

WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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Steel Work On New Bank Completed

Ceremony on Thursday Marks End of Big Task.

The unfurling of the Union Jack at the topmost point of the steel skeleton of the Empire's tallest building last Thursday marked the completion of the erection of structural steel for the new head office building of the Canadian Bank of Commerce at King and Jordan Streets. The raising of the flag was scheduled for Wednesday but was postponed due to the rainy weather.

The stone work on the new skyscraper has passed the twentieth storey, and at the present rate of rapid ascension will soon be completed.

Figures released a few days ago by James Nicoll, one of the architects, give a fair idea of the tremendous quantity of various materials incorporated in the construction of the building. For instance, when completed there will be more than 1,500,000 bricks in the structure. These, if laid end to end, would reach from Toronto to Detroit.

Enough electric wiring will be used to establish a telegraph line between Toronto and Kingston. Sixty miles of electric conduit with steel channels will be required in the wiring of the building. Steel angles used in the building, if drawn out, would extend a distance of thirty miles and plumbing pipe seventeen and a half miles.

In the erection of the steel skeleton alone something over 8,000 tons of steel was utilized. More than 160,000 cubic feet of cut stone have been supplied, and in addition to this 30,000 cubic feet of interior cut stone and marble will be employed.

Fifteen thousand tons of sand and well over one hundred carloads of Portland cement have already been used in the erection of the skyscraper.

Board Regrets Necessity of Dismissals

Is Doing Everything to Assist Present Unemployment.

That the Board of Education would do its best to meet the present unemployment situation by retaining as many as possible of the artisans in its employ, was the feeling of the Property Committee yesterday. General regret was expressed at the fact that, owing to lack of work, it had been necessary to "let out" a number of carpenters, some of whom had been with the board for many years.

The matter came up in connection with a letter from the Toronto District of the Amalgamated Carpenters of Canada, asking the co-operation of the board regarding relief of unemployment, pointing out that these carpenters had been discharged the other day, and inquiring whether it would be possible to keep these men a few weeks longer, when the acuteness of the unemployment situation would be somewhat alleviated.

"We were very sorry to lay these men off," said Superintendent Doughty. "Some of them have been with us for 15 years and are men up around 60 or 65 years of age, for whom there will not be much demand elsewhere. But what are we to



do when there is no work for them?" Trustee Reid thought it would be more advisable to retain a reasonably permanent staff and keep them employed the year round than spasmodically to employ "hosts of transient workers."

Police Permit Picketing

Following a clash between non-union painters and union pickets this week, the police were called in to settle the dispute and Inspector Marshall decided that the pickets were acting in a manner quite within the law, in that they were not obstructing traffic and that their sandwich boards merely stated a fact, namely that a strike was in progress.

The disturbance occurred at the corner of Highbourne and Kilbarry Roads, and was precipitated by the action of six non-union painters who forcibly objected to the presence of the two pickets.

The pickets were permitted to carry on and the painters were instructed to return to their painting.

Committee Decides in Favor of Finn Hall

Chief Draper's Recommendation is Overruled.

Rejecting a recommendation from Chief Constable D. C. Draper, the Civic Property Committee yesterday granted the Finnish Society of Toronto permission to erect a clubhouse on the north side of Dundas St., near Spadina Ave.

The Chief Constable reported that in-

quiries from Mr. Anderson of 176 Huron St. revealed the fact that the society originally met on Bathurst St., and later built a hall on Broadview Ave., just north of the city limits, which was rented to Communists when they were refused the use of halls in the city. He also suggested the existence of a fire hazard.

Alderman Phillips asked if it were customary for the Chief of Police to report on fire hazards. Fire Chief Russell stated that the plans of the building had not been presented to him and, as a consequence, he could express no opinion.

Location of Police Building Soon To Be Chosen

While no definite decision has yet been reached as to the location of Toronto's new police administration building, the Board of Control and the Assessment Commissioner have the matter under consideration at the time of going to press, and an announcement of the selection of a site is expected soon.

The east side of University Avenue south from Dundas Street appears to be favoured as a possible site. Several sites east of Yonge Street have also been mentioned.

The Board of Control expects to arrive at a decision on Thursday provided Assessment Commissioner Farley has completed his inspection of the various proposed sites on which the new building may be erected.

The proposed building will contain all the executive and administrative offices and departments of the Toronto Police Department, and will house the police courts as well.

Building Programs Will Be Carried Out

Extensive Building Activity Predicted for the Year 1930.

Many of the building programs of various large companies which were postponed pending developments in the financial situation have been resumed during the past few weeks, and it is announced by nearly all of the organizations planning extensive building operations for this year that they will go ahead as per schedule. There was considerable evidence of hesitation in this regard during the early part of the year, but this seems to have been almost completely dispelled, and indicates a general improvement in conditions throughout the Dominion.

S. H. Logan, general manager of the Canadian Bank of Commerce, stated in his address to the shareholders of the Bank at their annual meeting in February that he had ascertained from reliable sources that Canada's construction program entails the expenditure of some \$500,000,000.00 during the current year, and that it is felt by the Bank that these figures still hold good, as pointed out in a bulletin made public this week.

As far as residential building is concerned the present inclination seems to be toward cautious movement. This is regarded as a very natural reaction to the extensive, and for the most part highly speculative, building program carried out in 1928. Due to this display of wariness the demand for suitable residences in some localities almost approaches a shortage. Mr. Logan looks upon this cautious attitude as wise, and believes it will lay the best foundation for a healthy building program when the time is ripe.

Mr. A. E. Le Page, vice-president of the Ontario Association of Real Estate Boards and prominent Toronto realtor, believes that the situation is favorable and that cautious action on the part of builders is highly desirable. He feels that when the time comes building will go ahead on a well-organized, sane basis. Mr. Le Page also feels that the shortage of houses in some districts has approached an acute condition, and that there is a fine market for the right type of dwelling.

At this time last year the unfinished program of residential building was valued at \$14,000,000, and this year's program of \$11,500,000, while almost 20 per cent. less, indicates that the industry is pursuing the course of wisdom in biding its time, in the opinion of Mr. Logan.

As far as general construction is concerned, the unfinished portion of all contracts is estimated at \$182,000,000 as against \$151,000,000 last year. The value of contracts awarded during January and February is slightly lower than during the corresponding months last year, but the number of jobs increased, with an almost proportionate increase of employment.

King-Spadina Property Sold

King Street property in the vicinity of Spadina Avenue, having a frontage of 48 feet and a depth of 152 feet, was sold this week at about \$500 a foot to purchasers whose names are withheld, announces S. E. Lyons, realtor, who negotiated the transfer of the property. The site, which was formerly owned by A. C. Desprit, of Buffalo, is situated on the north side of King Street, immediately east of Spadina Avenue, and is occupied by two houses, which have been remodelled into factories.



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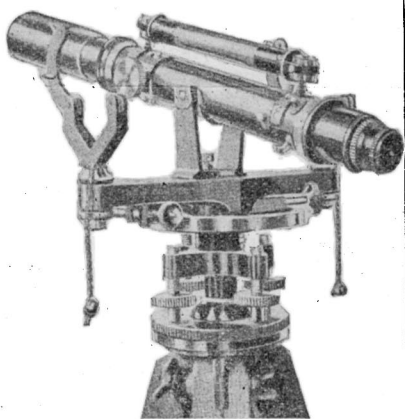
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Story of "Stone Mason of Leeds" Proves Intensely Interesting

Joseph Aspdin of Leeds, Who Took Out Patent for Portland Cement in 1824, Was Real Father of To-day's Gigantic Cement Industry.

Seldom, if ever, since the association was instituted have the members of the Toronto Home Builders Association listened to such an intensely interesting address as that given at the Prince George Hotel last Monday evening, March 31st, by Mr. Aubrey Bond, K.C., well known Toronto barrister and noted after-dinner speaker. It was the second occasion on which Mr. Bond had addressed the association, he having spoken to the members some two years ago when he delivered his address on "The Greatest Unknown Englishman"; but it is no disparagement on this previous effort to say that his address of this week was even more effective principally because the subject was of peculiar interest to the building industry—the story of the founding and development of the cement and concrete industry.

No report of Mr. Bond's address could possibly do justice either to the speaker or what he said—one must hear his eloquence first hand and catch the inspiring gleam of his eye to fully appreciate such really splendid oratory. All we can attempt to do here is to give a brief summary of the facts as presented by him.

"The Stone Mason of Leeds" was in reality Joseph Aspdin, who labored in Leeds, England, as a stone mason during the early part of the 19th century, having been born there about 1800. It was when he was an apprentice that he journeyed to Italy and while there became much interested in the remains of the ancient buildings of the old Romans. He was particularly impressed with the fact that the footings of the Roman aqueduct, built in 318 A.D., were still in perfect condition after having been submerged in watery marshy ground for nearly 1,500 years. The concrete facings of these footings were in excellent shape, while the facings of the great stone troughs had not even checked. Returning to England he soon received a contract to build a stone bridge, to be supported by stone blocks. He determined to find out the secret of the ancient Romans in their construction of the aqueduct, and so returned to Italy to make further studies. It was his good luck to arrive at Rome just when the Italian engineers were investigating the ruins of the old great Roman Pantheon. This tremendous structure was crowned with a great dome supported by gigantic stone pillars. In spite of the centuries that had rolled by, the blocks comprising the pillars were just as solidly joined as when they were first erected. Aspdin joined in the researches of the Italian craftsmen and engineers, and after much study and repeated observation, it was found that two roadways led from the Pantheon to a site near Naples, where one terminated in the huge bed of volcanic ash from the base of Mount Vesuvius, and the other in a large deposit of ordinary blue clay. The secret of the ancient Roman masons had been revealed. It only remained for further practical experiments and tests to confirm

the discovery. The volcanic ash, rich in lime, was mixed with the blue clay, water added, and the concrete that made the construction of the ancient Roman buildings and aqueducts possible was again produced by man.

The real discovery was made by Aspdin, for the Italian engineers were unable to arrive at the satisfactory solution—they had the materials but the required formula was missing and was not obtained until Aspdin, after repeated trials upon his return to England, finally hit upon the right proportions. He was fortunate enough to discover a deposit of volcanic ash near Leeds, and the burnt limestone of the ash was mixed with blue clay, water added, and concrete produced. The proportions worked out by Aspdin and incorporated in his patent which he took out in 1824 was 75 per cent. lime and 25 per cent. blue clay—the blue clay providing the aluminum oxide, silica oxide and ferric oxide necessary. The same proportions set out by Aspdin are still those in use today. The addition of the water to the mixture simply converts the calcined lime back into limestone which grips within itself the crushed stone, forming concrete—a substance much stronger than limestone itself.

