

# WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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## Apprentice Act to Be Discussed by Builders

**Builders' Exchange and Home Builders  
Will Hold Joint Meeting, Monday,  
at Exchange Headquarters.**

Monday afternoon at 3 o'clock, members of the Toronto Builders' Exchange and representatives of the Toronto Home Builders' Association will meet in joint session to further discuss the Ontario Apprenticeship Act. It is expected that by that time a reply will have been received to the resolutions passed at a recent meeting and presented to Premier Ferguson.

Building contractors and others embraced in the operation of the Act have received forms to be filled out and returned to the Government, and it is said that some have been informed that unless the returns were filed with the Government by the specified date, that a fine of \$100.00 would be imposed. In the meantime, the members of the delegation that waited upon Premier Ferguson, and who stated their objections to certain provisions of the Act, are waiting for definite word regarding the filing of the returns. Members of the delegation state that they had understood the Premier to say that the returns would not be necessary at the present time, but this interpretation of the visit is not held at the office of the Director of Apprentice Training, Parliament Buildings, where it is declared that the returns would be required.

It is to clear up this and other points in connection with the operation of the Act, that the meeting on Monday will be held.

## Co-operative Apartment Problems to Be Discussed

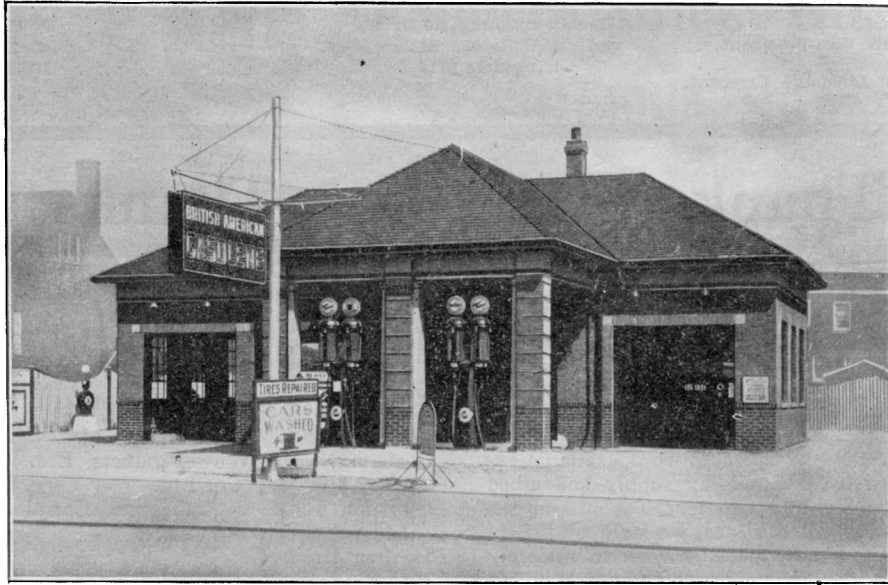
**Round Table Talks Will Be Feature.**

Both the co-operative apartment developer of long experience and the novice in this phase of real estate business will find their problems given attention in the program which the co-operative apartment division of the National Association of Real Estate Boards has planned for the twenty-third annual convention of the National Association.

A special feature of the division meetings, which will take place the afternoons of July 9 and 10, will be a round table discussion on "The Possibilities of Outlying Co-operatives with Surrounding Recreational Space." At this discussion some of the leading co-operative developers of the continent will contribute their findings on the feasibility of building group co-operative projects in suburban districts, so that the co-operative apartment may combine the spacious surroundings of the suburban home with the desirable conveniences of the city apartment.

The division will devote the first day meetings to the problems of the realtor who is contemplating his first co-operative venture, and who may be planning a co-operative apartment for a city in which that type of housing has been hitherto unknown, for the co-operative apartment buildings, until recently regarded as a housing project for only the very large cities, is now making its debut in many of the smaller cities of this country.

## AN ATTRACTIVE SERVICE STATION



This modern service station has recently been completed at the corner of Danforth and Donlands Avenues. It is an excellent example of present-day style in gas station construction, having been designed and erected for the British American Oil Co. by J. Hunt Stanford & Son, architects, 57 Queen Street West, and D. McKay, general contractor, 287 Ashdale Avenue. It is constructed of Rough Texture Buff, and Gunmetal Brick, backed with Haydite Lightweight Concrete Blocks, supplied by the Cooksville Company, Ltd., 26 Queen Street East, Toronto.

## NO CAUSE FOR PESSIMISM WHEN REAL FACTS ARE KNOWN

**Construction Contracts in Ontario for  
First Five Months of 1930 Show  
19 Per Cent. Increase Over Average  
Past Ten-Year Period.**

**A 44 Per Cent. Gain When Dominion  
Averages Are Considered.**

There is a great deal in getting the correct perspective on things, and in no sphere of activity is the proper viewpoint more essential than in the building industry. So many people have been bemoaning conditions in the building industry this year, comparing the better than normal business of to-day with the extreme activity and abnormal gains of 1929.

One need not go further than our own City of Toronto to see how manifestly unfair it is to compare building totals so far attained this year with those that soared to such dizzy heights in 1929. The cost of the Royal York alone added over 17 million dollars to last year's construction totals in Toronto, and obviously it takes many smaller projects, or even medium-sized contracts, to offset the huge expenditure on such a large edifice.

The Financial Post (Toronto), in a recent issue, stated the case exceedingly well when it said: "Canadian business men as a whole are not feeling blue, nor

have they lost their sense of perspective, for they recognize that the volume of business in the country to-day is considerably greater than that of two or three years ago."

In the table accompanying this article the value of construction contracts for the first five months of the years 1920 to 1929 inclusive, for Ontario, Quebec and the Dominion are given, together with the 10-year average (1920-1929), the 5-year average (1925-1929), and the total value for the first five months of 1930.

When these figures (compiled from MacLean Building Reports, Limited) are analyzed, what is revealed? We find that in Ontario the construction awards so far this year are 10 per cent. above the past 5-year average and 19 per cent. above the past 10-year average for the similar period.

In the Province of Quebec the figures are even more significant, for the value of the construction awards in that province for the first five months of 1930 is 38 per cent. over the past 5-year average and 82 per cent. over the past 10-year average for the similar period.

When we compare Dominion totals in the same manner, the result is equally encouraging. For the first five months of this year, construction awards through-

(Continued on page 5.)

## CONSTRUCTION CONTRACTS AWARDED

	Ontario	Quebec	Dominion
5 Months, 1920 .....	\$48,987,200	\$24,428,600	\$115,454,500
5 Months, 1921 .....	40,509,700	24,898,000	85,326,700
5 Months, 1922 .....	50,602,800	19,223,400	96,831,600
5 Months, 1923 .....	62,871,900	32,795,000	114,648,400
5 Months, 1924 .....	56,096,600	28,017,900	102,537,800
5 Months, 1925 .....	42,973,500	31,420,000	92,314,200
5 Months, 1926 .....	55,478,800	50,787,700	140,357,200
5 Months, 1927 .....	59,845,300	46,572,400	139,095,200
5 Months, 1928 .....	65,818,300	68,672,800	196,331,200
5 Months, 1929 .....	80,964,400	52,610,800	205,701,900
5 Year Average, 1925-1929 .....	61,016,060	50,012,540	154,759,980
10 Year Average, 1920-1929 .....	56,414,850	37,942,660	128,859,870
5 Months, 1930 .....	67,109,100	69,046,600	185,897,800

## Realtors Make Two Analyses of Toronto Buildings

**Will Deal With an Office Building and  
an Apartment House.**

Practical problems confronting the property manager will form the backbone of the program for the property management division. One of the outstanding items scheduled will be the analysis of two Toronto buildings—an office building and an apartment house.

These analyses will discuss in detail every feature in the two buildings selected which would be of interest to the property manager. Carlton Schultz, Cleveland, is chairman of the committee which will analyze the office building. Mr. Schultz is now president of the Cleveland real estate board, and is a member of the advisory committee of the property management division. Thomas Fleming, Chicago, is chairman of the committee appointed to analyze the apartment building. Mr. Fleming, who was formerly manager of the Potter Palmer estate, is now with Ross and Browne.

Those fundamental questions of pricing space in and finding prospects for a building will be discussed before the division by Leo J. Sheridan, Chicago, who is managing one of Chicago's mammoth new loop skyscrapers. Mr. Sheridan was formerly director and vice-president in charge of real estate finance for S. W. Straus & Co.

Advice as to the buying of supplies for the buildings under their administration will be given the property managers by William H. Lyman, Chicago.

At the meeting of the executive committee of the brokers division, at which Mark Levy, Chicago, division chairman, presided, the standard lease forms for stores and lofts as adopted by the executive committee of the property management division were read and approved, with the addition of the potential clauses which will accompany the forms.

## Housebuilding Activity Continues

This week, the City Architect's Department approved and issued permits for 36 residence building projects representing a total probable construction cost of \$131,300. A majority of householders report slower demand for new houses than prevailed at the beginning of the building season. It is also said that apartment houses and two-family dwellings recently erected in the suburbs are not being filled with tenants as rapidly as was anticipated.

Realty agents report a brisk and ever growing demand for well-built homes, valued at \$20,000 to \$40,000, situated in attractive locations. Realtors and builders appear to be agreed that the scarcity of attractive building sites within the city limits is the real cause of slow sales of properties.

## Returns From Abroad

Mr. T. E. Rathbone, president of the George Rathbone Lumber Company, returned to Toronto on June 10th, after a two months' stay in Europe. Mr. Rathbone reports a most enjoyable and satisfactory trip.

