

# WEEKLY BUILDING REPORTER

And REAL ESTATE REVIEW

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## Revival in Building Is Now Forseen

First Week of March Sees Permits Issued for Over Million and Half Dollars.

Figures for building permits issued by the City Architect's office so far this month indicate a distinct revival in Toronto's building program for 1930. Permits issued during February totalled \$1,288,640 and those issued during the first ten days of March, being a period about one third as long, totalled \$1,831,333, which is over half a million dollars more than the month of February. These figures for March have been greatly increased by the inclusion of the permit for an addition to the Royal York Hotel. The cost of this, as specified in the application, will be \$839,598.

The Weekly Building Reporter has been in close touch with the industry, and reports from building supply dealers, manufacturers and realtors indicate that the long-delayed revival in building is at hand, and that prospects are considered favorable for a much better building season than was at first anticipated.

Among the bigger projects, for which permission has recently been sought, are a \$205,000 eight-storey, reinforced concrete factory building for Yardley's, Limited, at Fleet and York Streets, and three fuel oil storage tanks on Commissioners Streets, near the Don roadway, of steel and concrete construction, each with a capacity of 67,000 barrels. These latter will be erected by the Imperial Oil Company at an approximate cost of \$168,000.

## New Automobile Showroom For Bay Street

Upon the completion of the demolition of St. Luke's Anglican Church, at the corner of Bay and St. Joseph Sts., work will begin for the erection of the Dominion Automobile Company's new showroom and service station. The new structure will be three storeys high, of reinforced concrete construction, with stone-trimmed brick face, and will be erected at a cost of \$200,000. It will have a frontage on Bay Street of 100 feet and on St. Joseph Street of 185 feet, thus occupying all of the site held by the former owners, except a 25-ft. strip through to Phipps St.

Demolition of the church will begin on March 18th, and the erection of the new showroom will commence as soon as the site is clear.

## Bloor St. Citizens Protest Assessments

Replying to a complaint of residents of Bloor Street, between Sherbourne Street and Spadina Avenue, that they have been unfairly assessed for the Bloor Street widening, Mayor Bert Wemp agreed that there was ground for dissatisfaction.

The present method of the city departments is to assess the cost of the actual widening, i.e., cost of purchasing property and giving compensation for

## NEW ROGERS PRESBYTERIAN CHURCH



New Church to be erected at the corner of Woodbine Avenue and Wolverleigh Blvd. Architect, Frederick Noad, 11 Leader Lane.

business disturbances separately from the cost of repaving the road, laying sidewalks, moving car tracks, etc. By this method the total cost of the work is not shown in its entirety.

The widened Bloor Street is a good example of this at the present time:

Cost of acquiring properties	\$1,144,368
Cost of moving car tracks	250,000
Cost of moving hydro poles	60,000
Cost of sidewalks, pavements, etc.	..... unknown

Property owners along Bloor Street are being assessed for their share of the cost of widening. They are also being assessed separately for pavements, sidewalks, etc. Officials of the Works Department decline to make public the cost of sidewalks and paving on Bloor St., so that while the residents are being assessed now for pavements, etc., they do not know what the entire cost of the work will be.

It is this state of affairs that brought forth Mayor Wemp's declaration that the people on Bloor Street have some reason for their grievance. "There should be a complete picture presented of the entire cost of all works arising out of street widening," declared His Worship.

## Swansea To Have New Firehall

At the last meeting of the Council of the Village of Swansea, it was decided to erect a new firehall on the site of the present one on DeForest Road. Reeve R. J. Wallace declared that the old firehall, which has served the village ever since the organization of the fire brigade, is no longer adequate to the needs of the fire fighters.

As pointed out at the recent banquet, by Reeve Wallace, the Swansea Fire Department takes care of over ten million dollars' worth of property, which entails the need of more modern equipment and greater accommodation.

At the next meeting of the Council on March 18th, an architect will be chosen to design the new structure and work will proceed as soon as possible.

## Financial Situation Gives Promise of Increased Building

"Easy Money" Likely to Give Way to Tighter Money Market.

The financial situation, especially as regards loans and mortgages always has an important bearing on building activity. Despite the fact that money rates have been comparatively low, one builder remarked a few days past, that he never knew the market and things in general to be so difficult for the builder to cope with as today. This contention, however, does not seem to be borne out, when conditions are further analyzed.

"The builder who has a sound building proposition can today, as always, obtain the necessary financing for his projects," said Mr. W. A. Suckling, of Suckling & Garrett, Limited, insurance and mortgage brokers, when interviewed recently by the Reporter. Mr. Suckling reports that already this month they have had a considerable number of enquiries from local builders, and in practically every case the financing was easily arranged. In considering the present money rate, Mr. Suckling thought it not improbable that it might tighten up this spring, but that it was a little too early to forecast the situation accurately.

## New Church For Kingsway

A site has been purchased at the corner of Kingsway and Lambton Road by the Toronto West Presbytery of the United Church of Canada, and it is expected that a new church will be erected here soon. The organizing of a new congregation is in progress at present, and when it is completed an architect will be selected and the construction of a new church building begun.

## Plans Completed for Rogers Church

New \$60,000 Edifice at Woodbine Ave. and Wolverleigh Blvd. Will be Under Way Soon.

Tenders will be called early next week by Frederick Noad, architect, 11 Leader Lane, for the erection of the new Rogers Church at Woodbine Avenue and Wolverleigh Blvd. The new church, which will cost about \$60,000, will be of Gothic design, built on the cruciform plan with a deep chancel containing the choir and sanctuary, and will seat 650 persons. There will be a basement Sunday School, providing accommodation for about 500 pupils. In addition to this, ample provision has been made for vestry, choir rooms and ladies' parlor, and a modern kitchen is provided to cater to the needs and the social activities of the congregation.

The new structure will have a base of Credit Valley stone up to a point six feet above the grade; from this base upwards the exterior is of red stock brick trimmed with Indiana cut stone. The frame of the structure is of steel, except the roof trusses, which are of heavy timber. The roof is slate with copper flashings. The heating plant will be of the most modern type with concealed radiators in the main auditorium of the chancel.

The first Rogers Church was completed in December, 1911, and its growth has been steady since that time. Rev. H. T. Rogers was greatly responsible for its inception. A new building was completed at Woodbine Avenue and Wolverleigh Blvd. in June, 1925, and has been the church home of the congregation ever since. The pressing need of better Sunday school accommodation made itself felt during the latter part of 1928, and it was decided to erect the fine new building now under design. Rev. W. S. Galbraith is the present pastor of the church.

It is hoped to have the new church ready for occupancy by September 1st, 1930.

## To Commence Gerrard St. Straightening

Works Commissioner Harris announced this week that the straightening of Gerrard St. East at Carlaw Ave. will begin as soon as weather conditions permit. This work will necessitate a new subway under the C.N.R. tracks at Carlaw Ave., which will be built by the railway company, at an approximate cost of \$312,000. Mr. Harris also expressed his intention of pushing the work on the Fleet Street sewers as soon as the by-law authorizing their construction passes council. This work will cost more than a million dollars.

## Moves To New Offices

W. C. McLaughlin, well-known member of the Toronto Home Builders' Association, has moved his place of business from his former address at 26 Adelaide St. West, to Manning Chambers, 72 Queen St. West, where he is occupying more commodious quarters.

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# HOME BUILDERS' ASSOCIATION

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## Fifteen Reasons Why Home Investment is Best

There is nothing like having a reason for the faith and hope that is in you, so as builders of homes we should be able at all times and in all places to clearly and fearlessly set forth reasons for our belief in home ownership.

Aside from the financial end, a house is a good investment from every standpoint. Very few families build a house to make money from it. Some do, but not many. Professional and speculative builders must realize a profit, of course, but the home owner is the average citizen who builds a house for himself and his family to live in and to enjoy the pleasures and comforts of life such as are realized in no other way.

Let us consider briefly some of the reasons why a home is the best investment of all. Fifteen reasons are given here; there are many others.

1—Home owning is the greatest of all aids to success. It is a spur to ambition, both financial and social.

2—It tends to reduce the cost of living. With the pride of home possession comes a marked tendency to do without certain things and to avoid unnecessary expenditures.

3—Home ownership helps to increase working efficiency and earning capacity. Any employer of labor will verify this statement.

4—It is necessary for the welfare of children. The rented house, the apartment, the hotel is each essential in its own way to our national well being, but only in so far as conditions demand the living in such quarters.

5—A home makes a woman's work more pleasant and her life happier. No woman takes a genuine interest in a rented dwelling.

6—The home owner is relieved of many worries, such as moving, undesirable neighbors, temperamental landlords, increased rent and so on.

7—It provides better living conditions. One is more apt to keep up his own home than is a landlord, who demands a good profit from his investment.

8—A home gives a family a better financial rating. If money is needed, it is always procurable upon a home.

9—It stirs one to make their efforts continuous and persistent. Home ownership sharpens the desire for other things in life, important, but secondary to a home.

10—Home ownership makes for good citizenship. With a home of one's own comes the desire to have a part in the affairs of the city or town. This naturally adds to a man's prestige in his community.

11—Ownership creates a condition of freedom which allows the home owner to do as he pleases. If he wishes to paint, paper, or make a few changes, he is at liberty to do so. There is no coaxing the landlord for repairs, changes and improvements.

