REAL ESTATE NEWS

OVER A MILLION PAID FOR CORNER

Yonge and King Street Sale is Largest Ever Made in Downtown Property.

Altho the announcement of the sale of the northeast corner of King and Yonge streets was made some time ago it was not until a few days ago that the deal was actually recorded. This is the largest freehold transfer ever made in Toronto downtown property, amounting to $1,100,000 or $13,000 a foot, based on the King street frontage, on which street the property is assessed. The size of the lot is eighty-one feet two and five-eighths inches on King street and one hundred and twelve feet two and a half inches on Yonge street. The right of the use of the lane on Yonge street, adjoining the property, is also given. The assessment on the land is $461,140 and on the building $22,500. The purchase is made in the name of the Guardian Realty Company of Canada, Limited, a company formed by J. and M. L. Wood, who are superintending the erection of the new building.

Two mortgages, totaling $1,600,000, have been made to finance the twenty storey building. The first mortgage is held by the Metropolitan Life Insurance Company of New York and amounts to $1,200,000. The second was taken up by the Montreal Trust Company and is for $400,000. This mortgage is subject to the one held by the Metropolitan Life Insurance Company, and the lease on the ground floor of the new building held by the Royal Bank of Canada. Both mortgages are bearing interest at the rate of six per cent. per annum, amounting to $96,000 a year.

BUILDING PERMITS

J. Williams, Pricefield road, near Cluny ave., brick dwelling	$ 5,000
George Webb, Summerhill ave., brick and stone shed	1,500
Robert Luxton, 526-34 Carlaw, four brick houses	8,500
F. D. Parmenter, Glencairn ave., near Avenue road, brick dwelling	4,000
Thomas E. Pannage, 1019 East Queen, brick dwelling and dairy	4,000
L. Stewart, Gothic ave., near Quebec ave., brick dwelling	4,500
W. F. McCutcheon, Greenlaw ave., two pairs semi-detached brick and stone dwellings	7,000
Four permits for garages, alterations, etc.	1,015
Total	$35,515

WEST KING STREET PROPERTY LEASED

Five Year Lease Totals Eighteen Thousand Dollars—New Record for the District.

There is a renewed activity on King street, west of York street, and altho no sales of property have been reported lately several leases have been made. The frontage in this section of King street is bringing a high rental and several new records have been made.

The building at 163 West King street, owned by J. J. McCaffery, has been leased to the Canadian Billiard Table and Supply Company, manufacturers of billiard tables. The lease is for five years for $18,000, or $300 per month. There are three storeys in the structure, the lower floor being thirty by eighty-two feet and the upper floors thirty by forty feet. The lessees will occupy the whole building.

MANY STUDENTS FOR NIGHT CLASSES

Pupils Engaged in Work During Day, Taking Advantage of Night Courses.

Every night this week light has been shining out thru the windows of the Jarvis street and Harbord street Collegiate Institutes, while within the building many young people of the city who are working during the day in commercial and industrial pursuits have been registering for the night classes for 1913-14. Dr. L. E. Embree, principal of the Jarvis street Collegiate Institute, states that many young people have already registered for the night classes and from present indications he believed that the enrollment of young men and women will be very large.

Only those who are working during the day can be admitted to the night classes and they must either have passed the entrance examination or show that they are ready for high school work. Tuition in the night classes is free, but a fee of $2 is taken on registration and returned at the end of the spring term to all students who attend 85 per cent. of the lectures.

The classes are held five nights each week from 7.30 to 9.30, and the terms correspond to those of the high school. The subjects taught are the same as those required for junior matriculation, and there is a possibility that a special class in English may be formed for students of foreign speech.

The first class will be called next Monday evening, but registration will continue till Oct. 16 at Jarvis street Collegiate on Monday and Wednesday evenings and at Harbord on Tuesday and Thursday evenings. On registering students should present their entrance certificates or letters from teachers or others stating that they are qualified to take up high school work.

HEAD OF FIRM THIRTY YEARS

William Stone Honored by His Employes and Business Associates.