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## Thanks—Thanks—Thanks

Supply Companies of Greater Toronto Once Again Co-operate With Association to Make Annual Picnic Outstanding Event of the Year

The Chairman of the Picnic Committee of the Toronto Home Builders' Association—John Carroll—the members of the Committee, and the whole Association, wish to express their very great appreciation for the splendid co-operation extended by the building supply and allied companies of Greater Toronto in the planning of this year's picnic and field day; and they specially wish to sincerely thank the following companies who so kindly and generously donated towards the picnic:

Adanac Glass Service.  
Aikenhead Hardware, Ltd.  
Algonquin Building Products, Ltd.  
W. A. Argue & Son.  
Baird's Barton Stone, Ltd.  
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Base-O-Lite Products, Ltd.  
Boake Mfg. Co. Ltd.  
Booth Brick Co.  
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Builders' Flooring & Millwork, Ltd.  
Robt. Bury & Co. (Canada) Ltd.  
Buyer's Door & Mfg. Co. Ltd.  
Caledon Shale Brick, Ltd.  
Canada Building Materials, Ltd.  
City Fence & Supply Co. Ltd.  
Consumers' Gas Co., Ltd.  
Community Builders, Ltd.  
The Cooksville Co., Ltd.  
Coal-o-Matic, Ltd.  
Consolidated Plate Glass Co. of Canada, Ltd.  
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D. S. Guffin Hardware Co.  
Electric Service League.  
Fairbank Block & Supply Co. Ltd.  
Fairbank Lumber & Coal Co. Ltd.

Frigidaire Sales Corp. Ltd.  
P. W. Gardiner & Son, Ltd.  
Garton & Hutchinson.  
General Products, Ltd.  
Granite Concrete Block Co. Ltd.  
Graham Nail & Wire Products, Ltd.  
Gurney Foundry Co. Ltd.  
Gypsum, Lime & Alabastine, Canada, Ltd.  
Harbor Brick Co. Ltd.  
Ed. Hind Lumber Co. Ltd.  
Hobbs Mfg. Co., Ltd.  
Home Smith & Co.  
Geo. S. Hope & Son.  
Ideal Hardware Co.  
Irvin Lumber Co.  
Italian Mosaic & Tile Co. Ltd.  
Johns-Manville Co., Ltd.  
Kelvinator of Canada, Ltd.  
Kopas & Burritt.  
R. Laidlaw Lumber Co. Ltd.  
Larned Carter & Co. Ltd.  
Leaside Block & Tile, Ltd.  
A. E. LePage.  
Marble & Tiles, Ltd.  
MacLean Building Reports, Ltd.  
Master Mfg. Co. Ltd.  
F. B. McFarren, Ltd.  
C. L. Maltby & Co.  
S. McCord & Co. Ltd.  
Menary & Bunston.  
Milton Brick, Ltd.  
Moore Bros., Ltd.  
H. W. Morden, Ltd.  
Northern Plumbing & Supply Co. Ltd.  
Kent Ockley, Ltd.  
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Overhead Door Co. of Canada, Ltd.  
Ontario Paint & Varnish Co., Ltd.  
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Pease Foundry Co., Ltd.

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Peerless Hardwood Flooring Co. Ltd.  
Permanent Roofing Co.  
Pilkington Bros. (Canada) Ltd.  
Queen City Glass Co., Ltd.  
Geo. Rathbone Lumber Co., Ltd.  
Reid & Co., Lumber, Ltd.  
Rice-Lewis & Son, Ltd.  
Riverdale Lumber Co. Ltd.  
Jas. Robertson Co., Ltd.  
H. L. Rogers.  
Satin Finish Hardwood Flooring, Ltd.  
Seaman Kent Co. Ltd.  
Shaw & Wright, Ltd.  
Sheppard & Gill Lumber Co., Ltd.  
Spencer Heater Co. of Canada, Ltd.  
Standard Brick Co., Ltd.  
E. H. Stanners.  
Standard Iron & Metal Co.  
St. Clair Construction Co., Ltd.  
Stucco Products, Ltd.  
Suckling & Garrett, Ltd.  
Superior Sash & Lumber Co. Ltd.  
Toronto Brick Co., Ltd.  
Toronto Foundry Co., Ltd.  
Universal Cooler Sales Co.  
Vokes Hardware Co., Ltd.  
W. Walker & Sons, Ltd.  
Watt Milling & Feed Co. Ltd.  
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Weekly Building Reporter.

## NOW ALTOGETHER BOYS!

Let's all pull together and make TO-DAY the biggest and best in the history of our Association.

Come and bring the whole delightful family and all your friends. Every Builder and Supply Man is invited to attend.

For the convenience of those who do not have a motor car, conveyances will leave the West Toronto C.P.R. Depot, Royce Ave. and Dundas Street, at 11 a.m. and 1.30 p.m. to-day.

"Follow the Red Arrow" and come

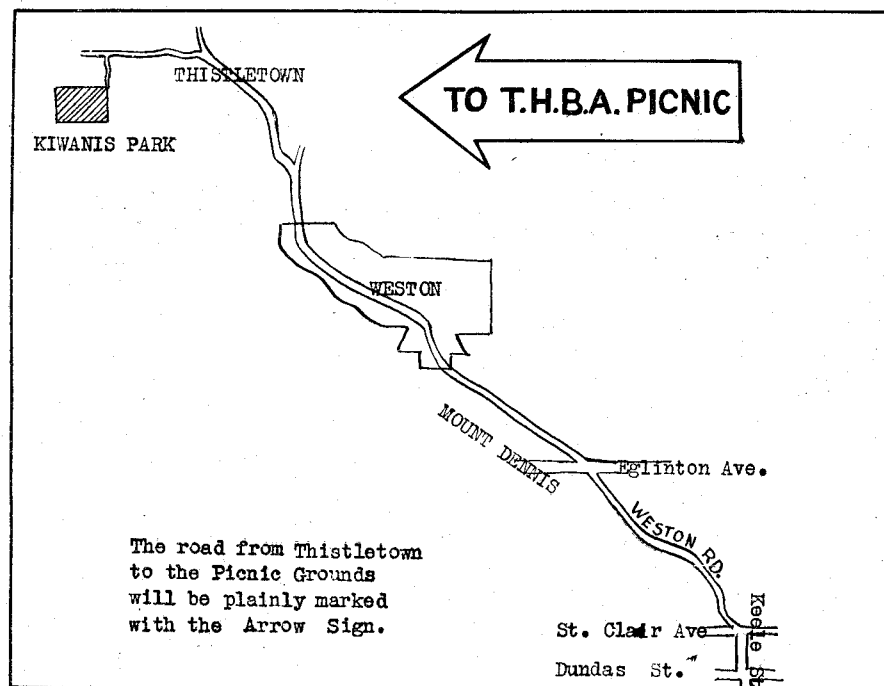
**TO-DAY**  
**Saturday, June 21st**

to the Annual Picnic and Field Day of the Toronto Home Builders' Association,

**KIWANIS PARK**  
**Thistle town**

Dinner Served 12 to 1.  
Sports Begin at 1.30 p.m.  
Supper 6 p.m.

TICKETS - 50c Each  
(Children under 12 years, Free)



The road from Thistle town to the Picnic Grounds will be plainly marked with the Arrow Sign.

HOW TO GO TO TO-DAY'S HOME BUILDER'S PICNIC

The above map shows you how to get to to-day's big picnic and field day of the Toronto Home Builder's Association. "Follow the Red Arrow."

**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.

**V.—Masonry—Beginning the Brick Walls**

Similar care to that given in the construction of foundation walls should be given to the construction of brick walls. No wall should be run up to a greater height than three or four feet at any time. If brick is being laid during a very dry season the brick should be well wetted before being laid in the wall. Care should also be taken that the brickwork or tilework used in backing be finished at the same time as the outside brick—so that the cross-header course will be laid evenly and perfectly level.

When interior brick is purchased at random, without respect to the exterior brick, a clipped course of inside brick is then used, and the completed effect is far from first class. A "clipped" course refers to broken portions of brick: i.e., 4½ inside bricks will equal perhaps 5 bricks on the outside. This is not good building practice. Bricks should be particularly well selected for not only the stretcher course but the end or reverse of the brick, so that the corners are all sharp and true around all doorways and windows. Particular attention should also be given to the correct forming of relieving arches over doors and windows.

Each night the precaution should be taken of covering up all walls so that in the event of a shower the water will be prevented from trickling down through the walls and defacing the brickwork. It is practically impossible to remove stains caused by water running down a wall, and a little care will obviate the chance of such damage. Many times brickwork is marred by water to such an extent that the builder is compelled to "knock" a couple of hundred dollars from the property value.

As the second floor joists are placed it is always well to fill in solidly between the outside and inside brick—all round at that joist level—with a "grout" of cement mortar; that is, to three shovels of regular building mortar add one shovel of cement mortar. If the bricklayers will "grout" this last course of brick before the joists are put on, when the carpenters are placing the joist they will not dislodge any of the bricks, and it will help to hold and bond the whole of the walls together. If window sills are constructed of a different type of brick than that in the rest of the building, precautions should be taken in the handling of them. The procedure adopted in the covering of the foundation walls with waxed paper should be applied when the brick of the window sills is laid.

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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.

T. Dobson, 460 Roselawn Ave., will start shortly on the erection of a two-storey solid brick residence on Shields Ave., to cost in the neighborhood of \$5,000.

Johnson Brothers, 53 Cassells Ave., have the foundation work started on the west side of Sumach St., near Dundas St., for several pairs of two-storey solid brick dwellings with hot-air heating, the price to be about \$7,000 a pair.

A. A. Kennedy, 105 Old Forest Hill Rd., has the walls started for another fine residence on Silverwood Ave., Forest Hill Village. It is expected to cost about \$11,000.