The tremendous development of the cement industry since Joseph Aspdin first took out his patent in 1824 was vividly sketched by the speaker. Its use had made possible the construction of the modern skyscraper, tunnels, bridges, and highways. Today was the age of concrete, and when all other works had been destroyed through the passing of time, future generations would have a permanent memorial to the engineers and builders of today in the structures of concrete which would last as long as the earth itself.

Builders Can Be Optimistic.

Following Mr. Bond's address, President W. H. Kerwin who presided, called on Mr. E. A. LePage, past-president of the Toronto Real Estate Board, for a few remarks. Mr. LePage urged his hearers not to give way to pessimistic views as to this year's building operations. There was a real shortage of houses for sale in the medium price class, and a casual walk up almost any street in the city would reveal but few vacancies. Indeed the Assessment Commissioner placed the number of vacancies in Toronto at less than 2 per cent.

There were three factors which Mr. LePage drew special attention to as bound to stimulate building in Toronto: First, the Bell Telephone Company were bringing over 90 families from Montreal; secondly, the Abbitibi Power and Paper Company were bringing 45 families into the city this spring; and thirdly, the extension of Sherbourne Street would in all probability necessitate the removal of at least 50 families from the route of the new street. Homes of some sort would have to be provided for the families affected

by the three removals mentioned, and there were other indications that even normal demand would be well maintained. Builders above all men should be optimistic, advised Mr. LePage. There was probably no other business so quickly affected by pessimistic talk as building and therefore all builders should most carefully avoid even "the very appearance of evil" by maintaining an optimistic outlook.

The entertainment as provided under the chairmanship of Jim Easton proved most enjoyable. Particularly good were the recitations by Bert Petch (Bert is well known to the boys as a tiler of high renown) who gave his services gratis for the evening.

The Lucky Number Draw was won by Alex. Cormack for the members, and by Tom Brough for the visitors.

Home Builders Bridge Club

The Home Builders Bridge Club, which is composed of the following members—Mr. and Mrs. J. A. Kitchen, Mr. and Mrs. Wm. Salter, Mr. and Mrs. B. B. Kennedy, Mr. and Mrs. G. B. Webb, Mr. and Mrs. G. S. Shipp and Mr. and Mrs. W. H. Kitchen, have just completed another season of bridge. All report a very enjoyable year. Mrs. W. H. Kitchen and Mr. J. A. Kitchen held high scores for the season.

Revised By-Laws Approved By Association

The principal item of business dealt with during the Business Session at the meeting of the Toronto Home Builders Association last Monday evening was the Revision of the By-Laws. Since the Association was instituted so many amendments had been made to the original By-Laws that it became a difficult matter to know at times just what was what on a particular point. Some months ago, the association appointed W. J. Fugler, chairman of the Municipal and By-Law Committee, and Harold Timmins, the official solicitor, to go through all the old by-laws and all amendments to date and redraft a new set of by-laws. This was "some job" entailing many nights work, but was finally accomplished and the new draft was submitted to the general meeting of members, Monday evening for discussion and action. As explained by Past-President Will Fugler, the essential points in the new by-laws remained the same as in the original code.

Discussion centred mainly around the section dealing with membership, the qualifications for membership and applications.

Past President T. W. Robinson thought that there should be no weakening of the standards for membership, but was assured by President Kerwin and Past-President Fugler that absolutely no weakening of membership standards was contemplated. In the new by-laws, as in the

old, membership was restricted to those engaged in building in Toronto, and, as every applicant for membership had to be passed on first by the Executive (either favorably or unfavorably) had their report then passed on at a general meeting of all the members, there was little danger of anyone becoming a member who was not "a fit and proper person." In any event, the final say rested with the members themselves in general meeting assembled.

The new By-Laws were then approved and passed by a standing vote and copies ordered printed for distribution to the members.

AMONG OUR MEMBERS

Gordon S. Shipp, 788 Coxwell Ave., has the foundations going in for a fine 2½-storey residence on Glencairn Ave., near Avenue Rd. It will be of solid brick construction on concrete block foundations and will have garage attached. It will be priced to sell at about \$17,000.

George A. Rome will begin work in about a week for the erection of a pair of semi-detached residences on Woburn Ave., west of Yonge St. They will be six-room dwellings, two storeys of solid brick construction on concrete block foundations and will cost in the vicinity of \$8,000.

John Carroll, Jr., 310 Kingsway, is trimming an \$18,000 residence on the Kingsway, near Lambton Rd. It is of stone and stucco construction on concrete block foundations. Mr. Carroll is also getting the foundations in at present for a similar residence in the same immediate vicinity.

Morris Small, 236 Annette St., is trimming three duplex residences on Glendonwyne Rd., near Bloor St. They are two storeys each, of solid brick construction on concrete block foundations, and the cost of the three is about \$28,500.

Harry Jenkins, Highbourne Rd., is getting foundations in this week for two detached residences on the north side of Glencairn Ave., just west of Avenue Rd. They will be centre hall plan dwellings of eight rooms and two baths, and of solid brick construction on concrete block foundations. The cost of the two will be about \$16,000. Mr. Jenkins is also trimming a fine \$30,000 residence on the south side of Ava Rd., near Vesta Dr., Forest Hill Village. It is of English design, being of solid brick construction with a stone front. It contains about twelve rooms and has three baths.

In the Weekly Building Reporter of March 22 it was reported that Mr. H. C. Card had sold No. 21 Oakview Ave. to Mr. J. Yasper, formerly of Allen Apartments, for \$9,300. The sale price of this house was \$10,300 and not \$9,300 as stated in error.

Alex. Grant, 54 Golfdale Road, has nearly completed the two residences he has under construction at 47 and 49 Rivercourt Blvd. They are solid brick six room dwellings with oak floors, gumwood trim and hot water heating. Each has separate garage. Mr. Grant has also sold number 39 Rivercourt Blvd., to Wilfred Hiltz, for \$8,200, and has also recently completed the sale of two stores, one at 2338 Danforth Avenue, for \$11,250, and one at 2348 Danforth Avenue for \$11,500.

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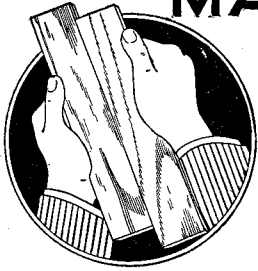
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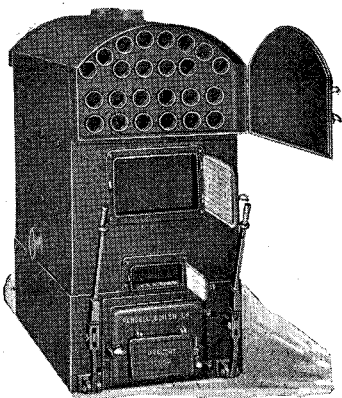
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The Ring of the Trowel and the Hum of the Saw

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

Harry Salter, 61 Highbourne Road, is getting the foundation in for three detached residences on the east side of Highbourne Road between Eglinton and Collegeview Avenues. They will be two storeys of solid brick construction on concrete block foundations, and will cost about \$6,000 each.

D. Bratty, 36 Rosebury Avenue will begin work shortly on the erection of two detached residences on Melrose Avenue. They will be two storeys of solid brick construction on concrete block foundations and will cost about \$6,500 each. Wm. Morasutti, 78 Gloucester Grove, is the owner.

George Drury, 10 Price Avenue, Old Mill, Ontario, has begun work on the walls of a detached residence on Price Avenue, near Lambton Road and the Kingsway. H. D. Martin, architect, 59 Barker Avenue, has prepared plans which call for two storeys of stone and stucco construction on stone foundations.

W. G. Haydon, 414 Armdale Avenue, is getting foundations in for a bungalow residence on the east side of Wood Street, near Bloor Highway, Islington, Ontario. It will be one storey of solid brick construction on concrete block foundations, and will cost about \$3,500.

Ruttle and Ruttle, 1867 Gerrard Street East, are roofing a detached residence on the east side of MacLean Avenue, north of Queen Street East. It will be two storeys of solid brick construction on concrete block foundations.

A. Gray, 14 Eversfield Road, has the foundations in for a bungalow residence on the west side of Snider Avenue near Eglinton Avenue, York Township. It will be one storey of solid brick construction on concrete block foundations, and will cost in the neighborhood of \$3,500.

Henry Morris, 138 Ranleigh Avenue, is getting the foundations in for a detached residence on the west side of Wanless Avenue near Hilda Avenue. It will be two storeys of solid brick construction on concrete block foundations and will cost about \$8,500.

John Crawford, 103 Dawes Road, is getting the foundations in for a detached residence at 248 St. Germaine Avenue. It will be two storeys of solid brick construction on concrete block foundations, and is expected to cost in the vicinity of \$5,000.

James Turner, 910 Lumsden Building, has begun excavation operations for the erection of four detached residences at 511 to 517 Roselawn Avenue. They will be two storeys of solid brick construction on concrete block foundations and will cost about \$17,000.

M. Lumsden, 182 Rosethorne Avenue, will shortly begin the erection of a detached residence on Rosethorne Avenue near Rowntree Avenue. It will be two storeys of solid brick construction on concrete block foundations. The cost is estimated at \$4,500.

Work is in progress and the walls are rising for the new parish hall of the Church of Saint Mark on the east side of Blackthorne Avenue near St. Clair Avenue West. The new building will consist of two storeys and a basement measuring 40 x 120 feet, of solid brick construction. Arnold I. McMaster and Company are the architects, and the Empire Contracting Company hold the general contract. L. B. Vaughan, 77 Hounslow Heath Road, is the rector of the church.

H. Massie, 452 Danforth Avenue, is getting the foundations in for a detached residence on the west side of Bayfield Avenue near Playter Blvd., and has the walls up for another on the same location. They will be two storeys of brick and stucco construction on concrete block foundations, and will cost in the vicinity of \$8,500 each.

John Evans, 30 Scollard Avenue, has the walls under way for seven stores and apartments above at the southeast corner of Yonge Street and Broadway Avenue.

Kaplan & Sprachman, architects, 305 Dundas Street West, have prepared plans which call for five storeys of brick faced reinforced concrete construction. Elevators will be one of the features of the new apartments. The cost of the project is placed at \$160,000.

