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# CANADIAN CONTRACT RECORD

A WEEKLY JOURNAL OF

PUBLIC WORKS • TENDERS • ADVANCE INFORMATION • AND MUNICIPAL PROGRESS

EVERY SATURDAY

Vol. 3.

Toronto and Montreal, Canada, November 12, 1892.

No. 40

**THE CANADIAN CONTRACT RECORD,**  
PUBLISHED EVERY SATURDAY  
As an Intermediate Edition of the "Canadian Architect and Builder."

Subscription price of "Canadian Architect and Builder" (including "Canadian Contract Record"), \$2 per annum, payable in advance.

C. H. MORTIMER, Publisher,  
CONFEDERATION LIFE BUILDING, TORONTO  
Telephone 2361.  
64 Temple Building, Montreal  
Bell Telephone 1199.

Information solicited from any part of the Dominion regarding contracts open to tender.

ADVERTISING RATES ON APPLICATION.

At its Convention held in Toronto, Nov. 30 and 31, 1889, the Ontario Association of Architects signified its approval of the CANADIAN CONTRACT RECORD, and pledged its members to use this journal as their medium of communication with contractors with respect to advertisements for tenders.

The following resolution was unanimously adopted at the First Annual Meeting of the Province of Quebec Association of Architects, held in Montreal, Oct. 20th and 21st, 1890: "Moved by St. Perreault, seconded by A. E. Dunlop, that we the Architects of the Province of Quebec now assembled in Convention being satisfied that the CANADIAN CONTRACT RECORD affords us a direct communication with the Contractors—Resolved, that we pledge our support to it by using its columns when calling for Tenders."

Subscribers who may change their address should give prompt notice of same. In doing so, give both old and new address. Notify the publisher of any irregularity in delivery of paper.

## TENDERS WANTED.

Tenders will be received at the office of the undersigned until Friday, November 18th, 1892, for the erection of and additions to Warehouses on Wellington Street West; also for Two Elevators. The lowest or any tender not necessarily accepted. J. McBRAN, Architect, Room No. 23, Toronto Chambers, No. 1 Toronto Street.

## TENDERS WANTED.

Tenders will be received at the office of the undersigned until NOVEMBER 16th, 1892, for all trades required in the erection of a brick and stone house at Montreal Junction. Plans and specifications can be seen at my office. The lowest or any tender will not necessarily be accepted. Contractors will be required to furnish satisfactory evidence of their ability, financial and otherwise, to properly execute the work.  
J. AMESS, Architect,  
Montreal Junction.

## WANTED,

At this office, a few copies of the CANADIAN ARCHITECT AND BUILDER for January, April and August, 1892. Fifteen cents apiece will be paid for them.

CANADIAN ARCHITECT AND BUILDER,  
Confederation Life Building, Toronto.

## Partner Wanted.

A Scotch Canadian Architect in established practice in Chicago City, Ill., U.S.A., wants a partner of from 25 to 40 years of age; must be of recognized ability and good moral character. To the right party a ½ or ⅓ interest will be sold. About \$200,000 under one contract in the office Answer quick. References exchanged. Address Suite 35, 175 La Salle Street, Chicago, Ill.

## CONTRACTS OPEN.

OWN SOUND, ONT.—Plans have been prepared for a new skating and curling rink.

CLIFFORD, ONT.—Mr. S. W. Smith, of Lakelet, Ont., will build a sawmill at this place.

AYLMER, ONT.—The Roman Catholics contemplate the erection of a fine new church.

BROCKVILLE, ONT.—Mr. C. C. Emery is preparing to build a summer residence on Calumet Island.

HULL, QUE.—Messrs. Gilmour & Hughson are making arrangements for the erection of a new sawmill.

ORMSTOWN, QUE.—A butter factory is likely to be erected here, Mr. James Cottingham being the prime mover.

FORT WILLIAM, ONT.—The Fort William Curling Club have decided to enlarge their rink, at a cost of \$2,000.

GRANVILLE FERRY, N. S.—A committee has been appointed by the citizens to make arrangements for a system of water supply.

RENFREW, ONT.—The corporation invites tenders until the 16th of January next for the purchase of \$23,000 worth of debentures.

VANCOUVER, B. C.—Mr. J. W. Horne, M. P. P., is about to erect a large block on the northeast corner of Hastings and Seymour streets.

