

REAL ESTATE NEWS

BUILDING IN MAY
SLIGHTLY LOWER

Year, However, Is Considerably More Than Two Million Dollars Ahead.

With its largest permit being a \$120,000 school, May managed to make a three million dollar showing. While the figures are not completed, Saturday's permits indicated that the month would reach within a few dollars of this amount.

May, 1912, was \$3,393,880, so for the first time this year, the monthly permits will show a decrease. But the decrease cannot be called a decline in building operations, for the year still is over two millions ahead, and the greater total in May, 1912, is due to the great number of apartment house permits, over a million dollars worth, taken out last May. In May, 1913, the apartments totalled \$55,000.

Local blue ruinners, who have been innocently made allies to Wall Street campaign to damage Canada, may seize upon the May showing of the country's premier city as a pessimistic sign, should be detained by the fact that \$4,500,000 worth of plans are now in the city hall, being checked. These buildings of course have not appeared on the records.

TWO ADDITIONS TO
FACTORIES TO BE MADE

Worthington Estate, East Front; T. E. L. Co., Esplanade, Will Build.

The Worthington estate have received permission to build an addition to their five storey brick warehouse at 27-33 East Front street. The alterations will cost \$15,000.

The Toronto Electric Light Co. will expend \$14,000 on a two storey brick addition to their East Esplanade station.

FOUR-STOREY BUILDING
TO STORE PATTERNS

Massey-Harris Company to Spend Seventy Thousand Dollars—Addition to School.

A four-storey reinforced concrete structure, to be used as a pattern vault, will be constructed by the Massey-Harris Co. at the corner of King and Shaw streets. The cost is estimated at \$70,000.

The board of education has secured a permit to erect a three-storey addition to the Logan avenue school at a cost of \$35,000.

UNIVERSITY ST. SALE

Harry Rottenberg has sold to Morris Schwartz, 29 University street, 23.2 feet by 34.4 feet house. The consideration was \$3800.

QUEEN WEST TRANSFER

Patrick J. Roach has sold to Israel Gelsman, 325 West Queen street, just beyond John street, at \$15,000. The size is 24.4 feet by 112. Assessment is, late \$5888, building \$3000.

LAWRENCE PARK

There is no place like it, which you will know when you see it.

is the ideal home site for those who appreciate the beauty of suburban life.

Dovercourt Land, Building and Savings Company Limited.

W. S. Dinnick, President. 84 King Street East. Tel. M. 7280.

CENTRAL WAREHOUSE

Over 22000 Square Feet Floor Space.

Unusually good light, passenger and freight elevators, mill construction.

Especially Low Price for Quick Sale.

EXCLUSIVE AGENTS: FEDERAL SECURITIES CORPORATION, LTD.

42-44 Victoria St. M. 5506-7

VERANDAH, SUNROOMS AND BATHS. In original and artistic designs. FRED J. EVANS, Builders and Contractors, 31 Gloucester St. Phone North 3257. Plans and prices on application. We do fine exterior painting. 1471

BANK WILL BUILD
AT QUEEN-YONGE

Imperial Expected to Start Erection of New Branch Office This Summer.

Sometime soon, probably this summer, the Imperial Bank will build on the southeast corner of Yonge and Queen streets where it has recently renewed its lease from the ground owners, Senator Cox and E. K. Wood. The bank will take a short occupancy of the store at the rear on Queen street, and will occupy it while building operations proceed on the corner. How costly the building will be is not yet known, but it is unlikely it will exceed six storeys. The plan for construction being considered now means that the front part of the building will be completed first and the branch office moved in while the rest is being done. The store that was temporarily occupied is understood to be part of the site of the new building.

The size of the corner is 32 feet by 110; the city appraises the present branch bank building at \$39,000.

