



Clubhouse photos courtesy Maritz and Young

Westwood's plans call for big landscaping program around new clubhouse

How experience taught Westwood to build

By HERB GRAFFIS

GOLF now is at the time in its American history when pioneer clubs are afforded the opportunity to "start all over," building their new establishments under conditions widely at variance with the factors prevailing at the time of the birth of the club. The land demands of suburban residential development, higher taxes, requirement for modern and extensive clubhouse facilities, the desire of members, in many instances, to have a more "countrified" aspect to their country and golf club properties, and the development of automobile transportation, all have combined to push veteran clubs out of their old homesteads. Despite the great increase in property value at the original establishment many of the clubs making the changes, after selling out their original sites and applying the sale price on the new establishment, find themselves in deep water financially.

When the announcement was made that Westwood Country Club was selling its original club site to buyers who would operate it as a daily-fee course and would move a few miles away from its first establishment at Webster Grove, Mo. (St. Louis suburb), Louis Rosen, now president of the club and a veteran in mid-west golf, was told by this cock-sure scribe that although he and his associated

executives were notable business men, they would dump into a rude awakening when they thought that the proceeds of their sale would give them the de-luxe new establishment they wanted without involving them in the usual heavy carrying charges of big golfing establishments put in during these active times. I lose. The new Westwood layout represents an investment of \$1,050,000 and the total bonded indebtedness is less than \$200,000. Annual net income estimates provide for quick retirement of these bonds.

Westwood's History

Westwood was organized in 1907. Its first home was the 100-acre estate of a tobacco magnate. His home was remodeled and enlarged to form the clubhouse. The property was leased by the club, but later bought by its then president, David Sommers. An oil painting of Sommers now graces a prominent spot in the new clubhouse, for not only was he personally endeared to each member of the club, but he was the one who contributed largely to its new establishment. He bought the original property for \$100,000, intending to endow it eventually for a children's home. When the move to the new site was being promoted he sold the property to the club for what he paid for



Louis Rosen, Sr.,
President Westwood Country Club



At the left, overlooking this rich and dignified main lounge, is cozy balcony



Salon to east of main lounge is inviting spot for loafing and bridge

it, notwithstanding a great increase in value. The club then sold the property to the Westborough syndicate, now operat-



Men's lounge makes great spot for "taking it easy" after golfing.

ing it, for \$300,000. At new Westwood a landscape architect laid out 60 acres for homesites. These were sold to members at auction, bringing in \$240,000. An assessment of \$600 a member was levied on the original membership of 275, which netted \$165,000. This gave the boys an ante of \$705,000. Increasing the size of the membership brought the total up approximately \$200,000 more. The ultimate membership, of all classes, is 500.

Starting Right

That figure of \$240,000 for the homesites carries a lesson to the private clubs that want to escape financial miseries.

Get enough land to reap some of the benefit of increased neighboring land values the establishment of a golf club always means. Make the clubhouse a family center with facilities for each member of the family. Restrict the sale to club members. Pick a site that is convenient and distinctive, preferably one not on a main road, for in a metropolitan district main road traffic is too heavy. Westwood carefully considered 20 selected sites before they picked, and then got one that wasn't in the 20 originally under consideration.

Property picked by Westwood was 300 acres and was chosen after a consideration of topography, soil conditions, water supply, public utilities, transportation, traffic conditions, probable trend of population, present taxes and probable future taxes, labor conditions and probable increase in land values.

Has Board of Design

H. J. Elson was named Consulting Engineer and Director of Works for the enterprise. The Board of Design consisted of Elson, the golf architect, Harold Paddock; the drainage and irrigation engineer, Wendell P. Miller and his associate L. H. Koontz; building architects, Maritz and Young; and John Noyes as town-planner and landscape architect.