SHERBROOKE, QUE.—The by-law authorizing a loan of \$10,000 for sewerage purposes has been declared carried, there being no opposition.

KINGSVILLE, ONT.—Messrs. Harris & Weir contemplate the erection of a large and commodious structure, their present building being too small.

FOREST, ONT.—The Council has granted Mr. J. C. McLachlan, of Hamilton, the right to lay gas pipes in the town for the next twenty-five years.

TILSONBURG, ONT.—The High School Board has purchased the Frost property on Broadway and will erect a new High School building thereon.

TRURO, N. S.—Mr. William McV. Smith of the firm of D. H. Smith & Co., has purchased a lot on Queen street on which he will erect a dwelling.

WINDSOR, ONT.—The by-law granting a franchise to the Ontario Natural Gas Company to pipe the streets of Windsor has been given a first reading by the City Council.

PARIS, ONT.—The Presbyterians have succeeded in deciding and purchasing a site for their new church which they are about to erect here and amalgamate their two churches.

FERTH, ONT.—A company is being formed to operate the pumping works at Oliver's Ferry. It is proposed to erect buildings which, with plant, will cost from \$25,000 to \$35,000.

HALIFAX, N. S.—The Board of Works has passed a resolution asking the Council to request the Legislature to authorize the expenditure of \$10,000 next year for the construction of sewers.

OTTAWA, ONT.—Mr. C. Archibald, of Victoria street, has purchased property bordering on the Gatineau river, which he proposes to convert into a summer resort. A number of summer cottages will be erected thereon in the spring.

ST. HENRI, QUE.—A by-law has been carried by the ratepayers granting a bonus to Messrs. William Clindenning & Son, of Montreal, to remove their works to this place. The erection of suitable buildings will probably be commenced at an early date.

QUEBEC, QUE.—The Richelieu Navigation Company is preparing to erect a new block of buildings on Dalhousie street, in this city, in which its Quebec offices will be situated. The block will be 110 feet long and will be situated in front of the company's new wharf.

PELEE ISLAND, ONT.—Mr. L. S. Brown, Reeve, will receive tenders until noon of the 15th inst. for the dredging of about eleven miles of drainage canals on Pelee Island, also for the erection of two centrifugal pumps, with boilers, engines, and all complete. Plans may be seen at Mr. Brown's residence.

BELLEVILLE, ONT.—At the next municipal elections the ratepayers will vote on a by-law to provide funds for the construction of a system of sewerage.—Nearly \$60,000 has been subscribed towards the erection of a large hotel, to take the place of the old Dase house.—Mr. Graham contemplates the erection of a vinegar warehouse, to cost \$2,000.

HAMILTON, ONT.—A number of prominent citizens have obtained incorporation as the Hamilton Natural Gas and Mining Company, the object being to bore for natural gas.—The congregation of St. Patrick's parish has decided on the erection of a parochial residence, and subscriptions have been secured to the amount of \$3,000. The building will cost \$6,000.

TORONTO JUNCTION, ONT.—An agreement has been arrived at between the Town Council and Mr. Campbell regarding the erection of the proposed flour mill, and work will be proceeded with at once. The building will be 50 x 65 feet, five storeys high, with mansard roof, and there will probably be an addition of 40 x 65 feet, and three storeys high. The capacity will be 500 barrels daily. Next summer an elevator of 75,000 barrels capacity will be erected, also a large cooper shop. The cost of the buildings is estimated at \$60,000.

STRATFORD, ONT.—A by-law to raise \$5,000 for the erection of a fire hall will be submitted to the electors in January.—At a recent vestry meeting of St. James' church it was decided to finish the fitting up of the basement of the parochial hall as a chapel, and repairs to the church were also agreed upon, including a new roof. D. G. Baxter, architect, is preparing plans for a residence for Mr. John Morris, of this city. It will be of red brick, hot air heating, plumbing, etc., cost, \$4,000, also for a stable and coach house for Mr. W. H. Griffin.

COOKSHIRE, QUE.—Mr. A. L. Husbands, architect and civil engineer, has submitted to the Council a report and estimate of the proposed system of waterworks. The report has been adopted, and the ratepayers will be asked to vote on a by-law to raise the necessary funds. The plan is for a gravity supply from springs, and calls for a reservoir to contain 523,600 gallons, 1200 ft. to 10 in. pipe, 500 ft. 8 in. pipe, 6,500 ft. 6 in. pipe, and 9,500 ft. 4 in. pipe, with hydrants, special castings, etc., the whole to cost \$24,801.