W. E. Whitten, 115 Ridge Drive, will shortly commence work on the erection of a fine large residence on the east side of Dunloe Road just north of Kilbarry Road, Forest Hill Village. Forsey Page and Steele, architects, 57 Queen Street West, have drawn up plans which specify two storeys of brick and stucco construction on concrete block foundations.

Dennis Broughton, 1753 St. Clair Avenue West, has the foundations in for a pair of semi-detached residences on the south side of Connolly Avenue, near Osler Avenue. They will be two storeys of solid brick construction on concrete block foundations. Mr. Broughton is also erecting a detached residence of similar general design on the same location.

R. C. Parkes, 236 Westmount Avenue, will begin work in a few days on the erection of a \$4,000 detached residence at 221 Glenview Avenue. It will be two storeys of solid brick construction on concrete block foundations.

(Continued on page 7)

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Spring Construction to Be Well Maintained

Contracts Awarded During March Exceeded 24 Million Dollars.

The estimated value of construction contract awards throughout Canada during March amounted to \$24,263,000, say MacLean Building Reports Ltd. This is a high total for March, judging from the records of past years. March a year ago reached twenty-seven millions.

Compared with the first quarter of 1929 new construction, all types, is down 7.4 per cent. Public works and utilities are ahead 33.6 per cent.; the strictly building groups down 26.8 per cent. The shrinkage in building contracts is not so pronounced as it was a month ago.

In Ontario during March, new contracts were reported to the value of \$9,595,000, being 39.5 per cent. of all contracts in Canada for the month. Quebec had 35.8 per cent. valued at \$8,680,100. The Prairie Provinces had \$4,442,200, or 10.5 per cent.; British Columbia, \$2,128,500, or 8.8 per cent., and the Maritime Provinces, 5.8 per cent., or \$1,417,200.

By groups, for March, business buildings led with 47.7 per cent., or \$11,561,000. Residential followed with 25.2 per cent. on contracts valued at \$6,124,000. Engineering showed \$5,135,700, or 21.2 per cent., while industrial accounted for 5.9 per cent., the value being \$1,442,300.

To the end of the first quarter year, engineering contracts show the greatest valuation, \$41,909,500, or 46.4 per cent. of all construction. Business buildings now stand at \$29,127,000, or 32.3 per cent., while residential took care of \$12,569,600, or 15 per cent., and industrial \$5,651,200, or 6.3 per cent.

The largest percentage of new work is credited to Quebec for the three months. The value is \$38,559,200, or 42.7 per cent. In Ontario, 33.7 per cent. of the work has been undertaken, or \$30,415,500. Awards amounted to \$9,332,100, or 10.4 per cent., in British Columbia; while the Prairie Provinces and Maritime Provinces follow with \$6,621,400, or 7.3 per cent., and \$5,329,100, or 5.9 per cent., respectively.

Large Awards in March.

Construction contracts awarded in Canada during March, where the value of the work undertaken exceeded \$225,000, were as follows:

Montebello, P.Q., Hotel	\$3,000,000
Montreal, P.Q., Railway Terminal (Portion)	2,000,000
Kingston, Ont., Grain Elevator and Marine Towers (Superstructure)	1,350,000
Montreal, P. Q., Add. to Departmental Store	1,000,000
Kentville, N.S., Hotel	500,000
Burlington Channel, Ont., Bridges	358,500
Montreal, P.Q., Church	350,000
Toronto, Ont., Residence	300,000
Toronto, Ont., Office Bldg., Garage and Warehouse	250,000
St. John, N.B., Museum	250,000
Brandon, Man., Transmission Line Towers	225,200
Vancouver, B.C., Theatre	225,000
Burford, Ont., Plant	225,000

Large Signs Hurt Sales

There's a lot of psychology in such a little thing as the sign, says Dr. A. H. Beam, realtor, of Cincinnati. We all know the effect of too many signs in any one neighborhood. It is a question whether the sign on any property increases or decreases the chance to sell. But it certainly has a tendency to lower the selling or market value. The observer wonders what can be the matter with the place and why the owner is so

anxious to sell, that he parades the fact to the public. Somehow the impression is left that the home must be undesirable; that those who know the house don't want it, and the object of the sign is to catch the unknowing with the possibility of a sale. It is our observation that more houses are sold without the sign than with it. The size of the sign has its psychology. It is generally thought that the larger the house the bigger the sign ought to be. This is evidently erroneous, for the effect of a large sign on any home must be bad. If you don't think so, analyze your own impressions the next time you see a 4 x 6 foot sign on a 2 x 4 property. In my opinion the only place for a large sign is on a good-sized subdivision, or on business and industrial property, and in the latter case, only when the sign has to be placed so high and so far away, that it must be large to be legible.

On high class property probably the most appealing sign is one about 4 inches by 10 inches, with gold letters on a dark background, and hung in the window. Such a sign is dignified and in keeping with the estimate the owner has placed on his house.

The writer has many times observed the big sign on a vacant lot to be there for months and months, and to be replaced by a larger one by the next broker who happened to get the listing. When failing to sell after months and often years, the sign is removed, and lo and behold, the lot sells.

The psychology in this instance is that the large signs made the impression on the lot-hunter, that either the owner was anxious or forced to sell, or that the price would be steep. I think this is the impression usually obtained from the big sign. The sign being removed, the lot-hunter sees the vacant lot just the same and wonders whether it could be bought and at what price. His curiosity causes investigation, which often results in the sale.

About the only thing that can be said for the large sign is that it prominently displays the name of the broker, but this is more than offset by the unfavorable impression.

PRIVATE.

Romantic Soul—I do wish I could find a place where I would be cut off from the whole world.

Friend—Try a telephone booth.

Mechanics' Liens

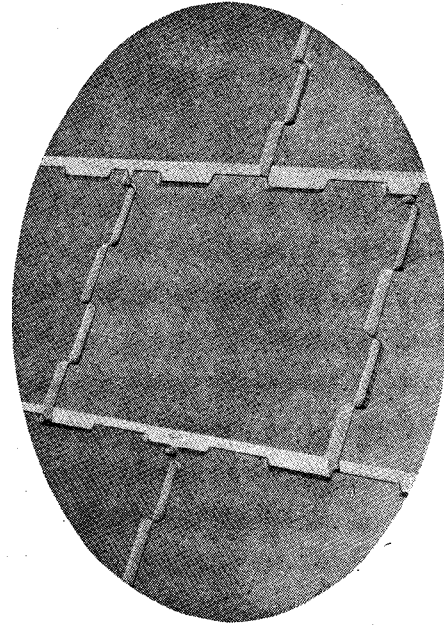
April 2nd, 1930.

11714—Queen City Glass Co., Ltd., 243-247 Victoria St., against Matilda H. Montgomery, et al, for the sum of	\$137.99
11715—Fox Lumber Co., Ltd., against the Wellington Building Corp., Ltd., et al, for the sum of	\$476.15
11716—Albert Chester Plumb, against Edward J. Quick, et al, for the sum of	\$220
11717—Hyman Honickman, against the Wellington Building Corp., Ltd., et al, for the sum of	\$470
11718—H. Stainton, Ltd., against Parker & Garry Co., Limited, et al, for the sum of	\$105.98
11719—James Gordon, against Harry Shaw, et al, for the sum of	\$1,994.25
11720—J. Muldoon, Ltd., against De-Jonckhere Construction Co., Ltd., et al, for the sum of	\$2,898.19
11721—Seaman Kent Co., Ltd., against Geo. Jackson, et al, for the sum of	\$116.31
13513—Arthur Arnfield, of 1025 Woodbine Avenue, against Eleanor A. Coblenz, et al, for the sum of	\$125.00

A New

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BONDING STRENGTH

1350 lbs. per square foot.

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RIGIDITY

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TEN/TEST combines natural permanence in its spruce fibre substance—ease of application in its convenient sizes—high insulation value in its hermetically sealed air-cell structure.

TEN/TEST is a solid board having no layers or laminations to heave or split apart under moisture or frost conditions, and is a natural bonding base for plaster or other decorative finishes.

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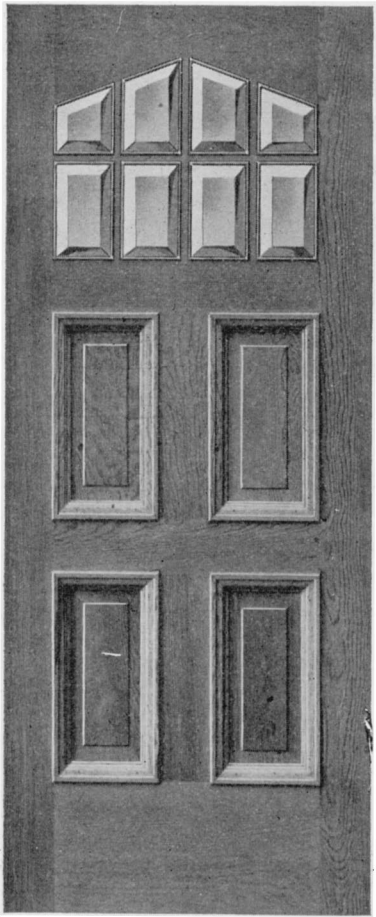
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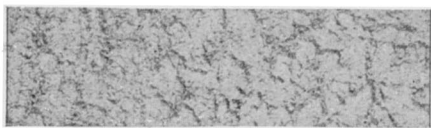
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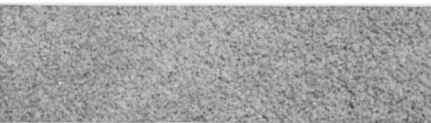
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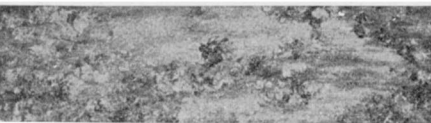
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Toronto District Building Permits

Frank J. Copes, 17 Thorncliffe Blvd., make interior alterations to a three-storey brick restaurant and rooming house and enclose light court at rear, 115 Carlton St., s.w. cor. Jarvis St. \$3,800

Louis C. Fauver, 112 Chaplin Cres., build ten det. brick two-family dwell., also ten det. private garages, s.s. Chaplin Cres., near Oriole Pkwy. \$100,000

Hugh H. Lawson, 5 Binscarth Rd., build one-storey brick private garage, 6 May St., near South Dr. \$1,000

Jno. Square, 249 Leslie St., build one det. brick dwell., 74 Willow Ave., near Queen E. \$5,000

Church of the Blessed Sacrament, c-o 86 Adelaide E., build concrete crosswall under front part of church and a steel grillage at ends of lintel supporting front, Yonge St., n.w. cor. Cheritan Ave. \$500