The Westwood ground is rolling, with a maximum difference in elevation of seventy-five feet. It was a series of farms, practically bare of trees except for a few scattered orchards. The soil was pretty well worn out, after being under sporadic cultivation for more than seventy years with only slight fertilization; only a small portion was cultivated in recent years, and this was used for berries and a small amount of truck gardening.

Study Soil Needs

Analyses of soils and water were made

and a careful program of disking at time periods to kill seed germination was followed for the purpose of killing out volunteer weeds, to insure as nearly as possible weed-free fairways. No manure was used, because compost was unobtainable. The year's time required for manure's activity was not available, and freedom from the seed therein was desired. Gypsum to insure aeration, milorganite, nitrophoska, sulphur and similar chemical fertilizers with immediately available reagents were employed, and the results have been very satisfactory. It is also believed that the use of these chemical fertilizers is more economical, for though the cost per ton is higher than manure, the quantities needed are smaller and the reactions more certain.

Greens were planted with Washington bent grass in September, 1927. Fairways were sown with a 70:30 mix of selected blue grass and red top, and a good stand has resulted.

The major physical engineering features in connection with the golf course aside from the grading of fairways and building of greens, tees, traps and bunkers, were an earth-fill dam about 750 feet long, with a concrete spillway 40 feet wide, creating a lake with an area of about $4\frac{1}{2}$ acres, with an average depth of 5 feet, impounding about 8,000,000 gallons of water; upwards of 80,000 feet of drain tiling; 4,500 feet of 10- and 12-inch sanitary sewer, with manholes and a two-chamber septic tank of about 9,000 gallons capacity; 25,000 feet of irrigation piping and 8500 feet of piping for drinking water to fountains on the course. A two-stage centrifugal pump has been installed with a capacity of 300 gallons per minute against a 200-foot head, this directly connected to a 35 h. p., 1,450 r. p. m., 4-cylinder gasoline engine supplemented with a similar pump electrically driven.

Irrigation water will be taken normally from the lake, and drinking water from the St. Louis County mains, but there is provision for connecting irrigation lines with county water in case of failure of pumps. Cast iron pipe was used for 3-, 4-, and 6-inch water mains, and genuine wrought iron for the smaller lines; galvanized steel used to a small extent as a filler-out where enough wrought iron pipe had not been ordered. These specifications on pipe are indicative of the "looking ahead" policy for lessening deterioration and maintenance charges.



Lots of light, plenty of air, and every facility for service are in men's locker-rooms



Women's bath section plentifully supplied with dressing tables

The lake has been well stocked with fish. It also is an important detail in the club's winter sport program.



Country atmosphere in charm and comfort of bed-rooms

Cost Division

Cost of ground development for the golf courses including engineering and inspection has been roundly \$125,000 of which allocation can be roughly stated at \$25,000 for irrigation, \$25,000 for drains and sewers, \$15,000 for fertilizers, seeds and stolons, \$5,000 for excavation of lake and dam construction, \$3,500 for bridges, and \$50,000 for grading, greens and tee construction, soil erosion prevention, and general work. The irrigation and drainage is very extensive and the value of drainage is already clearly evident. Irrigation covers fairways as well as greens and tees, there being 230 outlets on the system of which about 175 are for hose connection, the remainder being to drain the system to prevent winter freezing.

27 Holes on Course

The golf course is laid out in three 9-hole units, any two of which can be combined. This layout gives the club its choice of three yardages; one approximately 7,000, another around 6,400 and a third about 6,600. First tees and ninth holes of each unit are grouped around the clubhouse. Though winter rules prevailed last summer, the greens were in fine shape, and play was heavy. No difficulty, according to Rosen, was experienced in handling the course traffic. Tees are unusually large, with the three first tees having hoseless watering.

Due to the rolling character of the topography considerable difficulty was experienced with erosion. Westwood believes it has this trouble whipped now. Approximately \$600 was spent in straw matting to prevent erosion. Another detail of this work was the use of small board embankments on the down grades. Turf was laid up to this and when the turf gets firmly established around these spots, the boards will be rotted and be pressed deeper into the ground, according to the expectations. Chicken wire netting was necessary in many places to keep the turfed spots from washing away.

