THE ONLY COMMERCIAL NEWSPAPER IN BRITISH COLUMBIA

BRITISH COLUMBIA RECORD

A NEWSPAPER DEVOTED TO GENERAL NEWS, BUILDING, CONTRACTING, ENGINEERING, PROVINCIAL, CITY AND HARBOR IMPROVEMENTS.

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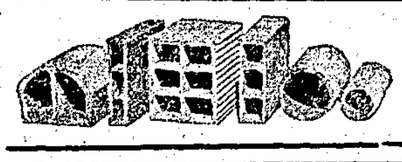

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BUILDING PERMITS

10276—St. Pauls Church, school room, corner Pendril and Jervis $145.

10277—E. L. Rene, garage, 836 Seymour St. $150.

10278—J. W. Baynton, garage, 1144 21st Ave. E., $75.

10280—P. M. Macfariane, garage, 2325 5th Ave. W. $100.

BUNGALOW TO COST $4000

Architect Fred L. Townley, 385 Homer street has prepared plans for a bungalow for Mr. H. I. Henderson, of the Hunter-Henderson Paint Co. to be erected in Magee. The new home will have seven-rooms, hardwood floors, hot air heating etc., and will cost in the neighborhood of $4,000. G. M. Champion, 4350 14th Ave. W. will have charge of the construction work.

TWO GARAGE BUILDINGS PLANNED FOR SEYMOUR ST.

Plans have been prepared and work will be started almost immediately on the construction of a two-story reinforced concrete garage building, 50x120 feet, to be erected on the corner of Seymour and Drake streets for Chapman's Motor & Machine shop. The ground floor of the new building will be used for garage purposes while the second floor will be used as a machine shop.

A one-story brick building 75x120 feet in size will also be erected on the corner of Seymour and Smythe streets, and will also be used for garage purposes.

Details of these buildings are not available at present but will be published later.

ARTISTIC HOME PLANNED FOR 35TH AND BLENHEIM

Plans are underway in the offices of Architect Fred L. Townley for an attractive six-room home to be erected on the corner of 35th and Blenheim streets for Mr. J. Paull. A garage costing $1,000 is at present being erected on the property. Purdy and Lonergan have charge of the work.

HOW ABOUT KITSILANO BEACH?

The board of park commissioners is already getting somewhat anxious about the future of Kitsilano bathing beach in view of the reported developments there for ocean docks and terminals contemplated by the Canadian National Railway system. At the meeting of the parks board held last Wednesday, a special committee was appointed comprising Chairman J. ogers, and Commissioners Logan and Weeks to enquire into just where the branch extensions now being surveyed around to Kitsilano by way of Point Grey, will affect the Kitsilano beach.

MEETINGS

An important meeting of the Architectural Institute of British Columbia will be held on Monday afternoon, June 2, at 5:00 p.m. in the offices of Mr. Fred L. Townley, 325 Homer street.
Important Business—Come!

BIG BRIDGE WILL COST $520,000, CITY FINDS

VICTORIA—It will cost $520,000 to build the Johnson Street bridge if the city's present plans for the structure are carried out and the price of steel remains more or less constant, City Engineer F. M. Preston told the Council Tuesday.

C. P. R. TO PUT BLOCK ON SALE FOR HOMESITES

POINT GREY—In order to meet the demand for moderate priced homesites, especially since so many returned men are ready to erect houses for themselves, the Canadian Pacific Railway intends placing a small sub-division comprising block 19, D.L. 526, on the market soon. The plans for this sub-division were tentatively approved by the Point Grey council at its meeting on Tuesday evening, subject to certain provisions in regard to road allowances and drainage. This can be satisfactorily arranged, it is stated by representatives of the company, which also intends to donate a section of the block to the municipality for use as a public park.

VETERANS TO ERECT 35 HOMES IN POINT GREY

POINT GREY—The Point Grey council at its meeting Tuesday night approved of sketch plans of a subdivision of D.L. 316, which comprises property owned by Capt. F. W. Stewart. Following the formal approval of the projected new sub-division, it is stated the property will be taken over by an organization of returned soldiers to be utilized for new homesites on a considerable scale. The veterans, who have already practicany closed the deal for the property, intend to divide it into 35 quarter-acre plots, each of which will be utilized for a model but moderate priced home. The next step in the scheme which the returnd men will take will be to scure the services of a competent architect to draw plans for several different types of houses from which the members of the syndicate will select which

(Continued on Page 3)

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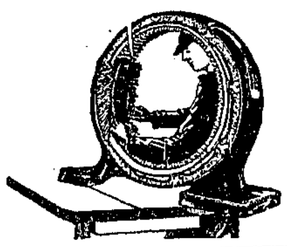

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The British Columbia Record is the official organ of The Architectural Institute of British Columbia, federated with The Royal Architectural Institute of Canada, and The Engineering & Technical Institute of British Columbia, and as such is used by them as the medium through which to make their official announcements to the general public.
By such selection the British Columbia Record is no wise pledged to editorial support of any policy advanced by these societies, but maintains an absolutely independent position on all matters subject to editorial opinion.