Lancaster Bros., 581 Bloor W., build store with office over, 581 Bloor W., near Markham St. \$10,000

Fred H. Gooch, 26 Wellington E., dem. existing steel frame and gal. iron service station and rebuild in brick, Yonge St., n.w. cor. MacPherson Ave. \$9,000

Patrick Quinn, 416 St. Clair Ave. E., build addition to rear of grocery store, 416 St. Clair E., near Welland Ave. \$3,500

Herbert E. Smith, 79 High Park Ave., build addition and make alterations to dwell. for two families only, 79 High Park Ave., near Glenlake Ave. \$2,500

Harry Shopsowitz, 295 Spadina Ave., alter and build addition to one pr. of semi-det. dwell. for one pr. of stores with dwell. over, 297-9 Spadina Ave., near Dundas \$4,000

Mrs. Mary Culiner, 2996 Dundas W., build addition to rear of store, 2996 Dundas W., near Pacific \$1,700

Peerless Artificial Stone Co., 510 Rhodes Ave., build addition to factory, 510 Rhodes Ave., near Hanson St. \$10,000

Mrs. A. C. Hinds, 614 Indian Rd., build addition and make alterations to dwell. for two families only, 614 Indian Rd., near Glenlake Ave. \$2,000

Geo. Thomas, 325 Durie St., build one-storey brick addition to rear of store, 2223 Dundas W., near Boustead Ave. \$2,500

Superior Candy Co., 253 Yonge St., make alterations to store, 253 Yonge St., near Wilton St. \$1,200

Sun Oil Co., 465 Bay St., install temporary pumping equipment, ft. of Atlantic Ave., near King W. \$500

Lamont Co., 80 King W., alter dwell. to office for use in caulking, glazing and waterproofing business, 38-46 Cherry St., n.w. cor. Mill St. \$500

Jas. Turner, 510 Lumsden Bldg., build four det. dwell. and pr. semi-det. and one det. private garages, 511-17 Roselawn Ave., near Shields Ave. \$16,000

Bd. of Education, 155 College St., remove portable and erect at Runnymede School, n.s. Colbeck St., near Bloor St. \$1,000

R. Forrest Telfer, 410 Lake Front E., build one det. two-storey brick private res. with garage in base, n.s. Beaufort Rd., near Glen Manor Dr. \$8,000

Maurice Genesson, 613 Queen W., build addition to rear of store, 613 Queen W., near Portland St. \$500

Sam De Marco, 589 Laird Dr., Leaside, Ont., build store bldg., s.s. Royce Ave., near Symington, \$7,200; also five stores with four apts. over, each store with eleven attached garages, s.s. Eglinton Ave. W., near Oriole Parkway ... \$60,000

Jno. Regina, 235 Manning Ave., one pr. semi-det. brick dwell., e.s. Weston Rd., near Westport Ave. \$4,000

Murdo McGregor, 3154 Yonge St., one det. brick two-family dwell. and private garage, 924 Avenue Rd., near Collegeview Ave. \$12,000

Col. J. B. McLean, 7 Austin Terrace, build a one-storey frame and steel, con. foundation, conservatory on Austin Terrace \$4,000

Edward Sleeman, 495 Salem Ave., underpin dwell. with 12" con. blk. foundations, 495 Salem Ave., near Davenport Rd. \$500

Samuel Daves and Israel Freeman, 113 Baldwin St., one det. brick dwell., e.s. Palmerston Ave., near Dundas St. ... \$3,500

W. J. Pickard, Church and McGill St., build covered driveway to furniture storage warehouse, Church St., s.e. cor. Ann St. \$1,500

Geo. Skinner, 34 Oswald Cres., build one det. brick dwell. for two families only and private garage, s.s. Hillsdale Ave. E., near Redpath Ave. \$7,600

S. B. Coon & Son, 4 St. Thomas St., build apt. house, 89 Breadalbane St., near Surrey Pl. \$160,000

Wm. J. Splan, 36 Winchester St., build one-storey brick private garage, existing garage to be dem., 36 Winchester St., near Parliament St. \$1,000

Bd. of Education, 155 College St., build addition to Adam Beck School, w.s. Scarborough Rd., near Kingston Rd. \$92,000

Chas. Cira, 493 Parliament St., one det. brick dwell. and private garage, n.s. Inglewood Dr., near Hudson Dr. \$15,000

Bd. of Education, 155 College St., build North Tor. Technical and Commercial High School, e.s. Mt. Pleasant Rd., near Roehampton Ave. \$1,150,000

Tho. Edwards, 91 Arundel Ave., excavate under dwell. and underpin with 11" brick found., also brick veneer dwell., 91 Arundel Ave., near Browning Ave. \$500

Imperial Bank of Can., Wellington St., alter hotel bldg. to bank, Church St., s.w. cor. Carlton St. \$6,000

Edward S. Fletcher, 47 Hayter St., alter and build addition to office, 883 Dundas E., near Broadview Ave. \$1,500

Geo. K. Halliday, 165 Jameson Ave., build sunroom at rear of dwell., also cut window and new door on west side, roughcast outside walls and build chimney, 25 Maple Grove, near O'Hara Ave. \$800

British American Oil Co., Roy. Bank Bldg., build gasoline service station, s.s. Fleet St., near Spadina Ave. \$10,000

Newsome & Gilbert, 333 Adelaide W., build factory, 620 King W., near Portland St. \$40,000

Mrs. Mallon, 72 Lyndhurst Ave., remove two partitions in store and remove stairs from front to rear, also alter store front, 507 Parliament St., near Carlton St. \$600

Henry Morris, 138 Ranleigh Ave., build two det. brick dwell., n.s. Wanless Ave., near Hilda Ave. \$8,400

Morgan J. Callahan, 507 Con. Life Bldg., build store with dwell. over, w.s. Yonge St., near Lawrence Ave. W. \$8,900

Thos. Gould, 297 Deloraine Ave., one det. brick dwell. and private garage, 242 Melrose Ave., near Elm Rd. \$4,000

John Perry, 210 Mavety St., build five attached one-storey brick private garages, rear 84-90 Kenneth Ave., near Indian Rd. \$700

David Hoffman, 557 Queen W., excavate and underpin rear portion of store with 11" brick found., 557 Queen W., near Portland St. \$600

Jas. M. Ward, 74 Courcellette Rd., build one det. brick dwell. and private garage, 219 Deloraine Ave., near Greer Rd. \$4,500

St. John the Baptist Church, Dundas and Gorevale Ave., make interior alterations to base of Sunday School, Dundas St., s.w. cor. Gorevale Ave. \$500

Marshall & Robinson, 26 Dawlsh Ave., build two-storey brick private res. with private garage attached, n.s. Glengowan Ave., near Mt. Pleasant Rd. \$8,500

Construction Industry in Healthy Condition

Gypsum Company's Annual Report Reflects Sound Position of Building Trades as a Whole

Since general conditions in the building trades are reflected very exactly in the condition of national organizations supplying the materials necessary to this industry, the annual report of Gypsum, Lime & Alabastine, Canada, Limited, which has been attracting considerable notice on the financial pages of daily newspapers, is of special importance to construction interests.

The substantial increase in sales reported by the president, Mr. R. E. Haire, can be taken to indicate a corresponding increase in building activity throughout the Dominion during the past year since officials of the Gypsum Company generally ascribe much of this growth to normal business expansion and national progress. The percentage of increase in sales in 1929, of all plants owned in 1928, was 12.75 per cent., but when new plants are taken into consideration, the total percentage of increase in sales was 36.29 per cent.

Following a year of important but very logical expansion, the company finds itself in an exceptionally strong position. At a time when such emphasis is being laid on business conditions generally, such a report is satisfying evidence of the fundamentally healthy state of the building and construction industries throughout the Dominion.

Interests of the Gypsum Company extend from coast to coast. Products are not only sold in every section of Canada from within the Arctic circle to the border but are exported to 35 other nations. The rapidity with which export business has grown, particularly in gypsum wall-board, in such vastly different territories as Britain, Northern Europe, China, New Zealand, India, the Indies, Holland and South America is an interesting commentary on the quality of this type of Canadian manufacture.

President Haire, in his report to shareholders, notes that there were important capital expenditures on mines, quarries and mills at Caledonia, Lythmore, in British Columbia as well as at the Flora, Hespeler and Milton lime plants. All of these, he added, were primarily aimed at improving quality of production. Stress has also been laid on the efficiency of distribution with the same basic purpose.

Acquisition of additional properties during the year, such as the lime plants taken over last summer, was also carried out with the idea of guaranteeing quality, not only now but over a long period of years and of seeing that the company's nationwide selling organization was thoroughly backed up, from the manufacturing end, by plants strategically located throughout the country which would supply users not only with the maximum of efficiency but also economically.

Ring of the Trowel and Hum of the Saw

(Continued from page 4.)

H. Moore, 27 Beck Avenue, will start work in a few days on the erection of a detached residence on the north side of Orley Avenue, near Westlake Avenue, Township of East York. It will be a two storey residence of brick veneer construction on concrete block foundations.

Wm. Hayley, 500 St. Germaine Avenue, will begin in a few days on the erection of two detached residences on the west side of Greer Road near St. Germaine Avenue. They will be two storeys of solid brick construction on concrete block foundations and the estimated cost of the two is \$13,500.

J. A. MacEachern, 465 Bay Street, has started work for the erection of a fine double duplex residence on the north side of Montclair Avenue, near Spadina Road,

Forest Hill Village. Of Tudor design, it will be of stone trimmed solid brick construction on Haydite block foundations, two storeys in height and will cost in the vicinity of \$35,000. The equipment throughout will be most modern and up-to-date in every respect.

W. Gayton, 31 Malvern Avenue, has started the walls for a pair of semi-detached residences on the south side of Danforth Avenue near Kenworthy Avenue. It will be two storeys of solid brick construction on concrete block foundations. Mr. Gayton will erect two more pairs in this vicinity later on in the spring.

S. G. Harmer, 155 Dinnick Crescent, is getting the foundations in for a pair of semi-detached residences on the east side of Greer Road, near Fairlawn Avenue. It will be two storeys of solid brick construction on concrete block foundations and will cost about \$6,500. Mr. Harmer will begin work for the erection of two similar pairs on the south side of Fairlawn Avenue near Greer Road in a week or two.

R. Monckman, 555 Millwood Road has the roof on a detached bungalow residence on the west side of Harvie Street near Eglinton Avenue, York Township. It will be one storey of solid brick construction on concrete block foundations.