12—The owned home may be planned and built just as you wish it. It will reflect your own individuality, not that of another.

13—As a man's earning capacity declines with the years, if he is a home owner, the question of the family's support is made easier.

14—A home assures the family a safe shelter if the provider dies. No one can say "vacate" to the family.

15—The head of every family pays for a home whether he owns it or not. In the course of years the renter is bound to pay the cost of a home, and has nothing to show for it.

## Picnic Committee Make Good Start Toward This Year's Big Event

Chairman John J. Carroll, Jr., of the Picnic Committee, is already hard at work in his usual business-like way, organizing for this year's event. He reports that he is receiving splendid co-operation not only from all members of the Executive, but from the supply and manufacturing firms of the city. The fact that it has been decided to omit the parade this year is being favorably commented upon. As already announced, this year's event, to take place Saturday, June 21st, will be a real picnic and festival in every sense of the word, with a bang-up program of sporting events.

## Members To Hear Well Known Radio Entertainers at Next Banquet

Our good friend Jim Easton, Chairman of the Entertainment Committee, has been using up a lot of energy, wearing out considerable shoe leather and burning gallons of gas getting around the city making preparations for the program for the next monthly banquet of the Association to be held Monday evening, March 31st. And as usual Jim has succeeded in getting what he's been after—

namely the Melody Boys, who have provided so many enjoyable evenings over the radio. The Melody Boys, it will be remembered are the chief item on the programs of the Hobbs Glass Company, and through the co-operation of that concern, they were booked for this month's banquet. You will miss one of the best evening's fun if you fail to turn out a week from Monday.

## Past President Little Honored by Royal Templars

At the 47th Annual Meeting of the Grand Council of the Royal Templars of Temperance, held at Toronto, during the last week of February, W. H. (Bert) Little, Past President of the Toronto Home Builders' Association, was elected and installed as Grand Councillor of the Grand Council of Ontario. We congratulate Bert on his elevation to this honored position. Now, Boys, let's all have one on Bert.

## Lathing is Specialized Business To-day

Modern Lathing Contractor Fast Replacing Old-time Lather — Remarkable Development of Business Seen in Uptown Organization.

Of all the material and workmanship that goes into the building of the home, duplex or apartment, probably less is really known about lathing than any part of the job. Even the average building contractor is rather weak on accurate knowledge of lathing, and as for the layman about all he knows about lath is that apparently they "come in bundles." Now, to be really fair, there is good excuse for the ignorance of the layman, for unless he happens to go through a house while it is under construction he never sees the lath. Smoothly covered over with a nice white coat of plaster, it becomes either one of the hidden virtues or secret sins of  
(Continued on page 13)

# VISITORS' NIGHT

TORONTO

HOME BUILDERS' ASSOCIATION

Prince George Hotel, Monday Evening,  
March 31st, 7 p.m.

A splendid program is being arranged, including the famous Radio Entertainers, "The Melody Boys". This is one night you cannot afford to miss.

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A. V. Paddon, 51 Linsmore Cres., is getting the foundations in for a two-storey residence on Normandy Blvd. It will be of solid brick construction, concrete block foundations, and will cost about \$3,500.

Alex. Groat, 61 Lawton Blvd., has the roof on a 2½-storey residence on the south side of Millbank Ave., near Strathearn Blvd., Forest Hill Village. The plans were drawn up by D. H. Burnham, architect, 260 Lauder Ave., and specify brick construction on concrete block foundations. Mr. Groat is excavating for another residence similar to the above on an adjoining lot, and for one on Strathearn Blvd., near Millbank Ave.

D. J. Lawder, 52 Whitehall Rd., has the walls ready for the roof for a 2½-storey residence on the west side of Glenayr Rd., near Ava Rd., Forest Hill Village. It will be of solid brick construction on concrete block foundation.

H. E. McRobb, 103 Whitehall Rd., has the walls started for a 2½-storey residence on the west side of Elton Ave., Forest Hill Village. Raymond Card, architect, 142 Chester Ave., has prepared the plans, which specify brick and stone construction on concrete block foundations. The cost is estimated at \$8,000.

Albert Russell, 111 Ranleigh Ave., expects to start in a week or two on the erection of a two-storey residence on the south side of Old Orchard Grove. It will be of solid brick construction on concrete block foundations, containing six rooms, and will cost about \$7,000.

Harry Hague, 953 Logan Ave., will erect a detached residence at 955 Logan Ave. The plans drawn up by N. A. Armstrong & Company, architects, 7 King St. East, specify a two-storey ten-roomed residence of brick and stone construction on brick foundations, to cost about \$14,000.

Teperman & Sons, wrecking contractors, 260 Van Horne St., have begun the demolition of the rear wings of Old Trinity College. They expect to complete the work in about thirty days. The cost will be about \$2,200.

**Another Visit to Caledonia  
Planned for April 3rd**

President W. H. Kerwin of the Toronto Home Builders Association, on behalf of the officers and members, has accepted an invitation from Gypsum, Lime and Alabastine, Limited, to visit their mines and plants at Caledonia, Ontario, Thursday, April 3rd. The trip will be made by buses supplied by the company, and those who participated in the excursion last year will remember the day—interesting and enjoyable. Members would be well advised to check this date off in their calendar now.


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Mr. Finkelstein—"Yeth—ain't I lucky?"  
—Vancouver Sun.

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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.

N. Clement, 97 Gainsborough Road, expects to begin work early this spring, on six bungalow residences on Coleridge Ave., near Sammon Ave., East York Twp. They will be one-storey of solid brick construction on concrete block foundations, and the cost of the six is estimated at \$12,000.

G. P. Price, 111 Greenwood Ave., will start soon with the erection of a pair of semi-detached residences on the south-east corner of Greenwood Ave. and Applegrove Ave. They will be of solid brick construction on concrete block foundations, and the cost is estimated at \$6,500.

J. A. Thomas, 137 Chisholm Ave., is roofing a residence on Chisholm Ave., near Doncaster Ave. It will be two stories of solid brick construction on concrete block foundations.

A. D. Richards, 86 Northcliffe Blvd., is starting work on two bungalow residences on Oriole Parkway, south of Roselawn Ave. They will be one-storey, six-room dwellings of solid brick construction on concrete block foundations. Excavation operations have begun for one and the other will start shortly.

Gordon Brothers, 32 Lillian St., have the footings in for a residence at the south-east corner of Highland Ave. and Roxborough Drive. It will be a 2 1/2-storey dwelling of brick and stone construction on stone foundations, and its dimensions will be 54 ft. x 46 ft.

A. J. Henderson, 10 Oriole Gardens, is excavating for the erection of a double duplex dwelling on Oriole Parkway, north of Anderson Ave. It will be of two stories, brick and stone construction on stone block foundations, and will cost approximately \$20,000. The plans have been drawn up by Raymond Card, architect, 142 Chester Ave.

A. A. Kennedy, 88 Rosedale Heights Drive, has the walls under way for a two and a half-storey residence on Silverwood Ave., near Spadina Road, Forest Hill Village. It will be of brick and stone construction on stone foundations and is expected to cost about \$12,500.

H. J. Long, 76 Glendonwynne Rd., will shortly begin the erection of a double duplex dwelling on the north-east corner of Collegeview Ave. and Avenue Road. It will be two storeys, of solid brick construction on concrete block foundations. The cost is estimated at \$25,000.

L. Wurtzell, 128 Garfield Ave., expects to start work soon on the erection of two duplex dwellings on Chaplin Crescent. They will be two storeys, of solid brick construction on concrete block foundations, and are expected to cost \$18,500.

W. Valentine, 1844 Dufferin St., is trimming a residence on Tarlton Road, near Eglinton Ave., Forest Hill Village. It is two storeys, of brick and stone construction on stone foundations.

Hanigan Brothers, 509 Salem Ave., are excavating for the erection of a two-storey dwelling on the north side of Jesmond Ave., near Oakwood Ave., York Twp. It will be of solid brick construction on concrete block foundations and the cost is estimated at \$4,500.

Clement Harmer, 152 Woburn Avenue, will begin in a few days with the erection of a two-storey residence on Greer Rd.,

north of Deloraine Ave. It will be of solid brick construction on concrete block foundations.

H. H. Harrison, 113 Gledhill Ave., expects to start soon on the erection of a residence on the north side of Brookdale Ave. It will be two storeys, of solid brick construction on concrete block foundations, and will cost about \$4,000.

H. G. Leigh, 379 Donlands Ave., has begun excavation operations for a two-storey residence on the south side of Sammon Ave., near Glebemount Ave. It will be of solid brick construction on concrete block foundations, and will cost about \$3,200.

### SATISFACTORY SECURITY.

"Jones, old man!"  
"Well?"  
"Could you lend me a fiver?"  
"I don't know. What security can you give me?"  
"Security?" The word of an honest man!"  
"That's reasonable. Bring him along."  
—Vancouver Star.

Professor: "Go your fastest, my man! I am in a desperate rush."

Taxi Driver (after speeding along for thirty minutes): "Say, you forgot to tell me where we are going!"

## Mechanics' Liens

March 12th, 1930.