TAX RATE HELD DOWN TO 24 MILLS

By adopting the only sensible course that was open to them—that of increasing the tax on improvements by another 25 per cent—and also making a number of rather drastic cuts in the civic estimates, the city council has succeeded in keeping the tax rate down to the same figure as that which prevailed last year—24 mills nett. In adopting this course, which had been consistently advocated all along by Ald Kirk, finance chairman, ever since it was apparent that the provincial government would not grant the powers to extend its field of taxation, the aldermen fulfilled the predictions of The Record, despite the somewhat alarming and pessimistic reports of other local dailies that the tax rate would be over 30 mills this year.

In achieving this task the aldermen also adopted the very logical stand that the property-owner was already carrying all the burden of taxation that the land values could possibly stand. In increasing the tax on improvements, it was pointed out that while it would undoubtedly create a hardship in some cases, especially to the owners of large business blocks and apartment houses, the fact remained that is was these large structures which required the maintenance of an expensive fire department as well as a police force to protect this class of property. The land itself could not be stolen or damaged, and it was considered only right that the class of property which demanded such large expenditures should bear its share of the burden of civic expenditure.

One angle of the increase of assessment on improvements will probably be an increase of rentals, especially in office suites in large business blocks and in apartment house suites. For it is only natural that the owners of these properties who have to meet a considerably increased outlay in taxes will have to pass on some of the financial burden to their tenants. On the other hand, this will probably not be an altogether unmixed blessing to the building trade. For increased rents will naturally lead to the erection of more moderate priced dwelling houses, and these again will tend towards the building up and settlement of the all-too-many large and unoccupied vacant tracts in the outskirts as well as some of the closer-in residential sections of the city.

EDMONDS WATER TOWER

EDMONDS—On the recommendation of the water committee, the council agreed to accept the tender of D. A. Brittain and Charles Lamb for taking down the Edmonds water tower, acepting the material as consideration.

MINING

The retiring board of the Florence Silver Mining company was re-elected at the annual meeting of stockholders held recently in Ainsworth. The board is composed of F. R. Wolfle, president and manager; A. F. Kelly, vice-president; D. E. Sanders, secretary-treasurer; J. A. Lavender and A. M. Frost. The workings of the property and its mill, near Ainsworth, were inspected by the stockholders.

The Molly Gibson, one of the Consolidated properties, back from Kitto Landing on Kootenay lake, which has been idle since the influenza epidemic, the tram line also being taken out by snowslides, is once more sending out ore. The tramway has been repaired and more shipments will likely result before long.

IMPROVE CLINIC BUILDING GROUNDS

In view of the opening shortly of the new Rotary Clinic building on Beatty street, the executive of the clinic wish to have the grounds around the building put in shape before the opening, if possible. With that object in view, a delegation composed of President Olson and Mr. Hitchin interviewed the board of park commissioners on Wednesday with a view to securing a grant to have the grounds improved. The commissioners were quite willing to do everything possible but spend any money on the grounds, as owing to the drastic cuts made in park appropriations by the city council, there were no funds available beyond the most necessary improvements and maintenance. They promised to provide labor and plant however, if the Rotary Club would raise the finances. This proved agreeable to the delegation who will make their arrangements accordingly.

SPOKANE LABOR UNIONS TO ERECT $100,000 STRUCTURE

SPOKANE, WN.—A beautiful $100,000 labor temple will rise on the site now occupied by the carpenters' union hall, if plans of that union are adopted by organized labor of the city.

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NEW WORK -- CONTRACTS LET

THE FOLLOWING TABLE SHOWS BUILDINGS COSTING $5,000 OR OVER, ON WHICH CONSTRUCTION IS UNDER WAY, OR ON WHICH CONTRACTS HAVE BEEN LET BUT CONSTRUCTION NOT YET STARTED.

