

200 ST. CLAIR AVENUE WEST TORONTO'S MOST MODERN APARTMENTS

MODERN EQUIPMENT IS SPECIAL FEATURE OF NEW APARTMENTS

"Two Hundred St. Clair Avenue West" Is Designation of Spacious Building That Includes Everything Calculated to Make Comfortable and Cheerful the Dwelling Place of Each Tenant—Sound-Deadeners, Automatic Elevators, Beautiful Kitchens and Bathrooms and Balconies Overlooking Park Areas Are Among Advantages of This Attractive Home of Many People

REAL ORNAMENT TO "THE HILL" DISTRICT

"The Hill," comparatively new in so far as development is concerned, yet long recognized as one of Toronto's most attractive residential sections, has scored again. "Two Hundred St. Clair Avenue West" is the new apartment building—as modern in design, construction and appointments as its name smacks of the metropolitan—which adds, unquestionably and considerably, to "The Hill" district's already bountiful store of appeal to critical eyes of prospective home-seekers. Opened on Saturday, Sept. 26, less than four months from the time the

first sod was turned, "Two Hundred St. Clair Avenue West" can just about lay claim to being the finest four-story apartment building of its kind to be found in Toronto.

Harmonizes With Surroundings. Built of red-faced brick, with a white mortar joint and white stone trimmings—an adaptation of the Georgian style of architecture—the new building lends itself admirably to the attractive surroundings in which it stands.

Each apartment is separated from its neighbors by a solid masonry wall which provides both a sound-deadener and fire-stop. Floors and ceilings throughout also are lined with sound-deadener, so that the building is practically sound-proof. Two automatic elevators, an interconnecting telephone system, and main entrances with terrazzo floors and walls of onestone, are other features of the general scheme.

Each apartment has a balcony overlooking a pretty park, and has every appointment that possibly could cater to the comfort and convenience of discriminating tenants. **Kitchens Attractive.**

Kitchens are bright and airy. The floors there are of inlaid blue and grey linoleum. Cabinet high-oven large electric ranges have been installed. The very latest type of electric refrigeration, making possible the freezing of desserts and ice cubes, is to be found. There is abundant covered space, including broom closets, with ironing boards on the

backs of the closet doors. A garbage chute and incinerator provide for prompt disposal of waste materials.

Bathrooms are excellently appointed. Built-in tubs, built-in medicine cabinets, with special shaving shelves for the man of the house, and porcelain pedestal basins, are part of the arrangement of these rooms, which are finished in tile.

A scrupulous attention to detail shows in the planning of both bedrooms and dining-rooms. The former are especially large. The dining-rooms have built-in china closets and extra covered space. Hardware throughout is conservative in taste, but of the very best. The same applies to the electrical fixtures. An added delight for the lady of the apartment is the large number of base plugs or hand.

Valet Service Provided. The owners of this new building—Two Hundred St. Clair Avenue West, Ltd.—have left no stone unturned to attain that very satisfying state of captivation of the eyes of prospective tenants at first sight. Adjacent to the main entrance is a service room for the accommodation of all tenants, where a valet will be on hand to receive parcels, etc., and to make himself useful generally.

Still another very satisfactory feature from the viewpoint of prospective tenants is the opportunity afforded them of choosing between a colonial finished apartment (cream enamel throughout) and an apart-

ment done in the darker style of sumwood with walnut finish.

"Two Hundred St. Clair Avenue West" stands on the northeast corner of Avenue Road and St. Clair Avenue West—a location of which its owners are justly proud. This particular section is one of the highest points in Toronto, and is noted for its bracing air. Transportation facilities; both car and bus, are excellent. For the accommodation of the motorist a garage, providing for 125 cars, and within a few minutes' walk of the new apartment, will be accessible in the very near future. Neighboring streets are well paved and noted for their cleanliness.

The parks on which the balconies of the apartments open are pretty spots, and serve as ideal playgrounds for children. They are well shaded, shrubbery being cared for by city gardeners. Benches in large numbers are there for comfort, as are other conveniences of which tenants of the apartment building can avail themselves.

