

ST. ANDREW'S GOLF SPENDING \$75,000 ON NEW CLUBHOUSE

Ambitious Spring Program Calls for New Course and Landscaping BRIDLE PATHS, TOO

The construction of a new golf course and \$75,000 club house, the laying out of four and a half miles of riding paths and jumps, the subdividing of land not now in use, and the landscaping of a 240-acre parcel is the ambitious spring program which was laid out by St. Andrew's Estates and Golf Club of Toronto Limited, following their annual meeting and election of officers this week.

Sponsors of the project include Alex Fiske, K.C., president; James L. Ross, vice-president; E. W. Goulding, managing director and treasurer; C. C. Calvert, secretary; Alex Fiske, K.C., S. F. Duncan, F. J. Neale, Col. G. F. McFarland, E. W. Goulding, James L. Ross, C. S. McDonald, Geo. E. Warwick and Leigh McCarthy, members of the directors.

Permanent features of the St. Andrew's development will be the riding paths and the golf course. Two courses were in operation last year, a nine-hole course for beginners and an eighteen-hole course for experienced players. It is now proposed to make the beginner's course the first nine holes of a full championship length course and work in nine holes of the old course to create a new 18-hole course with an extent of approximately 6,500 yards.

Plans for the new course have already been completed by Stanley Thompson and Co. Limited. The new clubhouse will be erected on the southeast corner of Bay and King Sts. within the next few months. While a "hot air" building has been rumored, no decision as to the height has actually been made.

A new style of architecture is also being considered by the Imperial Bank architects and it is likely that the new structure will be an artistic triumph for downtown Toronto. Preliminary sketches are being drawn by J. P. Phipps, the general manager of the bank, said today. Several alternative schemes have been submitted.

While the new building is under consideration for nine years, Mr. Phipps says the decision to start work in the near future had been made for two reasons. "The first," he said, "is that the large number of men in Toronto in need of employment. A building such as the one contemplated would give employment to a great many unskilled and skilled artisans."

The other motive was due to the low cost of building material at the present time, which would permit the construction of such a building desired at a lower price than at any time since the structure was first mooted.

That a building of this kind, a skyscraper, is being considered was hinted by Mr. Phipps, who said when asked if the new home of the Imperial Bank would be a skyscraper. "Not necessarily," he said as a matter of fact, and without going into details, there are good reasons why we should not build a so-called skyscraper. There is a possibility that we might present the city with a different type of office building."

The aesthetic value of the building will be a paramount consideration in arriving at a decision. The construction of the new bank building will mark the third institution of that kind to erect its head office at Bay and King Sts. The Bank of Nova Scotia will shortly proceed with the construction of their building on the southeast corner. The Imperial Bank owns 100 feet of frontage on Bay and a like lot on King St. Their new building will take all of this space.

SELLS SIX HOUSES AT TOTAL OF \$58,450

A. E. LePage Reports Normal Activity

Senior Nurses' Home to be Built Soon

Erect Ridley Residences

NEW COUNTRY CLUB WILL HAVE 155 ACRES

Extensive Plans Will Get Under Way Immediately

Following the successful launching last year of the Crestwood Golf and Country Club, the five hundred members of which are drawn from the eastern beaches district, extensive plans are scheduled to get under way immediately for the further development of the course, according to the announcement today of C. E. Cowling, club secretary.

The layout of the greens and fairways will not be changed, but the development will include further grading, sodding of fairways, sowing of greens with grass seed and the construction of an irrigation system, which will traverse the entire 155-hole course.

Fronting on the Kingston Rd., near stop 26, the course consists of 650 acres and has a total distance of 6,400 yards. Contracts have been awarded for the work and it is expected that the course will be ready for play by the end of the summer. The improvements will cost approximately \$15,000, according to the secretary.