- 11669—S. McCord & Co. Ltd., against 80 Richmond St. W. et al, for the sum of \$7,567.60.
- 11670—William Laking, of the City of Hamilton, carrying on business as The Riverdale Lumber Company, against 80 Richmond St. W. et al, for the sum of \$5,330.75.
- 11671—Pilkington Bros. (Canada) Ltd., 17 Mercer St., against the Associated Development Corporation, Limited, et al, for the sum of \$4,238.00.
- 11672—Interlocking Tile Co. Ltd., of 1104 Bay St., against 80 Richmond St. W. et al, for the sum of \$1,500.68.
- 11673—Peter Hanson, against Arthur Slatten, for the sum of \$265.00.
- 11674—Otis Fensom Elevator Co. Ltd., Hamilton, against 80 Richmond St. W. et al, for the sum of \$4,105.00.
- 11676—Costello & Rosetti, against Joseph Knowles et al, for the sum of \$650.00.
- 11678—W. H. Thompson, against Balmoral Apartments, Ltd. et al, for the sum of \$2,057.30.
- 11679—Russell Maton, against John W. Stevens and Edwin Rose, carrying on business as Stevens Rose et al, for the sum of \$2,225.00.
- 11682—Empire Brass Mfg. Co. Ltd., against Balmoral Apartments Ltd. et al, for the sum of \$3,597.06.
- 11683—William Rollason, against Walter E. Forster et al, for the sum of \$448.80.
- 11684—Alfred S. Mitchell, against Harry Gaffney et al, for the sum of \$1190.00.
- 11685—Caledon Shale Brick Ltd., 1167 Bay St., against DeJonckhere Construction Co. Ltd. et al, for the sum of \$1,069.95.
- 13505—Harris Baylin, against Dominion Smallwares Co. et al, for the sum of \$480.00.
- 13507—Peerless Hardwood Flooring Co. Ltd., against Hugh R. Henderson, for the sum of \$550.35.

# The Convenient Kitchen Means a Quick Sale

The essential principles of selling are the same, no matter what the product may be. An insurance salesman, for example, makes no attempt to sell life insurance as such; he concentrates on selling protection for dependants and ease of mind for the insured. An automobile salesman points out the advantages to be derived from owning a motor car. Similarly, the realtor who knows his business posts himself in all that a house will do for a prospect. He knows he is selling, not an accumulation of brick and mortar, but shelter, warmth, comfort, convenience and freedom from unnecessary steps and chores.

It is in this direction that a completely equipped kitchen is a splendid sales lead. It provides a talking point for the salesman that appeals both to husband and wife, particularly to the latter, who often has the deciding vote in the final decision.

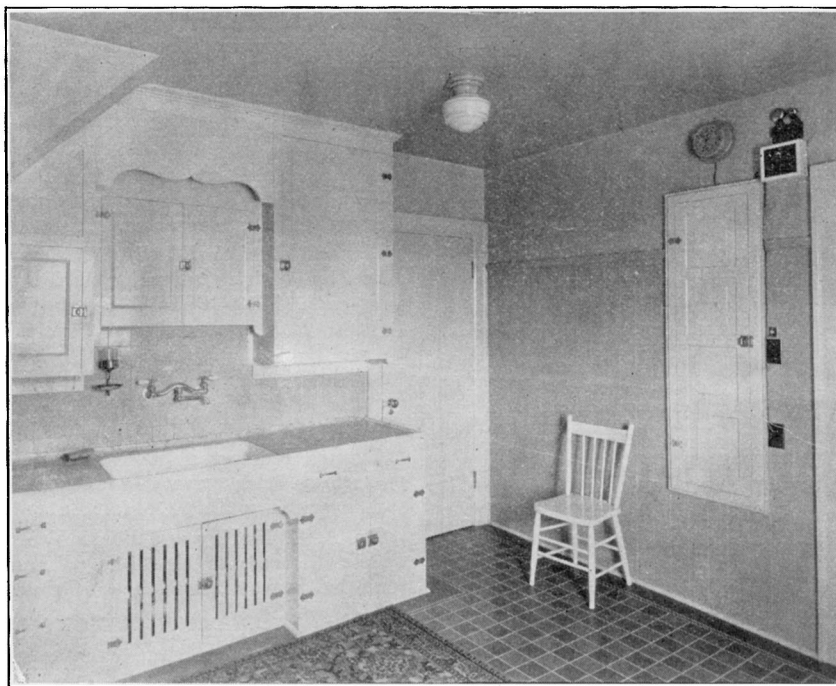
Opinions may differ regarding the definition of a "Model Kitchen," but it may be said, in general, to contain: an electric refrigerator; fine lighting fixtures; an electric or gas range; ventilating fan; cases and cabinets; vacuum cleaner closet; built-in ironing board; incinerator door; dishwasher sink; milk and package receiver; and tiled floor and wainscot.

Whatever equipment is selected, the first essential is to plan the

whole on a scientific arrangement that cuts out all unnecessary steps and reduces lost motion to a minimum.

equipment in the clear being 8½ feet by 11 feet.

In nearly all well designed kitchens, automatic refrigerators—



The hallmark of the good kitchen is an arrangement of space that cuts out all unnecessary steps and reduces lost motion to a minimum.

The model kitchen should not be too small. Kitchenettes are all very well for couples, but the real family kitchen is another matter. In a widely popular plan the dimensions are 13 feet by 14 feet 6 inches, the dimensions between the built-in

gas or electric — are considered necessary to modern convenience.

They are so well insulated that the heat of the kitchen has little effect on them, and, being automatically regulated to maintain a low, even temperature, food storage is made

sanitary and healthful. Food from the refrigerator goes to the kitchen cabinet, where cooking supplies are stored, and from there to the sink, past the cabinet containing the kitchen dishes, beyond which is the cooking range.

The kitchen is the room where the housewife spends a large part of her time. For this reason it certainly behooves the architect and builder to make the kitchen as cheerful and attractive as possible. Kitchen cabinets contribute much towards securing this. So far as cost is concerned, the factory or millwork equipment usually costs less—if quality and completeness are taken into consideration—than the carpenter-built equipment which is usually furnished. Steel cabinets and cases are popular in apartment buildings, where space is limited. Attractive tints and colours should be used, whether the material be wood or steel. This remark about bright colours applies practically to all furnishings, including the cook range, which may be obtained in great variety of hue.

## DILEMMA.

Store Manager: "What do you mean by arguing with that customer? Don't you know our rule? The customer is always right."

Floorwalker: "I know it. But he insisted that he was wrong."—American Legion Monthly.

# "Always True To Its Name" SUPERIOR "None Better" SASH



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## Toronto District Building Permits

Est. J. R. McDonald, c-o C. W. Campbell, 12 Richmond E., repair fire damages, 689 Pape Ave., near Danforth .... \$600  
B. W. Miller & Co., 1969 Dufferin, dem. existing greenhouse and rebuild same, 1969 Dufferin St., near Rosecliffe Avenue ..... \$5,000

Royal Bank Bldg., King and Yonge, build bank bldg. and alter existing bank bldg. to store, e.s. Coxwell Ave., s.e. cor. Eastwood Rd. .... \$2,100

Gordon Bros., 32 Lillian St., one det. private res. with garage attached, Highland Ave. n.e. cor. Roxboro Dr. .. \$15,000

Adams Furniture Co., 211 Yonge St., make interior alterations to store, 211 Yonge St., near Shuter St. .... \$11,000

General Realities Ltd., 131 Danforth Ave., build three stores with four apts. over each, 320-4 Bloor W., near Spadina Ave. .... \$37,000

Jno. Brick, 700 Broadview, alter and build addition to dwell. and build private garage attached, 700 Broadview Ave., near Danforth ..... \$2,500

Clayton Horton, 29 Jameson Ave., build one-storey brick private garage, 29 Jameson, near King St. .... \$1,000

Dr. A. C. McKay and Frank Welsh, 43 Oriole Rd. and 111 Heath St. W., one pr. semi-det. private garages, 43 Oriole Rd., 111 Heath St. W. .... \$800

Duncan & Napier, 44 Chester Ave., one det. brick and shingle dwell, n.s. Chatham Ave, near Jones Ave. .... \$3,500

Fred Allison, 61 Pine Cres., repair fire damage, 61 Pine Cres., near Pine Avenue ..... \$2,000

Miss Lillian M. Dunn, 26 St. Clair E., build addn. and make alters. to dwell. for two families only, 26 St. Clair E., near Alvin Ave. .... \$3,000

Wellwood & Co., c-o R. F. Telfer, 410 Lake Front E., two-storey brick dwell., s.s. Brookdale Ave., near Greer Rd. \$4,500

Fred Mishaw, 15 Errington Ave., three det. two-storey brick dwells. and three det. stucco garages, 2-4-6 Blythwood Ave., near Stibbard Ave. .... \$21,000

Gold Medal Furniture Co., 211 Van Horne St., install two ten-thousand gal. underground gasoline storage tanks, n.s. Van Horne St., near Bartlett .... \$3,000

Jas. Agnew, 20 Hurndale Ave., alter dwell. to two-family dwell., 20 Hurndale Ave., near Playter Cres. .... \$700

The Shell Co. of Canada, 919 Federal Bldg., one storey brick gasoline service station, Sherbourne St., s.w. cor. Wellesley ..... \$8,084.95