Churches in Neighborhood. One of the oldest established colleges in Toronto—Upper Canada—is located within a few blocks of the new apartment building. Churches of all denominations are in this neighborhood. Public schools are conveniently situated for children of the locality.

A walk through this part of the city enlightens one as to the beauty of which Toronto can boast. Here

trees are found to be well preserved, and gardens are neat, well kept and decidedly appealing from the artistic standpoint. Some of the finest homes in the city are here for inspection. In this regard "The Hill" has built up a reputation second to none, and the erection of the new apartment building contributes materially, as hitherto mentioned, to the growth of that reputation.

All these factors entered into the question of the selection of a site for "Two Hundred St. Clair Avenue West." Having put years of study on the design of the building, the owners were not to be stampeded into acquiring the first attractive location which came to their notice. They looked about considerably, and in the end chose, as they believe, wisely.

Apartments Popular. Modes of living change with the years. Where once home-seekers were inclined, for various reasons, to frown at the mere mention of the word "apartments," they now fairly clamor for them—a change in attitude due, undoubtedly, to the wealth of conveniences to be found in most any up-to-the-moment apartment building. As the years progress, apartment buildings themselves may change, too, but for the present the type of building represented by "Two Hundred St. Clair Avenue West" stands out as the finest in the way of design, construction and appointments that money and skilled labor can build.

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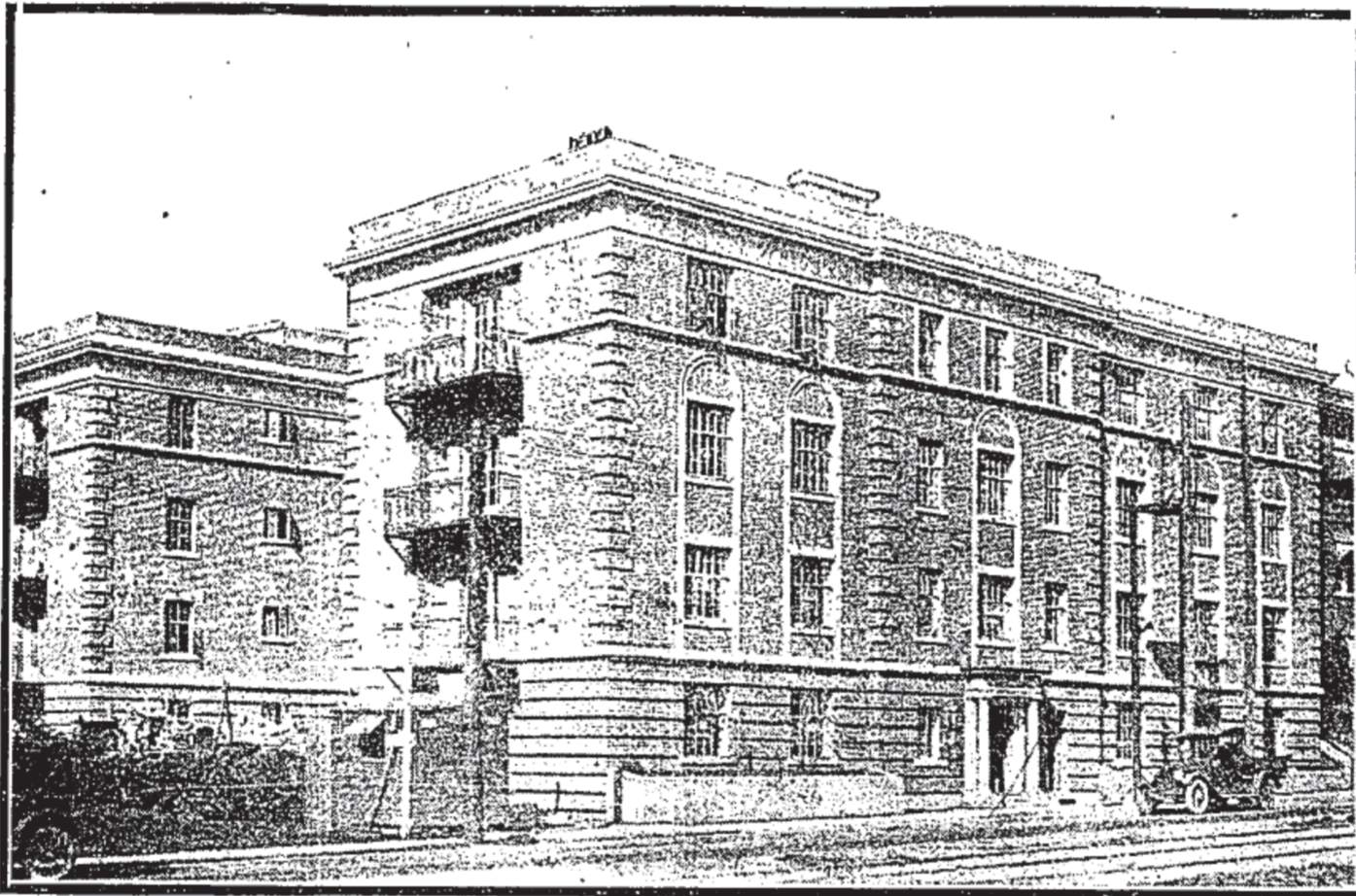
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This Is Valuable Information Do Not Destroy File for Convenient Reference