TO EMBODY NEW DESIGN IN BANK CONSTRUCTION

Preliminary Sketches Being Drawn for Imperial Sky-Scraper

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Real Estate

New Clubhouse Planned for St. Andrew's Golf Club



PLANS PROVIDE FOR RE-MODELLED COURSE; CLUBHOUSE TO HAVE SWIMMING POOL

ABOVE is an architect's perspective drawing of the new clubhouse which will be erected for the St. Andrew's Golf Club at York Mills and which will replace the old Cameron home, erected over a century ago and said to have been the over-night stopping-place of William Lyon Mackenzie during the rebellion of 1837. The main part of the new structure will be given over to an indoor swimming pool, this to be flanked by large rotunda, lounge rooms, grill-room and locker-rooms for men and women. A far wing will contain the heating plant and caddies' quarters. St. Andrew's Golf Club has been operating a nine-hole course for beginners and an 18-hole course for advanced players. The beginners' course will now constitute the first nine holes of a full championship-length 18-hole course covering a hundred acres and having a distance of approximately 6,500 yards.

WOULD ABATE NOISES IN PEOPLE'S INTERESTS

Excessive Din Causes 42 Per Cent. Increase in Errors Made in Business

Shattering noises from riveters, whistles, factory sirens, auto horns and some transportation systems will have to be abated if city dwellers are to live, work and rest normally, Professor H. E. Reilly, Canadian acoustics authority and member of McGill University faculty, told the delegates to the eastern Canadian gypsum conference at the King Edward hotel.

Even the popping of a paper bag increased the brain pressure four-fold, he pointed out. Even a reduction of ten per cent. in the noise element of an office, may increase staff efficiency by as much as twenty per cent. with a lower expenditure of physical and mental energy.

With reference to his earlier statement regarding the responsibility for errors, he said that experiment and observation had shown office staffs percentages of errors to run 42 per cent. greater than they should be as a result of excessive noise. Following medical investigation, he declared, it was now an accepted fact that the health of the individual exposed to continuous noise was seriously affected.

Tone Down Speakers

Having summed up the disastrous effects of too much noise, Prof. Reilly went on to outline what was being done about the matter. He spoke of the report of the noise abatement committee in New York, which, after surveying the city and dividing it into sections where noise conditions were acceptable and other areas where a positive menace, had appealed to the public to tone down loud speakers and reduce other disturbances. Montreal had set an example in banning advertising sound reproducers outside music and radio stores.

Eliminate Bad Acoustics

Deafness, nervous disorders, degeneration of the faculties of the eyes, formerly accepted as inevitable, had been traced by scientific methods to a lack of maintenance noise. Specialized scientists were delving into hitherto ignored physical and psychological reactions of people to noise. Prof. G. R. Anderson of the University of Toronto, also in attendance at the gypsum conference, declared that there was ample scientific support for the jurist's contention. He himself had made a study of acoustic conditions in Toronto court rooms a few years ago. The investigation had shown them to be bad acoustically, but had also shown that the undesirable conditions could be remedied without much difficulty by scientific treatment.

Such work, Professor Anderson stated, had already been carried out in such buildings as the new Standard Stock and Mining Exchange, the Masonic Temple at North Bay and the Canadian Bank of Commerce building here.



HONORED BY ARCHITECTS

For the first time in its history, the Ontario Association of Architects has honored a confere by the tendering of a testimonial dinner and the presentation of an inscribed silver tray and illuminated scroll to J. P. Hynes, Toronto architect, for his services in the cause of Canadian architecture.

PERMIT APPLICATIONS FOR 20 NEW BUILDINGS

Will Result in Contribution of \$117,000 to Toronto's Building Program

Twenty new structures are contemplated for erection in this city as soon as building permits are granted, according to applications filed during the week for the city architect's approval. These will result in a further contribution of \$117,000 to Toronto's building program.

The largest application of the week comes from the Sterling Trusts Corporation, 372 Bay St., for a 16-suite addition to an apartment house at the north-east corner of Roncesvalles and Fernmount Aves. Designed by Messrs. George Moorhouse and King, architects, 1123 Bay St., the new addition will measure 42 by 76 feet and will be of brick and stone construction. The estimated cost is placed at \$20,000.