A. W. Lake, 117 Ranleigh Avenue, has begun excavating operations for a detached two storey residence on the east side of Hilda Avenue. It will be of solid brick construction on concrete block foundations.

W. Whittaker, 99 Westlake Avenue, will begin work in a few days for the erection of two detached residences on the west side of Stanhope Avenue near Hopedale Avenue, East York Township. They will be two storeys of solid brick construction on concrete block foundations and will cost about \$4,000 each.

Cornelius Droog, 120 Chester Avenue, has begun excavation operations for two detached residences on the east side of Lesmount Avenue near Cosburn Avenue. They will be one storey 20 x 30 feet of solid brick construction on brick foundations.

A. A. Kennery, 88 Rosedale Heights Drive, has the walls ready for the roof for a two and a half storey residence on the north side of Silverwood Avenue near Spadina Road. It is to be of brick and stone construction on stone foundations and will cost in the vicinity of \$12,500. Mr. Kennery will begin work in about a month for the erection of several similar residences in the same immediate vicinity.

Riverdale Avenue

Residence Sold

The Real Estate Department of the Chartered Trust and Executor Company report the recent sale of property at the northwest corner of Riverdale and Pape Avenues. The residence on this property was for many years the home of the late Wm. Harris, the former head of the Harris Abbatoir, and was sold for his estate. It will be used henceforth by an institution. The sale price was \$25,000.

Flubb: "I believe all this talk about blaming the driver after every automobile accident is unfair."

Dubb: "When did you get a car?"

Tough Break.

Jones: "So your mother-in-law died of an operation?"

Smith: "Yeh, and I understand now she could just as well have died without it."

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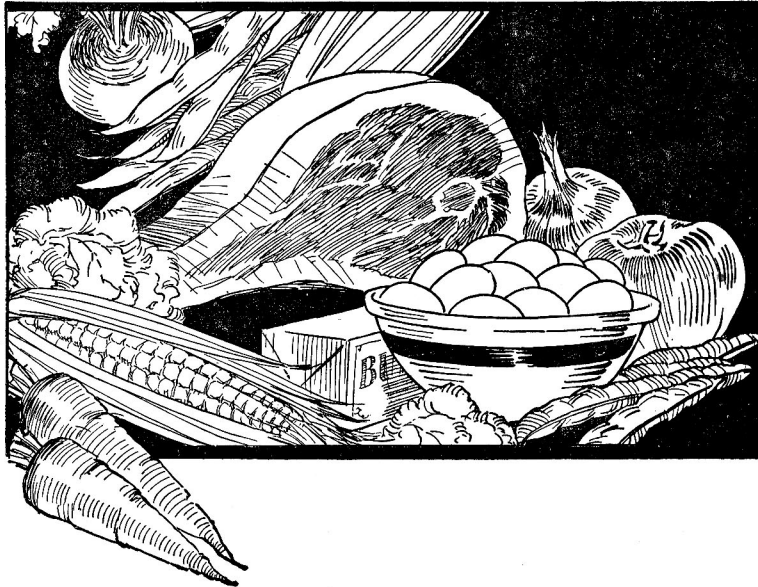
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732 Danforth Ave.

The Tiny Flame That Freezes



FOODS SHOULD BE KEPT

BELOW 50° FAHRENHEIT



The Daily Problem of **FOOD PROTECTION** —Solved for a Lifetime with Gas Refrigeration

Fresh foods—properly cared for—contribute more than all else to health and well-being. Proper food protection is entirely a problem of keeping foods *constantly* below 50 degrees. Above 50 degrees, foods fall prey to bacteria very quickly. Kitchen temperatures are never safe. Even in mid-winter, outdoor temperatures are unreliable. To keep foods safe—to safeguard health—*year 'round refrigeration below 50 degrees* is vitally important.

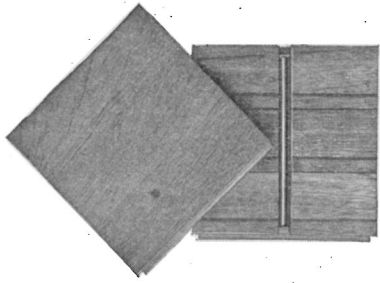
How would you like to install a refrigerator that will not wear out; that holds temperatures automatically below 50 degrees, month after month—a refrigerator that will give all the ice wanted for a few cents a day? A lifetime of care-free refrigeration for your owners or tenants starts the day you install the GAS-OPERATED refrigerator. Step in—let us demonstrate its logical advantages.

**THE
CONSUMERS' GAS COMPANY**

Beauty and Style in Oak Floors

Block Oak Floors Bring Beauty and Distinction to Modern Homes, Apartments and Buildings.

The floor has at last come into its own as a real style element in room decoration. Architects, building contractors and owners are realizing to-day, as never before, the important contribution that the floor makes to the appearance and general acceptance of the whole building. During the last few years, emphasis has been laid on the appearance of the walls and the trim, and in the design of the doors and windows, etc., and while all these are important, yet, all too frequently, complete beauty and harmony was lacking, because the very foundation of the whole setting—the floor—was not treated in a manner in keeping with the rest of the decoration, or indeed, had been entirely disregarded so far as the general scheme was concerned.



To-day, there are several varieties of floor treatment that greatly enhance the appearance of the room, but perhaps none surpass in attractiveness the "block style," known as CELLized Oak Block Flooring. This type of flooring contributes three essentials: Beauty—that attracts the eye at once; Style—that suggests the finely designed floors of the old world; Permanence—that gives lasting satisfaction, contributing far beyond the cost, to the value of the home, club, apartment or office. This floor is reminiscent of the days of the grand monarchs of France, and brings refinement and distinction to the interior of any building.

Let us examine briefly the structure of this type of flooring and the method used in laying. In the past, a design oak floor had to be laid piece by piece. CELLized Block flooring is laid in unit squares, each square made up of three or more oak strips, thirteen-sixteenths inches thick, held together at the back by a steel spline. Each block is tongued on two sides and grooved on two sides, and each square is laid alternately with strips at right angles, and can be laid either straight or diagonally. It requires no longer to lay this floor than it does to lay the strip flooring, yet, because of the varia-

tions in the grain of each strip, distinctive character and beauty are attained.

But quite as important in achieving real satisfaction is the method of laying without nails, insuring quietness, the absence of all "squeaks," and the giving of a solid, firm "feel" beneath the feet. This quietness is due to the fact that the floor is laid in a plastic cement (Everbond) directly over a sub-floor, or, if desired, concrete. This Everbond, made to the specifications of Messrs. CELLized Inc., holds the blocks firmly, and never setting hard, forms a plastic bond between the blocks and the sub-floor. Should this bond ever become broken, through abnormal conditions, it will re-bond.

The floor is not laid flush to the wall, but a space is left under the base-board and shoe moulding to allow for any necessary play, thus preventing all buckling or heaving of the floor, even under abnormal moisture conditions. This Everbond has high sound insulating value, and therefore is, to a considerable extent, sound-deadening. The building contractors of a large apartment house recently erected in Toronto, writing of the CELLized Block flooring laid there, state: "The feature which we emphasize most is the fact that in a concrete building, such as the C—, the installation of these blocks has insulated these floors, and it is impossible for noise, so far as our tests have gone, to be heard in the flat below."

The third factor, which, combined with the unit block and the laying in mastic, contributes to the success of this type of floor, is the process of CELLizing. CELLizing is a deep-cell chemical treatment which tends to stabilize the oak. It is a well-known fact that wood takes up and gives off atmospheric moisture, and correspondingly swells and shrinks. While no process is known which will un-failingly prevent these natural actions, CELLizing is said to have a higher degree of efficiency than any other moisture-resisting treatment. This protection against the action of moisture helps

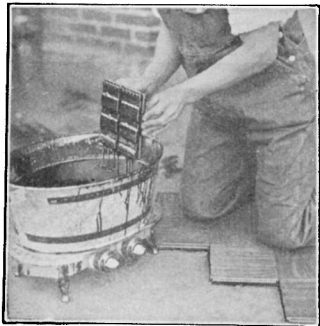
(Continued on page 12)



(1) Grasp block by opposite groove sides with both hands, face side of block up, tongue facing away from the operator. Fingers touch only the upper part of the grooved sides.



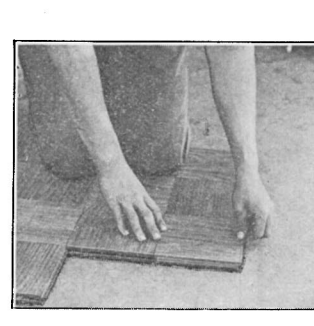
(2) Hold block horizontal and dip bottom in EVERBOND to a depth of 1/8 in. This will give the under side, including the hollow-backs, an even coat of EVERBOND without touching the tongue or grooves.



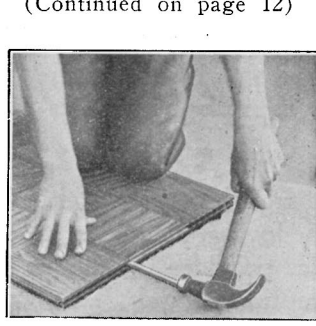
(3) Withdraw block from EVERBOND and hold in a vertical position for one to two seconds to let the excess EVERBOND drain off.



(4) Turn block into horizontal position bottom side up. This stops further draining and permits the adhering EVERBOND to flow evenly.



(5) Press block down on sub-floor, pushing it sideways against the adjoining blocks until a perfect fit is obtained.



(6) After block is in proper position, insert slip tongue as shown above, and tap in place, binding the floor even more firmly as a unit.

Toronto Permits Show Increase

Building permits issued by the City Architect's office for the week ending March 31 show a large increase over the previous week. This week's total is \$1,528,700 as compared to \$312,450 for the week ending March 24. This large increase is mainly due to the issuing of the permit for the new North Toronto Technical and Vocational School at the corner of Mount Pleasant Road and Roehampton Avenue. The application stated that \$1,115,000 would be the cost of this project.

Permission was received by S. B. Coon and Sons, architects, 4 St. Thomas Street,

to erect an apartment house at 89 Breadalbane Street at a cost of \$160,000.

Newsome and Gilbert, stationers, 333 Adelaide Street West, were granted permission to erect a new building to house their office and plant at 620 King Street West. The application states that \$40,000 will be the cost.

Applications were received and permission granted for nine brick dwellings to be built at a total cost of \$88,000.

THE ART OF SELLING HOMES.

Selling a house is more than selling some lumber, brick and mortar—it is selling a home, and the successful real estate broker must bear this in mind at all times, Walter Gehrke, realtor, told members of

the brokers' division of the Detroit Real Estate Board.