VANCOUVER

Character	Cost
Tuberculosis Clinic	47,130
Residences	each 4,000
Brick Building	
Residence	$10,000
Residence	$9000
Liquid Air Plant	$25,000
Residence	$7,000
Residence	$5,000
Residence	$8,000
Residence	$5,200
Residence	$8,000
Residence	$20,000
Mfg. Bldg.	$5,200
Dwelling	$15,000
Garage	$5,000
Remodelling	$7,000
Brick Bldg.	$40,000
Wire Products Mill	$27,000
Bank Extension	$5,000
Residence	$5,000
Warehouse	$6,000
Residence	$7,000
Residence	$17,000
Gasoline Station	$5,000
Alterations	$9,500
Residence	$8,000
Brick Bldg.	$5,000
Dwelling	$30,000
Garage Bldg.	$8,000
Residence	$7,500
Residence	$9,074
Residence	$6,422
Residence	$7600
Garage	$6000
Residence	$6000
Residence	$7,000
Warehouse	$6,800
Residence	$5,500
Factory	$13,000
Residence	$11,500
Farm buildings	$8,000
Residence	$27,500
Add to School	

Location	Owner
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Seymour St.	B. C. Tel. Co.
Shaughnessy Hgts.	Clarence Wallace
Shaughnessy Heights	Mrs. V. J. Creeden
5th and Yukon Sts.	L'Air Liquid Society
Shaughnessy	Frederick Perkins
1855—16th Ave. W.	J. J. Forster
15th & Hemlock	J. W. Manson
1312 14th Ave. W.	W. J. Read
Shaughnessy	Mrs. Alice Brydone-Jack
866 Richards St.	Coca-Cola Co.
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Granville & Helmcken	Mrs. Drummond
Ft. Gore Ave.,	Vanc. Ice & Cold Stor. Co.
Howe & Pacific	Roote Auto Top Co.
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Alexander St.	Cap & Shaw
Shaughnessy Hghts.	Gordon Campbell
Magee	H. J. Bigger
556 Howe St.	A. G. McCandless
35th & Vine	Percy Whalley
Magee	Wm. G. Breeze
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Shaughnessy	Dr. R. L. Pallen
Magee	Pt. Grey School Board

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Protective Works	$60,000
Twelve Cottages	$19,000
Concentrator	$17,000
Coal Tar Products Plant	$100,000
Bridge	$15,000
Dockyards Wharf	$52,924
Military Hospital	$140,000
Hydro-Electric Plant	$72,000
Washing Plant	$150,000
Highway Bridge	

Location	Owner
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Victoria	Government
North Vancouver	Wallace Shipyard
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Princeton to Copper Mt.	B. C. Copper Co.
Tranquille	B. C. Tuberculosis Society
Beaver Cove	Beaver Cove Lumber & Pulp Co
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Squamish	P. G. E. Rwy.
Bowen Island	W. Tipping
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(Continued from page 1)

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BRADSTREET'S WEEKLY REPORT IN CANADA

Trade has improved in Canada, export and domestic business expanding, but labor troubles mar an otherwise excellent prospect. Montreal reports a better feeling in domestic trade, improved export buying of butter, cheese, poultry, eggs and flour, very large exports of the latter and of wheat, crop conditions improved by warmer weather and rains, and manufacturing, especially of flour, more active. Toronto reports increased activity at wholesale, and some houses have the most active trade since the war began. Retail trade is very active, especially in wearing apparel. The weak spot in the situation is the threat of a general tie-up of labor to force an eight-hour day. Bank clearing for the week total $255,138,000, as against $268,293,000 last week and $196,570,000 in this week a year ago. Failures for the week number 9, as against 5 last week and 14 this week a year ago.

BUILDING MATERIAL PRICES

Figures of the U. S. Geological Survey show that actual production of common lime in 1918 was 20 per cent. less than in 1917. Portland cement produced in 1918 was 23 per cent. under the 1917 figure. Lumber was reduced 19 per cent. in output. Common brick in 1917 was 21 per cent. under 1916. It has been estimated that in 1918 the production of common brick was less than half the 1917 figure. As a consequence, the markets are understocked rather than overstocked in those commodities. Lumber as a group during the last quarter of 1918 was 73 per cent higher in price than in the pre-war period, July 1, 1913, to June 30, 1914. The building materials group, including lumber but not including metal products, was 84 per cent. above the pre-war figure. By the end of 1918 the pre-war dollar, as expressed in terms of farm products, had shrunk to 46c, as expressed in terms of lumber, it had fallen to 85c; in terms of building materials (not including steel), it fell to 54c, and in terms of all commodities other than building materials, it fell to 47c. A composite index for all building materials, including steel as well as lumber and the rest, would show an increase of 93 per cent. over the pre-war period for the last quarter of 1918. At the present time the index would be 189.

