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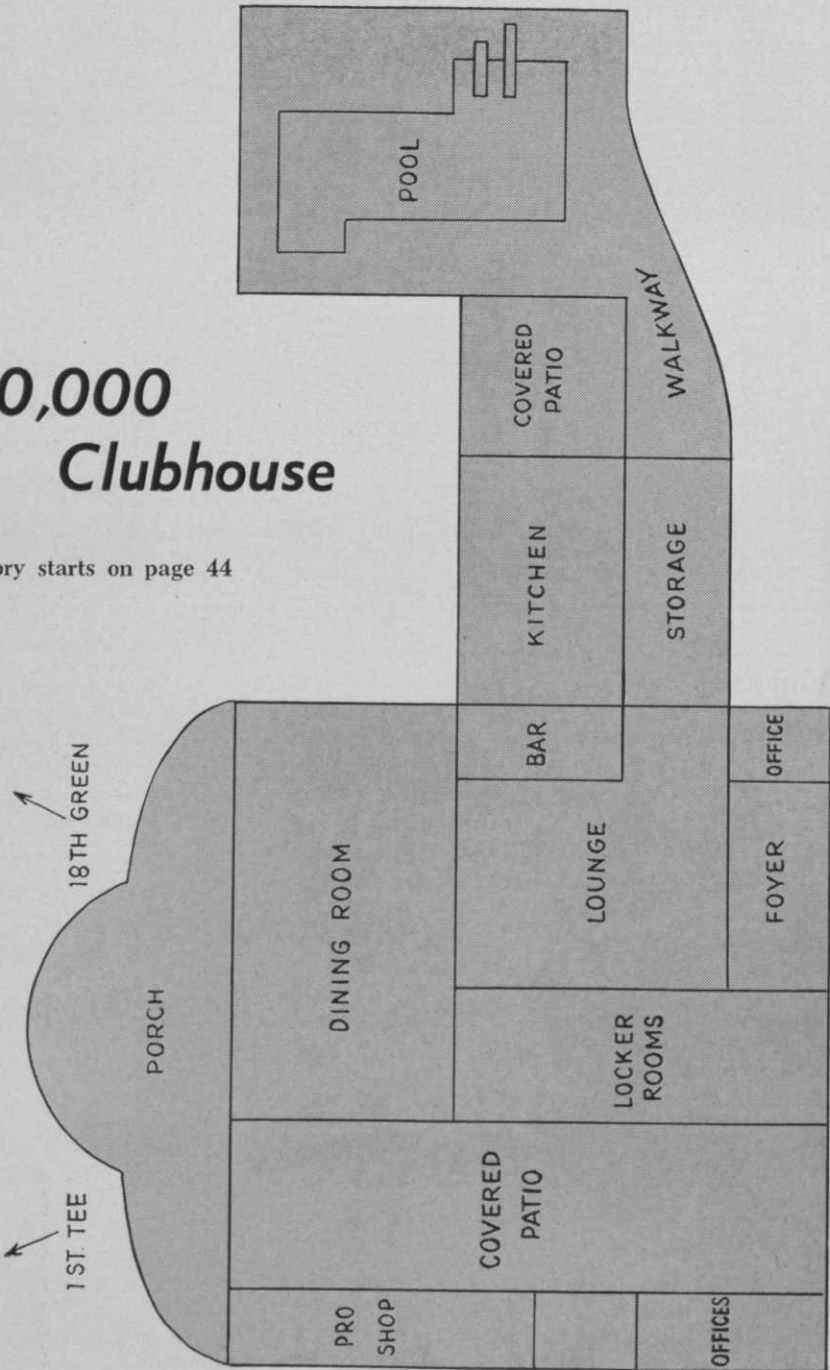
Distance secret. Wilson Staff ball "leaps" off the tee 40% faster than the speed of the club head. Photo made with each micro-flash at one-millionth (1/1,000,000) sec. by Edgerton, Germeshausen & Grier, Inc.