In recognition of thirty years at the head of the concern bearing his name, William Stone, president of Stone Limited, was made the recipient of an address and a presentation at the hands of his employes and business associates yesterday afternoon. J. D. Kelly, head of the art and designing department, read the address, which was incorporated in a beautifully bound volume covered in brown seal and hand-tooled with gold. The book contained also a series of photographs depicting the growth of the business from its inception on York street as the Toronto Lithographing Company in 1882 to the present. In addition Mr. Stone received a beautiful bronze figure, typifying strength and upright character. Altho taken completely by surprise, Mr. Stone voiced his thanks in a speech which recalled many of the vicissitudes in the history of his firm, including The Globe fire and the publication of The Canadian Pictorial War News at the time of the rebellion in 1885.

PRETTY TRIMMING.

An economical and pretty trimming for children's garments is made by stitching to required places tape or bias finishing braid and placing along the middle French knots of mercerized cotton in shades to match garment.

WITHOUT ODOR.

It is said that if two English walnuts are dropped into the kettle in which cauliflower or cabbage are being cooked the unpleasant odor from these vegetables while cooking will be avoided.

NO AGREEMENT YET WITH G. T. P.

Respecting the Operation of the Superior Junction-Cochrane Line.

OTTAWA, Sept. 5.—(Special.)—Enquiry at the office of the National Transcontinental Railway Commission today elicited the information that no agreement had as yet been arrived at with the Grand Trunk Pacific Railway Company respecting the operation of the line between Suprior Junction and Cochrane. This line should be in condition for some freight traffic this winter, but it is not likely that Transcontinental passenger trains will be running between Toronto and Winnipeg, via Cochrane, before the summer of 1914, even tho the G.T.P. and the N.T.R. Commision should come to terms in the near future.

The line between Winnipeg and Superior Junction is being operated under a contract, by which the government receives a rental from the Grand Trunk Pacific Company equivalent to two per cent. of the cost of construction. But it is not likely that the company would pay any such rental for the line between Superior Junction and Cochrane. At present the contractors are giving a regular service for a hundred miles west of Cochrane, and construction trains which accommodate the settlers to some extent, run still farthest west. There is also a service for some miles east of Cochrane. From a point 50 miles west of Quebec, McDonald and O'Brian, contractors, are running a fairly good passenger and freight service thru and beyond La Tuque. A portion of the line between Levis and Moncton is being operated by the Intercolonial.

Of course the Grand Trunk Pacific cannot be required to take over and operate the entire line between Winnipg and Moncton, until it is completed, or to operate any part of it, except by special agreement. The only agreement so far made relates to the line from Superior Junction west. It is hoped that another agreement may include the road between Superior Junction and Cochrane. When the entire road is finished all special agreements will be abrogated, and the Grand Trunk Pacific will then be entitled to operate the entire system between Winnipeg and Moncton for seven years, rent free.

MINES AT COBALT IMPRESS CODERRE

Minister Promises That Federal Mining Law Will Soon Be Enacted.

COBALT, Sept. 5.—(Special.)—"I had no idea you were spending so much money to take the gold and silver out of the ground," said Hon. Louis Coderre, minister of mines, who arrived today with the geologists' party. "I left Ottawa on Aug. 12 and have been among mines and mining men ever since, but before that," said the minister, smiling, "I must confess that I had never seen a mine. I now realize the greatness of the industry, as one could not before, even with the remakable statistics relating to the industry before one."

The minister said he quite understood one of the crying needs of the mining industry was a uniform Dominion law, and a draft of one was now being prepared with the assistance of the Canadian Mining Institute. Mrs. Coderre and the other ladies of the party this morning visited Haileybury and New Liskeard.

CALGARY TO STOP "WILD CATTING.

CALGARY, Sept. 5.—(Can. Press).—Mayor Sinnott has announced his intention to frame civic legislation that will prevent "wild catting" in rural subdivisions. He proposes the formation of a realty board to pass upon all subdivision property. Firms whose offerings are not approved by this board would not be given licenses to operate.