W. G. Argent, 513 Mossom Rd., has two residences under construction on Mossom Rd., near Bloor St. These are two storeys of solid brick construction with hot-water heating, and will cost about \$6,500 each.

E. J. Hewitt, 51 Brookdale Ave., has foundations in for the erection of two detached residences at 18 and 20 Nairn Ave. They will be two-storey dwellings of solid brick construction on concrete block foundations, and will cost about \$9,000.

William Gregory, 113 King St., Weston, Ont., is trimming a duplex residence which he is erecting on King St., near Elm St., Weston. It is a two-storey dwelling of solid brick construction, and when completed will cost about \$7,000.

A. Cornell, 29 Hollywood Crescent, has the wall started for a detached residence which he is erecting at 29 Swanwick Ave. It will be a two-storey dwelling of solid brick construction on brick foundations, and will cost about \$4,000.

A. Williams, 238 Gainsborough Rd., has completed excavation operations for the erection of a bungalow residence on the south side of Sammon Ave., near Coxwell Ave., and will proceed soon with its construction. A one-storey dwelling, it will be of solid brick construction on concrete block foundations, to be completed at a cost of about \$4,000.

James W. Parker, 12 Wilberton Road, is trimming four detached residences on the east side of Ronan Avenue, near Lawrence Avenue. They are two-storey dwellings of solid brick construction. They cost about \$5,000 each.

E. H. Paisley, architect, Confederation Life Building, has prepared plans for the alteration of stores at 384 Yonge Street. Plans call for a new Indiana Limestone front and extensive general alterations, to be completed at an approximate cost of \$25,000.

E. C. Warren, 88 Glen Grove Avenue West, is trimming two detached residences at 197-199 Glenview Avenue. They are two-storey dwellings of solid brick

construction, and are expected to cost in the vicinity of \$4,000 each.

J. F. McCarthy, corner of Cosburn and Donlands Avenue, holds general contract for the erection of a detached residence on the south side of Nealon Avenue, near Broadview Avenue, with Thomas Sefton, 12 Fulton Avenue, the owner. The roof is going on at present. Plans for this dwelling, which is two storeys of solid brick construction, have been prepared by H. Martin, architect, 59 Barker Avenue. The anticipated cost is around \$9,000.

Roofing is under way for the service station being erected at the northwest corner of Gerrard and Gifford Streets for the Shell Company of Canada, Ltd. Building Repairs and Alterations Ltd. are handling this job, which will be of one storey of brick and steel construction. The estimated cost of erection is \$8,000.

Building Repairs and Alterations Limited also hold the contract for alterations to a branch of the Royal Bank of Canada at 2780 Danforth Avenue. Work will proceed immediately, and the cost is placed at \$7,000.

Chester Robinson, 26 Dawlish Avenue, is trimming two pairs of semi-detached residences at numbers 301-3-5-7 Roselawn Avenue. They are two-storey dwellings of solid brick construction, and will be completed at an approximate cost of \$6,000 a pair. Mr. Robinson is also trimming a similar pair of residences at 309-11 Roselawn Avenue. They are of the same general specifications, to be completed at the same approximate cost.

Wilbert A. Glockling, 786 Markham Street, has awarded the contract for the erection of a residence on the south side of Glen Grove Avenue West, near Mona

(Continued on page 14)

## Mechanics' Liens

June 18th, 1930.

- 11822—Christie Construction Co. against J. A. McDonagh and Al. Mudge, et al, for the sum of ..... \$134.04
- 11824—W. E. Teperman & Sons against H. Baylin, et al, for the sum of .. \$38.00
- 11826—James Murphy against Harold G. Peppiatt and Benjamin Harrington, et al, for the sum of ..... \$135.00
- 13551—Peter Hanson against Millie Guild, et al, for the sum of .. \$3,113.00
- 13552—B. Hart against Wm. W. Watt, et al, for the sum of ..... \$12,275.00
- 13553—W. C. Charters & Son against Wm. W. Watt, et al, for the sum of ..... \$3,150.00
- 13554—A. Damico & Co. against Israel Cohen for the sum of ..... \$1,057.64
- 13555—A. Damico & Co. against Harry Tait for the sum of ..... \$569.74
- 13557—James Fiddes and Albert J. Jackson against Millie Guild, et al, for the sum of ..... \$6,768.35



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- Riveting
- Roasting
- Metal Melting
- Annealing
- Hardening
- Calcining
- Refining
- Tempering
- Evaporating
- Oxidizing
- Linotyping
- Shrinking
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**New Downtown Theatre  
Soon to Proceed**

**Work of Clearing Site to Begin  
Immediately.**

Teperman and Sons, wrecking contractors, 260 Van Horne Street, have been awarded the contract for wrecking the existing buildings on the site chosen for the erection of a magnificent new theatre by the Famous Players Canadian Corporation. This property has Yonge Street frontage, extending from Gerrard Street to Hayter Street. The demolition of the buildings at present occupying the site will begin immediately.

Plans for this new structure, which is to be an unsurpassed example of fine and modern theatre construction, are at present under preparation in the offices of Thomas W. Lamb, architect, 644 Eighth Avenue, New York City, and while no definite date for the calling of tenders has yet been mentioned, it is expected that work on the erection of the new building will proceed within a short time.

**Leasing Portion of Dodge Plant**

**Rogers-Majestic Take 20,000 Feet.**

Negotiations under way for the leasing of several thousand feet of floor space point to the creation of a new industrial centre at the former Dodge Motor plant on Dufferin St. With the relinquishing of all those buildings, constituting one of the largest automobile plants in Canada, a great deal of industrial space was rendered vacant. It is about the only available centre with space in such large proportions in the city of Toronto.

Nine different buildings constitute the plant, and one containing 20,000 square feet has been leased for a period of years to the Rogers-Majestic Radio Corporation. A few other buildings are under negotiation for leasing to other companies. Gibson Bros., realtors, are handling the deals.

**Great Paving Program  
Under Way in Leaside**

The Raynor Construction Company are now carrying out large paving operations in the western sections of the town of Leaside. Two complete streets have already been graded, and all work is expected to be completed by the first of August. This paving will provide about 8,000 feet of additional fully improved frontage in the choicest part of the residential area. Many of the Leaside builders have already acquired frontages, and many new homes of the desirable and moderate

priced type which are being erected in this area at the present time will be commenced immediately.

The price at which this frontage will be retailed is \$35.00 per foot—a price which should attract many builders of homes suitable to this locality.

**Personal**

His many friends in the Toronto building fraternity will be glad to know that W. E. (Ernie) Maybee, Vice-President of the Toronto Home Builders' Association, is making a splendid recovery from an operation following a sudden attack of appendicitis.

Ernie's business partner, W. J. (Bill) Fugler, who had the misfortune to have his motor car stolen the day after Ernie was rushed to the hospital, has not yet recovered his loss, although county and provincial police are hot on the trail, and it is said that robbers who looted a store at Gamebridge a few days ago, made good their escape in a car which the police are sure was Bill's. So it's an ill wind that blows nobody good—bandits not excepted.

**E. H. Stanners Appointed  
Agents for Johns-Manville  
Board and Lath**

E. H. Stanners, 5 East Avenue, has been appointed exclusive wholesale agency for J-M Insulating Board, Plaster Lath and Roof Board of the Canadian John-Manville Co., Limited. A complete supply of the above materials will be carried in stock and prompt deliveries given.

E. H. Stanners has also secured the services of Mr. Jock Sutherland, who is well acquainted with insulating problems. His telephone number is HArgrave 5044.

**No Cause for Pessimism When  
Real Facts Are  
Known**

(Continued from page 1)

out Canada were 20 per cent. above the average five-month period for the past five years and 44 per cent. over the average first five-month period for the past ten years.

The foregoing analysis indicates the true position of Canada to-day so far as the construction industry is concerned, and emphasizes the necessity for caution and carefulness in the reading and interpretation of building statistics.

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"How long?"  
"How long I don't want to rent them; I want to buy 'em."

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Architects, Builders and Contractors recommend the Algonquin Brand because of an unvarying standard set up by the Algonquin organization, applying to the high quality of the lumber as well as to the good value given.



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## Toronto District Building Permits

Lester H. McKay, 361 Merton St., one pair semi-det. brick two-family dwlgs. and one pair semi-det. private garages, Belle Ayre Blvd., northwest corner Davisville Ave. .... \$10,000

Geo. Trunks, 226 Rhodes Ave., build addition to front of dwell., 226 Rhodes Ave., near Gerrard St. .... \$2,000

Frank Uphill, 59 Blackthorne Ave., one det. brick dwell., n.s. Balfour Ave., near Dawes Rd. .... \$3,800.

Welsh Lumber Co., 2219 Yonge St., build shed for storage of lumber, 2219 Yonge St., near Eglinton Ave. . . . \$2,000

Johnston Bros., 53 Cassells Ave., one pr. semi det. brick and shingle dwells., asbestos under shingles on outside walls, 298-300 Sumach St., near Spruce St. .... \$6,000.