BUILDING PERMITS

Bowden Machine Co., gal. iron shed, Sterling rd. \$2500
Thos. Tisdale, 3 pr. br. dw., Marchmont, near Ovington. 15,000
John Moxon, br. dw., Lytton, near Yonge. 5000
J. W. Preston, pr. br. dw., 527 St. Clair. 4500
Mrs. M. Singer, br. store, 2371 Queen east. 1500
M. A. Thompson, add to dw., Perth, near Davenport. 1500
J. Hollinger, br. add to dw., 402 Parliament. 2700
Shaw Bros., br. dw., Pleasant boulevard. 4900
H. Rose, br. dw., 23 Greenlaw. 2500
O. Bell, br. dw., Fairview. 3000
Geo. Lucas, br. dw., Carlaw near Danforth. 7500
J. Howard, br. dw., 78 Chatham. 2000
E. J. Cannon, pr. br. dw., Ilford and Rushton. 4000
E. A. Bartholomew, br. dw., 120 Woodville. 2200
L. E. Price, pr. br. dw., Dovercourt, near Geary. 4000
Worthington Estate, 5 st. br. warehouse, 27, Front E. 15,000
E. Bond, br. dw., 45 Hunter. 1800
Wm. Yoles, pr. br. dw., Monarch Park, Gillard ave. 4000
Gibson Hotel Co., 1 st. add to hotel, George and Queen. 5000
Jas. O'Connor, br. dw., Morley, near Gerrard. 1900
Loew Theatre, fire escapes, Victoria st. 8000
Board of Education, 8 st. br. add to school, Logan ave. 3500
Massey-Harris, 4 st. reinf. conc. pattern vault, Shaw and King. 70,000
32 alterations, verandahs, etc. 9287
Total of 108 permits \$321,757

YONGE ST. SALE

The sale of 499 Yonge street has been registered at the price of \$90,000. In one year this valuable property has changed hands three times, first at \$75,000, again at \$85,000 and the last time at \$90,000. When the last deal took place the property had only been held for a week. The latest purchaser of the property was made in the name of Carados Ryden, who bought it from J. C. Hutson. The property has a frontage of 20 feet by a depth of 126, and is assessed at \$28,400, of which only \$900 is the assessment on the building.

PEMBROKE ST. SALE

No. 38 Pembroke street has been sold by Frank H. Priest to Wentworth H. Smith at \$5500. The size is 25 feet by 150.

NEW STEAMER FOR KINGSTON.

KINGSTON, June 1.—(Special.)—Capt. William Steeves left for England to bring the new freight steamer W. H. Dwyer for Parawards, Limited, Kingston. This vessel is expected to arrive about July 1. It is full of cargo and will be used for the great lakes, St. Lawrence River and Gulf.

Properties For Sale

DEER PARK HILL. \$7500—EIGHT ROOMS, sun room, hot water, hardwood finish, vacuum cleaner installed, with modern appliances.

\$5800—EIGHT ROOMS, hardwood floors and trim, modern conveniences, this property must be sold, as owner is leaving city.

\$5800—6 ROOMS, detached, side drive, cottage plan.

\$5200—EIGHT ROOMS, hot water, corner location, room for garage.

North Toronto. \$13,000—TEN ROOMS, hardwood finish, beamed ceiling and paneling in dining room and hall; large, snacious rooms, sun room, two complete bathrooms, extensively decorated; this price includes electric fixtures and blinds; splendid value.

\$9000—TEN ROOMS, large sun room, hardwood finish, front and back verandahs, good lot, splendid location.

\$8500—TEN ROOMS, sun room, hardwood floors and trim, beamed ceiling, side drive, Alexandra Gardens.

\$7800—NINE ROOMS, solid brick, detached, hardwood floors and trim, separate bath, hot water, side drive, 150' orchard, with variety of small fruit; this house has been reduced in price \$500 for immediate sale.

\$6500—EIGHT ROOMS, square plan, side drive, Alexandra Gardens.

\$6000—NINE ROOMS, hardwood floors and trim, sun room, side drive.

\$4000—EIGHT ROOMS, solid brick, lot 25 x 100, all conveniences.