Also one storey brick service station, Bloor St., n.e. cor. Christie St. .... \$8,000

Hermant Investments Ltd., 21 Wilton Sq., build vault for storage of films, over 3rd floor of office bldg, 21 Wilton Sq., near Victoria St. .... \$3,000

Mrs. Mabel Frith, 1962 Gerrard East, two det. two-storey brick dwells., w.s. Wilton Ave., near Queen E. .... \$700

Archibald Donaldson, 85 Silverthorn Ave, two pr. semi-det. two-storey brick dwells. with private garages attached to each house, e.s. Weston Rd., near Turnberry Ave. .... \$11,000

Robt J. Dodds, 514 C.P.R. Bld., alter interior of two-storey brick dwell. for two-family dwell. only, 287 Indian Rd., near Boustead ..... \$700

Shell Co. of Canada, Federal Bldg., one-storey brick gasoline service sta., Yonge St., n.w. cor. Deloraine Ave. .... \$10,000

Loblaw Groceries, Fleet St., install four 25,000-gal. fuel oil storage tanks underneath surface, inside driveway, Fleet St., n.e. cor. Bathurst St. .... \$4,000

Lankin & Locke, 181 Cranbrook Ave., build eight det. one-storey brick dwells., w.s. Unsworth, near Lawrence Ave. \$27,400

Jno. T. Hepburn, 18 Van Horne St., make interior alters. to store building, 555 Bloor W., near Bathurst St. .... \$2,500

Roy L. Saunley, 263 Wallace Avenue, build one-storey brick gasoline service sta-

tion, 230-8 Danforth Ave., near Playter Blvd. .... \$14,000

Booth Fish Company, 457 Church St., strengthen floors of store and warehouse, 157 King St. E., near market .... \$1,000

City Wrecking Co., 862 Dundas West, dem. hotel bldg., Shuter St., n.e. corner Church St. .... \$500

Abbott & Walker, 290 Eglinton West, alter store front, 290 Eglinton W., near Avenue Rd. .... \$1,000

Joe Calderone, 946 St. Clair W., alter store, also alter front, 946 St. Clair Ave. W., near Oakwood Ave. .... \$500

Mrs. Clara B. Maguire, 95 Highbourne Ave., build two-storey brick store, with dwell. over 2369 Yonge St., near Broadway ..... \$4,000

Vail's Laundry System, 444 Bathurst St., alter interior of ground floor of laundry, 444 Bathurst St., near College. \$1,200

### Summary of Toronto Permits

For week ending March 10.

1 Bank .....	\$ 21,000
11 Brick Dwellings .....	132,900
5 Frame Alterations ....	3,200
3 Brick Alterations .....	7,500
1 Factory Alteration ....	5,600
2 Garages .....	1,800
6 Service Stations .....	50,085
2 Signs .....	1,100
2 Stores .....	41,000
9 Store Alterations .....	22,500
2 Gas Tanks .....	7,000
2 Temporary Buildings ..	2,000
1 Vault .....	3,000

\$298,685

### YORK TOWNSHIP PERMITS.

R. O. W. Talboys, 574 Willard Avenue, a double duplex brick house on 12" blocks with brick garage in rear on the west side of Willard Avenue, near Montye Avenue, \$12,500.

### Scarborough Township

#### Permits Up

At this week's session of the Scarborough Township Council, Reeve George B. Little mentioned the fact that building permits issued in Scarborough Township for the first two months of 1930, totalled \$20,800, which is over 100 per cent. increase over the same period in 1929.

The Board of Health asked the Council to extend the operations of the building by-law to include the entire municipality, and the question will be taken up at the next meeting.

That Scarborough was due to erect its own municipal buildings owing to the cramped conditions under the existing arrangement, was the opinion expressed by Deputy Reeve John Linden. He favored some action in readiness of expiration of the lease on the present building, which has two more years to run.

### Bookkeeping For Builders

Quite a few builders find that they have a real problem in the looking after of the many details of their business, particularly the keeping of a proper set of books. The builder who does keep a set of books knows always exactly where he stands and if he does not do so, it becomes largely a matter of guesswork. Attention is drawn to an advertisement that appears on page 3, stating that an experienced accountant desires spare-time work. Here is an opportunity for you to secure the services of an experienced man who is willing to set up books, render a monthly statement, in his spare time, at a very moderate charge.



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A FOOT'S A FOOT**

## H. W. Thompson Honored

Elected Grand Registrar, Royal Arch Masons.

Harold W. Thompson, Vice-President of Whittemore Publications, Ltd., and well known to many in the building industry throughout Canada, who was unanimously elected at the recent convocation of the Royal Arch Masons as Grand Registrar, was the guest of honor at a dinner given last night at the Hotel Victoria, by his friends and associates of the St. Patrick's Chapter.



H. W. Thompson

Many distinguished Masons were present, including Mayor Wemp, and a group of committee chairmen in charge of the arrangements for the Shriners' Imperial Session next June.

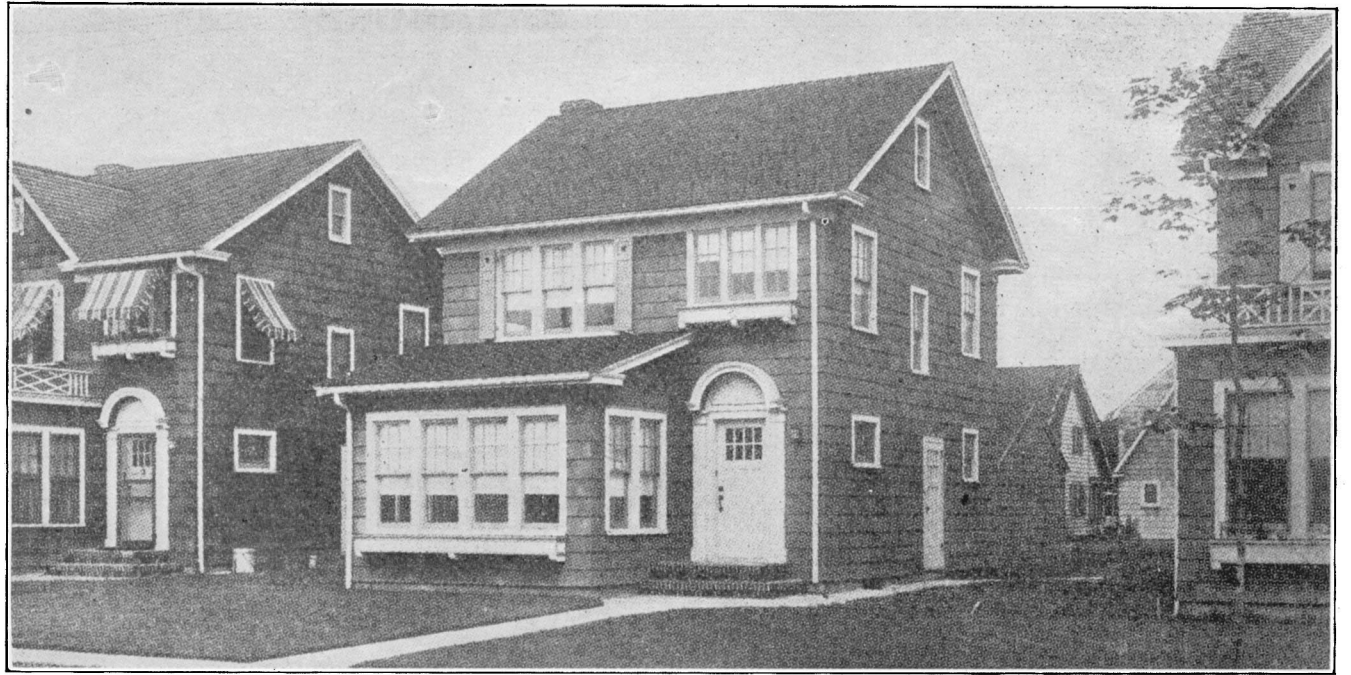
Dr. Matheson, Ruling First Principal of St. Patrick's Chapter, presided, and called upon Mayor Wemp to officially present Grand Registrar Thompson with an appropriately engraved silver cigarette case from the members of St. Patrick's Chapter.

In his acknowledgment, Grand Registrar Thompson made a brief survey of the Masonic road over which he has travelled in the past twenty years, with emphasis on the fraternal co-operative achievements of the St. Patrick's Chapter.

### AN EASY SOLUTION.

Excited Father—"What shall I do? What shall I do? My son has just swallowed a half-dollar!"

Voice from Gathering Crowd—"Take him to the tax collector's office. They're experts at getting money out of people."