Mr. Husbands is also preparing plans for a sewerage system, particulars of which will be given in a future issue.

LONDON, ONT.—The McCrary Manufacturing Company are considering the extension of their works.—The City Engineer has presented to Council a report of the cost of supplying water for London West, as follows:—Mains for fire purposes on Oxford street, the Wharmcliffe, Dundas, Blackfriars and Centre streets, 9,200 feet, \$6,900; 25 hydrants, \$1,000; crossing river, \$9,500. If the supply was required for domestic purposes also it would take 8,200 feet additional pipe on Beech, Maple, Walnut, Walker, Kensington, Ann and John streets, at a cost of \$4,100.

MONTREAL, QUE.—The Balmoral hotel has been purchased by Mr. Dunham. The sum of \$25,000 will be expended in repairs.—It is said that a new railway is projected through Montcalm and L'Assomption, and that a company is being formed for the construction of the line, which will run from St. Lan to Joliette.—The ladies of the Congregation of the Sacred Heart have purchased the Ferrier-Torrance estates, which lie on the west side of Alexander street, below St. Catherine street. Preparations will at once be made for the erection on the property of a new convent school.—The Police Committee have asked the City Council for an appropriation of \$15,000 for a new fire station in St. Lawrence ward and \$10,000 for one in Hochelaga ward.

WINNIPEG, MAN.—It is expected that the Nelson & Fort Sheppard railway will be completed to Nelson before next September. Work will be begun early in the spring.—The Canada & Northwest Land Co. intend erecting a two-story brick veneered block at Calgary.—It is probable that Mr. Rawlf will add another story to the Board of Trade building in the spring.—The City Council has decided to advertise for tenders for 800 cords of cedar for block paving.—The City Engineer has been instructed to proceed at once with the construction of a sewer on Maple street, the Dominion Government paying half the cost.—A by-law will probably be submitted to the ratepayers at the next civic elections authorizing the issuing of debentures to provide funds for the construction of a bridge across the Assiniboine river.

TORONTO, ONT.—At a recent meeting of the Trustees of St. Andrews' church, corner King and Simcoe streets, it was decided to remove the church building to a site near the corner of College street and Spadina avenue, providing that the necessary funds could be provided. The cost of removal is estimated at \$25,000.—The City Engineer has been instructed to report at an early date on plan No. 3 for altering Queen st. subway to 60 feet wide at the east and west ends, but leaving that portion covered by the railway bridges in its present condition, the estimated cost being \$15,000. The Board of Works has been instructed to report upon the advisability of dispensing with the present system of ventilating the sewers of the city and substituting sand pits or some other less objectionable system. C. F. Fraser, Commissioner of Public Works for Ontario, will receive tenders until Thursday 17th inst. for materials for new Parliament buildings, and for green houses and jiggery at the Agricultural College, Guelph. Plans may be seen at

the Department of Public Works, this city.— Building permits have been granted as follows.— John Hudson, 252 Niagara street, pr. s. d. a storey and attic bk. dwellings, 171 and 123 Madison ave., cost \$8,000; Toronto Street Railway, one storey bk. car house, n. side Yorkville ave., cost \$30,000; Robt Jones, Eglinton, 2 storey bk. addition and one storey bk. kitchen, and to brick case old buildings n. w. corner Mutual and McGill sts., cost, \$2,000, Jos. Rowen, Wellesley st., 2 storey and attic bk. dwelling, n. side North Drive, near Roxborough ave., cost \$5,500.

#### CONTRACTS AWARDED.

TORONTO JUNCTION, ONT.—Messrs Greig & Tamblyn have been awarded the contract for grading Glendowynne road, at the price of \$1,387.50.

ASSINIBOINE, MAN.—The contract for the building of the new rink for the Assiniboine Curling Club has been awarded to Messrs. I. & J. McDiarmid.

PORT COLBORNE, ONT.—The contract for the erection of the smelting works building has been let to Messrs. Dickson & Sness. Work will be commenced at once.