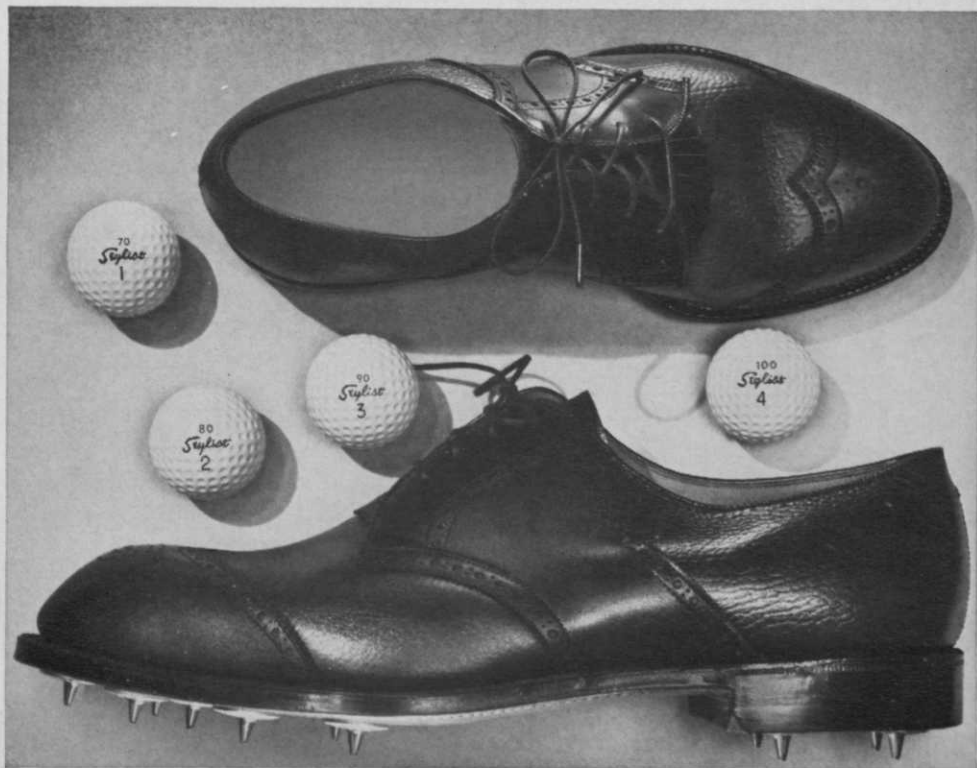


Faith in the dollar is restored when it is seen
what Canyon Creek got for its investment

\$350,000 Clubhouse

Story starts on page 44





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\$350,000 Clubhouse



Entranceway to Canyon Creek clubhouse is shown close up and at a distance. Company that built club plans to construct high-rise, luxury apartment building in clubhouse area in the near future.

By **JOE DOAN**

Found: A club that got dollar for dollar value for the money it invested in its clubhouse.

The club is Canyon Creek. It is located in Richardson, Tex., just a few miles north of Dallas.

Located on a hilltop site, the clubhouse is imposing, if not overwhelming. A combination brick and frame building, it is marked by simple but substantial lines that reflect smart thinking on the part of the club owners — that at least as much money should be invested in the golf facilities as the social ones. That is a point that too often is lost sight of in the planning and building of country clubs.

That Canyon Creek's owners decided on a wise policy in diverting as much money to the course as the clubhouse was demonstrated last fall. Many clubs in the Southwest that had made large investments in their clubhouses, but hadn't thought it necessary to install fairway watering systems, were extremely hard hit by the drought. It wasn't uncommon to see huge and imposing piles of stone and glass rising out of the acres of parched turf at these clubs. Canyon Creek, though, never lost its springtime look, thanks to its coursewide irrigation system and the skill of its supt., Glen F. Welch.

It cost \$350,000 to build the Canyon Creek clubhouse. Apparently not a dollar of it was wasted. It is not an unusually large place, but since it was planned as a series of rectangles, each of which either adjoining or dovetail, there is hardly a square feet of interior space that isn't put to good use.

Everything at the Canyon Creek clubhouse is centered around the combination dining room and lounge. A Spanish influence predominates here, with the walls being panelled in oak, and wrought iron filigree being introduced in various locations to relieve the monotony of con-



Texans, who love the great outdoors, take advantage of open air patio during the warm months. Dining room is moved out into this area and sidewalk cafe eating style becomes popular.