Also two prs. of same at 310-316 Sumach St., near Spruce St. .... \$12,000

Wm. F. Hamilton, 16 Adams Ave., one det. brick dwell., 203 Melrose Ave., near Green Rd. .... \$4,000

E. Morasanutti, 133 Lappen Ave., one pr. semi det. brick dwell., 270-272 Deloraine Ave., near Elm Rd. .... \$6,800.

Thos. H. Watson, 1040 Logan Ave., one pr. semi det. brick and shingle dwell., 13-15 Billings Ave., near Kerr Rd. \$6,000

J. J. Taylor Ltd., 135 Front St. E., build addition to factory, 133-147 Front E., near George St. .... \$30,000

Canada Life Assur. Co., 46 King W., excavate and build found. for superstructure and chimney, Boiler House, private garage and printing room, w.s. Simcoe St., near Queen St. .... \$100,000

Melrose Construction Co., 6 Rusholme Dr., two pr. semi det. brick dwell., 248-254 Melrose Ave., near Elm Rd. . \$14,000

Oliver Lumber Co., Hanna and Liberty Sts., one store frame and new galv. iron addition to storage shed, Hanna St., s.e. corner Liberty St. .... \$875

City of Toronto, Property Dept., dem. interior of school bldg., s.s. College St., near McCall St. .... \$10,000

Max Goldhar, 348 Broadview Ave., alter mov. picture theatre, 348 Broadview Ave., near Gerrard St. .... \$600

Dan Bratty, 36 Rosebury Ave., two det. brick dwell., e.s. Oriole Pkwy., near Rose-lawn Ave. .... \$7,000

Jas. Craig, 82 Bloor W., alter store front, 2442 Yonge St., near Roselawn Ave. .... \$500

Shell Co. of Canada, Federal Bldg., instal two 1,000 gal. gasoline tanks and two 20 gal. pumps, Sherbourne St., s.w. cor. Wellesley St. .... \$650

Also two 1,000 gal. tanks and two 20 gal. pumps, Yonge Blvd., s.w. cor. Del-oraine Ave. .... \$650

Also same at Gerrard St., n.w. cor. Gif-ford St. .... \$650

Also two 1,000 gal. tanks and four 20 gal. pumps at Bloor St., n.e. cor. Christie St. .... \$800

A. C. Batten, 30 Wychwood Pk., build addition to front of dwell., 30 Wychwood Pk., near Wychwood Ave. .... \$2,000

Ernest Juniper, 2 Rowntree Ave., build additional storey to dwell., 2 Rowntree Ave., near Prescott Ave. .... \$1,500

Board of Education, 155 College St., remove Portable from Parkdale Collegiate and re-erected Blythwood Rd. School, s.s. Strathgowan Ave., near Mt. Pleasant Rd. .... \$1,000

Also remove portables from Parkdale Coll., Balmy Beach and Jno. Ross Robertson, and re-erect at Harbord Coll., n.s. Harbord St., near Euclid Ave. . . . \$3,000

H. W. Petrie, 131 Front St. W., build gasoline service station, 133-145 Front St. W., near York St. .... \$6,000

Canadian Nat. Exhibition, Lumsden Bldg., build temporary stage, to be removed when convention is over, Exhibition Park .... \$2,500

Paramount Petroleum Co., 25 Atlantic Ave., erect metal clad shed for storage of oil and one metal clad shed to replace present wooden bldg., 25 Atlantic Ave., near King St. .... \$2,400

Wm. Morasutti, 178 Gloucester Gr., Fairbanks, Ont., one pr. semi det. brick dwell., 295-297 Melrose Ave., near Greer Rd. .... \$6,000

Tip Top Tailors, Boulevard Dr., instal one twin ten gal. visible gasoline and two 500 gal. storage tanks, gasoline not for sale, s.s. Boulevard Dr., near Bathurst St. .... \$500

Fred. J. Cummings, 66 Pine Cres., instal two 1,000 gal. gasoline tanks and two 20 gal. pumps, Kingston Rd., n.e. cor. Malvern Ave. .... \$2,000

Victor Kettle, 741 Queen E., alter store front also build lathe and plaster partition for living room, 741 Queen E., near Lewis St. .... \$700

Alex. B. Elder, 690 Broadview Ave., erect new partition to convert two family dwells. into three family Apt. house, 690 Broadview Ave., near Fairview Blvd. \$500

Arthur J. Hess, 159 Glebeholme Blvd., one det. two storey brick dwell., and one private garage, Greer Rd., n.w. cor. Roe Ave. .... \$4,500

Anthony Howell, 132 Portland St., build store front addition to dwell., 132 Portland St., near Richmond St. .... \$500

K. & S. Sign Co., 49 Richmond St. E., build addition and make alterations to dwell, for paint shop, 292 Adelaide St. W., near John St. .... \$2,500

Wm. Arnold, 285 Oriole Pkwy., alter rear portion of store to dwell. also build garage, 644 Lansdowne Ave., near Wallace Ave. .... \$600

Anthony Howell, 132 Portland St., build store front addition to dwell., 132 Portland St., near Richmond St. W. .... \$500

K. & S. Sign Co., 49 Richmond E., build addition and make alterations to dwell for

(Continued on page 7)

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paint shop, 292 Adelaide W., near John St.

City of Toronto, City Hall, build temporary broadcasting room in connection with Shriners, cor. s.s. Blvd. Dr., near Grand Stand ..... \$1,200

John Dracup, 503 Parliament St., build two stores with one dwell. over 503 Parliament St., near Carlton St. .... \$8,000

Geo. Oakley & Son, 355 Logan Ave., change roof design and three columns of approved plans of May 19th, 355-367 Logan Ave., near Paisley Ave. . . . \$3,000

Jas. A. Ross, 32 Alvin Ave., install three 1,000 gal. gasoline tanks and two pumps, 37 Jarvis St., near King St. E. .... \$1,000

Arthur Gaskon, 270 Hillsdale Ave. E., build two det. two family dwell., and five attached private garages, 269-271 Soudan Ave., near Mt. Pleasant Rd. .... \$17,300

Leoni & Co., 1411 Dufferin St., install two gasoline tanks and one pump, gasoline not for sale, Prescott Ave., n.e. cor. Kipping Ave. .... \$1,000

Miss M. E. Miller, 1707 Gerrard E., one det. brick dwell., 14 Beaton Ave., near Fairmount Cres. .... \$4,500

Wm. Eccles, 361 Euclid Ave., build bedroom over existing brick kitchen at rear of dwell., 361 Euclid Ave., near College St. .... \$600

J. J. Burtlett, 84 Barrington Ave., build two storey brick, two family dwell. and garage, 906 Avenue Rd., near College View Ave. .... \$11,000

Geo. R. Donovan, 87 Indian Gr., one storey brick private garage, 89 Indian Gr., near Bloor W. .... \$800

Christie Brown Co., King St. E., build enclosed shipping platform, e.s. Stirling Rd., near Dundas St. .... \$1,500

Jas. Bodie, 456 Pape Ave., build Public Garage, n.s. Alcorn Ave., near Yonge St. .... \$18,000

F. T. Buckland, 4 Cuthbert Cres., one det. brick private res., s.s. Lytton Blvd., near Oriole Pkwy. .... \$6,000

F. G. Biggar, 13 McMaster Ave., repair fire damage to bldg., 13 McMaster Ave., near Avenue Rd. .... \$1,200

Arthur F. White, 5 Hawthorne Gdns., build addition to dwell., to be used as a single private res., 5 Hawthorne Gdns., Castlefrank Rd. .... \$30,000

Chartered Trust & Exc. Co., 34 King W., build ten stores, Bloor St., s.w. cor. Balmuto St. .... \$100,000

J. B. Rathbone, 18 MacKenzie Ave., build addition and make alterations to private res., 18 MacKenzie Ave., near Dale Ave. .... \$3,000

Leslie J. Warren, 23 Holborn Ave., build two det. brick dwell., and one pr. semi det. private garages, 26 Addressen Pl., near Wanless Ave. .... \$8,400

Danforth, Woodbine Theatre, 2092 Danforth Ave., build addition and make alterations to mov. pict. Theatre, 2092 Danforth Ave., near Woodbine ..... \$25,000

Beverly B. Carter, 11 Cardiff Rd., one det. two storey brick dwell., w.s. Bamff Ave., near Eglinton ..... \$3,900

**Summary of Toronto Permits For Week Ending June 17.**

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

18 Brick Dwellings	\$195,800
3 Alterations to Frame Dwellings	1,750
8 Alterations to Brick Dwellings	43,800
3 Alterations to Factories	34,500
1 Fire Escape	500
2 Garages	18,800
1 Office Alteration	100,000
1 Service Station	6,000
2 Sheds	5,275
11 Stores	108,000
4 Alterations to Stores	3,400
8 Gas Tanks, etc.	7,250
4 Temporary Buildings	7,700
<b>\$532,775</b>	

**PLANS NOT YET READY.**

A current rumor that plans had been completed for the erection of a 43-storey skyscraper head office to be erected for the Bank of Nova Scotia was spiked this week by bank officials. Although an architect has been retained, nothing definite has yet been done by the bank, according to Superintendent Spears, who is in charge of bank premises.

The Bank of Nova Scotia owns the north-east corner of King and Bay Sts., now occupied by the Canada Life Bldg., but the vendors stipulated at the time of the sale that they would not be required until the completion of the new building now being erected on University Ave. It is doubtful if the Canada Life premises will be vacated this year.