LONDON, ONT.—Mr. John Pardom has been awarded the contract for carpenter and joiner work of the new Collegiate Institute, at \$8,875. New tenders are to be called for plastering.

KINGSVILLE, ONT.—The contract for the erection of the new Methodist church has been awarded to Mr. Thos. Jenner. At the price of \$8,000, the trustees to furnish the brick, stone and sand.

BELLEVILLE, ONT.—The G & J. Brown Manufacturing Company, of this town have been awarded contracts for three steel spans for the Erie and Huron railway near Chatham, and for steel bridges at Thornbury, Elmira, Harwich, Woodstock and Toronto Junction.

#### IMPORTANCE OF PARTY WALLS.

A recent decision of the Supreme Court of Illinois may make a vast deal of trouble for holders of a good deal of Chicago's business property. It seems that one of the provisions of the ordinary party-wall contract makes it necessary for an adjoining property owner, if he uses any part of the wall, to pay for half the construction of the whole wall. A party wall built between two lots occupies, as is pretty generally known, an equal space upon each lot. This is done so that the owners may suffer equally as regards being deprived of real estate and retain equal benefits from the wall. The facts which led up to the decision in question are interesting because of the possible bearing which the decision may have on a good deal of valuable property. Some years ago C. C. P. Holder built a party wall between the lots at 298 and 300 west Madison street. The cost of the wall was \$3,600. Subsequent to the erection of the wall Holden became financially embarrassed, and the property was sold. In the contract of sale, however, no mention was made of the party wall. Since the building of the wall the property has been transferred three or four times. Finally J. H. Kedzie, well known in this city, bought the lot at 298 and made arrangements with the owners of the lot at 300 to use a part of the party wall, and paid her a sum of money in consideration of such usage. Mr. Holden, when he learned of this, brought suit against Mr. Kedzie and against the owner, a lady to whom Mr. Kedzie had paid money for the use of the party wall. His claim was, that under the law he, Holden, had never parted with any of his rights in the party wall, and that if Kedzie used any portion of said wall he must, in accordance with

the law, pay to him one-half of the original cost of the wall. He therefore sued the lady for the amount which Kedzie had paid to her, and sued Mr. Kedzie for the difference between this amount and \$1,800, one-half of \$3,600, the original cost of the wall. The cases went from one court to another and finally landed in the Supreme Court. That body has recently given its decision. It sustains in every point Mr. Holden's claim and he has recovered \$1,800. The case itself involves only a trifling amount of money, but it establishes a precedent which may prove troublesome for a good many property owners who own ground in the business center. As a matter of fact a great deal of property on which party walls rest has been transferred without any mention of the walls, and it is perfectly possible for the owners who originally built such walls to recover the amount of their cost from parties who are now using them. Another interesting feature about party walls which is not as generally understood as it ought to be is that to all intents and purposes they are an incumbrance upon property. If a sale is made of a piece of ground upon which a party wall rests, wholly or partially, and if no mention is made of the party wall in the contract of sale, the purchaser, even if he has signed the contract, may throw it up on the ground that there was an incumbrance upon the property of which he was ignorant and withdraw from the transaction. The contract is not binding unless it is made subject to the party wall agreement, provided always that some part of such a wall rests upon some part of the property.—*Herald, September 27, 1891.*

#### A FIRE PROTECTIVE DEVICE FOR BUILDINGS.

Mr. Alexander Sinclair, manager of the Glasgow *Herald*, has devised a scheme at once simple and effective for drenching roofs and exposed windows instantaneously and keeping them under flowing water for an indefinite time. An ample supply of stored water is always kept at command. By the agency of a force-pump, which works automatically, the water is forced to the roofs, along the highest part or rigging of which, and also over all the windows, are carried malleable iron pipes, finished with zinc to prevent rusting and perforated every 3 inches to 18 B. w. g. In a few seconds after the water has been turned on the roofs and windows are drenched by an unbroken stream, and this may be maintained for any length of time, the 6,500 gallons in store being renewed as the flow proceeds. When the water has been turned off the pipes are run absolutely dry, so as to avoid the risk of freezing in cold weather. The roof-drenchers are used periodically to keep them at all times in perfect working order. So far as we are aware, no such method exists elsewhere of rendering fireproof the outsides of buildings, where, as our own experience has shown, the danger of borrowing a conflagration from one's neighbours is greatest. The roof-drenchers have been subjected to a practical test in presence of Lord Dean of Guild Guthrie Smith, Mr. White, master of works; ex-Deacon Convener Mason; Mr. William Uie; Mr. David Dunlop, district manager of the Palatine Insurance Company;

Mr. D. L. Laidlaw, general manager of the North British and Mercantile Insurance Company, etc. At the close the Dean of Guild, Mr. White, and the other gentlemen expressed to Mr. Sinclair the greatest satisfaction with the results of the experiments. This system of roof-drenching, it may be added, has not been patented.