WILL PROBE INTO
SCHOOL CONTRACTS

Investigation of Board of Education Accounts Resumes This Morning.

Investigation into the contracts and accounts of the board of education will be resumed this morning by Judge Winchester. The investigation was ordered some couple of years ago, and has drifted along with lengthy periods between sessions. So far the coal contracts have engaged the most attention, but the evidence has not disclosed anything out of the way. Now the building contracts which include plumbing and heating, are to be in the limelight.

Trustee Smith has been made the principal defendant in the matter of the coal contracts. Fred Armstrong will be placed in a similar position in regard to the plumbing and heating contracts. These two men are very prominent in the Ward Four Conservative Association, in which factional trouble developed last year over the election of officers. Trustee Smith expresses the opinion that some of his opponents are after his scalp. Mr. Armstrong has already published a straight deal in which he proposed proceeding by himself over the plumbing and heating contracts.

CONDEMNNS WORSHIP
OF GOLDEN CALF

Australian Primate Delivers a Forceful Appeal Against Worldliness.

Archbishop J. C. Wright of Sydney, Australia, who has been visiting in Toronto for a couple of weeks, made a forceful appeal against the worship of the golden calf, yesterday morning, at St. Paul's Anglican Church, yesterday morning, at setting up a golden image for worship.

"My duty is to ask you this morning what is your plan of life?"

"The world spirit is merciless and will have none of those who will not obey." He recalled an epidemic of wildness in society in London, Eng., some years ago.

"The Christian hostesses were blamed," he said. "They dared not interfere."

According to it as granted that Christianity is the greatest corrective to desire for the flesh pots of Egypt, he bore strongly upon the need for people in Christian countries to educate themselves into conviction of the truth of Christianity—"the conviction that has its anchorage in eternal truth," he asserted.

"No Christian ought ever to be ashamed of having conviction, notwithstanding the conflict there may occasionally be between feeling and practice."

To drive home the need for conviction, he referred to the abolition of the slave trade. "How was that terrible trade abolished?" he asked, and answered, "Through men of conviction. They faced the harvest, and we reap. They did not shrink at the cost."

NAIL CAUSED DEATH
OF MAJOR SHORTCLIFF

Well-Known Gananogue Man Was Victim of Blood Poisoning.

KINGSTON, June 1.—(Special.)—A small nail on the arm by a rusty nail, caused the death of the Hon. Major Gananogue, who suffered from a very

LAND SALESMEN

To men of ability we offer attractive propositions in property of merit where selling is brisk.

BOX 62, WORLD

Properties For Sale

424 TO 430—Alexandra Gardens, including a few choice rental lots.

\$25 TO \$30—Alexandra Gardens and Briar Hill Park, west of ravine.

\$45 TO \$55—Glen Grove and Glenclair avenue, between Yonge and Avenue roads.

\$40 TO \$45—Briar Hill, Albert and Koper; a few choice locations left.

\$30 TO \$50—Glebe Manor, We have a few choice locations in this subdivision at extremely low prices for immediate sale.

\$25—GLENWOOD AVENUE.

\$20 TO \$25—Bedford Park district, near Yonge, including corner location.

\$25—BROADWAY; lots 300 feet deep.

\$50—ST-BROADWAY, near Yonge, 30 x 130, north side, with variety of fruit; splendid location for a home.

\$100 UP—Yonge street frontages. We have some very choice locations on Yonge street, including a couple of prominent corners at particularly low prices for immediate sale.

LINER ADS

Rooms to Rent
A SINGLE room, also suite, exceptional bath, plenty of water, telephone. Mrs. Holden, 618 Huron street.

A LARGE well furnished front room, all conveniences, telephone, 915 West Marion, corner of Honesvalles.

A NUMBER of nice furnished rooms, all conveniences. Charlotte, corner Adelaide.

A BRIGHT double furnished front room, phone, 3 Division street.

A COMFORTABLE furnished room for two respectable Englishmen. 238 Page street.