Clubhouse Is Complete

The clubhouse is estimated to cost upwards of \$425,000 furnished. It is of

English Baronial design, with stone walls, random rubble, selected for color; concrete second floor slab; staggered shingled roof; and is practically fire-proof except for the roof. It has large, airy, well lighted rooms, ample locker rooms, seventeen sleeping rooms, seven with bath, and a dormitory for men with two large shower rooms on the second floor. Outside terraces and swimming pool were developed as a part of the building plan. On the major axis the clubhouse is 400 feet long, with a 350-foot ell for the men's department which has been designed for practically complete segregation from the balance of the building. All locker rooms and showers are on the main floor. The basement is used only for storage purposes, refrigerating and heating plant, cold storage rooms, and similar features. The total floor area is about 45,000 square feet and the cubage 900,000. More than usual study was given to the questions of light, ventilation, and internal circulation of members and servants with respect to service under varying conditions of use.

Thoroughness Is keynote

From the swimming pool to the dining-room for chauffeurs, the clubhouse is a brilliant example of thoroughness in clubhouse architecture. The family service idea is carried to the nth degree, with the separate facilities provided for children and young, unmarried women. Starting with the locker facilities for the swimming pool we find 20 lockers for women guests in a nicely equipped light room off of the tunnel leading from the clubhouse to the pool. Showers are spotted near the

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Interior of Westwood kitchen

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passages from the men's and women's locker-rooms to the pool. The pool, by the way, has noteworthy water purification facilities.

The locker-rooms for men and women are in different wings of the building. Separate locker-rooms for girls and boys also are provided. A children's playground for bad weather use also is a basement feature of the building. There are five batteries of tub and shower baths in the women's locker-room, each battery having a beautiful dressing-table arrangement, fully stocked, in connection. There are 150 large-sized lockers in the women's department. Lounge facilities are provided in a locker-room bay.

In the men's locker-room there are 366 specially-made lockers. The two sections of the locker-room are of different heights. A barber-chair is installed in the locker-room and the barber does a brisk business. Four batteries of showers are installed in each section of the men's locker-room.

A fine professional's shop, with caddies' quarters in connection, is situated off one end of the men's locker-room. The caddies have showers, checking facilities, toilets, and a comfortable waiting room, together with a well equipped and good-sized "bull-pen" outside. Lunches are sold to caddies at cost.

Living Quarters Handsome

There are 17 sleeping rooms for members and a dormitory accommodating 12 available for members' use. The living rooms are splendid examples of country

clubhouse furnishing in good taste, as is the rest of the house. Several private card-rooms also are among the club's features.

The main lounge is invitingly arranged and furnished and so laid-out that it will accommodate over-flow dinner crowds. Outside the lounge and bordering on the swimming pools, is an outdoor dance floor. Special partitions are used by the club in separating sections of the dining room when private parties are being held. These sections look like part of the permanent construction. They are stored in the basement when not in use. The grille is so located that its service bar may also serve, from a counter facing onto a hall, children without bringing them into a spot where they might be troublesome.

Off of one end of the main lounge are two of the most beautiful details of an establishment having a great array of bright spots. There is a brightly furnished salon for bridge mixed foursomes, and off of that is a woman's dressing room that is hard to beat for charm and conveniences.

To the right of the main entrance is a registry and information desk, behind which is the manager's office. The manager's living quarters up-stairs are beautifully decorated and of a size and layout to make them the envy of 99% of the golf club managers in the country.

Due to the difficulty of getting St. Louis help back and forth, the club has made unusual provisions in its employees' quarters. Dormitories, bath facilities, and ventilation make the Westwood job a model in this respect. The help shows its appreciation by keeping these quarters scrupulously neat.

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