THE COWARD

Wilkins sat moody and alone in his own room, thinking bitterly of the family ambition that had forced him into a crack cavalry regiment against his inclination.

When a child he had been rather badly hurt by a fall from his pony, an for a long time afterwards retained a vague fear of all horses. This nervousness, however, he had gradually outgrown, or had thought so.

Even after joining the 49th he had met with no difficulty for a time, and the bugbear of his youth seemed a thing of the past. One day he had been "ragged" into mounting Tsar, the regimental terror. Only then did he discover that the old feeling still possessed him. Indeed, the ignominious figure he cut served not only to make a bad impression on his brother officers, but destroyed the confidence in himself that had slowly grown.

Just as some people dislike cats in an unreasoning way, so Wilkins found his fear of horses steadily increasing. Tho he confided this feeling to no one, and managed to carry out his ordinary duties, his position in the regiment soon became very uncomfortable. On one occasion after his charger had bolted with him, he found his belongings neatly packed into his boxes as a gentle hint that his absence would not be regretted.

Often during the past few weeks, he had been on the point of resigning, but the thought of his father's anger had always kept him back. Old Mr. Wilkins was a self-made man, unimaginative and rough, yet determined to see his son occupy a place in society to which he himself, with all his wealth, could never aspire.

His fight for success had made him not only immune from the exquisite mental torture his son was undergoing, but quite unable to believe in its existence.

As young Wilkins turned over the situation in his mind, there was a knock at his door, and his servant brought in a letter.

"I got this in the rack as I came up, sir," he said. "Will you require me again tonight, sir?"

"No."

"Very good, sir."

Left to himself, Wilkins handled the note absentmindedly. It had not been thru the post, and as the envelope bore the regimental crest, he expected it to contain some mess bill or account. Absorbed in his own thoughts, the young officer tore open the letter carelessly, but in an instant his attention was aroused. At first sight the envelope seemed empty; then a white feather fluttered slowly to the floor.

For a moment or two Wilkins sat staring at the strange object, but as its significance came home to him, his face grew white and hard. Almost mechanically he picked up the symbol of cowardice, replaced it in the envelope, and put both into his pocketbook.

To rush out and find the author of the insult was his first impulse. But he soon realized the futility of such a course.

Far into the night the subaltern sat brooding in his chair without finding a way out of the difficulties. To resign seemed the only solution of the problem. Finally, he decided to see his commanding officer preparatory to sending in his papers.

Early next morning he made his way to the commandant's room. The stern old martinet proved to be surprisingly human. He listened patientiv to his subaltern's rather incoherent account of his position, about which, perhaps, the senior officer knew more than he admitted, tho the white feather incident was never mentioned.

"Your trouble", said the commandant at last, "is nerves—nothing else. No doubt some of these Harley street swells would give it a name of ten syllables and charge you handsomely for doing so. But all you need is a complete change. I'll give you a long leave. Go abroad; travel about for a month or two. Then you'll come back with nerve instead of nerves. Bless my soul, when I was your age—"

But the gallant colonel's reminiscensec do not concern this story. Within a fortnight Wilkins had started on a tour thru Egypt and up the Nile.

Whether or not this would have restored his nerves and horsemanship, is a question that must remain unanswered. The young oficer had scarcely arrived at Port Said ere he was suddenly recalled by news of his father's death. He hurried home to find his own situation strangely altered.

Instead of being almost of nonentity dependent on a quarterly allowance, for his very pocket money, he was in a position of great wealth and influence, with more say in the affairs of others than he formerly had in his own. The control of his estates and other interests needed all his time and energy. To continue his military career was now impossible, even had he desired it.

Very soon a notice of his resignation appeared in the Gazette, and within a short time his connection with the 49th was almost forgotten.

