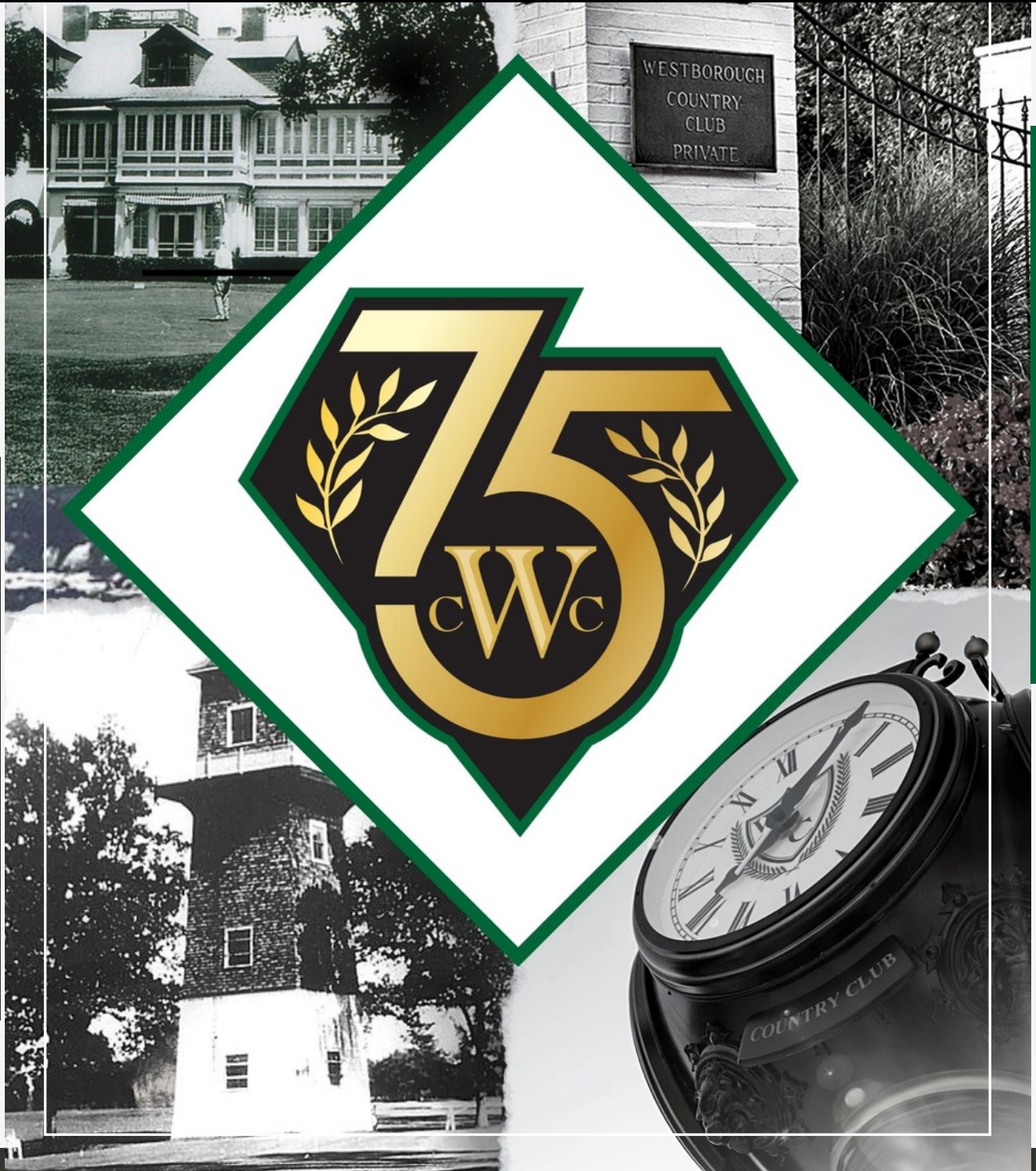


A DIAMOND IN THE ROUGH

WESTBOROUGH'S RICH & RESILIENT HISTORY



VOL. 3 THE PATH TO OWNERSHIP

WESTBOROUGH IN WAR TIME

● The disaster at Pearl Harbor, as distressing as it was, would be mild compared to what might happen to us if we were to neglect civilian morale and civilian health-building recreation at home.

