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NEW YORK, December 12, 1922.

Wm. H. ...
12/12/22

John T. Blossom, Esq.,
Yale Athletic Assn.,
New Haven, Conn.

Dear Jack:-

Referring to our conversation yesterday about the proposed Yale University Golf course, I believe a golf course at Yale is absolutely essential if the University is to compete successfully with Harvard and Princeton. Princeton, as you know has a University golf course within one-half mile of the Princeton campus which is in operation today. Harvard is now raising the money to build a golf course within easy reach of the Harvard campus, and work I understand will be begun on it next summer. At Yale today 150 undergraduates have the privilege of using the Race Brook Country Club course by paying \$45.00 a year. The Race Brook course is about 6 miles from the Yale Campus and takes about one-half hour in the trolley car. The Race Brook Club, has in addition to 150 undergraduates, 418 Resident Members, 61 Non-Resident members, so that the course is constantly over-crowded, and for this reason it is a very unsatisfactory place for even 150 undergraduates to play. Many of the undergraduate golf players go to the Shuttle Meadow course at New Britain or to one of the Bridgeport courses as guests occasionally, because the Race Brook course is so over-crowded. No undergraduate can play on the New Haven Country Club course. In addition it seems to me that the game of golf is growing faster than any other game in the country, and that if Yale is going to have real athletic facilities they ought to have a modern up-to-date Championship golf course for undergraduates as close to the campus as possible, and preferably in the immediate vicinity of the new athletic field.

We can get 122 acres of land on the south side of Derby Avenue and running along the west side of the Race Brook course for \$60,000. I have been all over this tract of land and find it ideal as far as the terrain itself is concerned for a golf course. It is fine rolling land with a brook running diagonally across it, would need very little draining, has practically no rock and only about 15% of it is wooded. To my mind it is too far away, as it would take 30 to 35 minutes in the trolley from the campus. The ideal spot would be part of the Greist Estate, adjoining the present Yale field. Louis Steddard can tell you who to go to to find out if the Greist Estate would sell 120 of their 700 acres and you might get a price and an option from the owners.

I figure the cost of a golf course on the land beyond Race Brook as follows:-

Cost of land	\$60,000
" " golf course	100,000
Roads	2,500
Locker House, Furniture & Fixtures	20,000
Miscellaneous	18,000
Total	<u>\$200,500</u>

J.T.B. Dec 12/22.

If a Club House was built it would probably cost \$60,000. and furniture and fixtures probably \$14,000 more. In round figures \$200,500 with simply a Locker House, \$250,000. with a real Club House. I don't know what it would cost to build a golf course on the Greist Estate, but it would be more on account of clearing the wooded land and because there are many more rocks on the Greist land.

I figure the cost of up-keep per annum would be as follows:-

Up-keep of golf course	\$18,000.
Taxes	1,000
Insurance	500
cost of running Locker House	<u>2,000.</u>
Total	\$21,500

To meet this we would have the following:-

400 undergraduates @ \$40 a year	\$ 16,000
50 Summer Members @ 50	2,500
Greens fees	2,500
200 Non-Resident graduates @ \$10.	<u>2,000</u>
Total	\$23,000

I therefore think that the course would carry itself if once built. I do not see any way to raise the money to build the course, except by gifts from graduates. It might be possible to leave some percentage of the cost of the land on mortgage, but you probably could not borrow more than 50% of the cost of the land. This, in the case of the Race Brook land would amount to \$30,000 and really is a small percentage of the total amount necessary to be raised.

I can't see any way of establishing a sinking fund to pay off this mortgage without its being a heavy burden on the Athletic Association, and I do not think the finances of the Athletic Association will stand any more annual fixed charges. I do not think you could have Resident graduates as members of the Yale Golf Club, because they would over-crowd the course and defeat the ends for which the golf course would be built. A Golf Club of 400 active members generally has a course that is pretty crowded on Saturdays and Sundays, and I think 400 is the limit of membership for the Yale course. Up to date I have tried to interest a few rich Yale graduates, but though they show interest, I have nothing practical in the way of money pledged, and I know it would be hard to get \$200,000 to \$250,000. , but I believe it can be done. It seems to me that a modern up-to-date Championship 18 hole golf course would be a tremendous asset for Yale University, and would draw many of the most desirable men to the University.

I trust this covers the information that you want. With kindest regards,

Yours very sincerely,

George J. Ades