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Norman Taylor, assistant pro, Don Dunkelberger, head pro, and H. C. McSwain, club manager, are in above photo. At left is main lounge with replicas of old Dutch and English clubs on wall in background.

tinuous paneling. Thick, intersecting oak beams run the length and breadth of the ceiling in this L-shape room. The long wall of the dining section is broken by a 20-foot fireplace that extends to the ceiling. A small lounge fronts the fireplace.

Hanging on the walls in one corner of the large lounge area are oversize crossed-shaft replicas of clubs that were used by the early English and Dutch golfers. The bar that juts into the lounge opens into the kitchen, which is located so that it is convenient to a small covered patio on the west end of the building and to the swimming pool.

Oak Is Matched

Matched grain oak tables and straight-back and captain's chairs, some of which are upholstered in black leather, occupy most of the lounge and dining area. The oak furniture was supplied by Romweber of Batesville, Ind. The entire dining and lounge combination is carpeted except for a small dance floor in the west end of the dining room which is finished in parquet oak flooring. When private parties are held and it is necessary to close off part of the dining area, oak panel screens are used. These are hand-

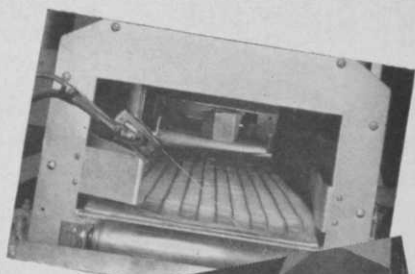
Canyon Creek crest appears on panel above mantel. Fireplace is located in the center of the main dining room.

some five-sectional affairs about seven feet high. Each panel section is two-feet wide and has a small iron filigree window.

A large open-air patio or veranda, located between the dining room and pro shop, is the most popular spot in the Canyon Creek clubhouse once warm weather arrives. Actually, it is under the main roof and is open on only one side. Tables and chairs and a portable bar are moved into this area during the spring and summer months and then more lunches and dinners are served

(Continued on page 112)





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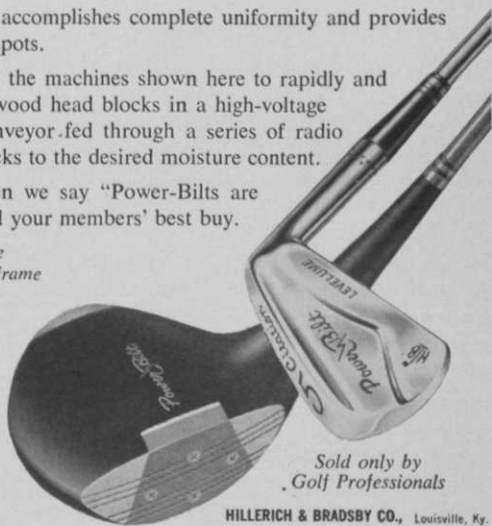
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Court Rules Out Identical Restoration in Condemnation Suit

BY WILLIAM JABINE

Several interesting questions had to be decided by the U.S. District court for the Western District of Pennsylvania in a condemnation case involving the taking of a 9-hole course by the federal government. In fact at one point in its opinion, the court described the case as "unique."

The sum of \$97,000 was awarded to the owners of the course, Kinzua Valley, in Warren County, Pa. The owners were not satisfied with that amount and moved for a new trial, contending that at the original trial the court had refused to allow the jury to take into consideration certain testimony that would have tended to increase the amount awarded. The owners also said the court refused to exclude testimony offered by the government in regard to the sale of other courses located at a considerable distance from Kinzua Valley.

Cost First Concern

The first question considered by the court in considering the motion for a new trial was concerned with the cost of reproducing the Kinzua Valley course. The owners, through an expert, advanced a rather novel theory which is described by the court as follows: "On Sept. 19, 1961, the course proper, a public course situated in the foothills of the Allegheny Mountains consisted of approximately 65 cleared acres. On these were constructed nine holes and a practice green, a frame clubhouse with integral snack counter, a frame pro shop, a tool shed and parking area. The highest and best use of Tract 1027, it is agreed, was as a golf course.