● We know the value of balanced out-door exercise, its reflection upon mental and physical industrial output. We know it is a necessary complement to the intenseness of war times and that now is no time to fold up.

● The Army, Navy and Air Force of our powerful nation are no stronger than the morale of our people at home. To make and keep them the most powerful force in the world means that our citizenry must possess the highest spirits, be the best poised and the highest conditioned citizenry in the world.

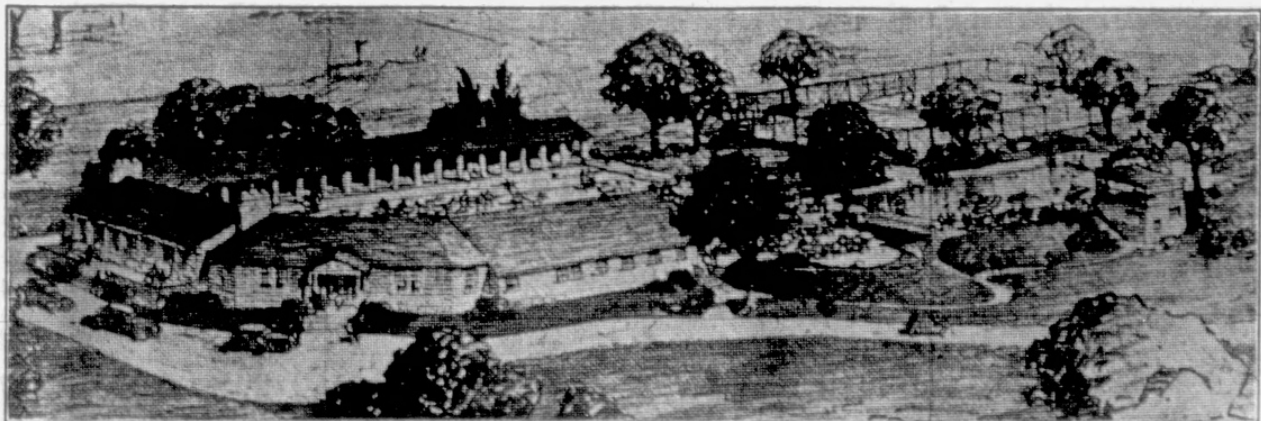
● This IS a time, however, sensibly to consider and consolidate our activities, to eliminate waste and duplication, to economize on dollars and vital materials and still retain to the fullest degree those necessary factors

that contribute most to our good health and high spirits, both of which are the very essence of National Defense.

● "Westborough" will fill this purpose. Here can be consolidated your individual and family golf, swimming and tennis, your vacations, your social and business entertainment, the vexing summer problem for your children, your use of the long daylight saving afternoons and evenings, the acquisition of new social and business friends, and all at a big saving in vital dollars and those necessary materials that will become more precious with each day. Investigate while vacancies still exist, visit the club or telephone Webster 3690.

Attention Civilian Defense Committees

All Civilian Defense Committees may, upon proper reservation, procure without cost the use of the Westborough Country Club grounds, club house and personnel for any purpose of community benefit.



Westborough Country Club

Lockwood and Berry Road

Webster 3690

Foreword

May 31, 2023

Dear Fellow Westborough Members, Families, and Friends:

Welcome to the third volume in our e-publication *A Diamond in the Rough: Westborough's Rich & Resilient History*. In this volume, we explore the tumultuous and defining events of the 1940s that resulted in the members of Westborough "founding" a new Club of the same name in November 1948. During this decade, Walter Pfeffer started where he had left off in the late 1930s, struggling to balance difficult financial circumstances with his continuing interest in offering a wide array of country club leisure activities, especially golf, at the Westborough site. The notion of subdividing Westborough's property arose again, this time with greater momentum than past efforts. Ultimately, however, thanks to tremendous community opposition, to Pfeffer's support and cooperation in continuing a country club at the site, and to the supreme efforts and generosity of many of Westborough's leading members at the time, the subdivision plans were again scuttled and a renewed and enduring Westborough Country Club was formed, which we celebrate now in its 75th year.

As with each volume, historical context is important to appreciating the events of which you read. The wide-ranging impacts of the second World War, the explosive residential development of the surrounding communities, and changing means of transportation were all instrumental in the 1948 founding. Fasten your seatbelts – this is going to be a bumpy ride, but thankfully you already know the happy ending to this story!