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Instruct a new man; show him the danger points; a practical demonstration is the best instruction.

Representatives of large employing interests which would be most directly affected by labor unrest and any tendency towards Bolshevism, are manifesting much confidence in the present outlook in this respect, despite the great volume of rumor and talk about possible developments.

There is some hope for the man who spends today talking of what he will do tomorrow: for the man who talks of what he did yesterday, none.—The Hustler.

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Plans have been prepared by Architect Edwardes Sproat, Duncan Building, and tenders are being invited today from selected contractors for the construction of a six-room residence to be erected in Sixteenth avenue west, Shaughnessy, for Mr. Haywood.

Are you able to save money? If not, drop out. You wil fail as sure as you live. You may not think so, but you will. The seed of success is not in you.—James J. Hill.

NOTICE TO CONTRACTORS.

Sealed Tenders addressed to the undersigned, and endorsed "Tender for protective works at Nicomen Island, B. C.," will be received at this office until 12 o'clock noon, Wednesday, June 18, 1919, for the construction of a dam, embankment and three groynes at Nicomen Island, Fraser River, District of New Westminster, B. C.

Plans and forms of contract can be seen and specification and forms of tender obtained at this Department, at the offices of the District Engineers at Victoria, B. C.; New Westminster, B. C.; and at the Post Offices, Vancouver, B. C., and Deroche, B. C.

Tenders will not be considered unless made on printed forms supplied by the Department and in accordance with conditions contained therein.

Each tender must be accompanied by an accepted cheque on a chartered bank payable to the order of the Minister of Public Works, equal to 10 p.c. of the amount of the tender. War loan Bonds of the Dominion will also be accepted as security, or War Bonds and cheques if required to make up an odd amount.

Note—Blue prints can be obtained at this Department by depositing an accepted bank cheque for the sum of $20, payable to the order of the Minister of Public Works, which will be returned if the intending bidder submit a regular bid.

By order,
R. C. DESROCHERS,
Secretary.

Department of Public Works,
Ottawa, May 13, 1919.

NOTICE TO CONTRACTORS

Sealed tenders will be received by the undersigned up till 12 noon, June 4th, 1919, for the construction of an eight-room school building on Block 580, D. L. 472, at the corner of Ash and Tupper Sts., for the Board of School Trustees, Point Grey, B. C.

Separate tenders will be received for plumbing, heating and ventilation.

The contractors submitting tenders will be required to enclose a marked cheque for a sum equal to 5 per cent. of the amount of tender, which will be forfeited should the contractor fail to enter into a contract when called upon. Copies of plans and specifications and forms of tender may be obtained at the office of the undersigned on the deposit the sum of $20.00, which will be refunded when the plans and specifications are returned in good order.

The lowest or any tender not necessarily accepted.

TWIZELL & TWIZELL,
Architects.

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Vancouver, B. C.

CANADIAN NATIONAL RAILWAYS WESTERN LINES PACIFIC DIVISION.

Sealed Tenders, addressed to the undersigned and endorsed, "Tender for grading railway terminal, North of Point Ellice Bridge, Victoria, B. C." will be received at this office until 12 o'clock noon, Wednesday, June 4th.

Plans, Cross-sections, Specifications and Form of Contract, may be seen, and form of tender obtained at the offices of the Chief Engineer, Metropolitan Building, Vancouver, B. C., or the District Engineer, Belmont House, Victoria, B. C.

Tenders will not be considered unless made on the Form supplied by the Railway Company, and accompanied by an accepted cheque on a chartered Bank equal to 5% of the value of the work, payable to the order of the Treasurer, Canadian National Railways.

The lowest, or any tender not necessarily accepted.

M. H. MacLEOD,
Vice-President,
No. 1 Toronto Street,
Toronto, Ontario.

PROVINCE OF BRITISH COLUMBIA.

Tenders addressed to the Chief Engineer of Railways, Victoria, B. C., for re-flooring the southern traffic approach of Westminster Bridge, will be received at the office of the undersigned up to Wednesday noon, June 5. Specifications can be obtained from Thos. S. Gifford, bridge superintendent, New Westminster, or at department of railways, Victoria.