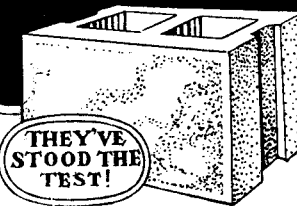
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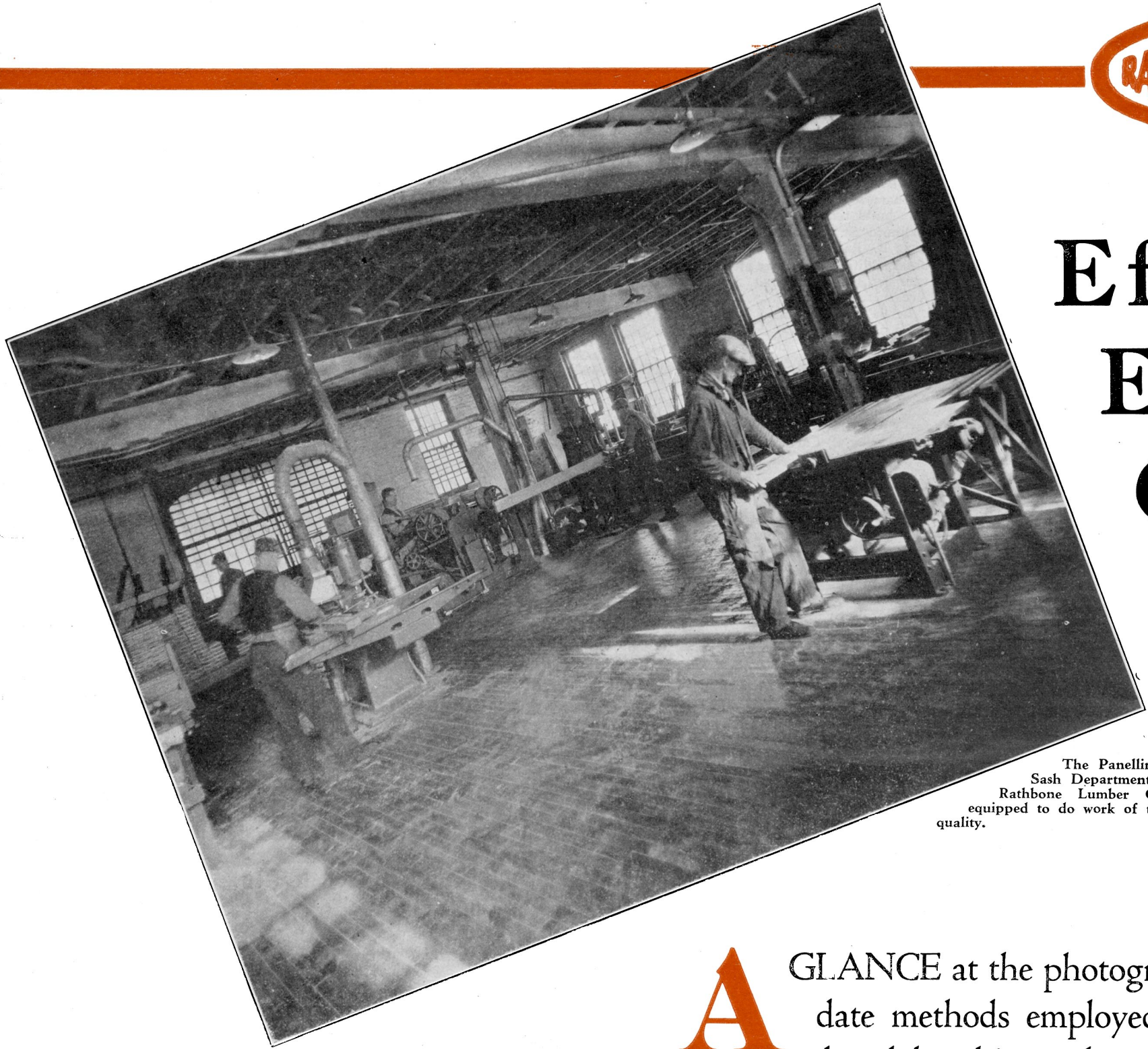
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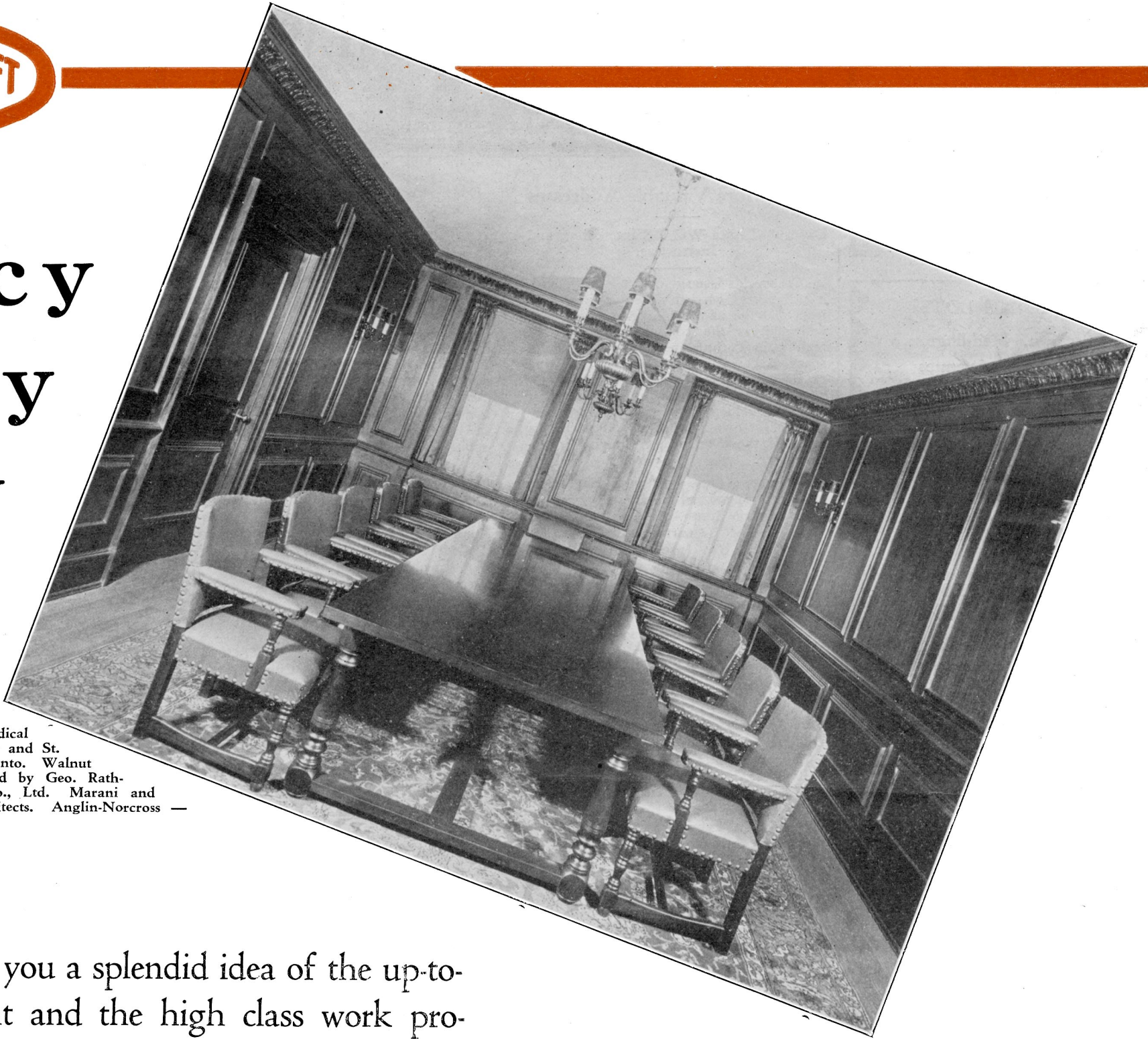
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## Some More Valuable Addresses

Experts' Topics Will Be Interesting and Instructive.

Last week's issue of the Weekly Building Reporter carried a few of the subjects and the names of the speakers who will address the coming convention of realtors in Toronto next month. Lack of space last week prevented the showing of all but a few of these interesting topics, a glance at which assures their potential value, and a more comprehensive assortment follows. Incidentally, none of those mentioned previously appear here.

### "Problems of the Mortgage Banker in 1930 and Suggested Solutions"

R. Graeme Smith,  
Investment Department, Connecticut  
General Life Insurance Company,  
Hartford, Conn.

Mr. Smith's company makes loans in 33 of our cities. He maintains personal contact with the entire territory and personally passes upon every application for a loan. Realtors will grant attentive ear to his message direct from so important a source of real estate funds.

### "An Analysis of a Toronto Office Building"

Carlton Schultz,  
Business Property Consultant and  
Manager,  
Cleveland, Ohio.

Nationally known as a writer and speaker on real estate topics. Mr. Schultz will make a study of a chosen Toronto office building and present to the convention his analysis, criticism, and suggestions. A promising feature, representative of advanced Realtor practice.

### "The Improvement of Subdivision Advertising"

Hugh Potter,  
President, River Oaks Corp.,  
Houston, Texas.

It still takes advertising to uncover prospects; and we are all going to spend real money this year advertising our properties. Hugh Potter has studied advertising, both from theory and from practice as intensively as any one we know. He does a lot of it himself; and he gets results. And on top of that, Hugh is an orator of the old school. Not only will he instruct you, he will fire you with an inspiration such as you haven't known since the good old camp meeting days.

### "Safeguarding Real Estate Securities"

Walter S. Schmidt,  
President, Fred'k A. Schmidt Company,  
Cincinnati, Ohio.

Chosen by three presidents of the National Association, to serve on the Executive Committee. Headed special committee which worked out the first authoritative data on depreciation and obsolescence of buildings. He will red light the danger points of real estate securities and make known the safeguards maintained by correct plan and management.

### "Selecting and Training Salesmen"

Harry A. Taylor,  
Secretary-Treasurer, Frank H. Taylor  
& Son, Inc.,  
East Orange, N.J.

Last year's convention profited in his lively talk on "How to Sell Old Houses." He comes this year with sound and canny counsel on real estate's most elusive quarry — the profitable salesman.