Wilkins himself had begun to think of his regimental life as little more than a nightmare, when one morning he caugt sight of the Lancer's crest among the letters on his writing-table. Pushing the others aside, he picked up this particular envelope, and spent more time trying to guess the identity of his correspondent than he would have taken to open the letter and look at the signature. When at last he did satisfy his curiosity his eyebrows went up in astonishment, and as he read the note his surprise increased.

The letter was from a fellow subaltern named Stacey, from whom he had probably not received half a dozen friendly words before.

This gentleman wrote to explain at considerable length, and in a aroundabout way, how a friend of his who was in the motor business (apparently solely for the good of his health) had put him on to the very latest thing in cars at a fraction of the market price; a bargain that must be seen to be realized, etc. "In any case," the writer concluded, "I shall be passing thru your district tomorrow afternoon with the car, and will give myself the pleasure of looking up my old comrade."

Wilkins was about to toss the letter aside, when the envelope again caught his eye. Something, he could not tell what, seemed familiar about the writing of his own name. Surely he had seen that flourishing "W" before. Suddenly he pulled out one of the drawers of his writing-table, and after rummaging for a while took out an old envelope, which he laid beside the note he had just opened. They were identical. Beyond possibility of dispute, the writing was the same in both cases.

As soon as lunch was over he went up to his "den," after giving instructions that if Stacey called he was to be brought up there also. Throughout the afternoon Wilkins sat in one chair with his feet on another absorbed in a volume of Browning.

But no sooner did he hear the sound of a motor-horn outside than all signs of lethargy vanished. In a moment he threw off his coat and began to pile furniture against the walls with such energy that when his visitor was shown in a few minutes later, the center of the room bore all signs of having been swept by a cyclone.

"How d'ye do, old fellow?" said Stacey affably. "Have I disturbed your spring cleaning?"

"You must excuse my not shaking hands," said the other, removing some of the dust from his fingers and clothes.

"Oh, that's all right. You got my note, I suppose?"

"Which one?" said Wilkins pleasantly.

"I know of only one," remarked the visitor in surprise.

"Do you? Ever seen this before?" Wilkins held out the envelope that had contained the white feather.

In one brief moment a dozen thoughts flashed thru Stacey's mind. At first he was mystified. Then, as he recognized his own writing, he wondered if he should deny all knowledge of it, and quicker than it takes to tell it, dismissed that idea as useless. Lastly, he decided to carry off that affair as a jest.

"Oh that," he exclaimend, with a rather uneasy laugh. "I hope you didn't mind that little joke."

"Not at all. Quite enjoyed it, I assure you. Possibly some of those silly Continental fellows would have made themselves ridiculous with swords or pistols." The speaker walked to the door and turned the key. "We do things better here," he concluded.

"What do you mean?" asked Stacey. "Only that fists were made before foils."

Wilkins began to roll up his sleeves in a businesslike word.

"Hasn't this gone far enough, old chap?"

"Don't old chap me, you hound," snapped the other. "You'd better take off your coat and let us have it out."

"If you dare touch me I'll report you to the police," said Stacey, who, tho he had the advantage both in weight and height, was now thoroughly frightened.

"Oh, no, you won't," remarked Wilkins cheerfully. "Either face up like a man or be kicked out of the house."

* * * * *

Stacey's account of how he was thrown from his motor and rather badly bruised was accepted by the 49th Lancers, but his version of the "accident might, perhaps, have been more suitable told to the Horse Marines."

THE LATEST IN WAISTCOATS.

Two genuinely new importations were shown by a leading shop the past week, says a New York Times writer. And these novelties were nothing more nor less than—waistcoats. What is more, they were in the very material, duvetyn, for which last week I predicted a vogue among the elect who can afford this most beautiful of fabrics. These two new waistcoats are the most interesting hints which have come to show the probable trend of styles this autumn.

They are of soft yellowish brown and look like the material known as "suede cloth," except that they are much silkier and have a very short, fine pile. Both are embroidered in effective shades of blue, green and yellow. One has a typical waistcoat neck. The other buttons up to the neck at one side, and there is a soft crush collar of the material fastening at the left with a gilt buckle and end.