Other applications for building permits were filed by Dyce C. Saunders who wishes to erect a detached dwelling at 183 Teddington Park Ave., near Eglia Ave., to cost \$22,000; Fred Owens proposes to build four detached houses on the south side of Old Orchard Grove, near Greer Rd., to cost \$16,000; Morris Dennis will erect four semi-detached and one detached dwelling on the west side of Manning Ave., near Robinson St., to cost \$12,500; the Toronto Brass and Machinery Co. Ltd. will erect a \$10,000 factory on the west side of Leslie St., south of Queen St. E.; Morris Dennis wishes to build four semi-detached houses on the east side of Manning Ave., near Robinson St., to cost \$10,000; A. A. Pepper will erect two semi-detached dwellings at 169-171 Roman Ave., near Davenport Rd., to cost \$6,000; Arthur Dobson will erect a detached dwelling at 27 Shields Ave., near Roselawn Ave., to cost \$5,500; and the Royal Bank of Canada will alter a store at 140 Avenue Rd., near Davenport Rd., into a branch office at a cost of \$5,000.

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NEW UNIT COSTING \$400,000 TO BE ERECTED IMMEDIATELY

American Concern Has Secured One-Acre Parcel of Land on Soudan Ave. TWO STOREYS HIGH

Completed plans for the erection of the first unit of a 10-store building program are announced today by the Tremco Manufacturing Co. Ltd., an American concern which has induced to open a Canadian branch in this city by the Toronto Industrial Commission. The building plan of the newly created Canadian company with offices at 81 Victoria St., will involve an expenditure of approximately \$300,000-\$400,000, according to W. H. Field, president.

Manufacturers of waterproofing, glazing compounds and caulking products, the company has secured a one-acre land parcel having a frontage of 200 feet on Soudan Ave., near Clark, and served by a railway siding. Plans have been completed for one structure and preliminary plans are now being drawn up for three more buildings. The plant which will go under way immediately has been designed by Messrs. Marani, Lawson and Morris architects, 96 Bloor St. West, who were this week awarded the medal of merit by the Ontario Association of Architects for the most distinctive commercial structure erected in the past year. Plans provided for a manufacturing plant of brick and steel construction to be two storeys in height. It will measure 45 by 103 feet. Construction will start on March 1, according to the architect, and the building should be completed in about four months. Construction of three other units is also expected to go under way shortly with the expansion of the Canadian market.

REWARDED FOR HONESTY

Greenwich, Conn., Feb. 13.—A \$1,000 cheque in appreciation of her honesty was the reward Miss Tessie O'Rourke, hotel maid, received for returning a \$12,000 necklace which she found in the street to its owner, Mrs. Norris B. Gaddess of New York.

BUILDING PERMITS FOR WEEK \$97,900

The Month's Total Stands at \$138,201

Although no major undertakings are provided for in this week's building permit issue, Toronto's construction program near the million-and-a-half mark with the granting by the city architect of nearly a hundred permits providing for the erection of buildings at an estimated outlay of \$97,900. This brings the month's building total to \$138,201 and the year's figure to \$1,421,538.

The following is a list of the building permits issued during the week by the city architect: 1 apartment alteration, \$600; 4 brick dwellings, \$31,900; 41 frame alterations, \$9,167; 2 brick alterations, \$13,300; 1 factory alteration, \$600; 2 fire escapes, \$220; 16 gas pipes, \$1,225; 1 office alteration, \$4,000; 2 sheds, \$133; 12 signs, \$300; 8 store alterations, \$30,875; 3 garages, \$1,510; 1 temporary building, \$1,000; 1 veranda, \$950.

BUILD \$100,000 OFFICE

Name of Owner of New Building Is Not Disclosed

Christman-Burke, Ltd., Canada Permanent Building, have been awarded the general contract for the erection of a new store and office building, which will go under way immediately at the southwest corner of Bloor and Church Sts.

The two-storey structure, designed by McKenzie Waters, architect, 90 Bloor St. West, will be of steel, stone and granite construction and will comprise seven stores on the first floor with the entire upper floor being devoted to offices. The building will measure 53 by 120 feet and will be completed in four months. The cost of the undertaking, irrespective of site-purchase, will be in the neighborhood of \$100,000. The name of the owner is not divulged.

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