### "Real Estate Values in Toronto"

J. Adair Gibson,  
Gibson Bros.,  
Toronto, Ontario.

Twenty years a Realtor, specializing in downtown properties and their management, Mr. Gibson presents an intimately intelligent picture of real estate in our hostess city. Toronto's real estate progress holds some interesting facts that will prove refreshing and helpful to Realtors from elsewhere.

### Six Short Talks on New Methods under direction of

Guy W. Ellis,  
President Guy W. Ellis Real Estate  
Company,  
Detroit, Mich.

Giving clear-cut descriptions of new ideas that are making money for Realtors to-day.

### "How to Promote a Co-operative Apartment Development in a City Where Co-ops are Unknown"

Edmund J. Flynn,  
President Edmund J. Flynn Co., Wash-  
ington, D.C.

Born in Missouri but didn't wait to be shown. Resigned his navy lieutenantcy in 1920 and entered the co-operative field in Washington as a pioneer. Successfully engaged in the gigantic Hampshire Gardens project. Nine co-ops completed and ninety per cent. sold in six months.

### "Reducing Housing Costs by Improved Technique"

Ernest P. Goodrich,  
Consulting Engineer,  
New York City, N.Y.

Realtors have long cherished the hope of bringing housing facilities for the masses to the same high level of efficiency as has been reached by other commodities. Mr. Goodrich's communique from the campaign of research on this subject promises to be a convention highlight.

### "Rehabilitating Blighted Urban Areas"

Harland Bartholomew,  
City Planner,  
St. Louis, Missouri.

Overnight our town and cities change

under the pressure of growing industry. Some areas suffer while others improve and new ones are made. How Realtors may revitalize stricken neighborhoods is the counsel to be brought by Mr. Bartholomew, whose skill has been applied to Washington, D.C., St. Louis, Los Angeles, and some sixty other American cities.

## Fine Program for Industrial Realtors

Members of the Industrial Property Division of the National Association of Real Estate Boards will be well taken care of during the coming convention of that body in Toronto next month. A tour by boat and bus through the industrial area of the city will be provided, thus giving the visitors an opportunity of seeing first hand one of the finest industrial developments on the continent. Toronto's progress in this respect has been remarkable, and the delegates who are to enjoy the privilege of this trip are looking forward in keen anticipation to the event, which will be conducted by a number of Toronto realtors thoroughly conversant with industrial real estate development in the city.

Following the tour members of the division will be dinner guests of the Toronto Industrial Commission.

## Chicago's Special Train

Nearly 200 Reservations Already—Detroit Delegations Will Join In.

A special train has been contracted for by the Chicago Real Estate Board for its Toronto delegates. The Chicago realtors will leave the Windy City the evening of the day before the convention sessions open, and arrive in Toronto early the following morning, having travelled over the Michigan Central and Canadian Pacific routes. Nearly 200 reservations have been made by Chicagoans for the annual meeting. It is probable that the Chicago delegation will be joined by a delegation from the Detroit Real Estate Board when

R. B. Rice & Sons, real estate brokers, 60 Victoria Street, report the sale of a vacant lot, having a frontage of 25 feet and depth of 108 feet, to Mr. A. B. Rose, Room 804, 217 Bay Street. The purchaser intends to proceed soon with the erection of a store building on this property, which is situated next to 1014 Pape Avenue.

The same firm report that the Great Atlantic and Pacific Tea Company will open a store at 1018 Pape Avenue about September 1st.

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# Realty Men to Discuss Homes

How Costs Can be Reduced to Come up at National Meeting.

How to reduce the cost of the comfortable, convenient, and good-looking family home so that its price will be within the reach of people of limited incomes will occupy the attention of the nation's realtors at the annual convention of the National Association of Real Estate Boards, to be held in Toronto, Ont., July 9, 10 and 11.

The extent to which improved technique and mass production can effect this end will be explained by Ernest P. Goodrich, New York, before the July 11 general convention session in his address on "Reducing Housing Costs by Improved Technique." Mr. Goodrich, who has for many years been active in all phases of housing research, and is now president of the Research Institute for Economic Housing, is one of the country's outstanding consulting engineers.

### Will Discuss New Merchandising.

The effects on real estate of the changes which recent years are seeing in merchandising and distribution methods will be discussed at a general convention session by Alvin D. Dodd, Chicago, assistant to the president of Sears, Roebuck & Company. Mr. Dodd was the first manager of the distribution department of the Chamber of Commerce of the United States, and it was under his direction that this organization called its first national conference of business men to study the country's distribution, the opening gun of a war against waste in distribution.

In addition to the general convention sessions each of the association's divisions representing specialized phase of real estate practice will have its own meetings. The entire program for the brokers' division is aimed toward presenting practical suggestions to the realtor in helping him deal with his commodity on the basis of its new values and new uses.

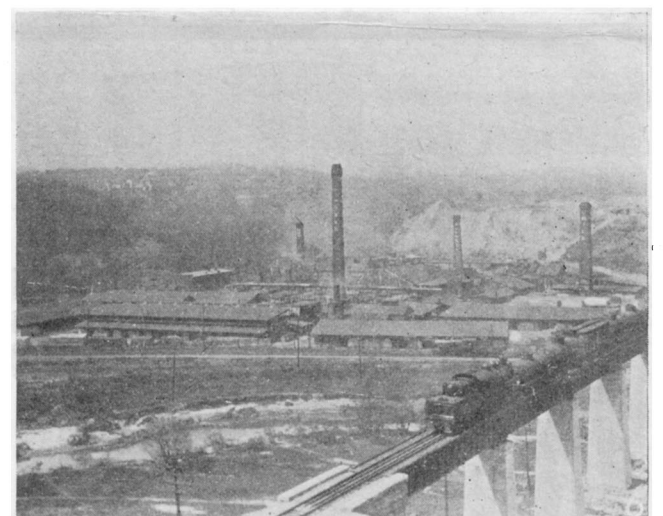
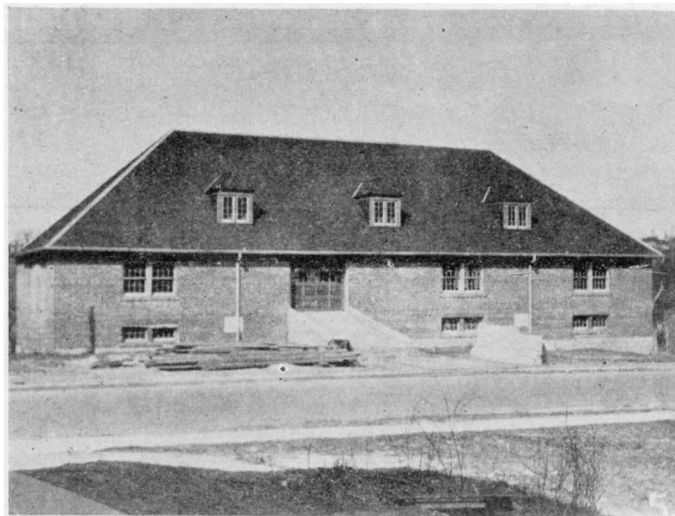
Officers of the division, alive to the changes of business which make old-fashioned real estate practice methods inadequate, have shaped the program to present the new methods which outstanding men in the real estate field are now employing successfully in their own offices.

A. S. Taylor, Cleveland, a former president of the National Association of Real Estate Boards, will talk on "The Present Real Estate Market and Sources of New Business." Mr. Taylor has asked some fourteen prominent realtors to contribute to his discussion their experiences in developing new business.

Newton C. Farr, president of the Chicago Real Estate Board, will speak before the division on "The One Man Office Versus Large Sales Organizations." Mr. Farr will tell, from his own experience, how the office with a small personnel can do a proportionately large scale of business, and will contrast the operation and explain the advantages of both the large and the small office.

The organization and operation of real estate investment trusts in such a way as to insure safety to the investor's funds, will be discussed by Harold F. Ferguson, Los Angeles, Cal. Mr. Ferguson, who heads one of the largest real estate investment trusts in the country, is president of the Los Angeles Real Estate Board and of the Los Angeles Stock Exchange. He will emphasize the new business which lies ahead for the real estate broker who interests himself in investment trusts.

Tom: "I have courted your daughter for fifteen years."  
 Dad: "Well, what do you want?"  
 Tom: "To marry her."  
 Dad: "Well, I'll be darned. I thought you wanted a pension or something."



These photographs provide a glance at the varied activities of Greater Toronto's building program for this year. (1) Walls going up for the new wing of Emmanuel College, the United Church of Canada's divinity school, on Queen's Park Crescent. (2) A fine residence under construction at 302 Kingsway, Old Mill, Ontario. The builder is J. O. Scott, 18 Glenwood Avenue. The house contains ten rooms and three bathrooms, arranged in a most attractive manner. (3) A group of very attractive moderately priced homes recently completed on Ellwood Avenue, just west of Avenue Road, in the McMaster Heights property. Residences of this type are selling well in this section of the city. (4) One of P. W. Gardiner and Son's trucks from Galt, Ontario, which has just unloaded an order of doors and sash for a house under construction on Kingsway Place. (5) This substantial looking building is a garage erected in conjunction with a fine apartment house on Mossom Road, north of Bloor Street, for the convenience of tenants. (6) A bird's-eye view of the Don Valley Brick Works as seen from the east end of the Bloor Street viaduct. The Toronto Brick Company operates this plant.