A NICE furnished front room, gentlemen only. 239 Carlton street.

BED-SITTING ROOM, furnished, hot water, electric light, balcony, bay and casement windows, grate. 234 Jarvis street.

BACHELOR suite, electric lights, first-class. 372 Huron.

BRIGHT furnished room, bath flat, 252 Gerrard, English adult family, light housekeeping, respectable only, moderate.

CENTRAL FURNISHED single room, \$1.50, 10 Ord street.

COMFORTABLE furnished front room, phone, light housekeeping. 182 Wilton avenue.

DOUBLE and single furnished rooms, with all conveniences, within ten minutes' walk from Yonge street. 247 Seaton street.

DOUBLE and single furnished rooms, bath flat, suit gentlemen. 112 Delaney crescent.

FURNISHED double room, bath flat, 187 Spadina avenue.

FRONT den, bedrooms and bed-sitting rooms, also other rooms, bath on each flat, electric light, running water, phones, very central. 52 College street.

FRONT parlor, also single furnished room. 104 Gould.

FURNISHED rooms, light housekeeping. 49 Duke.

LARGE front room, bath flat, splendid outlook, light housekeeping if desired. 196 Augusta avenue.

NICELY furnished room to let, private family. 161 Victor avenue.

ROOMS for light housekeeping. 20 Mackenzie crescent, off Dovercourt.

SINGLE furnished rooms, clean and bright. 132 Bond.

TO LET—Nicely furnished parlor, as bed sitting room, and piano and other furnished rooms for light housekeeping. 503 Spadina, phone.

TWO FURNISHED rooms, bath flat, electric light and heat, conveniences for light housekeeping. 47 Greenwood avenue, near Queen.

THREE comfortably furnished rooms, light housekeeping, no children. 371 Montrose avenue.

SUITE OF OFFICES, street entrance. Suitable for real estate and insurance. Very desirable location. A. P. Ridley & Co., 14 Richmond Street East.

For Rent
BEAUTIFUL SUMMER house, three miles from Weston; six C. P. R. trains daily; three minutes' walk from station. Apply F. C. Rountree, at 777 Ontario.

Artists using "Cambridge" colors and materials, save money. Artists' Supply, Nordheimer Building, York street, Toronto.

Herbalists
ALVER'S HERB MEDICINES, 169 Bay street, Toronto. Nerve, Blood, Tonic Medicines, for Piles, Rheumatism, Gout, Dropsy, Liver, Kidneys, Bowel Complaints, Dropsy, Urinary Diseases. ed-7

Accommodation For Visitors
BELMONT—77 Pembroke street, ten minutes' walk from centre of city; a quiet home for visitors while in city.

Live Birds
BARBER'S, 842 College—High-class canaries, cages, seed. ed-7

CAMPION'S BIRD STORE. Also taxidermist. 175 Dundas. Park 75.

HOPE'S—Canada's leader and greatest Bird Store, 100 Queen street west. Phone Main 4669. ed-7

Art
SUMMER Painting Classes, studio and outdoor work. W. M. Cutts, A.R.C.A., 79 Adelaide street east. Early applications necessary. ed-7

J. W. L. FORSTER, Portrait Painting. Rooms, 24 West King street, Toronto.

bad case of blood poisoning. He is survived by a wife and two children forty years of age. He was a prominent man of this district. His remains were taken to Gananogue for interment.

ALSACE-LORRAINE UNREST CONTINUES
Proposed Legislation to Suppress Agitators Will Not Pass Reichstag.

BERLIN, May 31.—(Can. Press.)—After a two days' discussion in the Reichstag on a Socialist Interpellation, it is considered certain that the government's proposed exceptional measures of legislation respecting Alsace-Lorraine will fall of a majority. The speakers of nearly all the parties strongly condemned the measures, which are directed at the suppression of any societies threatening the safety and public order of Alsace-Lorraine, and the prohibition of newspapers printed in the French language.