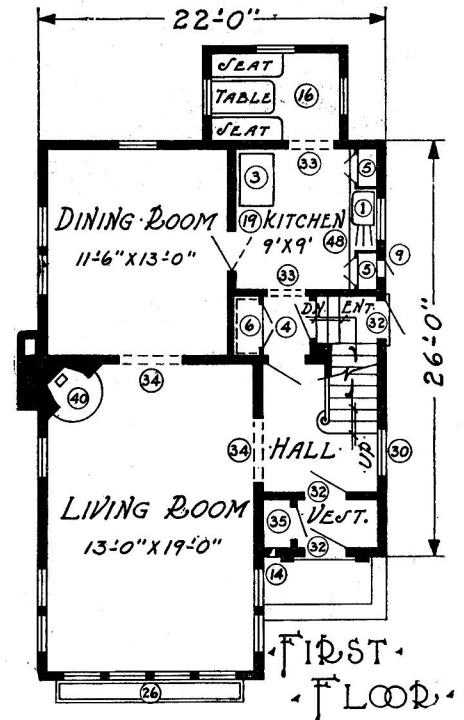
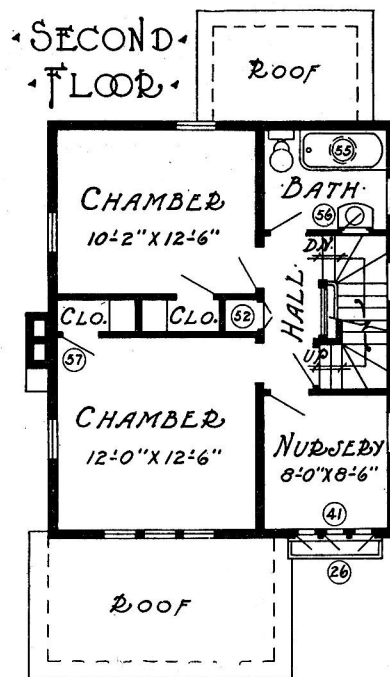
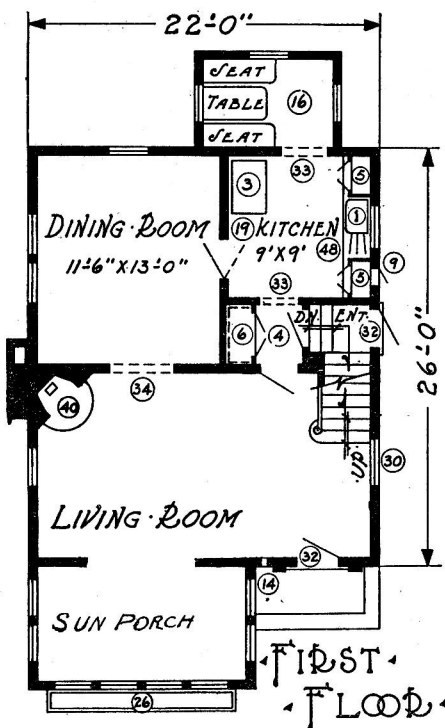


## Ringing the Changes on Small Homes

A problem that frequently faces the builder engaged in building a row of five or six-roomed houses is how to effect variation without unduly adding to costs. People will buy more readily if they have the privilege of choice, and for that reason the slight extra cost caused by changes is a good investment.

The exterior of houses built to the same plan may be altered by very slight changes involving verandahs and side roofs. In the above illustration it will be noted that one house has a porch substituted for a projecting roof. Two or three good standard designs, capable of variation, are valuable assets to any sub-

division. One suggestion as to how interior layout can be changed is given in alternate floor plan below. A glance at this plan will show how considerable is the change made. The living room is different in shape in each case, although occupying approximately the same space.



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To wire a house well costs but little more than to wire it insufficiently . . . and the extra cost is a good investment because people want well-wired houses. Use the "Red Seal" wiring plan . . . it's yours for the asking.

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



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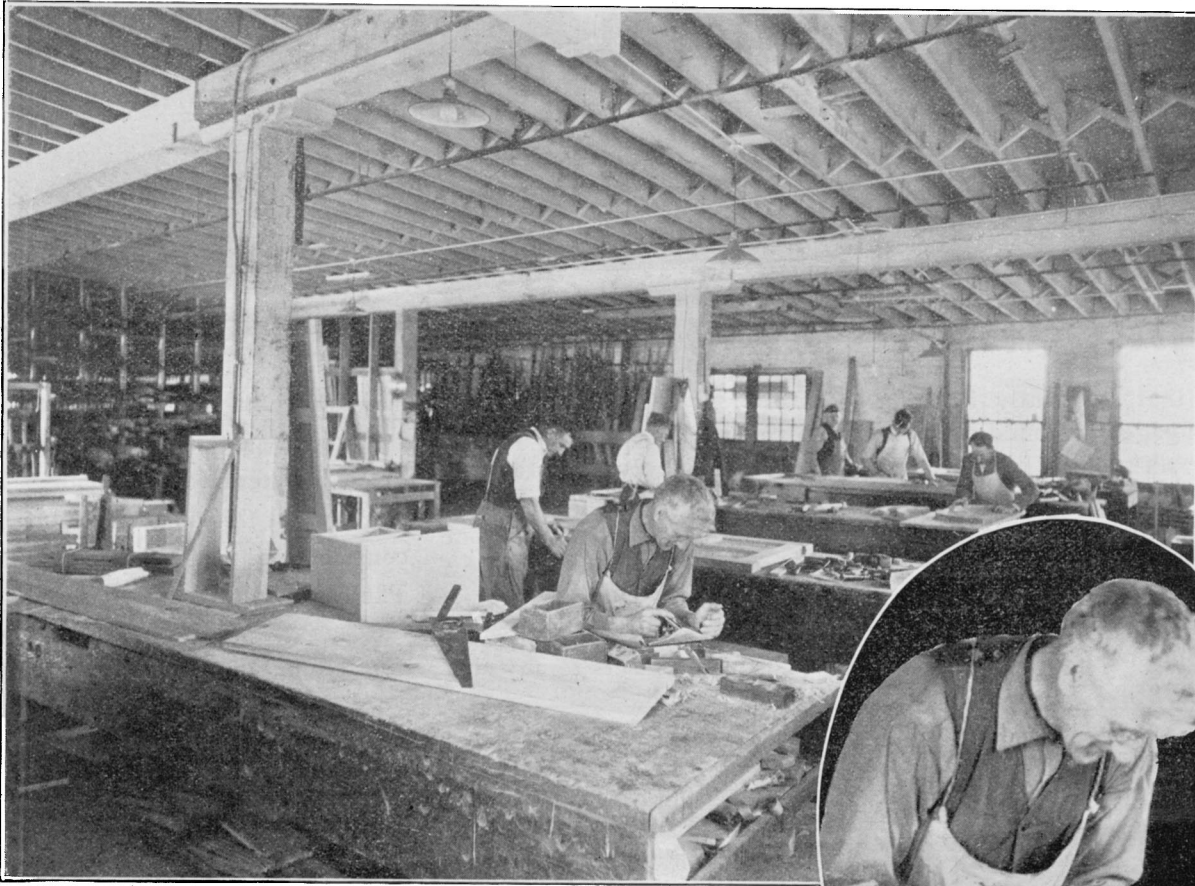
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Etc., Etc., Etc.

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Board Room of Solloway Mills Building, showing panelling, counters and trim, etc., supplied by Rathbone.

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# BUILDERS

There are a number of lots still available in the Donlands Avenue Sub-division. This land is just north of Milverton Boulevard and is the closest-in building land obtainable in this area. Sewers, water and sidewalks are now installed.

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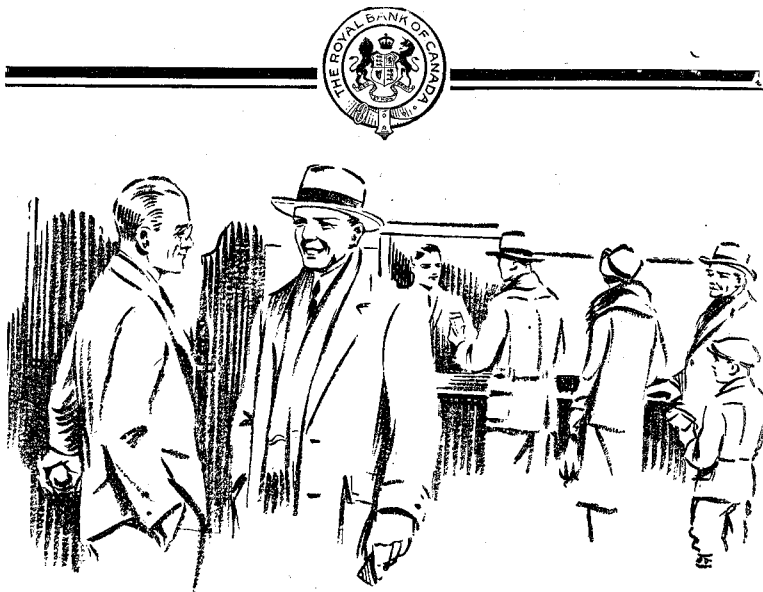
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# Realty News of the Week

## Real Estate Market Sound

### A. E. LePage Regards Situation As Serious But Not Discouraging.

When the Weekly Building Reporter representative called on Mr. A. E. LePage this week, he found him with the usual sunshiny smile, but masking a haunted look, as though he had something on his mind.

When asked if he was worried because the real estate market was shot to pieces, he said: "I am worried, but, young man, let me tell you that the real estate market is not shot to pieces.

"There has never been such a demand for houses in Toronto as there is to-day. Especially those of a certain type.

