly yearning for a return "to the good old days". There is considerable clamoring for better times—especially the "good times" of 1928-29. But the trouble with business, if any, is that in many lines it is still standing around sulking, disdaining to budge one step forward till it is assured that the abnormally good business of 1928-29 will be brought back with all the latest improvements.

The Business Week, discussing this phase of affairs in a recent issue in its bright, breezy, but withal penetrating and clear-sighted manner, had this to say: "Business just won't play at all till everything is put back in its place, as it was B.C.—Before the Crash. One act of the play is over, the curtain fallen on it and a new and different stage is being set on which the drama of business must be played out henceforth.

"The new act, we suspect, is going to be quieter but harder to play, and most of it will have to be done without the brass band. But it won't be such a bad show at that, unless we assume that business can't be happy any more when it's merely normal. Only those who insist upon a wedding, christening or other climax in every act will be disappointed. The fact is that the present performance seems dull only because we've been let down—rather painlessly at that—to the ordinary routine after two years or more of rough house, in which a set of Marx Brothers took charge of the economic scene.

"The thing now is to learn our parts quickly, ring up the curtain, and take our cues. We can't hope to go on repeating the old lines, pulling the same rabbits out of the same hats. Business must learn some new business, now—nothing fancy, just plain."

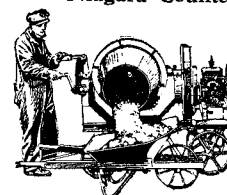
CIVIC IMPROVEMENTS GRADUALLY UNDER WAY

I T is encouraging to note that a start has at last been made on one or two of the proposed city improvements, and that the promise is made that others will be under way before the end of the summer. Just how many of these developments will be actually completed this year, it is difficult to say. So much valuable time has been lost through the failure to work from a real city planning scheme that no one knows where we are at as regards street and other improvements. What a God-send it would have been to the unemployed and to hundreds of artisans if the planning proposals of last year had been adopted and proceeded with.

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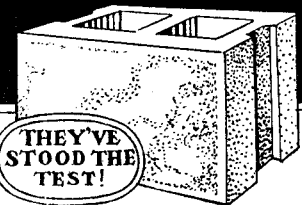
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No. 1 Light Flashed (Buff), Shade 32	32.00 per M
No. 1 Dark Flashed, Shade 41	32.00 per M
No. 1 Special Dark Flashed, Shade 31	35.00 per M
Old English	26.50 per M
No. 1 Veltex Red	33.00 per M
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No. 1 Veltex Dark Range	33.00 per M
No. 1 Rug Red	33.00 per M
No. 1 Rug Mingled	33.00 per M
No. 1 Rug Dark Range	33.00 per M
Red Pressed Factory Face	26.00 per M
Hard Foundation Brick	22.00 per M
Culls	19.00 per M

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9" x 8" x 16"	23c each
10" x 8" x 16"	26c each
12" x 8" x 16"	29c each
13 1/4" x 8" x 16"	31c each
Fillers, 4" x 8" x 2 1/2"	\$20.00 per M
Header Units	Same price as standards
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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
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Quarter Units	Half price of standard plus 2c
Half Units	Half price of standard plus 2c
Three-quarter units	Same price as standard
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"How's your wife?"

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For More Saleable Construction

(Continued from page 3)

plaster) as the builder naturally has, and they are careless as to how they place the piping or wires. Therefore an alert builder who checks over these details at the proper time is enabled to make corrections in the partitions by furring out, if necessary, to overcome an extra width of pipe, for instance, which may be passing down through a partition; such supervision may sometimes take the form of moving an electric switch back further into the studding, thus preventing it protruding unnecessarily into the room.

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after the lathing and plastering has been completed that there will be ample headroom for coming up and going down the stairs, as well as the handling for of furniture.

Summary of Toronto Permits

Week ending July 29th, 1930.

No permits under \$500 are included in this summary.

1 Canopy	\$ 1,500
14 Brick Dwellings	178,000
2 Alterations to Frame Dwellings	1,300
2 Alterations to Brick Dwellings	5,000
3 Alterations to Factories.....	10,250
1 Store	4,000
3 Alterations to Stores	2,150
3 Gas Tanks	6,800
1 Alteration to Warehouse.....	7,000
3 Miscellaneous	185,500
	\$423,700

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