The building shown above was required for completion in an unusually short time, viz., four months. After considering various ways of obtaining the desired results, it was decided to carry out the work under general contract.

The successful completion of the building in the time required shows that the method of doing the work was well chosen. Careful planning by the General Contractor was met with prompt delivery of materials from various Building Supply Concerns, and special reference is made to the cordial and efficient co-operation rendered by all of the Sub-Contractors, whose assistance in bringing the job to a satisfactory completion within the short time limit has been much appreciated by the General Contractor.

During the first week of June, 1925, 75,000 cubic feet of earth were removed to provide for the concrete foundation footings, which in several places extended to more than twelve feet below the sidewalk level. On June 15th, 1925, the brickwork was started on these footings, and during forty working days between this date and August 4th, 1925, upwards of half a million brick and tile were laid, and the roof was erected and made water-tight, ready for the interior finishing operations. These operations, involving work of the Mason, Carpenter, Plasterer, Lather, Electrician, Plumber, Stenographer, Painter, Glazier, Floor Finisher, together with the installation of Joiner and Cabinet Work, Elevators, Refrigeration, Electric Ranges, Ornamental Iron, Telephones and Lighting Fixtures, have been carried on with equal promptness.

On the 26th instant tenants began to move into their apartments, and several other apartments will be occupied during the next few days.

The construction of this building has furnished employment for upwards of one hundred men, representing approximately thirty-five thousand hours of work, for which they have been paid nearly thirty thousand dollars (\$30,000.00) by the General Contractor alone, not to mention further employment through various Sub-Contractors, Factories, etc., where the materials and equipment have been produced.

It should, therefore, be observed that this modern, handsomely finished structure, completely equipped with the most up-to-date Apartment House appliances, is a prominent exhibition of the decidedly constructive work which is carried on by the Building Industries of this City.

The General Contract for the Building Was Performed by

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Contracting Engineers and Builders, 6 Hayden St., Toronto

A. R. HOLMES, B. Eng., President.

J. W. ALDRIDGE, Quantity Surveyor and Pricer.

F. T. NICHOL, B.A.Sc., Designing Engineer and Estimator.

T. CRAFT—Mason Foreman, in General Charge of Building Operations.

W. SINCLAIR—Carpenter Foreman, in Charge of Joiner and Cabinet Work.

C. R. HARRISON—Timekeeper and Clerk of Works.

The Workmen in all branches of our organization are tendered our appreciation and thanks for their willing, harmonious and efficient efforts towards bringing this building to a successful completion.

A. R. HOLMES, President.

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