Tenders should be marked "Westminster Bridge Repair," and accompanied by an accepted cheque for 5 per cent. of bid, payable to the minister of railways.

The lowest or any tender not necessarily accepted.

A. F. PROCTOR,
Chief Engineer,
Department of Railways.

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NOTICE TO CONTRACTORS

Sealed tenders superscribed "Tender for Five Rom Cottage" will be received by the Hon. the Minister of Public Works up to 12 o'clock noon of Tuesday, June 3rd, 1919, for the erection and completion of a Five-room Cottage, situated on Lots 23 and 24, Block 4, Windsor Street, South Vancouver Municipality.

Plans and specifications may now be seen at the office of the Government Agent, Court House, Vancouver, or Department of Public Works, Victoria, B. C.

A. E. FOREMAN,
Public Works Engineer.

Public Works Department,
Victoria, B. C.,
May 21st, 1919.

NOTICE TO CONTRACTORS
ESQUIMALT DISTRICT—PAVING ISLAND HIGHWAY

Sealed Tenders, endorsed "Tender for Paving Island Highway," will be received by the Honourable the Minister of Public Works up to 5 p.m. of the 5th day of June, 1919, for the grading and paving of the Island Highway from Craigflower Bridge to Parson's Bridge.

Alternative tenders will be considered for paving with (a) one-course concrete, (b) asphaltic concrete on concrete base, and (c) asphaltic concrete on macadam base.

Plans, specifications, contract, bills of quantities, and forms of tender may be seen on and after the 21st day of May, 1919, at the Public Works Department, Victoria, or at the District Engineer's Office, Court-house, Vancouver. Copies of plans, etc., can be had on payment of $5 deposit.

Each tender must be accompanied by an accepted bank cheque on a chartered bank of Canada, made payable to the Honourable the Minister of Public Works for the amount equal to twenty (20) per cent. of the tender, which shall be forfeited if the party tendering decline to enter into contract when called upon to do so, or if he fail to complete the work contracted for. The cheques of unsuccessful tenderers will be returned to them upon the execution of this contract.

Tenders will not be considered unless made out on the form supplied, signed with the actual signature of the tenderer, and enclosed in the envelopes furnished.

The lowest or any tender not necessarily accepted.

A. E. FOREMAN,
Public Works Engineer.

Department of Public Works,
Victoria, B. C., May 14th, 1919.

NOTICE TO CONTRACTORS
SOLDIERS HOUSING ACT

Separate sealed tenders, superscribed "Tender for four room and five room bungalows," will be received by the Honourable the Minister of Public Works up to 12 o'clock noon of Friday the 30th day of May, 1919, for the erection and completion of a four room bungalow on Lots 33, 34, Block 3, Prince Albert Street, and a five room bungalow, Lots 11, 12, Block 5, Windsor Street, on District Block 543, South Vancouver Municipality, South Vancouver Electoral District, B. C.

Plans, specifications, etc., can now be seen at the office of Government Agent, Court House, Vancouver, or the Department of Public Works, Victoria, B. C.

Lowest or any tender not necessarily accepted.

A. E. FOREMAN,
Public Works Engineer.

Public Works Department,
Victoria, B. C., May 19th, 1919.

NOTICE TO CONTRACTORS.
BOYS' INDUSTRIAL SCHOOL

Sealed Tenders, superscribed "Tender for Repairs Boys' Industrial School" will be received by the Honourable the Minister of Public Works up to 12 o'clock noon of Friday the 30th day of May, 1919, for certain repairs and alterations to the Boys' Industrial School, 4th Avenue, Point Grey, in the Richmond Electoral District, B. C.

Specifications, contract, etc., can be seen after the 20th instant at the office of Government Agent, Court House, Vancouver, or the Department of Public Works, Victoria, B. C.

Lowest or any tender not necessarily accepted.

A. E. FOREMAN,
Public Works Engineer.

Public Works Department,
Victoria, B. C., May 12, 1919.

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Palmer, Bernard C., Architect, 850 Hastings W.	Sey. 7175
Manufacturers Distributing Co., 207 Hastings W.	Sey. 7255
Maskill, Harry F., Rl. Est., 510 Hastings W.	Sey. 6610
Exhibitors Distributing Corp., Ltd., 553 Granville	Sey. 7176
Crown Taxi, 22 Cordova W.	Sey. 8059
Broadway Produce (The), 150 Broadway E.	Fair. 2687

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MAY 26, 1919

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