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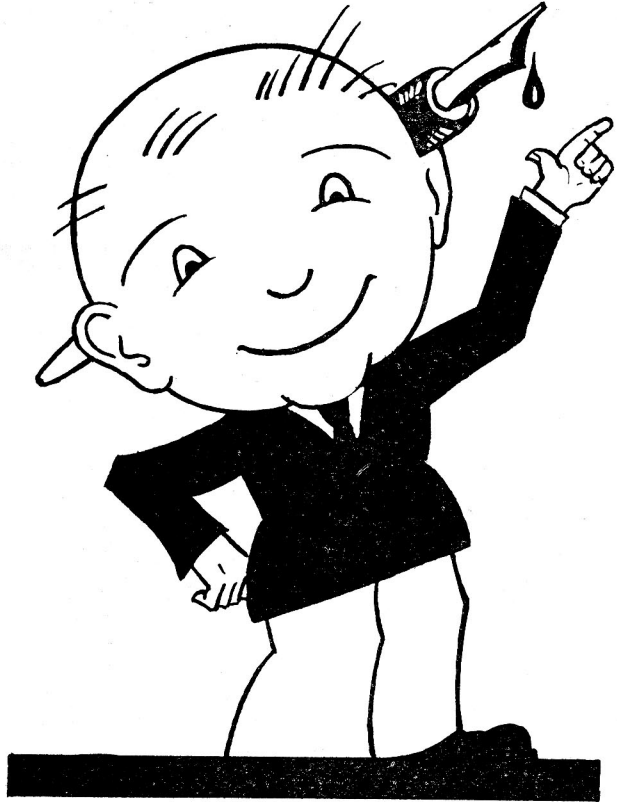
## New Soundness Is Developing

A new soundness in the building industry has been developed in recent months.

It is due in some measure to the absence of builders of the irresponsible type, says the research bureau of the C. A. Dunham Co., Limited, heating engineers.

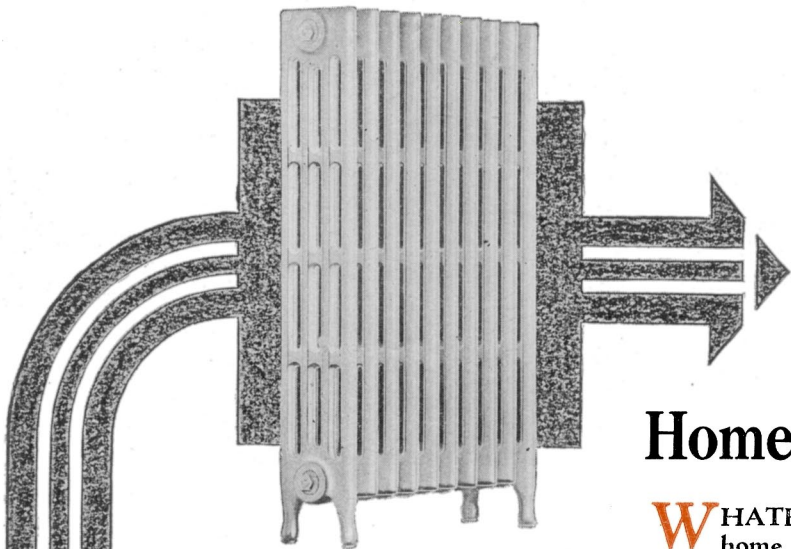
"Co-operation and organization are giving new life to the construction interests," it is stated. "Wastefulness is being relentlessly forced out of the picture."

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**EDITORIAL COMMENT**

**TORONTO OFFICE VACANCIES EXCEPTIONALLY LOW**

LAST December, during the height of the municipal election, when the town planning proposals for the immediate development of central Toronto were being derided and belittled with some success, one of the leading opponents of the project (one of those numerous arm-chair critics, who, with absolutely no knowledge of engineering or town planning, bewildered and misled the voters with a maze of alternate schemes) gave vent to a platform harangue against the so-called selfishness of building contractors and investors whom he declared were erecting office buildings in down-town Toronto that were away ahead of our requirements. This same gentleman particularly attacked the construction of the new Canadian Bank of Commerce Building—the largest office building in the Empire—and said that it would never be rented for years and would provide enough office space for Toronto for the next 25 years.

Considerable water has run through the municipal mill since this critic gained the limelight, and it is interesting to compare facts with his and other woeful prophesies. The Bank of Commerce Building was 100 per cent rented months before it was even half-way up, and even with the temporary hesitancy to general business and the closing of several stock brokers quarters, office vacancies in Toronto today are less than 7 per cent. A recent survey of the National Association of Building Owners and Managers, states that office vacancies in Toronto on May 1st, 1930, were but 6.91 per cent compared with 14.3 per cent, in April, 1926. This percentage is one of the very lowest among all the cities listed in the survey: Detroit, for instance, shows 23.70 per cent; Cleveland, 14.34 per cent, and Chicago over 17 per cent.

There are those who have simply no conception of the growth and prosperity which lie ahead of this great city and which proper planning was designed to stimulate.

**BETTER HOMES MEAN BETTER LOANS**

ONE needs but casually to survey the building industry today to soon realize that lenders of money and the institutions which finance home building, are beginning to consider more and more the type of construction of the structures into which their money goes. Indeed, this cautiousness on the part of financial companies is evidenced in more than simply home building; it is very noticeable in all kinds of construction—homes, apartments, stores, and commercial buildings.

Loaning concerns are considering, for instance, the life of the house—how soon it will begin to deteriorate, and the probable extent of this deterioration; the fire safety of the home; the necessity for repairs, and finally, the resale value after a period of years. All of these things are of vital importance. Obviously, the man who is not required to make extensive outlays periodically for upkeep, is always in a better position to maintain his payments. The less he has to pay for insurance, for fuel bills, for painting and repairs, the more easily he can meet his payments on his loan, both principal and interest, and that is the one feature in which the lender is most keenly interested. The attitude of the loan company is precisely the same toward the builder who approaches them for a loan, for the builder is regarded as the owner of the project until he has sold it, and consequently more rigid examination into the type of construction the builder is putting into his homes or apartments is being instituted upon.

The more durable the home, the greater its ultimate resale value, the better security it becomes for the loan it carries. And, by the same token, the better investment it is for the man who builds it. Both builders and buyers are having it impressed upon them, that there is little profit to be gained these days from structures which deteriorate rapidly.

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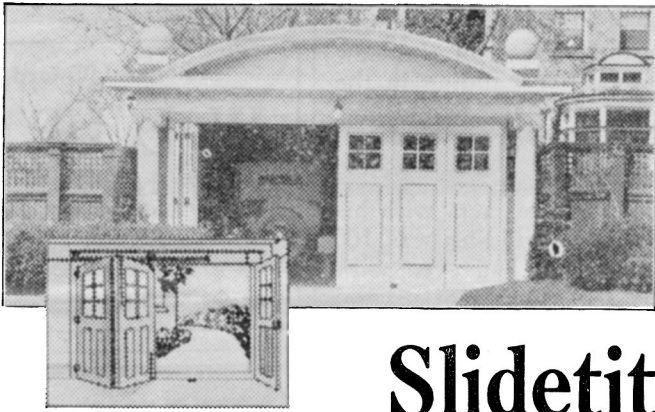
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No. 1 Maple Bark or Milton Rug	\$33.00 per M
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No. 2 Dark Red, Buff or Brown PRESSED	27.00 per M
Red Face Veneering	27.00 per M
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PRESSED or Wirecut Culls	19.00 per M

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8" x 8" x 8"	\$104.00 per M
Headers	104.00 per M
4" x 8" x 8"	52.00 per M

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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	45.00 per M
Red PRESSED Factory Face	26.00 per M
Hard Foundation Brick	22.00 per M
Culls	19.00 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 Mingled	33.00 per M
No. 1 Rug Dark Range	33.00 per M

All the above prices f.o.b. building site, Toronto, including Tax, less 5% Discount ten days from date of statement.

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Ruff-Tex Matt	33.00 per M
Cooksville Red PRESSED	32.00 per M
Cooksville Buff PRESSED	32.00 per M
"Ever-Hard" Smooth Face	27.00 per M

**STOCK BRICK**

No. 1 Red Face	\$29.50 per M
No. 2 Red Face	26.00 per M
Hard Cellars	22.00 per M
Insiders	19.00 per M
Sand and Lime Brick	13.00 per M

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**COOKSVILLE HAYDITE LIGHTWEIGHT BUILDING UNITS.**

3" x 8" x 16"	8 1/2c each
4" x 8" x 16"	9 1/2c each
6" x 8" x 16"	13c each
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
13 1/4" x 8" x 16"	31c each
Fillers, 4" x 8" x 2 3/8"	\$20.00 per M
Header Units	Same price as standards
Jamb Units	Price of standard plus 1 1/2c
Steel Sash Units	Price of standard plus 1 1/2c
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
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**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
1 1/2" and 2" Split Furring	52.50 per M

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8 x 8 x 12	\$164.00 per M
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**JOHN PRICE BRICK**

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12"—Standard 12 x 8 x 15 1/4 at	27c
13 1/4"—Standard 13 1/4 x 8 x 15 1/4 at	29c
Concrete Bricks 4 x 8 x 2 3/8 at	\$20.00 per M
Header Units	Same price as standards
Jamb Units	Price of standard plus 1 1/2c
Steel Sash Units	Price of standard plus 1 1/2c
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
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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
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Dark Ranges	\$33.00 per M
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Rock Face	One cent extra on plain
Granite Face	Six cents extra on plain
All Solid Blocks	Five cents extra

Terms Net 30 Days—Discount 4% 10 days.

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6" "Cin-Con", plain	13c each
8" "Cin-Con", plain	19c each
9" "Cin-Con", plain	21c each
10" "Cin-Con", plain	23c each
12" "Cin-Con", plain	27c each
13 1/4" "Cin-Con", plain	29c each

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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.

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

(Continued from page 4)

Street, to J. Howell James, 15 Rosemount Avenue. W. L. Somerville, 2 Bloor Street West, the architect, has prepared plans, which call for two storeys of solid brick construction, to be completed at an approximate cost of \$7,500.