Another Airman Killed.
ST. PETERSBURG, May 31.—Lt. Ralabichukin of the Russian army, was killed today by a fall from an aeroplane while flying at Potchkin. A passenger, who was with him fell at the same time, but escaped with a broken arm.

Properties For Sale

\$200 PER ACRE and up, 160-acre New Ontario farms for sale. Easy terms. Mulholland & Co., Toronto. ed-7

COPE-HOUSTON, 2249 Yonge, corner Erie and Huron, North 8075. Specialty. North Toronto properties. 6712345

SUMMER COTTAGE—For sale, summer cottage, with five rooms and large verandah, on Gull Lake, Muskoka. Nice situation. Within half a mile from railroad. Apply for particulars to H. M. Lickley, Limited, 709 Kent Building, Toronto. ed-7

Farms For Sale
W. A. Lawson's List.
FARMS and market gardens for sale by W. A. Lawson.

\$2800 WILL BUY one of the nicest little garden lots within three and half miles of Toronto. Close to the good roads and distance from this rapidly growing city. Superior quality of soil, all cultivated. Splendid spot for building, facing on the good roads where the Hydro made their announcement they would build all kinds of water, six-roomed house, about a quarter acre of bearing orchard.

\$4200 WILL buy ten acres, five and half miles from Toronto, facing on the good roads, close to school and church; rural mail delivery; first-class soil, all cultivated. Price one thousand. Call on J. Rogers, on farm, or R.R. No. 2, Weston, Ont. ed-7

SPECIALIZING IN FARM LANDS—We are in a position to give our clients the very best service. We have farms ranging from one to five hundred acres throughout the different parts of Ontario. If you are looking for a farm it will pay you to see Lawson. Call, write or phone.

FOR SALE BY W. A. Lawson, Ontario's Farm-Selling Specialist, 95-97 King street East, Toronto.

100 ACRES, west half lot 16, 8th con. West York area sandy loam. 40 acres brick clay. C.P.R. crosses centre; 4 1/2 miles from Toronto City; and only 1 1/2 miles from radial car line; splendid water supply; two houses on property; telephone and rural mail delivery. This is a snap for quick sale. Address Mrs. J. Rogers, on farm, or R.R. No. 2, Weston, Ont. ed-7

FIFTEEN HUNDRED ACRES, on Lake Huron, with buildings. Lots of game and fishing. Price one thousand. Call on J. Rogers, on farm, or R.R. No. 2, Weston, Ont. ed-7

ALL KINDS of farms for sale—Niagara district fruit farms, and St. Catharines property a specialty. R. W. Locke, St. Catharines.

\$2500—20 ACRES, situated on water; close to city; first-class boating and fishing; good frame house, small farm; 50 people, some plums, cherries; good water. 1 acre, 100 down.

\$1100—2 1/2 ACRES, close city; frame house, frame barn; 1 acre grapes, some cherries, few apples; terms, 100 down.

THOMPSON & YOUNG, 60 King, St. Catharines.

W. A. Lawson's List.
FARMS and Market Gardens for sale by W. A. Lawson.

\$1200 WILL BUY two acres, three miles from Toronto, close to school and church, rural mail delivery, heavy black loam, all cultivated, very suitable for gardening or fruit. Immediate possession.

\$1500 WILL BUY two acres in smart suburban village, where you have C. P. R. and G. T. R. train service. Clay loam, about 100 acres cultivated, balance is beautifully wooded. Splendid site for bungalow.

\$6000 WILL BUY ten acres on the good roads, three and half miles from Toronto, close to school and church, right in line of the hydro-electric line; the Toronto and Eastern; rich sandy loam, all cultivated; nothing better for gardening or fruit; the best buy in the distance of Toronto; owner might consider city property in part pay.

FOR SALE BY W. A. Lawson, Ontario's Farm-Selling Specialist, 95-97 King street east, Toronto.

THE UNION TRUST COMPANY, LTD., Bay street, have applicants desiring residences on Jameson avenue, Dunn street, and South Parkdale district; also Allen Gardens vicinity, at about nine thousand dollars. Owners, please send particulars. Best site of street preferred.