"True, there are some builders with the higher priced properties who have had to carry them over the winter, but in my opinion, they have absolutely nothing to worry about. Except for the builders of the lower priced houses, most of the builders just finished up the houses they had under way when the stock market disturbance occurred, and there was not the usual winter building, with the result there is going to be a decided house shortage in every type of house this year, as I have figured it out.

"The past three or four years have been abnormal in every sense of the word, not only from the builders' point of view, but also from every other point of view. The general speculation violated all rules of banking and business in the wild speculation, so that most of the gains were going to all of those at or near the top of the ladder. Hence the reason for the sale of so many high priced houses, and the oversupply of the cheaper houses.

"In my opinion, nearly everybody has had enough of speculation, and from now on the building business will be on a firm foundation for the first time since the termination of the war. Although there are a lot of people out of work, the employment situation in Toronto was never better. That is, there were never more employed, and with the opening up of the spring activities not only in the building, but in the civic improvements, including the new waterworks system and all the local improvements, it should give employment to everybody, and that should start the sale of the very lowest priced houses around \$3,500 to \$5,000. As there are few of these on the market, it is going to force the owners into other better priced homes, and instead of working from the top down, as we have been doing for the last three or four years, the cheaper houses will sell first and so on up to the high priced properties. This is a sound real estate condition, as it gives employment to every type of builder and mechanic.

"Right now, we have a tremendous demand from every section of the city for houses from \$7,000 to \$10,000, and the worried look that you see on my face is caused through a conference I had with my salesmen last night, at which they asked me how to get this type of house built, and begged me to take the matter up with the builders.

"I have no land for sale and no axe to grind, and when I tell you that we can use twenty or thirty houses in the Home Smith property right now at prices around \$8,000 to \$10,000—the same in North Toronto, and in the better parts of the Beach, I really mean it and can conscientiously recommend builders who are wondering what to do this year to build this type.

"Also, we need houses from \$12,000 to \$15,000 or \$16,000 in the Home Smith, Baby Point, Cedarville, North Toronto and Lawrence Park districts.

"To those who are holding high priced properties, I would say, do not be discouraged, but do not be too stiff in your price, as that market is fairly well satisfied except for the bargain hunter who has the cash to pay for a bargain.

"I did not intend to make such a long speech, but the situation is very serious and I am most emphatic in stating that we want low and medium priced houses and we want them quickly, and if there are a lot of builders who do not know where to start, if they would like to get together, I should be very glad to bring my salesmen down to a meeting and let them speak for themselves."

## Activity in Swansea

According to Reeve Wallace of the Village of Swansea, considerable building activity is foreseen in that district this spring. Among the factors contributing to the expected boom are the grading and levelling of the Home Smith Subdivision on the Old Belt Line, which has been in progress for several months and which involves an expenditure of several million dollars; the passing of the Brule Lake Regatta Course scheme, and the contemplated paving of Riverside Drive. When these projects are completed, Swansea will undoubtedly go ahead fast, and the present activity is regarded by Mr. Wallace as a forerunner of big things ahead.

## Large Rosedale Property Sold

H. L. Rogers, realtor, 10 Adelaide St. East, reports the sale last week of a fine residence at 40 Schofield Ave. It stands in a lot 60 x 120 ft. and is of architect's design executed in brick and stone. Gordon Brothers, 32 Lillian St., were the vendors, and Gordon Fleming was the purchaser. The price was withheld.

## A NARROW ESCAPE.

The following story is told by Lord Aberdeen in his little book, "Jokes Cracked by Lord Aberdeen":

An old farmer had become a widower. A neighbor called to express condolence. The old man, in gratefully accepting the assurance, said that he would like to tell his visitor the circumstances of the loss he had sustained. "A while ago I wasna feelin' verra weel, an' I sent word to the druggist, telling him what like the trouble was, an' he said he wid sen' me some pouthers, but by the time the pouthers cam' I was feelin' a good piece better, so I just put them past, thinkin' they might be o' some e'es anither time; an' then, soon efter, the wife took ill, so I thoct she wad be better for the pouthers, so I gied them till her, but she didna improve ony; an' sune she juist slippit awa'."

"Dear me!" said the visitor, "how very sad."

"Ay," said the other, "it's terrible; but, man, isna it a maircy I didna tak' thae pouthers maself'?"

# BUILDERS

I have two lots which  
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for two houses to sell  
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# Opportunities For Service and Business in Exchanges of Real Estate

By J. H. SCHUMACHER.

We, as real estate men and brokers, are engaged in the handling of a commodity which has existed since this earth was created by the Great Builder. Our business, as such brokers and real estate men, is undergoing a decided change in most of its ramifications, including its status in the hands of owners, also in the operation of the business covering the same in which we are engaged.

Let us therefore consider carefully some of these changes: First, the changes in the status of the owners of our commodity, and second, the changes in the operation of our business.

Through causes affecting economic conditions in our various communities there has been brought about and created in the real estate market what we now call and what is generally known as a buyers' market. This condition has materially tended to decrease so-called outright sales and purchases of real estate for cash. In spite of this, people still hold and own real estate and still desire to either dispose of their real estate holdings or alter the individual nature of the same to suit their present requirements which have been brought about by changes in their home or business conditions.

Accordingly, when the situation arises where the owner of real estate desires to change the status of his holdings, cannot find someone to pay him cash therefor, a situation which admittedly now exists, there must be some other method by which we, as brokers, can give this owner service. What is this method? It is the matter of exchanges.

## What is a Sale?

For the purpose of analysis, let us ascertain what the various transactions are which occur in the real estate business, and for this analysis let us first determine—What is a sale? A sale is the transfer of property from one person to another for a valuable consideration or for a price in money. Note the words, "for a valuable consideration." Second—What is an exchange? Webster says it is the act of giving or taking one thing in return for another which is regarded as an equivalent. Note again the last words, "which is regarded as an equivalent."

In the earlier days of world commerce, before money as we now know it was in existence, business or barter, if you please, was practised by the exchange of goods or commodities. Whatever among nations is used as a medium of effecting exchanges of property and in terms of which values are reckoned, such as wheat, corn, sheep, produce, etc., was, in the language of nations who had no currency, called money. This leads me to the definite point of subject. Why, when the so-called money market as we now know it, is not existing for our commodity, should we not use or revert if you please, to the exchange mart and thereby satisfy the desire of holders of real estate to conform their real estate holdings to their changing home or business requirements. It appears to me to be the only means left for real estate holders to dispose of or alter their holdings. By being prepared to give such service, the realtor can surely benefit his clients, foster movement in real estate transfers and finally derive material benefits for himself and his business.

## Conditions Are Changing.

We, as business men and realtors, must adapt ourselves to changing conditions. This business world of ours is changing daily in this age of machinery and speed and unless we study and analyze these changes and adapt our business moves to them we shall fall by the wayside.

A few years back, exchanges or trades, and please note that I do not use or approve of the word "trades", were looked upon askance and dangerous. There was an implied innuendo in the word itself that meant one of the parties thereto was bound to lose and the other would, and must, get the best of the deal. That there was some foundation for such a belief is undoubtedly true, as is also the former belief that you must look with careful scrutiny to all your dealings with a real estate broker. This latter fallacy has been eradicated by our code of ethics and our various license laws and concurrently therewith there follows the fact that your modern real estate broker is also competent, well-trained and versed in values to bring about an exchange of real estate fair to both parties concerned. Accordingly I say that the opportunities for real service and benefit that exists in exchanges for a competent and well-trained realtor are unlimited.

Let us briefly examine the exchange field by a few examples. An owner of a vacant lot desires a home in another locality, the home owner desires a lot in the vicinity of the owner of the lot, what an opportunity for the live broker to get both these individuals together. A farmer wishes to settle in the city, a city man wishes to go on to the farm, again a wonderful opportunity for the broker to perform a real service. An apartment house owner is tired of managing a well-paying apartment and wishes to go back to a real home. Once more a great opportunity for the broker to satisfy his requirements. A man living in Columbus is ordered by his firm to transfer his headquarters to Cleveland. He owns a very fine home in Columbus. On account of the condition of the market he cannot dispose of it for cash. Being a home-loving man he desires a home in his new location. Once again an opportunity for the broker to perform a real service, and so on in countless instances.

Another and broader field of exchanges is the matter of inter-city and inter-state exchanges. Admittedly most of our population and resulting real estate holdings are in the large cities. Throughout our state and nation there is perforce continual migration to and from the large industrial centres.

If you will pardon the personal reference, our organization in Cleveland has analyzed the present buyers' market in real estate and has operated an exchange business with an increasing clientele for the last two and one-half years, and beginning in 1929, we have spread out into the broader field of inter-city and inter-state exchanges covering the entire United States, in fact, our copyright slogan is, "We Cover the United States." We have effected, through our office, numerous, and I can truthfully say in almost every individual case, satisfactory ex-

changes of real estate where both parties to the deal have been content.

Of course to be able to give real service in exchanges, the broker must work again as hard as in ordinary sales. He must acquire definite and clear information regarding all sorts of properties, must have a proper filing system and must be in possession of an excellent memory. The old axiom that a property well listed is half sold, applies itself to the 100th per cent. in exchange listings.

Our custom is to co-operate with fellow realtors, both in Cleveland and out of Cleveland. Also, to take exclusive listings, or at least signed listings. Local properties are thoroughly examined and inspected. On out-of-town listings where there is a marked differentiation in price, we insist on real estate board appointments on both ends.