"Environment and sound construction are two most important things for the broker to present his prospective purchaser," Mr. Gehrke said. "Too often the prospect is sold something he should not buy, something that he will be dissatisfied with later on. Successful real estate brokerage, insofar as sale of residential property is concerned, lies chiefly in a complete diagnosis of the prospect's wants and requirements. A great many people to-day are in the market for homes, and a proper presentation of sales facts will bring to all of us not only our share of the business, but satisfied buyers."

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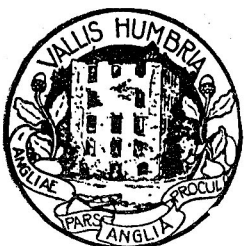
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Located West of the Humber River and North of the Bloor Street Highway, these areas offer many opportunities to the builder of fine suburban homes.

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Realty News of the Week

North Toronto

Property Active

Frank A. Wood, real estate broker, 41 Victoria Street, reports unprecedented activity in the sales of North Toronto residences. He declares that due to the unusually low number of vacant residences available for renting, home seekers are being forced to buy more than ever before, and that first class moderate priced homes are exceedingly hard to find at the present time, due to the remarkably wide demand for dwellings of this type.

Among his recent sales he reports the following:

A brand new ten room stone and stucco residence at number 31 Douglas Drive has been sold for the owner, Samuel Robinson, for a price of \$21,000. This residence at number 31 Douglas Drive The name of the purchaser was not disclosed.

A fine residence situated at 96 Highbourne Road has been sold for the owner, F. G. Matthews, to an out-of-town purchaser, whose name has been withheld. The property has a frontage of 40 feet and a depth of 120 feet, and is the site of a beautiful detached brick dwelling. The selling price was \$14,000.

Property at 72 Rowanwood Avenue has been sold for Mr. David Ray of the Royal Bank at a price of \$12,000. The frontage on Rowanwood Avenue is 45 feet and the depth is 140 feet. A fine residence stands on the property.

An out-of-town purchaser has purchased 41 Kilbarray Road for \$12,000 from E. T. Bell. This residence stands on property having a frontage of 40 feet and a depth of 135 feet.

A fine Moore Park residence has been sold for the owner, R. J. Kischell for \$12,000. The property is situated at 127 Heath Street East, and has a frontage of 34 feet and a depth of 120 feet.

Leaside Activity!

Several new homes and stores have started in the Leaside area during the past week or two. A very extensive paving program will be commenced as soon as the ground is ready—which will provide three additional streets. This district is undoubtedly one of the very best for operations on the part of builders of moderate homes, and the prices of land frontage with all improvements are more than usually attractive.

Real Estate Brokers' Act

Passed by Government

Introduced by Premier Ferguson as a government measure on March 21st, the Real Estate Brokers' Act has been passed by the Ontario Legislature. The bill is designed to prevent the operation of unauthorized firms and persons dealing in any way in real estate, and its provisions substantiate the proposals submitted to the Attorney-General's Department by the Ontario Association of Real Estate Boards after that body had discussed the proposals brought forward by the realtors of Toronto and outlying points.

When interviewed, Mr. A. E. LePage, newly-elected Vice-President of the Ontario Association of Real Estate Boards, stated that the members of the Real Estate Boards of Toronto, Hamilton, Windsor and Border Cities, London and Ottawa, will never be able to thank Premier Ferguson and the Government for this restrictive legislation, which he considers is the best that has been passed since the stock and bond brokers were licensed.



A. E. LePAGE

A. E. LePage, well-known Toronto realtor, who was elected second vice-president of the Ontario Association of Real Estate Boards at the annual convention of that body, which was held on Monday and Tuesday, March 24th and 25th, at the Royal Connaught Hotel, in Hamilton.

"It has taken over five years of hard work on the part of the Ontario Association of Real Estate Boards, backed up by a personal interest and hearty endorsement of Premier Ferguson, the Honorable Mr. Price, Attorney General of the Province of Ontario, and Mr. A. W. Rogers, to get this Bill in shape and passed, and if the Government follows up the administration of this Bill in the same efficient way they are following up the one governing the stock and bond brokers, great good will result to everybody connected with the building and real estate business," he said.

Mr. LePage assured the Weekly Building Reporter that it was not the intention to try to stop the smaller real estate agents from doing business, but would give wide power to the Attorney General's Department to investigate the business of any real estate broker, large or small, reported as following unethical or unfair practices. In other words, as Mr. LePage understands the Bill, before getting a license to act as a real estate broker, the applicant will have to prove that he is of good character and knows some-

(Continued on page 11)

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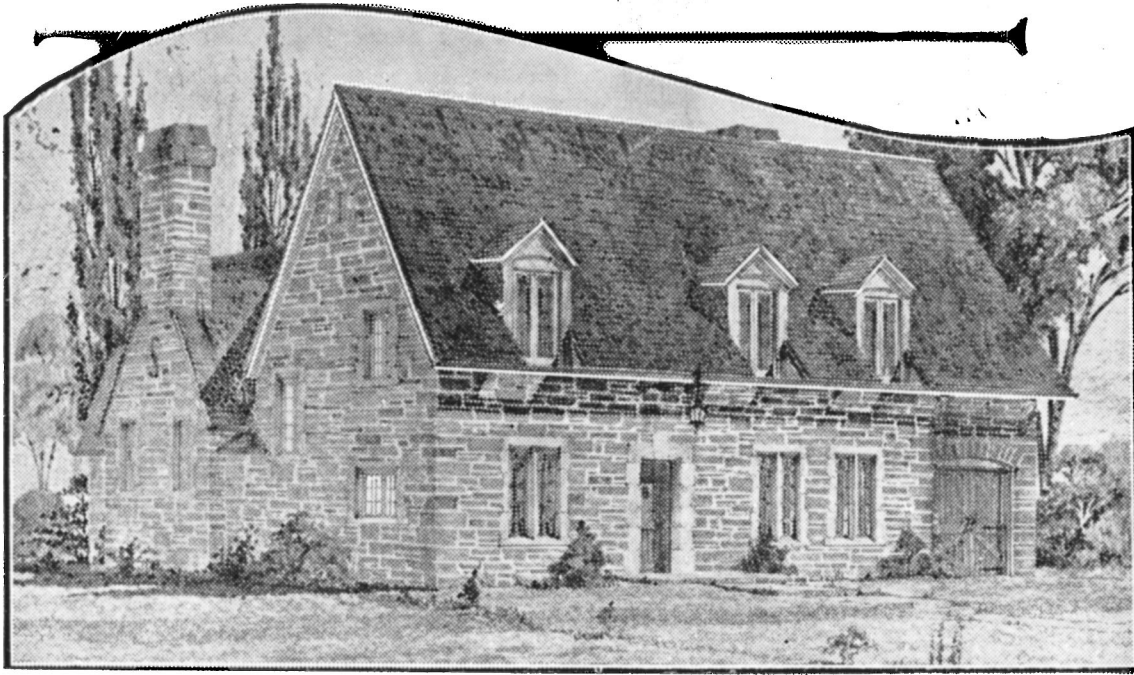
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ERECT FINE HOME ON ROSEDALE ROAD



Plans have been prepared by Hugh L. Allward, architect, Yorkville Avenue, for Mrs. Reginald De Bruno Austin (Dorothy Stevens, the well-known artist), who is having the above attractive house erected at No. 7 Rosedale Road. It will be built on a lot having 70 feet frontage and is a reminiscence of the French Provincial architecture.

Salesmen Should Concentrate on One Type of Property

Not many things indifferently, but one thing supremely, is the demand of the hour. He who scatters his efforts in this intense, concentrated age, cannot hope to succeed. The man who knows one thing supremely, and can do it better than anybody else, even if it only be the art of raising the best turnips by reason of concentrating all his energy to that end, is a benefactor to the race and is recognized as such. This is the age of concentration or specialization of energy. We must take fewer things into our hands and do them well, writes Geo. Morris, realtor, in National Real Estate Journal.

No one can pursue a worthy object steadily and persistently with all the powers of his mind, and yet make his life a failure. You can't throw a tallow candle through the side of a tent, but you can shoot it through an oak board. The giants of the race have been men of concentration, who have struck sledgehammer blows in one place until they have accomplished their purpose. Don't dally with your purpose.

Many a man fails to become a great man by splitting into several small ones, choosing to be a jack of all trades rather than to be an unrivaled specialist. Such people produce admiration but not conviction. Every great man has become great, every successful man has succeeded, in proportion as he has confined his powers to one particular channel.

The young man seeking a position to-day is not asked what college he came from or who his ancestors were. "What can you do?" is the great question. It is special training that is wanted. Most of the men at the head of great firms and great enterprises have been promoted step by step from the bottom. The reason why many people never get anywhere is because they never stay anywhere or at anything. The trouble with so many people is that they won't "stay put."

Never study on speculation, all such study is vain. Form a plan, have an object; thence work for it; learn all you can about it; and you will be sure to succeed. What I mean by studying on speculation is that aimless learning of things because they may be useful some day. It mat-

ters not how rich the material we have gleaned from the years of our study and toil in youth, if we go out into the real estate field with no well defined idea of our future work, there is no happy conjunction of circumstances that will arrange them into any imposing structure, and give it magnificent proportions. The great difference between those who succeed and those who fail does not consist in the amount of work done by each, but the amount of intelligent work. Many of those who fail do enough to achieve grand success, but they labor haphazardly, building up with one hand, only to tear down with the other.

Ask one salesman what is the matter with his territory and he says, "Well, the section is fair, but there is not much activity and not much demand for this priced property. I can't make big money working in this section. I am going to begin working another section of higher priced property." Ask another salesman the same question and he will say the section is good, but there is not enough demand for this class of property for all the salesmen working in his territory, and he is, therefore, going to begin working in another section on lower priced property where there is not so much competition.

It has never occurred to these two men that the individuals and not the section might be the problem. If they would spend half as much time giving themselves the blazes as they do the section,

they would be far better off. If you would ask either of these two men to state his aim and purpose in the real estate business, he would state, "I hardly know yet which section I could be most successful in, but I am a thorough believer in genuine and hard work, and I am determined to dig early and late all of my life, and I know that I shall come across something."

The man who is forever looking about to see what he can find, never finds anything. We find just what we seek with all of our hearts, and if we look for nothing particular, we find just that and no more. The bee is not the only insect that visits the flower, but it is the only one that carries honey away. This is true in the real estate business. There are lots of other salesmen in the field, but the one who stays there is generally the one who sells.

