



View of new clubhouse at Jackson (Miss.) CC. Women's lockers and lounge occupy entire second floor.

JACKSON CLUB OPENS **NEW** HOUSE

By THOMAS G. JAMES

ON APRIL 1, exactly one year after their former clubhouse was destroyed by fire, members of the Jackson, Miss., County Club dedicated a new clubhouse as the initial part of a projected \$40,000 development. Facing Clinton boulevard, a short distance east of the city limits of Jackson, the new clubhouse follows the slight roll of a knoll adjacent to the first tee of the 18-hole golf course. The building is nearly 200 feet long; and, being only one story high for the greater part, it achieves a rambling informality and easy charm very much in keeping with the country landscape about it. English in style, its soft grey and white tone blends gracefully with the green of trees and planted shrubbery.

The building destroyed last year had been erected in 1914, when the population of Jackson was but 18,000 as compared with the present figure of more than 60,000. The late Senator John Sharp Williams and Former Governor Earl Brewer participated in the first dedication ceremonies and were enthusiastic golfers.

House Designed for More Than Golf

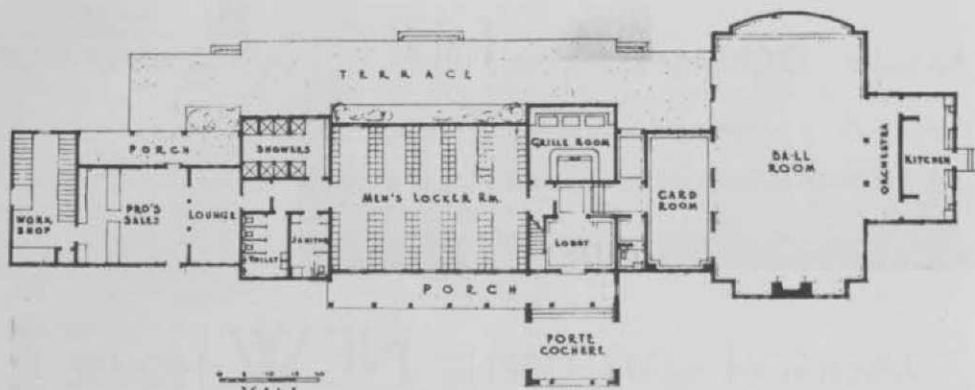
With the new home as a nucleus for their development program, members of the Jackson club hope to make the club's privileges appeal to a wider variety of interests than golf alone. The entire western wing of the new structure is built for the convenience of golfers. Exposed trusses and wood-paneled walls in the men's locker-room give it the appearance of a club room; the locker section is convenient to the pro-shop and supply

room as well as to shower and toilet facilities.

Emphasis in design, however, has been given to uses other than golf. In the words of architect James Canizaro, who in collaboration with the Jackson firm of Fort and White designed the structure, the clubhouse is planned so that it can be "in constant use by the greatest possible group of members." A well-equipped kitchen occupying the eastern end of the clubhouse will serve meals on the extensive terrace space along the northern side of the building, or indoors during inclement weather. The ballroom is equipped with an orchestra platform, and is big enough for almost any occasion; with proper equipment it can be used as conveniently for a game room as for dances. The entire second floor of the central section was purposely reserved for ladies' lockers and a lounge.

Country clubs in other communities will be particularly interested in the method used by the Jackson club to finance its building program. Like other clubs, the Jackson club experienced a decrease in member stockholders during the depression. From an active membership of 275 in 1929, the total had dropped to but 66 member stockholders at the time the building burned last year. How to finance the new construction with such a limited group of stockholders was a problem which the club has solved in a most interesting manner.

The estimated cost of the complete club-



Golf activities are at one end of the building, social facilities at the other. For large parties, tables may be set in the ballroom.

house was placed at \$23,000, with the added cost of a swimming pool set at another \$13,000. At the time the proposal was made, the club had no cash and no plans for the raising of funds. The sixty-six stockholders, however, voluntarily assessed themselves \$50 apiece, and authorized the sale of 84 additional shares of stock at \$150 a share. In addition to this new stock, the club voted to issue 150 convertible debentures at \$125 apiece, which, when converted into stock, would give the club a maximum membership of 300.

The interesting debenture plan, as outlined to club members and interested Jackson businessmen, was as follows: "The club proposes to issue and sell one hundred and fifty convertible debentures, at \$125 each, which will be non-interest bearing and mature in ten years. The debentures may be converted into stock at any time with the approval of the membership committee by payment of \$15 transfer tax and \$10 into the revolving fund for repurchase of stock by the club at \$100 per share. No dues will be paid by the holders and they will not be entitled to use the privileges of the club. The debentures will be callable at any time prior to maturity at \$125. However, the holders may at their option convert the debenture into stock for themselves or anyone they may designate, with the approval of the membership committee, when called, instead of surrendering for payment; thus giving protection to those who buy debentures to assure the purchase of stock in the club at a later date, at its present cost. No person may own over one share of stock. The club will not issue any new shares of stock until all debentures have been called and con-

verted. The call will be made by lots whenever the club has applications for stock.

"The present stockholders are asked to underwrite the entire issue of 150 debentures, which will produce the sum of \$18,750, so that plans may go forward immediately for the rebuilding of the entire clubhouse, enabling the building committee to make an appreciable saving in construction cost rather than construct the clubhouse in units.

"The proceeds from the sale of the debentures will be earmarked and kept in a separate fund for the specific purpose of building and erecting in the order named: 1—Complete swimming pool. 2 Bath House. 3—Completion of Club House. 4—Tennis courts."

The proposal was made in August of last year. By the end of September—one month after the plan was proposed—the entire group of debentures had been sold. At the present time a waiting list of applicants for membership stock is formed and growing.

The new building will be enhanced soon after its dedication by the addition of one of the finest swimming pools in Mississippi, to be placed on the site of the structure which served as temporary shelter for golfing members of the club.

Plans for the pool are being worked out in close cooperation with the Sanitary Engineering department of the Mississippi State Board of Health, and it will embody the latest construction knowledge and methods. The pool will measure 75x35, and it is hoped that a wading pool for small children can be added at one end. Bath house facilities, overhead and underwater lighting, and a modern filtration plant are to be part of the pool equipment.