#### USEFUL HINTS.

Pencil tracings cannot be affected by acids. There is no solution or agent known to science which can dissolve pine carbon or its equivalent, plumbago, of which lead pencils are composed.

With all our admiration for shingled houses and with the new ideas that our architects are constantly picking up in their tours in foreign parts, it is rather surprising that none of us have seen fit to adopt a fashion in shingling that is very prevalent in the Swiss villages. Tiny wood, no thicker than a cigar box, and not over two inches wide, cut at the base into half circles, points or semi-octagons, covering the side of the house in shingle fashion, seem almost a coating of fish scales, so tiny they are. Nor is this illusion diminished by the fact that they are made of the whitest kind of fir or cedar wood, which takes on a still more silvery lustre by exposure to the frost-laden air of the Alpine heights, for never by any change do they part these mites of shingles. They are fastened on by tiny tacks, and are very rapidly put up by the dexterous workmen, accustomed to the almost miniature carpentry of this paradise of wood carvers.

#### MUNICIPAL DEPARTMENT.

##### LEGAL DECISIONS AFFECTING MUNICIPALITIES.

The Kentucky Court of Appeals held, in the recent case of *The Commonwealth vs. City of Frankfort*, that a city has no power to grant to a railroad company the right to construct and operate a railway through its streets and alleys, unless it was expressly authorized to do so either by its own charter or the charter of the railroad company.

Ellen Cassidy v. City of Belleville and George W. Palmer was an action for damages for injury from a fall on the market steps. The defendant Palmer is the lessee of the market. Under his agreement his duty is to keep the approaches to the market clear of ice. The plaintiff alleges that she, when going into the butter market, fell because of the ice on the platform, and sustained severe injuries. Judgment for \$600 against the city and \$50 against Mr. Palmer.

TOWN OF BARRIE ET AL V. WEAYMOUTH.—Judgment on appeal by the plaintiffs from an order of one of the judges at Barrie, made on the application of the defendant, striking out the name of the municipal corporation of the town of Barrie as plaintiffs and requiring the plaintiff's solicitors to pay costs. The learned Chief Justice holds that, being a corporation, the town must necessarily appear by attorney, and such attorney can be appointed only by an instrument under the seal of the corporation, which has not been done in the present case. Appeal dismissed, but without costs.

#### THE COLLECTION OF WATER SUPPLIES.

According to a paper read before the Liverpool Engineering Society by A. W. Brightmore, Assoc. M. Inst. C. E., the conditions permitting the use of surface waters are that the drainage area above the point whence the supply is drawn shall be reasonably free from sewage or other contaminating influences. Although water that contains a certain amount of sewage may be drunk for long periods with impunity, in case of such epidemics as typhus or cholera occurring in the districts draining into the streams, the effect even after filtration might be to cause a spread of the outbreak among the consumers. The oxidation of the suspended organic matters caused by the flow of the stream and the slow precipitation of sediment has a purifying tendency, but of uncertain amount. It is true that in sand filtration, especially after the filter has been at work for a short time, the proportion of the bacteria previously existing in the water is reduced, and, moreover, the sand has a chemical as well as a mechanical effect in purifying the water.

After finding by chemical and microscopical tests that the water is free from organic and mineral impurities and after showing that it can be conducted to the town without undue expense, the next question is to ascertain the quantity available, by estimating the discharge of the stream over as long periods as possible, and comparing these with the rainfall of the drainage area for the same periods of time, in order to find what proportion of the rainfall may be assumed to pass off in the stream. Mr. John Evans gives as the result of thirty years' experiment, 6½ inches as passing through 3 feet of soil covered with grass, with an average rainfall of 27.8 inches. But in a dry period of three years with an average rainfall of only 22 inches, but 3½ inches flowed away. Sir John Lawes and Dr. Gilbert state as the result of twenty years' experiments, that through 5 feet of surface soil 14 inches percolated with an average rainfall of 20 inches, but in this case the soil was kept free from vegetation. With a rainfall of only 22 inches the amount of percolation was reduced in the same gauge to 9.5 inches.