Bargain is Often Expensive

The March issue of Nation's Business contains an article written by E. J. Brunner, secretary of the Builders' and Traders' Exchange of Detroit, which points out to the industrialist, business man and prospective home builder the fallacy of trying to get too good a bargain when having construction work done.

"If I were to build a home, a big apartment, a store, a factory or whatnot," says the author, "I would keep in mind these two points:

"First, the honest, efficient men in every walk of life outnumber the dishonest ones. By this token I can pick a contractor who will do a good job on any work I may have to do.

"Second, a man takes more pride in his work and is less likely to skimp if he is making a profit rather than taking a loss."

The man who buys a building buys a plan or exact design, materials, labor, skilled and unskilled, superintendence, inspection and management. He pays for those and for a profit and gets a completed structure. He cannot order his building from a manufacturer of national reputation with a few exceptions in special types. It may have in it many different materials of national reputation, but the completed product will bear no trademark. It will be just as good and not a whit better than the work put into it by the designers and the contractors.

Yet owners too frequently forget about the chances of competition on quality and select their builders by the standards of price alone. Let us see how it works.

The confiding owner first explains his wants to an architect. Right there—at the architect—many owners crack their chances of getting exactly what they want.

The architect's office performs real work in drawing preliminary plans, and they are submitted to the owner.

"That's something like it," the owner often says. "What is your estimate?"

The architect tells him, and he tells the architect it is out of the question.

"I told you at the start that \$50,000 was the limit," the owner says. "You think this will cost \$65,000."

"Yes," says the architect, "done right, I think it will. But I can take this room off and change this doo-dad and make it \$50,000."

"I don't want anything taken off," the owner complains. "I don't want any changes, but I want you to get it for me for \$50,000, and in case you can't, we'll simply forget it."

Such an owner is heading straight for a \$50,000 job that will simulate a \$65,000 job—and that is never satisfactory.

Some architects may save an owner from himself. Some may let him forget the job or go where he pleases with it. But architects are human, and business is business. Some will not choose to forget it and will get the work done for \$50,000.

Confidence in the architect is the first essential in a satisfactory building operation. He is the owner's agent. He, through placing of contracts, inspection and supervision—through his skill and organization if he is really competent—can give the owner the reality he is aiming at.

Real Estate Brokers' Act Passed by Government

(Continued from page 10)

thing about transacting real estate business, and this should be a great protection for the buying public, and raise the status of the real estate business to a much higher plane.

"In my opinion, Toronto is on the verge of a tremendous expansion, and I would like to see the real estate and building business develop along safe and sane conservative lines and not as a boom which generally proves to be a boomerang," declared Mr. LePage.

"It is a well known fact that during times of great real estate activities there are certain classes of high pressure real estate men who are here today and gone tomorrow, who flock to the centre of the activity with the new idea of making money as quickly as they can and then getting out. This practice is slowly but surely being stamped out in United States where most of the cities have License Laws, and we do not want men who cannot get a license in the United States coming over to the fair cities of this Province and creating a boom condition.

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Earlier methods of insulating by means of fillers such as sawdust, shavings, etc., have been largely discontinued, partly due to ineffectual results, and partly to the dangers accompanying their use. Later methods ushered in pliable materials of one sort or another, usually stitched between two sheets of paper, having no structural strength, being very susceptible to moisture, fire and vermin, and of doubtful value when considered from the standpoint of permanency. Still later, rigid and semi-rigid forms appeared, built in layers from numerous materials which were more or less effective according to conditions imposed. For many years Canada has also imported, chiefly from Spain or Portugal, large quantities of Corkboards, the best types of which provide highly effective insulation when properly installed and where structural strength is not a dominant factor.

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A special board is made for the insulation of the roofs of commercial buildings and during the few years since its introduction has been employed by leading architects on many of the most imposing buildings in Canada, including Toronto, where, despite the large quantities sold, not a single complaint has been made by architect or owner. This board has recently been subjected to a range of severe tests conducted by Canadian Inspection and Testing Company of Toronto. One of these tests consisted of alternate immersion, freezing and drying. After a cycle of six times the samples registered no expansion whatever. In private tests during the past winter 1929-30 samples of this board were first immersed in water for eight hours following which the vessel of water containing the samples was brought to a boil, and boiled continuously for seventeen minutes, then taken out and frozen over night at a temperature of three degrees below zero. The frozen samples were then brought in and placed on hot radiators for twenty-four hours, at the end of which time they could not be distinguished from other samples of the same size and grade except by their markings.

Another new feature recently introduced and known as Ten-Test Patented Notch Board, a specially designed, heavy duty, rough faced board with horizontal tongue and groove and an end key joint for use as an insulating base under hard-wall plaster. This board is entirely dif-

ferent in its special features from any other plaster board on the market. It comes in convenient size packages, can be sawn like lumber, is easily and quickly applied any place by one man, is built extra thick to provide greater structural strength and greater measured insulation. Under actual test it sustains a load or bonding strength of thirteen hundred and fifty pounds per square foot, and when properly applied practically eliminates unsightly plaster cracks. Its recent introduction met with instant approval by architects and a hearty reception by builders.

A few years ago Ten-Test was scarcely known even in parts of Ontario. The capacity of the older mill was very limited and confined to the manufacture of wallboard only. Today it is made in new, large modern mills at Gatineau, Quebec, owned and operated by the International Fibre Board, Limited, with practically unlimited supplies of raw material, and vast financial resources. The manufacture is conducted by competent engineers and chemists, along lines of scientific and progressive research, and is sold by established distribution agencies throughout the world. January, 1930, saw the expansion of tonnage shipped reach the greatest month in the Company's history. The year 1929 saw fifty-seven per cent. of rigid type insulation sold in Canada, including imports, credited to Ten-Test. Truly a splendid record.

Space in this article does not permit the enumeration of the many adaptable uses for this Canadian forest product, but interested readers may obtain descriptive literature, samples, specifications, etc., or other desired information upon application to the manufacturers, their authorized agents, or from this publication.

Beauty and Style in Oak Floors

(Continued from page 9)

The R. Laidlaw Lumber Co., Limited, Toronto, as the distributors of this type of flooring in Eastern Canada, have supplied *CELLized floor blocks in several large installations, including private suites in the Royal York Hotel, Toronto; offices in the Canada Permanent Building, Toronto; the Board Room of the National Life Building, Toronto; the Claridge Apartments, Toronto; the Board Room of the Bell Telephone Building, Montreal; the dance floor of the Embassy Club, Toronto; and various rooms and sections of the following buildings: Pines Hotel, Digby, N.S.; Lord Nelson Hotel, Halifax; Empress Hotel, Victoria, B.C.; University Club, Toronto; Third Church of Christ, Scientist, Toronto; Hamilton Golf Club, Ancaster, Ont.; Fort Garry Hotel, Winnipeg; Chateau Laurier, Ottawa; Birks Building, Hamilton; and a large number of private residences in Toronto, Montreal and other centres.

*CELLized block flooring is a development worthy of attention and study. It is not intended to replace regular hardwood flooring in all instances, but is applicable where something different and distinctive is desired. With the halls and bedrooms finished in ordinary flooring, the installation of block flooring in the living room, library, den or billiard room is very attractive. It is considered very desirable for ball rooms, clubs, etc. Unquestionably the treatment of our floors has been much neglected, and it is agreeably surprising how much added beauty and general attractiveness can be obtained by the application of such old-new ideas and styles as block flooring.

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EDITORIAL COMMENT

The Spring Fever Season Arrives

After weeks of weary waiting through one of the longest winters—or at least what seemed one of the longest at any rate—Spring has arrived. And we can safely say that everyone is downright glad to bid farewell to Old Man Winter. Business men in all branches of commerce and industry, and builders in particular, are probably welcoming this Spring with greater eagerness and hopefulness than for years past. It has been "a long hard winter," indeed, for many. The stock market crash, the wheat market muddle, and the business depression across the line, all tended to cast gloomy, dismal shadows over Canadian business affairs.

But with the arrival of Spring returns again that hope "that springs eternal in the human breast." It is mighty hard to be pessimistic when Nature is doing her level best to convince everyone that Life and Activity are permanent and eternal, nevertheless, Spring means growth and change, and so at this time of the year it is but natural for one to feel a bit restless. We want change and activity—we want to move about and do something. We are fed up with things in general, and particularly with ourselves. We are, in effect, victims of nothing more or less than Spring Fever.

Business, too, has had a specially bad case of Spring Fever this year, and, after all, business is just men, and business men are becoming a bit weary of discussions about the condition of business and industry—and everything said about it only gives them a pain in the neck. In fact, and in actual reality so far as Canada is concerned, business is a whole lot better than many of the commercial preachers and economists predicted. There has, indeed, been a great deal too much blather and charting and figuring about business, and far too many senseless predictions as to when prosperity would return. First thing some of these economists know they will wake up some fine morning to find that prosperity has been back some time—if, indeed, it ever did entirely leave Canada.

Continuous prosperity has certainly not been the experience of any nation, country or race up to now, and in our present state of commerce and industry temporary recessions at intervals more or less regular seem inevitable. The sane thing to do is to meet them when they come, avoiding all signs of panic, and get them over with as soon as possible.

Of course we still cherish our adolescent hope that some day, some how, we'll find a way to make our dream of universal, permanent prosperity come true. We still believe it possible, and that efficient management, wise credit control, modern machinery, good wages and better service to the consumer will show the way to it. But we begin to realize that the job is bigger, longer and harder than we thought. We are coming to see, too,

that in this task we need less faith in government and more in ourselves; less trust in fine words, fair formulas and subtle statistics, and more in our own experience and common sense.

Better Than Expected

Most of us, at one time or another, have had some member of the family or a friend confined to hospital, and will remember how frequently when we telephoned to inquire about their condition, receiving the assurance that they were coming along "as well as can be expected"—however well that was!

Representatives of the Weekly Building Reporter, in their regular contact with many of the building supply establishments and with numerous building contractors throughout Greater Toronto, have been assured in fully 80 per cent. of the cases that business was Better than Expected and steadily improving.

That business has been slack may be true, but it has not been as bad as most folks anticipated is also true—and, better still, the immediate outlook is encouraging. Those who have made a survey of the house and apartment situation in Toronto say that there will be a very fair demand for moderate-priced homes this year. In this connection the remarks of Mr. E. A. Le Page at the last meeting of the Toronto Home Builders' Association are worthy of special note. It was pointed out by Mr. Le Page that two large concerns are bringing nearly one hundred new families to Toronto this year for whom homes will be needed, and that the Sherbourne Street extension (if it ever gets final approval by Council) will necessitate the removal of at least fifty families from along its route. In the first two cases it may be that the lower-priced home will be required, but certainly, so far as the Rosedale residents are concerned, they will be prospects for homes of at least as good value as the ones they now occupy. Yes, things are really better than a whole lot of us expected.