Summer Resorts
MUSKOKA COTTAGE to rent, Bala Park, close to C.N.R. station; furnished; 5 rooms, wood supplies handy; quiet for season, \$75. Apply owner, 60 Hewar avenue, Riverside. ed-7

Ornamental Glass
CENTRAL ORNAMENTAL GLASS CO., Chip glass signs. 66 Richmond East, 136

Surveyors
JOHN T. RANSOM, Ontario Land Surveyor, Consulting Engineer, 163 Yonge street. Phone Main 2150. ed-7

Customs Broker
G. McCRIMMON, 122 Wellington West. Phone Adelaide 327. ed-7

Architects
GEORGE W. GOVILLOCK, Architect, Temple Building, Toronto, Main 4500.

Lumber
PINE AND SPRUCE FLOORING, pine lath and cedar shingles. Dewar & Co., wholesale lumber, Toronto.

Medical
DR. DEAN, specialist, piles, fistulae and diseases of men. 6 College street. ed-7

DR. SHEPHERD, specialist, 18 Gloucester street, near Yonge. Private diseases, male, female, heart, lungs, stomach, impotency, nervous debility, hemorrhoids. Hours 1 to 3 p.m. ed-7

DR. ELLIOTT, specialist. Private diseases, when cured; consultation free. 81 Queen east. ed-7

OXYGENOPATHY INSTITUTE, 389 King St. East, Toronto. Consultation free. Hours, 9 to 9 daily.

Building Material
LIME, CEMENT, ETC.—Crushed Stone at cars, yards, bins or delivered; best quality; lowest prices; prompt service. The Supply Company. Telephone Main 6850; Main 1224, Park 2474, College 1273. ed-7

House Moving
HOUSE MOVING and raising done. J. Nelson, 115 Jarvis street. ed-7

Business Opportunities

DO YOU need additional capital to commence or enlarge a business? If so, we will incorporate same into a limited company and procure such capital as required. Write or call H. J. Walker & Co., Limited, 58 Colborne street, Toronto. Telephone Main 187. ed-7

WANTED—A man in every township in Canada, with a few hundred dollars, to take an active interest in a pleasant growing business. Money fully secured by fast selling goods on which the profits are very large. Over three million sold in three years with profit of over seven hundred thousand. Mered Fraser, Hamilton, Ont. ed-7

WANTED—New Ontario farms; no settlement duties, snap for investment. Box 1, World. ed-7

RAMSAY E. SINGLAI, Limited, corner St. George and Bathurst. Specialists in Western Canada investments. ed-7

WM. POSTLETHWAITE, Room 445, Confederation Life Building, Specialists in Toronto and suburban properties. Investigate. ed-7

Articles For Sale
OLD MANURE and loam for lawns and gardens. J. Nelson, 115 Jarvis street. Phone Main 2150. ed-7

HIGHEST CASH PRICES paid for second-hand bicycles. Bicycle Museum, 131 Spadina avenue. ed-7

COMPLETE library of pianoforte teachers' music for sale cheap to clear up stock. \$15. R. P. Wilks, 111 Bloor street east. ed-7

FOR SALE—1500 cedar posts, at 15 cents each; 750 inside doors, different sizes, prices low. 13 Somerset avenue. Phone Hillcrest 2226. ed-7

FREE SAMPLE goes with first letter. Something new. Every firm wants it. Orders from \$1 to \$100. Nice, pleasant business. Big demand everywhere. Write at once for free sample and particulars. Metallic Sales Co., 405 N. Clark street, Chicago. ed-7

PIANO—Beautiful upright. Great bargain for cash. 181 Brunswick. 7123

PRIZE TICKETS—All prizes in stock. Fifty cents per hundred. Barnard, 35 Dundas. Telephone. ed-7

SLAUGHTER SALE—Twenty thousand dollars of furs. 56 York street. ed-7