"A golf course expert, a well known architect, testified for the landowners that

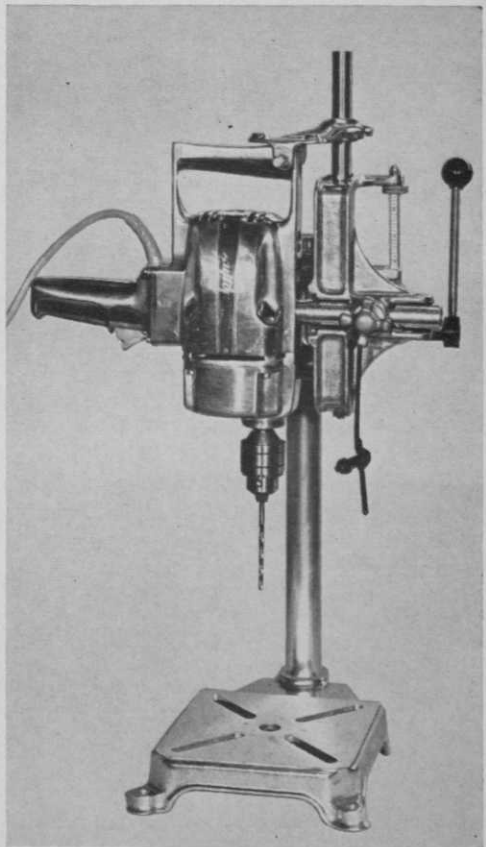
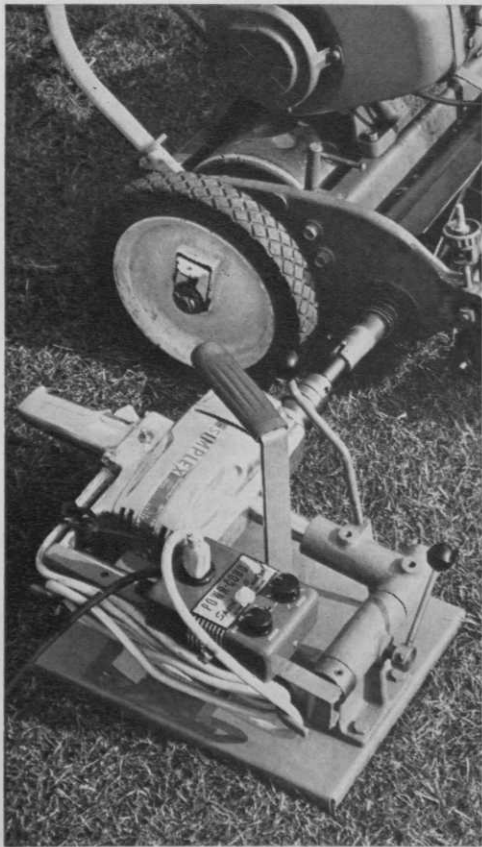
the course proper, as it stood on the date of taking, could be reproduced at a cost of \$165,396. Upon cross-examination, he conceded that \$84,000 of that sum was allocated to clearing a hypothetical wooded tract of trees, stumps, roots, brush, and large stones preliminary to actual reproduction of a course upon such a site. The rationale of this was that the course could be reproduced in a rustic and scenic setting identical to that in which Kinzua Valley lay, surrounded by mountains and wooded neighboring properties. This, the landowners insisted, could only be achieved by carving an identical golf course out of a wooded tract in similar surroundings, at a similar elevation and with a similar view, so as to make the land site for the reproduced golf course physically identical to the land site taken. We order this \$84,000 clearance allocation to be stricken. The jury was instructed not to consider the architect's estimate in the sum of \$165,000 as the cost of reproducing a course on timber land in the vicinity, but was told that it could consider an estimate of about \$80,600 for reproducing the Kinzua Valley course as it existed on the land prior to the taking."

Evaluated As A Whole

After discussing the admissibility of reproduction costs as evidence and stating that they should be considered with other evidence in determining the market value of the property, the court continued: "In arriving at just compensation or the market value, the course, the buildings, and the land should be evaluated as a whole as of Sept. 19, 1961, the date of taking. It is too well settled for argument that the inquiry as to market value of property taken by condemnation is directed to the condition in which that property existed on the date of taking. (Citations.)

"It is our opinion in this unique case that if the cost of reproduction of this course is admissible at all, such reproduction must be upon land in the same cleared condition as it existed on Sept. 19, 1961. For years preceding that date, this land had existed as a course free of undesirable growth and stones.

(Continued on page 114)



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