In both cases the waistcoat is almost like the sleeveless jacket, for it is entirely of the duvetyn, front and back, and extends below the waist line. The one which buttons up, in Russian blouse style, is straight around the bottom, altho slashed up at the sides. The other has a "tail" in the back which comes to a rounded point. This may mean that the long basque is on its way back to us. It begins to look that way.

Another phase of coming fashions which may be looked for with reasonable confidence is the use of striking linings for wraps and coats. The demi-long wrap is increasing in popularity abroad and appears in some novel effects. For example, in black tussor lined with a silk so eccentric in its design that it gives the impression of painted paper rather than of a woven fabric.

This model, in its draping, is so drawn up as to show the lining around the bottom. And the collar, in fichu form, is also of the same striking silk. Scotch plaid is used in the same way, as wel as for bias trimmings and vests. And in these cases a strong plaid is preferred.

These demi-long wraps are often made of cretonne; for instance, with a soft, rather dark blue ground covered with little flowers. Hats covered with cretonne are appropriate to be worn with the summer frocks these wraps are to accompany.

Fine and elaborate braiding with narrow soutache is a feature of some of the newest costumes. This is worth the attention of the woman who is clever with her needle. In fact, she needs no great degree of cleverness, either for soutache braiding or for much of the embroidery which will characterize next winter's gowns. Not manual cleverness, at least. If she has an artistic and original color sense, she will be able to achieve her efforts, no matter whether she can do fine embroidery or not. With a comparatively insignificant amount of effort she can give an otherwise commonplace costume the touch of individuality which is, above everything else, the essential thing in the present styles.

In neckwear, too, the "woman behind the needle" can do much this year to augment her wardrobe. The fichus, guimpes, and collar and cuff sets, which came in with the spring styles, promise to play an equal important role next winter. They are not only becoming—almost universally so—but may be used to give variety if one's wardrobe is limited. They call for finer needlework than braiding does, but they are not beyond the ability of the average woman.

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We have in our possession a prescription for nervous debility, lack of vigor, weakened manhood, failing memory, and lame back, brought on by excesses, unnatural drains, or the follies of youth, that has cured so many worn and nervous men right in their own home—without any additional help or medicine—that we think every man who wishes to regain his manly power and virility, quickly and quietly, should have a copy. So we have determined to send a copy of the prescription, free of charge, in a plain, ordinary, sealed envelope, to any man who will write us for it.

This prescription comes from a physician who has made a special study of men, and we are convinced it is the surest-acting combination for the cure of deficient manhood and vigor failure ever put together.

We think we owe it to our fellowmen to send them a copy in confidence, so that any man, anywhere, who is weak and discouraged with repeated failures may stop drugging himself with harmful patent medicines, secure what we believe is the quickest-acting restorative, upbuilding, SPOT-TOUCHING remedy ever devised, and so cure himself at home quickly. Just drop us a line like this: Interstate Remedy Co., 3933 Luck Building, Detroit, Mich., and we will send you a copy of this splendid recipe in a plain, ordinary envelope, free of charge. A great many doctors would charge $3.00 to $5.00 for merely consultation. We send it entirely free. 6tf

CHEESE MARKETS

NAPANEE Ont., Sept. 5.—At today's cheese board 710 colored and 100 white were sold, at 13⅝ cents.

IROQUIS, Ont., Sept. 5.—At the regular meeting of the Iroquois cheese board held today, 290 colored cheese were boarded. Bidding started by Johnston at 13 cents; raised to 13⅝ by the president, Jas. Collison; all sold at that price. The sales on the same date last year were 810 cheese, at 12⅝. The usual buyers were present.

PICTON, Ont., Sept. 5.—At the cheese board meeting here today 1255 colored were boarded; 13 7-16 cents was bid and all sold at that figure.

CORNWALL, Sept. 5.—On the Cornwall cheese board today, 1391 cheese, all colored, were offered and sold. The price was 13⅝ cents. At this date last year the offerings were 1628, and the price 13⅝ and 13 11-16 cents.