For the evaporation to be small, the rain must find its way rapidly into the stream which would happen with a very pervious or a very impervious strata. In these cases the time allowed for evaporation to take place with a maximum exposed surface would be minimized, and the smaller the amount of vegetation the less would be the loss from that cause. When the surface of saturation is near the surface of the ground, evaporation still takes place after percolation through the surface, but this is counterbalanced by the fact that moisture is absorbed by the ground from the damp air without actual rainfall.

If the supply is satisfactory as regards quality and quantity, the cheapest method of getting the water to the town to be supplied is next to be considered. The water would be either allowed to gravitate if the town were sufficiently below the level of the stream or have to be pumped if the town were above the level.

If the river bank consists of sand or gravel the water may be very cheaply filtered by laying unjointed pipes covered with gravel in the the bank in order to let the water percolate into the pipes before being admitted to the tank or well for either gravitating or pumping to the town to be supplied. The supply of Oxford is taken out of the gravel through which the river runs, and the London Water Companies find good clear water in the grav-

MUNICIPAL ENGINEERS, CONTRACTORS, AND MATERIALS.

el beds at Hampton. Or, a shallow well may be sunk in the gravel on the bank of the river, as in the case of Lyons, which has a well sunk near to the right bank of the Rhone at St. Clair, into which the river water filters.

If the water is pumped directly through the main to the town through a stand-pipe, considerable care has to be taken with the management of the engine, and it is necessary to have pumps that work regularly in order to avoid shocks on the main. Or a small service reservoir may be constructed into which water is pumped at the same time as into the main, which equalizes the supply and allows for an extra supply in case of fire.

This method of supplying water is in general by far the cheapest if any large quantity is required, unless the stream be considerably below the level of the town to be supplied. If the driest-weather flow is so small as to approach in quantity the supply required, it then becomes impossible to take the supply directly from the source, and to make such a stream available it would be necessary to form a reservoir to accumulate the water in order that the increased flow in wet weather might make up for the deficiency in times of drought. The quantity of water it would be necessary to store under these circumstances would depend upon the ratio of the supply required, including the minimum amount necessary to send down the stream, to the driest-weather flow. If the two are equal the quantity of water it would be necessary to store would be nil, and it would be greater in proportion to the deficiency of the dry-weather flow to the supply required.

(To be Continued.)

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**THOROLD CEMENT**

WELLAND CANAL ENLARGEMENT, RESIDENT ENGINEER'S OFFICE, WELLAND, April 17th, 1884.

JOHN BATTLE, Esq., Thorold

Dear Sir,—Yours of yesterday, relative to Thorold Hydraulic Cement, is received. In reply, I beg to say that my tests of the Thorold Hydraulic Cement have extended over a period of twenty-eight years, and have been on a large scale, as exemplified in the locks, bridges, culverts and other masonry on the Welland Canal and Welland Railway, and that the record, which has been invariably satisfactory, is to be found in examination of the structures. The necessary tearing down of masonry and concrete, during the Welland Canal Enlargement, has afforded abundant evidence of the reliability of the Thorold Hydraulic Cement, both in masonry and concrete, and above and under water. I desire no better cement for the class of work referred to

I am, dear Sir, yours truly,

W. G. THOMPSON, Resident Engineer.

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Prices of Building Materials. LUMBER.

Table listing lumber prices for various types of wood, including spruce, pine, and hemlock, with columns for Toronto and Montreal prices.

Table listing building materials and their prices for Toronto and Montreal, including items like cutting up planks, cedar, flooring, brick, and various types of stone.

Table listing various building materials and their prices for Toronto and Montreal, including cement, lime, plaster, and hardware.

Table listing various building materials and their prices for Toronto and Montreal, including nails, iron, and structural steel.

INDEX TO ADVERTISEMENTS In the "Canadian Architect and Builder."

Large index table listing various contractors, suppliers, and services, categorized by profession such as Architects, Cement, Galvanized Iron, Plumbing Supplies, etc.