Enjoy!



Ted Zimmermann
Club Historian



Jim Capek
General Manager



Hannah Rowland
Communications Manager



Rachel Barr
Membership & Marketing Director



TIMELINE

ON THE WAY TO OWNERSHIP

1939 - 1949

WAR BEGINS

Poland Invaded; Cities Bombed
Italy to Keep Out of Conflict

Sept. 1, 1939

World War II officially begins, changing the landscape of America and Country Clubs for the next decade.

Jan. 1941

Westborough moves away from a "pay-as-you-play" structure and announces its "unlimited privileges plan."

Westborough Country Club Announces New Membership Unlimited Privileges Plan

Senior Family Membership Project Explained This Week
by Board of Governors; Advantages and Facilities,
of Club Are Shown in Outline Presented.

Feb. 1946

A sale contract is drafted by Pfeffer's ownership group, Four-Cities Park Realty and Glen-Oak Investment Company, to purchase Westborough property.

**Golf Links
Will Be
Subdivided**

May 12, 1947

2.5 acres of Westborough's property is sold to the Webster Groves Christian Church, followed by 6 acres sold to the Kirkwood School district - both of which remain today.

August 17, 1948

Over 100 protestors bring opposition to Glen-Oak commercial and residential re-zoning proposal.

Webster Residents
Protesting Rezoning

Oct. 22, 1948

The first formally recorded Westborough membership meeting is held.

Nov. 2, 1948

At a special meeting, the Board authorizes all steps necessary to complete the formation of the new Club's member-owned incorporation.

Nov. 13, 1948

The Missouri Secretary of State issues a charter for a benevolent corporation named Westborough Country Club. Our new Club is born!

Happy birthday, WCC!

Jan. 1, 1949

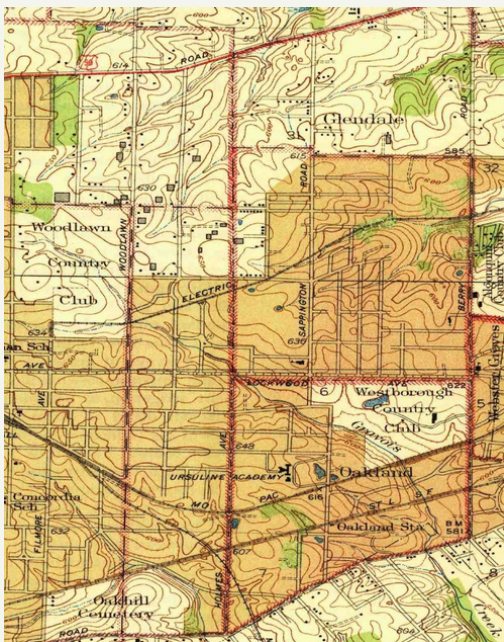
The new member-owned Club takes control of the properties and facilities.

Westborough
Country Club
Deal Approved

Membership Okays
Purchase At Price
Of \$325,000

MEMBERSHIP IN THE WAR TIMES

From its inception to the early 1940s, Westborough had mostly utilized a "pay-as-you-play" membership structure, which Pfeffer seemed to prefer, most likely because it enabled him to market the Club publicly, beyond what would be a smaller, exclusive membership base. This was certainly helpful to him when he and his partners started Westborough in 1928 and allowed them to quickly fill the Club's membership and generate revenues to both offset expenses and pay down debt. However, in March 1940, the St. Louis District Golf Association eliminated "pay-as-you-play" and other "public" formats from District membership eligibility, effectively ensuring that Westborough would not revert to a "pay-as-you-play" club, at least if it wanted to remain affiliated with the District. This decision ended District affiliation for Forest Park, Crystal Lake, University City, and Creve Coeur golf clubs.



1940 Kirkwood Area Map from the National Geologic Map Database. Note the three country clubs, Woodlawn, Westborough, and Algonquin, all within close proximity!

PRINT NAME _____ Club No. _____

Webster Groves, Mo. _____ 194 _____

Westborough Country Club Operating Co.,
Webster Groves, Mo.