M. G. MacFarlane, 91 22nd Street, New Toronto, has foundation work under way for the erection of two detached residences on the west side of Queen's Avenue, near Mimico Avenue, Mimico, Ontario. They will be two-storey dwellings of solid brick construction on concrete block foundations. The cost of the two will be about \$9,000.

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Boon, J. F. ....HY. 2210
- CAULKING**  
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Leaside Block & Tile Ltd. ....HU. 4904  
Perry Cement Products Co. ....AD. 3528  
Toronto Brick Co. Ltd. ....KI. 1186
- CULVERTS**  
Metallic Roofing Co. Ltd. ....LA. 0800
- DRAIN TILE**  
Perry Cement Products Co. ....AD. 3528
- ELECTRICAL CONTRACTORS**  
Gillespie, W. M. ....JU. 1221
- ELECTRICAL FIXTURES and APPLIANCES**  
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Morden Ltd., H. W. ....LY. 5880  
Toronto Hydro-Electric System. AD. 2261
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Builders' Flooring & Millwork Ltd. KE. 6600  
Kent Ockley Ltd. ....MI. 2427-8-9  
Laidlaw Lumber Co. Ltd., R. ....EL. 5234  
Satin Finish Hardwood Flooring Ltd. JU. 1186  
Seaman-Eaton Flooring Co., Ltd. LA. 7386  
Seaman Kent Co., Ltd. ....LL. 3101  
Sheppard & Gill Lumber Co. Ltd. GE. 2116  
Stanners, E. H. ....JU. 3766
- GARAGES**  
Lee, Benj. ....JU. 6377  
Lee, Gordon S. ....LY. 6815
- GAS APPLIANCES AND GAS HEATING**  
Consumers' Gas Co. ....AD. 9221  
Gurney Foundry Co., Ltd. ....AD. 4274
- GLASS**  
Cons. Plate Glass Co. of Can. Ltd. TR. 8000
- HARDWARE**  
Consolidated Builders' Hardware. WA. 3522  
Rice-Lewis & Son, Ltd. ....AD. 9281  
Richards-Wilcox Canadian Co. Ltd. AD. 6893  
Walker & Son, W. ....RA. 3133
- HEATING (Hot Water)**  
Gurney Foundry Co., Ltd. ....AD. 4274  
Pendell Boiler Ltd. ....LO. 6258
- HOLLOW BUILDING TILE**  
Cooksville Brick Co. Ltd. ....EL. 8171  
Milton Brick Ltd. ....KI. 4158
- INSULATION**  
International Fibre Board Ltd., Toronto Agt., W. A. Argue & Son. LL. 6567
- INSURANCE**  
Curtis & Co., W. A. ....AD. 9900  
Kennedy, Geo. H. ....WA. 2327  
McLaughlin, W. C. ....EL. 5022  
Suckling & Garrett Ltd. ....EL. 4249
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Brobst Forestry Co. ....HI. 1602-3
- LATHING CONTRACTOR**  
McCrossan, O. ....GE. 3087  
Upton, W. L. ....HO. 7224
- LAWYERS**  
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Gregory & Gregory. ....AD. 3211  
Lee, Ernest M. ....EL. 5301
- LUMBER, SASH and DOORS**  
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Boake Mfg. Co. Ltd. ....MI. 1133  
Comrie Lumber Co., Ltd. ....HO. 1800  
Dominion Sash, Limited, Streetsville. 80  
Fairbank Lumber & Coal Co. Ltd. KE. 0203  
Gardiner & Son, Ltd., P. W. ....KI. 5414  
Gilchrist Lumber Co., Ltd., John C. LL. 1342  
Hancock, Ltd., T. H. ....LL. 2106  
Hind Lumber Co. Ltd., Edmund. GR. 1133  
Hope & Son, Geo. S. ....LO. 6900  
Kent Ockley Ltd. ....MI. 2427-8-9  
Laidlaw Lumber Co. Ltd., R. ....EL. 5234  
Leeder, W. ....LL. 6878  
Mickle, Dymont & Son. ....LL. 1192  
Pannill Door Co., Ltd. ....EL. 6358  
Prescott Planing Mill. ....KE. 6511  
Rathbone Lumber Co. Ltd., Geo. LA. 0914  
Reid & Co., Lumber, Ltd. ....EL. 7251  
Sheppard & Gill Lumber Co. Ltd. GR. 2116  
Smith & Sons, Ltd., John B. ....AD. 0611  
Superior Sash Co. ....KE. 3211  
Welsh Lumber Co. Ltd. ....HU. 3387
- MANTELS**  
Classic Mantel & Stone Co. Ltd. WA. 6436
- MARBLE-TILE-TERRAZZO**  
General Products Ltd. ....AD. 3914  
Marbles & Tiles Ltd. ....AD. 3166  
Petch, W. B. ....JU. 3706  
Stanners, E. H. ....JU. 3766
- METAL LATH**  
Metallic Roofing Co. Ltd. ....LA. 0800
- MORTGAGE LOANS**  
Ciglen, Samuel. ....AD. 0693  
Curtis & Co., W. A. ....AD. 9900  
Fortier & Co. ....EL. 6168  
Gooderham, Langman & Sinclair. EL. 7281  
Gregory & Gregory. ....AD. 3211  
McLaughlin, W. C. ....EL. 5022  
Moffatt, Hudson & Co. ....AD. 5497  
Suckling & Garrett Ltd. ....EL. 4249
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Art Wire & Iron Co. ....HA. 8524
- PAINTS, STAINS and VARNISHES**  
Sturgeons Ltd. ....HA. 1153
- PHOTOSTATS**  
Canadian Photo Copy Co. ....AD. 0270-0279
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Morene Ltd. ....KI. 2692
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Nights—A. C. Jennings. ....HY. 5432  
Garton & Hutchinson. ....EL. 4281  
Home Smith & Co. ....LY. 3141  
Lancaster Bros. ....MI. 1166  
National Trust Co. Ltd. ....EL. 9141  
Rogers, W. T. ....AD. 1597  
Stark & Co., John. ....EL. 0341  
Suydam Realty Co. Ltd. ....EL. 1321  
Tijou & Co., Ed. ....HL. 7795  
Toronto General Trusts Corp. ....EL. 4371  
Wood, Fleming & Co. Ltd. ....EL. 6161
- ROOFING**  
Toronto Asphalt Roofing Mfg. Co. Ltd. ....JU. 1126
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Ellins Bros. ....LY. 2060  
Perry Cement Products Co. ....AD. 3528
- STONE**  
Calkins Ltd., H. W. ....HY. 7601  
McKay Co. Ltd., Alex. ....KE. 0289
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Runnymede Iron & Metal Co. ....LY. 2816  
Standard Iron & Metal Co. ....LY. 4631
- STUCCO**  
Stucco Products Ltd. ....HU. 9757
- SURVEYORS' INSTRUMENTS**  
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- WALLBOARD and INSULATION**  
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International Fibre Board, Ltd., Toronto Agt., Argue & Son, W. A. LL. 6567  
Laidlaw Lumber Co. Ltd., R. ....EL. 5234  
Stanners, E. H. ....JU. 3766
- WINDOW SHADES**  
Dunton, H. G. ....HI. 2485W

Mrs. A. Van Zant, 122 Winona Drive, plans the erection of three pairs of semi-detached residences on the south side of Mulveny Crescent, near Winona Drive. They will be two-storey dwellings of solid brick construction on concrete block foundations, and will be completed at a cost of \$8,000 per pair. Work will proceed shortly.

The walls are under way for the duplex residence being erected at the northwest corner of College View Avenue and Highbourne Road by Mrs. A. Sprachman. The plans were prepared by Kaplan and Sprachman, architects, 305 Dundas Street West, and call for two storeys of solid brick construction, to be completed at a cost of about \$20,000.

Benjamin Swartz, architect, 336 Dundas Street West, has prepared plans for a residence to be erected at 304 Sackville Street by Wm. J. Hall, of that address. J. Ward, 74 Courcellette Road, holds the

general contract for the erection of this dwelling, which will be two storeys of solid brick construction. The estimated cost is \$5,000.

### ALL REALTORS INVITED FOR EUROPEAN VOYAGE.

Realtors and their families have been invited by the Mississippi Valley Association, through that organization's president, William R. Dawes, Chicago, to join them in a European tour, sailing from Quebec on July 18, just following the convention.

The main trip is to occupy thirty days. The optional extension trips vary from a week to a month, depending on the scope of the travel included.

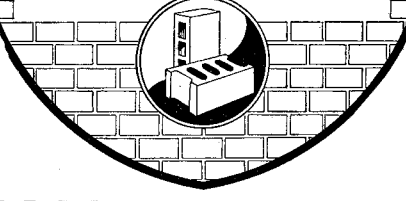
Realtor members of the tour can join the party either at Montreal on July 17 or at Quebec on July 18, the date of sailing. Further details of the tour may be secured from the headquarters of the National Association of Real Estate Boards.

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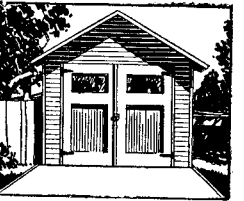
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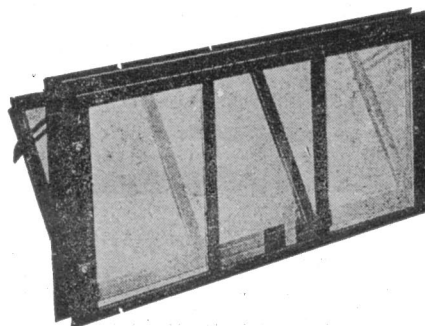
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