I cannot stress too much the feature of co-operation with fellow realtors. There is no question about the fact that no one office can obtain all the desirable listings, and also, that another office may have precisely the piece of real estate which would match up ideally in an exchange.

There seems to be a marked tendency of hesitancy on the part of brokers to co-operate. As previously stated, we are in a changing field regarding the operation of our business and one of these changing conditions is the new and increasing spirit of co-operation. However, it has not yet reached the point of satisfaction. In our experience in exchange deals we have found that a majority of them are made through co-operation with another broker. This also tends to lighten the work in closing the deal, as each one of the parties to the same has representation. We have made it a certain fixed rule to co-operate only with realtors and are using the National Real Estate Roster as a guide.

Of course, by co-operation, I seriously object to the so-called bootlegging of badly listed properties by many brokers who endeavor to peddle these listings to offices that are wide awake. No realtor should offer a property to another broker that he has not thoroughly investigated and inspected.

The Multiple Listing System has done wonders to knit brokers together and to increase their field of operation, and the consequence of giving service to the public. In my opinion, where there is a Multiple Listing System in operation, it can be broadened out to take in listings on exchange, and in this connection, allow me to take the liberty to suggest that local and even State real estate boards, may well study the workings and operation of the Los Angeles Service. Much can be learned from this progressive association, it is one of the outstanding successful boards in the United States, and I sincerely recommend that a study of their set-up would open up a vista of business opportunity now lying dormant.

I have received from realtors throughout the state the astounding statement that they have never endeavored to make an exchange. Some of them go so far as to say that they do not even know how to begin an exchange. Of course, if the community in which you operate should be a rare exception of still having a good cash market for our commodity, you may be justified in taking such a position; however, I doubt that anywhere in the United States such a condition exists, and I am just suggesting that you try and give service to your clientele by an exchange. A service which you cannot give in a so-called buyers' market.

We have found in our operations of exchanges an increased spirit of co-operation on the part of realtors and also a gradual increase in efficiency of the brokers. Probably as brokers and real estate men we have needed an awakening. As I also stated heretofore, we must adapt ourselves to changing conditions, and while many offices are loath to alter their methods which, in most instances, are antiquated and do not conform to modern ways of doing business, however, the status of our business is gradually forcing brokers to analyze the market and adopt new and modern methods of operating.

Summing up tersely the remarks which I have addressed to you, I wish to reiterate that the opportunities that exist in exchanges for a well-trained realtor are practically unlimited. A so-called buyers' market as we have had in the past three years, mitigates against sales for cash and brings about a definite reason for an exchange market. An exchange, accordingly, is a positive method left to give service to the holders of real estate. This method, coupled with a proper foundation and knowledge of the status of our commodity, a definite analysis of the operation of our business, enough ambition and energetic appliance to create a market and to give service, a desire to serve fairly and equitably, and a proper spirit of co-operation with his fellow realtors, will assuredly open to the broker a wide field of endeavor which should result in the ultimate benefit of his clientele and himself.

(Editor's Note: The foregoing is summarized from the address which was delivered by Mr. Joseph H. Schumacher before the Brokers' Conference of the Ohio Association of Real Estate Boards in Columbus, February 25th.)

## Mortgage Loans Reported

Suckling & Garrett, Limited, have recently arranged mortgage loans to the extent of \$800,000 on the following properties:

Grimshaw Bros., Limited—Three apartment houses on Tichester St., near Bathurst St., and one garage and office.

Blakely & Hunter, Limited—Two apartment houses, 50 to 54 Raglan Ave.

Roberts & Lovegrove—One apartment house, 2405 Queen St. East.

18 Wellesley Street, Limited—One apartment house (fireproof construction).

Dr. Wright—Two apartment houses, south side Bloor St. West (near Montrose Ave.).

John Evans—Block stores and apartments (fireproof construction), Yonge St., corner Broadway.

E. J. Griffiths—Block stores and apartments, Yonge St., cor. Roxborough St. West.

Price Bros., Limited—Double duplex apartments, Scarborough Beach district.

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50ft. lots—\$3,250

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## WEEKLY BUILDING REPORTER AND REAL ESTATE REVIEW

Established 1924

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### EDITORIAL COMMENT

#### What Are We Going To Do About Yonge Street?

Some years before the actual widening and paving operations of upper Yonge Street commenced north from Heath St. to the city limits, there were a few far-seeing individuals who urged that steps be taken to acquire the necessary additional frontage for the widening of that street below Heath to as far south as at least College. "But look at the cost," cried those opposed to the idea, and everyone looked at the cost and nothing was done. Had the future of the city been properly considered something might have been done and the present traffic congestion and poor appearance of Yonge Street avoided. At that time the necessary land for the widening could have been secured at a much lower figure than would be paid to-day, and likewise the cost of the widening and paving operations would have been considerably less than as compared with the expenditures for such undertakings to-day. However, there is little use bewailing what might have been; similar delays in other improvements have ultimately cost the rate-payers good stiff amounts in taxes.

It has now come to pass that at the last meeting of the City Council a resolution presented by Ald. George Ramsden and Sam Factor was passed that the City Planning Commission should consider the advisability of widening Yonge St. from Dundas St. N. to Heath St., under the Deferred Widening Act. The idea of the mover and seconder of the motion was that the city could go ahead and purchase the necessary property for the widening (the cost for which could be set under the Act at to-day's values, and the work undertaken when the city was ready) and when the widening was completed, re-sell the very much improved frontages at increased values.

Frankly, we have always considered, that no city plan could really be termed complete that ignored Yonge St. Yonge Street, widened and improved, would rapidly become what it was originally intended for—the chief north and south shopping and traffic artery. In its present state little hope can be entertained for a very bright future for Yonge Street between the points mentioned, except in those sections close to the intersections of St. Clair, Bloor, College and Dundas.

#### Foreign Capital in Canada Now Exceeds Six Billions

Foreign investments in Canada have gone over the \$6,000,000,000 mark for the first time in history, according to an estimate made for The Financial Post Business Year Book 1930.

As of January 1, 1930, a preliminary estimate places these at \$6,146,709,000 divided as follows:

United States . . . . .	\$3,645,220,000
British . . . . .	2,253,156,000
Other . . . . .	248,333,000
	\$6,146,709,000

The total compares with \$5,872,343,000, the preliminary estimate made by The Financial Post as of January 1, 1929, which has been revised in the light of further data secured.

One year ago these investments were divided as follows:

United States . . . . .	\$3,384,786,000
British . . . . .	2,239,817,000
Other . . . . .	247,740,000

Of the total foreign investment in Canada, 59 per cent. is now American, 37 per cent. British, and four per cent. is from other countries.

The rate of foreign investment has been greatly accelerated in the last four years. The average annual net increase from 1920 to 1926 was \$96,000,000. During 1926-1929, it has been \$208,000,000.

In spite of the huge increases in foreign investments—\$833,000,000 in four years—the relative proportion of foreign to domestic capital as a whole has not increased.

Canadians remain the chief investors in this country's development. For every thousand dollars of foreign money invested during 1926-1929 Canadians have put in \$2,145.

At the present time, Canadians control 65 per cent. of the capital invested in this country, apart from land.

#### Builders Exchange To Hold Annual At Home, March 24

Last year's Dinner Dance, held by the Toronto Builder's Exchange, proved such an enjoyable affair that the Board of Directors have made arrangements for a "bigger and better" event this year, to be held at the King Edward Hotel, Monday evening, March 24th at seven o'clock. Bodley's Orchestra has been engaged and all signs point to a most successful and entertaining evening. Mr. A. R. Fraser is Chairman of the Entertainment Committee. Enquiries for tickets should be sent to Mr. George Gander, Secretary of the Exchange. KINGSdale 1155.

#### HE WOULDN'T BE ROBBED!

Having put a shilling on a horse that won at odds of 50 to 1, Smith went to the local bookie to draw his money, which amounted to £2 11s.

"Fifty-one shillings, please," was his demand.

"What for?" asked the bookie.

"I backed that 50-to-1 winner to-day," replied Smith. "Fifty shillings and my own shilling back must be 51 shillings."

"But," said the turf commissioner, "I only pay 25's."

"In that case," snapped Smith, "give me my shilling back. I'm not going to be robbed."

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**Ernest M. Lee**  
BARRISTER and SOLICITOR

Sun Life Building ELgin 5301  
Adelaide and Victoria Sts., Toronto 2

**Lathing is Specialized Business To-day**

(Continued from page 2)

the house — depending on whether the lather did a good or bad job.

For many years now, in all our larger towns and cities, lathing has been done mainly by men who specialize in that phase of building, and who are known in the industry as lathing contractors. They are responsible for the lathing of the house or building, and some few of the larger lathing contractors supply the material as well as lay-up the lath. Such a contractor is D. L. Upton, 83 Birch Cliff Avenue, Toronto, well known to many of our readers, particularly to members of the Home Builders' Association. Recently the Weekly Building Reporter had the opportunity of discussing the lathing business with Mr. Upton and of learning some highly interesting facts regarding the industry. We suggested, that as the importance and extent of the lathing business was so little realized, that we publish some of the details concerning the Upton organization in the Reporter, thereby giving our readers some idea of the development of lathing.