AMERICAN VISITORS.

"North Ontario is rapidly becoming the summer playgrounds for the cities in the States," said Mr. Floyd Shock, a prominent St. Louis banker, who is a guest at the King Edward, "and Toronto will be the outfitting point for those seeking recreation on the waterways to the north.

"With a party of friends I have just returned from my summer trip on Pickerel River, and never has the fishing been better in that section than this season. Our three weeks' outing was one of great pleasure, and the party is unanimous in favor of a return next season with reinforced numbers."

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If you suffer from bleeding, itching, blind or protruding Piles, send me your address, and I will tell you how to cure yourself at home by the new absorption treatment; and, will also send some of this home treatment free for trial, with references from your own locality if requested. Immediate relief and permanent cure assured. Send no money, but tell others of this offer. Write today to Mrs. M. Summers, Box P65, Windsor, Ont.

Visitors to the Exhibition and citizens generally should not fail to secure a copy of this week's Toronto Sunday World.

The art section has many views of Canada's greatest Fair, and the eight pages of this section are replete with pictures of current events and various phases of our national life.

The Sunday World is now recognized as Canada's greatest week-end newspaper, and so far in advance of any other Canadian paper of a similar character that the patronage extended justifies the assumption that it is being appreciated.

The colored sections are again enlarged this week. The magazine section has as a frontispiece a group of college girls, showing the costumes and surroundings in their natural colors. Another page in this section, also printed in colors, shows the costumes for school girls of various ages, and contains some excellent suggestions for the lady school teachers in the matter of dress.

The literary sections have not been neglected, and the pages devoted to literature, science and education contain some interesting features, including a review of the book, "William Adolphus Turnpike," by Wm. Banks, a local writer, and the new school song by Rudyard Kipling. There are two columns of notes on the new books and some interesting comments on the old ones. This section also contains some fine drawings by "Nell Brinkley."

In Kit's Column is a weekly letter of comment, and an article by Margaret Bell, entitled "Labor Days and Others."

The comic section is always funny, and this week includes "Jimmy," "Their Only Child," "Housan Lott" and "Happy Hooligan."

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The property is situated within easy access of the city, and in a district where market gardens are producing big crops and making profits for the owners of these small farms. We are motoring our clients out this afternoon. Join us!

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SITUATED at the confluence of the Fraser and Nechaco Rivers in Central British Columbia, 450 miles north-east of Vancouver, B.C., and 467 miles east of Prince Rupert, B.C., or midway between Prince Rupert and Edmonton, Alta., on the main line of the Grand Trunk Pacific Railway.

¶ By reason of its central location, Prince George will be the natural distributing point for the extensive territory comprised in the Pacific Province of the Dominion, and it has therefore long been the expectation of the general public that upon the completion of the Grand Trunk Pacific Railway, Prince George will early become a large and important centre.

¶ Having purchased what was known as the Fort George Indian Reserve No. 1 for the purpose of locating a townsite thereon, the Grand Trunk Pacific Development Company Limited has caused the same to be surveyed and platted and will offer lots in this townsite for sale by public auction at Vancouver, British Columbia, Wednesday September 17th, 1913, and at Edmonton, Alberta, Wednesday, September 24th, 1913.

¶ The terms of this sale will be one-quarter cash and the balance payable in one, two and three years with six per cent interest. For further particulars and plans apply to:

G. U. RYLEY,
Land Commissioner, Grand Trunk Pacific Railway Company, Winnipeg, Manitoba

Toronto Land Values

despite the stringency in the money market, have shown no tendency to decrease. No one has lost faith in the soundness of investments in land within or near the city limits

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Joins the Conservatory.

Francis Coombs, the well-known teacher of singing, and organist and choirmaster of St. Alban's Cathedral, has joined the vocal faculty of the Toronto Conservatory of Music. At a date soon to be announced a recital, illustrating the results of Mr. Coombs' teaching, will be given by several of his advanced pupils in the music hall of the conservatory.

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