Waste in any form—capital, labor, services, materials or natural resources—is intolerable and constant effort should be made toward its elimination.

* * * *

The biggest of them once were little.

* * * *

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* * * *

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Retail Prices of Building Materials

MILTON BRICK LIMITED
 Delivered on job in Toronto—Sales Tax included
 Less 5%—Cash 10 Days

No. 1 Maple Bark or Milton Rug	\$29.50 per M
No. 2 Maple Bark or Milton Rug	26.50 per M
Autumn Tints	25.00 per M
No. 1 Dark Red, Buff or Brown Pressed	32.00 per M
No. 2 Dark Red, Buff or Brown Pressed	27.00 per M
Red Face Venetian	27.00 per M
Red Pressed Factory	26.00 per M
Pressed or Wirecut Culls	19.00 per M

HEATH TILE

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

**INTERPROVINCIAL BRICK CO., LIMITED
 PRESSED BRICK**

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.

THE COOKSVILLE CO., LTD.

Cooksville Bark Texture	\$35.00 per M
Cooksville Log Texture	35.00 per M
Ruff-Tex Corduroy—Rug	33.00 per M
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
F.O.B. job, Toronto. Price includes Sales Tax. Less 5% Cash Discount 10 Days.	

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
Lintels and sills	Prices according to sizes

COOKSVILLE PARTITION TILE

2"	\$ 97.00 per M
3"	97.00 per M
4"	105.00 per M
6"	145.00 per M
8"	205.00 per M
1 1/2" and 2" Split Furring	52.50 per M

COOKSVILLE LOAD-BEARING TILE

8 x 8 x 12	\$164.00 per M
8 x 8 x 12 Headers	164.00 per M
8 x 5 1/4 x 12	104.00 per M
4 x 5 1/4 x 12	\$52.00 per M

2 3/8 x 4 x 12	33.00 per M
4 x 6 1/2 x 12 (Jumbo)	60.00 per M

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

TORONTO BRICK CO. LIMITED
 (Delivered in Toronto—including Sales Tax)
 (Less 5%—Cash 10 Days)

JOHN PRICE BRICK

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

DON VALLEY BRICK

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

SAND AND LIME BRICK

Rocktite	\$13.00 per M
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CINCRETE BUILDING UNITS

3"—Standard 3 x 8 x 15 1/4 at	8 1/2c
4"—Standard 4 x 8 x 15 1/4 at	9 1/2c
6"—Standard 6 x 8 x 15 1/4 at	13c
8"—Standard 8 x 8 x 15 1/4 at	19c
9"—Standard 9 x 8 x 15 1/4 at	21c
10"—Standard 10 x 8 x 15 1/4 at	25c
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
Cincrete 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
Quarter Units	Half price of standard plus 2c
Half Units	Half price of standard plus 2c
Three-quarter Units	Same price as standard

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

STANDARD BRICK CO., LIMITED
 (Delivered in Toronto—including Sales Tax)
 (Less 5%—Cash 10 Days)

STOCK BRICK

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

CALEDON RUG, MATT OR B/B TEXTURES

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

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

GRANITE CONCRETE BLOCK CO. LTD.

4" Concrete Blocks, plain	15c each
8" Concrete Blocks, plain	21c each
9" Concrete Blocks, plain	23c each
10" Concrete Blocks, plain	25c each
12" Concrete Blocks, plain	29c each
13 1/4" Concrete Blocks, plain	31c each

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 10% 10 days; 7% 20 days; 4% 30 days after delivery.

LEASIDE BLOCK & TILE LTD.

4" Concrete Blocks, plain	14c each
8" Concrete Blocks, plain	19c each
9" Concrete Blocks, plain	21c each
10" Concrete Blocks, plain	23c each
12" Concrete Blocks, plain	27c each
13 1/4" Concrete Blocks, plain	29c each
Rock Face	One cent extra on plain
Granite Face	Six cents extra on plain

(Light Weight Units)

3" "Cin-Con", plain	8 1/2c each
4" "Cin-Con", plain	9 1/2c each
6" "Cin-Con", plain	13c each
8" "Cin-Con", plain	19c each
9" "Cin-Con", plain	21c each
12" "Cin-Con", plain	27c each
13 1/4" "Cin-Con", plain	29c each

The above prices include Tax and Toronto and suburban delivery, and are subject to the following discounts: Concrete, 4% 10 days from statement date; "Cin-Con", 5% 10 days from statement date.

PERRY CEMENT PRODUCTS CO.

4" Concrete Blocks, Plain	14c each
8" Concrete Blocks, Plain	20c each
10" Concrete Blocks, Plain	24c each
12" Concrete Blocks, Plain	28c each
Rock Face	One cent extra on plain
Granite face	Six cents extra on plain
All solid blocks	Five cents extra

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

LUMBER (Building Material) Retail Prices Delivered

HEMLOCK—

2 x 4—9 ft. to 14 ft.	\$ 44.00
8 ft. and 16 ft.	46.00
2 x 6 and 8 in. up to 16 ft.	44.00
2 x 10	46.00
2 x 12	47.00

WHITE PINE, Rough Com.—

1 x 4, 5 and 6 in.	\$ 47.00
1 x 8 in.	52.00
1 x 10 in.	55.00
1 x 12 in.	60.00

Dressing, Rough—

1 x 4 in. and 5 in.	67.00
1 x 6 in.	73.00
1 x 8 in.	80.00
1 x 10 in.	84.00
1 x 12 in.	97.00
No. 1 Flooring	70.00
No. 1 V or beaded sheathing, 4 in.	70.00
Pine trim, 4 in., casing, per 100 ft.	4.00
Ditto, 5 in., per 100 ft.	5.00
8 in., Pine Base	8.00
4 in., Pine Window Stool	10.00

SPRUCE AND RED PINE—

10 to 16 ft. long, rough, 1 x 4 in.	\$ 47.00
2 x 4 in.	47.00
1 x 6 in.	47.00
2 x 6 in.	47.00
1 x 8 in.	52.00
2 x 8 in.	50.00
1 x 10 in.	55.00
2 x 10 in.	53.00
1 x 12 in.	60.00
2 x 12 in.	55.00

DIMENSIONAL TIMBER (B.C. Fir)—

6 x 6 to 12 x 12 by 10 to 32 ft.	\$ 58.00
6 x 14 to 16 x 16 by 10 to 32 ft.	60.00
8 x 18 to 18 x 18 by 10 to 32 ft.	63.00

(Lengths 32 to 40 ft., \$5 per M extra)

SHINGLES— Per M
 XXX B.C. \$ 5.75
 XX B.C. 4.25

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 Lady—I would be ashamed to be a great big strong man like you and ask for money.
 Tramp—I am, madam, but once I got six months for taking it without asking—St. Catharines Standard.

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When forming business contacts with firms advertising in this publication, it would be greatly appreciated, if you would state to such firms that your patronage is in response to their advertising in "Weekly Building Reporter". A classified directory of advertisers is given below and we suggest that there is no better way of keeping in touch with what is new and in securing good value and prompt service than by dealing as much as possible with these firms.

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York Township Permits

G. McCutcheon, 4185½ Dundas St. West, one two-storey brick dwelling on 10-inch blocks, north side of Foxwell Ave., near Scarlett Rd.\$7,000

G. B. Paton, 85 Symington Ave., a three-family brick dwelling on 14-inch blocks, west side of Northcliffe Blvd., near Genessee Ave.\$7,000

H. E. Wright, 72 Bernice Cres., a 2½-storey brick dwelling on 12-inch blocks with double garage in rear, north side of Baby Point Rd., near L'Estrange Ave.\$12,000

S. Day, 34 Bramley Grove, a two-storey frame and veneer dwelling on 12-inch blocks, west side of Sanderstead Ave., near Eglinton Ave.\$4,000

J. Colwell, 60 Eileen Ave., addition of two-storey of frame and veneer to present house, north side Eileen Ave., near Scarlett Rd.\$1,500

E. J. Colborne, 186 Silverthorne Ave., two pair of brick dwellings on 12-inch blocks and five garages, north side of St. John's Rd., near Watson Ave.\$16,500

L. G. Harvey, 137 Gloucester Grove, a one and a half storey brick dwelling on 12-inch blocks, north side of Belgravia Ave., near Times Rd.\$4,000

F. W. Hall, 355 Oakwood Ave., two pair of two-storey brick dwellings on 12-inch blocks, west side of Lauder Ave., near Rogers Rd.\$16,000

W. B. Isbister, 5 Burlington Ave., a four-storey apartment house of brick and blocks on 18-inch block foundations, west side of Bathurst St., near Heatherdale Rd.\$85,000

Summary of Toronto Permits

Week ending March 31.

1 Apartment House	\$ 160,000
1 Bank Alteration	6,000
9 Brick Dwellings	88,000
2 Frame Alterations	1,000
2 Brick Alterations	4,500
1 Factory	40,000
1 Factory Alteration	10,000
1 Fire Escape	1,000
2 Garages	2,000
2 Office Alterations	2,000
1 School	1,115,000
1 Service Station	10,000
2 Signs	1,000
2 Stores	67,200
7 Stores Alterations	14,000
2 Temporary Buildings	1,500
2 Miscellaneous	5,500
	\$1,528,700

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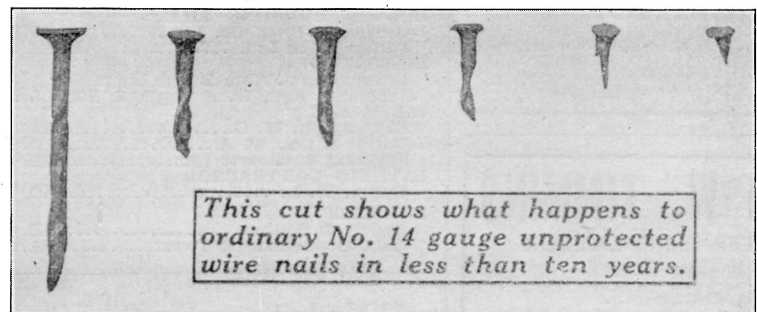
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Royals---in Browns and Grays.

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TORONTO 2

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North Yard: 117 Merton St. HYland 1131