**Over 9 Million Lath a Year.**

The extent of a lathing business, such as is conducted by Mr. Upton, is truly remarkable when one examines the details of quantities of materials used, number of men employed, the large number of structures lathed in a year, and the speed and efficiency with which the jobs are carried out.

Last year for instance, the Upton organization laid-up 9,511,500 lath. As a railway car averages about 90,000 lath, this means that over 105 cars of lath were used, or one full car every three working days. Frequently, indeed, they have used a car a day for several continuous days. Incidentally they used over 68,000 feet of corner bead last year.

**26 Tons of Nails Driven.**

This lathing business begins to look mighty interesting, doesn't it—but just consider a few other points. There is the matter of nails, for instance. Did you ever stop to think of the number of nails that are driven through lath every year, and what they would amount to in bulk or in weight if totalled for one year's building? Well, last year, the Upton men hammered home no less than 26 tons of lath nails. If you rolled home a keg every

night, think how many evenings it would take to pile the whole 26 tons in your backyard—if your yard is large enough to take that quantity.

During the active building season, over forty men are engaged in the Upton organization, their slogan being, "any house up to a six-family apartment lathed in one day." They have frequently lathed five pair of six-roomed houses in a day. The average lather can lay-up about 1,500 lath per day.

It should be noted too, that the Upton organization does considerable metal lathing for garage ceilings, and in houses and apartments around plumbing, etc. During 1929 they used over 13,100 yards of metal lath.

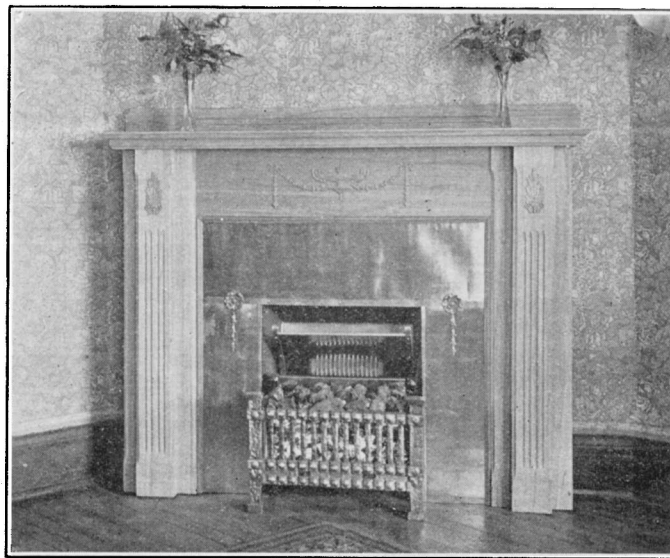
Last year Mr. Upton completed lathing contracts to a total value of over \$100,000, and his average pay-roll is over \$1,000 per week. It is his endeavor to keep as many men as possible steadily employed. Last year over \$800 was paid out by Mr. Upton for Workmen's Compensation—just another measure of the volume of their business.

Experience always counts and Mr. Upton has had 23 years of it in the lathing business in Toronto. For the past 15 years he has conducted the lathing contracting business under his own name and for the past eight years has supplied all material as well for his contracts.

**Pioneer Contractor Dead**

Andrew McCall, one of Toronto's pioneers in the building industry, died at his home at 432 Gladstone Ave., on Saturday, March 8th, in his eighty-third year. Mr. McCall carried on business on Sheppard Street as a partner in the firm of Muir and McCall, and among the many important buildings erected in Toronto by this firm are the Confederation Life, the Sun Life, Cooke's Church, the Broadway Tabernacle, Erskine Church, Bloor Presbyterian Church and West Presbyterian Church, Our Lady of Loudres Church, Sherbourne Street. He built the original stores of the Robert Simpson Company, both before and after the fire. The remodelling of St. Michael's Cathedral was also one of his undertakings.

Mr. McCall came to Toronto from Dumfries, Scotland, his birthplace, when a young man, and has resided here for the past sixty-five years. He was an elder and member of the West Presbyterian Church for forty years.



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A load-bearing Tile requiring three shapes only to fit any type of wall construction.

1158 Bay Street - Kingsdale 4158-4159 - TORONTO

## Retail Prices of Building Material

**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	31.00 per M
Red Face Veneering	27.00 per M
Red PRESSED Factory	26.00 per M
Pressed or Wirecut Culls	19.00 per M

13 1/4"—Standard 13 1/4 x 8 x 15 3/4 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

**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.

**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

**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	15.00 per M

F.O.B. job, Toronto. Price includes Sales Tax. Less 5% Cash Discount 10 Days.

**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.

**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

**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.

**COOKSVILLE PARTITION TILE**

2"	\$ 97.00 per M
3"	97.00 per M
4"	105.00 per M
6"	145.00 per M
8"	205.00 per M
12"	295.00 per M
1 1/2" and 2" Split Furring	52.50 per M

**LEASIDE BLOCK & TILE LTD.**

4" Concrete Blocks, plain	14c each
8" Concrete Blocks, plain	20c each
9" Concrete Blocks, plain	22c each
10" Concrete Blocks, plain	24c each
12" Concrete Blocks, plain	28c each
13 1/4" Concrete Blocks, plain	30c 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

Terms 30 Days Net—Discount 5% 10 days after delivery.

**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.

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**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

**TORONTO BRICK CO. LIMITED**  
(Delivered in Toronto—including Sales Tax)  
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**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.	3.50
Ditto, 5 in., per 100 ft.	4.50
8 in., Pine Base	7.50
4 in., Pine Window Stool	7.50

**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
Wirecut Insiders	19.00 per M

**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

**DON VALLEY BRICK**

No. 1 Dark Red PRESSED	\$32.00 per M
No. 1 Buff PRESSED	32.00 per M
No. 1 Oriental, all shades	33.00 per M
No. 2 Oriental, all shades	29.50 per M
Eatonia Brick, all shades	50.00 per M
Enamel Brick, all shades	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

**DIMENSION 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)

**SAND AND LIME BRICK**

Rocktite	\$13.00 per M
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**SHINGLES—** Per M

XXX B.C.	\$ 5.75
XX B.C.	4.25

**CINCRETE BUILDING UNITS**

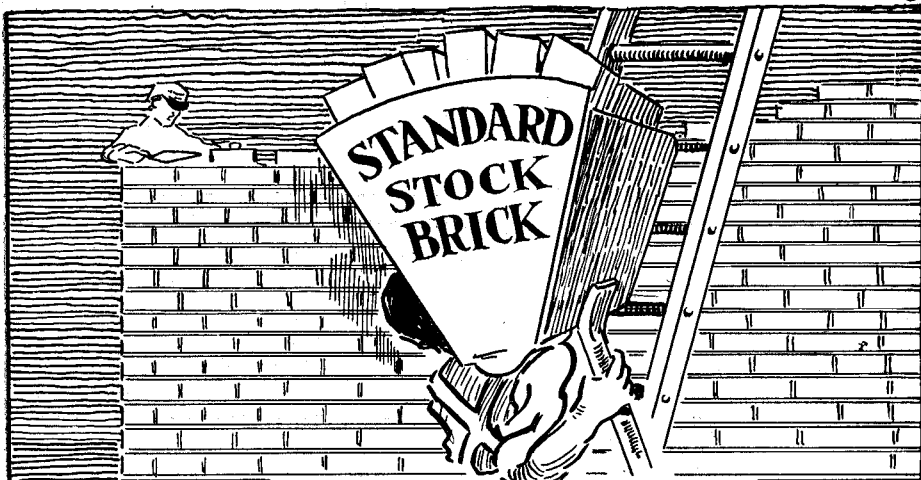
3"—Standard 3 x 8 x 15 3/4 at	8 1/2c
4"—Standard 4 x 8 x 15 3/4 at	9 1/2c
6"—Standard 6 x 8 x 15 3/4 at	13c
8"—Standard 8 x 8 x 15 3/4 at	19c
9"—Standard 9 x 8 x 15 3/4 at	21c
10"—Standard 10 x 8 x 15 3/4 at	25c
12"—Standard 12 x 8 x 15 3/4 at	27c

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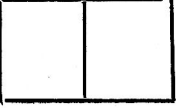
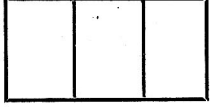

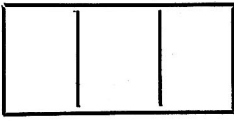
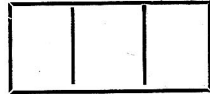
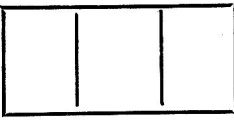

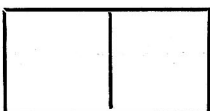
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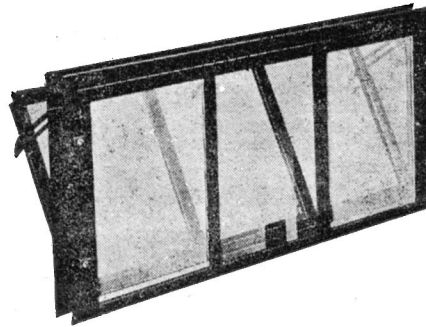
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