Gentlemen:

I, the undersigned, hereby make application to become a ☐ regular ☐ associate ☐ member of Westborough Country Club for the year ending _____

I agree to the stipulations on the reverse side of this card and attach herewith my check for _____

SIGNATURE _____

☐ Business Address _____

Business Telephone _____

Firm _____

Occupation _____

☐ Residence Address _____

Residence Telephone _____

(Check where mail is to be sent.)

Members of My Family

In accordance with Paragraphs Three and Four.

Name	Age
_____	_____
_____	_____
_____	_____

MEMBERSHIP DUES — Regular\$110.00 (including tax)
Associate 22.00 (including tax)

Check for \$22.00 should be attached with application for either Regular or Associate membership.

Westborough Country Club
RULES AND REGULATIONS
Regular and Associate Memberships

Reference herein to the "Club" or the Westborough Country Club shall be understood to mean the Westborough Country Club Operating Company, a Missouri Corporation.

Westborough Country Club shall be operated as a strictly private club with two types of memberships; namely, a regular membership and an associate membership.

A regular membership entitles the member, his wife and their unmarried children under 25 years of age, provided they are listed herein, to the usual and customary use of all club facilities without additional membership fees (or assessments) until March 31st, 1941. Regular membership dues shall be \$110.00 for the year ending March 31st, 1941 payable \$22.00 with application, \$22.00 March 15th, \$22.00 April 15th, \$22.00 May 15th and \$22.00 June 15th (including tax).

Associate membership dues for the member, his wife and their unmarried children under 25 years of age, provided they are listed herein, shall be \$22.00 (tax included) for the period ending March 31st, 1941 payable with the application and in addition \$1.00 for golf on week days and \$1.50 on Saturdays, Sundays and holidays. Charges for swimming, lockers, lessons, tennis, etc., shall be such reasonable charges as shall be determined from time to time by the respective committees.

The club reserves the right, at its sole discretion, to provide or refuse the use of its facilities to any sponsored guest, sponsored group, organization or association.

This membership is not transferable and any transfer of rights therein is sufficient cause for cancellation without refund.

The club reserves the right to open or close any of its facilities on dates corresponding to general practice throughout the district and, in addition, at any time for necessary repairs, alterations, or additions.

Members shall not be individually or collectively liable for any of the debts of the club or for its operations or maintenance of its properties, nor subject to any assessment during the life of this membership.

A Board of Governors shall be elected annually by the membership and are empowered to represent the membership in all transactions with the club.

Members desiring use of lockers, showers and towel service must procure a locker, which is payable in advance.

Make checks payable to
WESTBOROUGH COUNTRY CLUB
Lockwood and Berry Road
Webster Groves, Mo.
Telephone: Webster 3690-3691

1940 Membership Application

Thus, in January 1941, Westborough announced its "unlimited privileges plan," which moved it completely away from the "pay-as-you-play" structure.

WESTBOROUGH COUNTRY CLUB
JOIN YOUR SUBURBAN CLUB NOW!
A COMMUNITY ASSET FOR ALL MEMBERS OF THE FAMILY

Subject to the action of the Membership Committee, residents of St. Louis and St. Louis County, whether married or single, are invited to take advantage NOW of the discount available to those who make prompt application for membership.

Westborough has one of the best golf courses in the district—with no better greens anywhere—a commodious clubhouse, a beautiful swimming pool tested and approved twice a week by the county health authorities, six fine tennis courts, beautiful terraced dining floor and all other facilities usually found in first-class country clubs.

Westborough is located on Lockwood Avenue between Berry and Sappington Roads, surrounded by Webster Groves, Glendale, Kirkwood and Oakland. It can be reached by trolley and auto from every section of the best suburban residential sections of metropolitan St. Louis.

YOU CAN TAKE A SENIOR FAMILY MEMBERSHIP NOW BY PAYING \$20.00 (PLUS \$2.20 GOVERNMENT TAX) WITH THE APPLICATION AND THE BALANCE IN THREE OTHER EQUAL PAYMENTS MARCH 15, APRIL 15 AND MAY 15. YOU THUS SAVE THE ENTIRE JUNE 15 PAYMENT. THIS DISCOUNT WILL BE ABOLISHED AT A DATE TO BE DETERMINED BY THE BOARD OF GOVERNORS.

Membership Rates Until March 31, 1942	
Senior Family Membership	\$100.00
(Entire Full Privileges)	
Immediate Family SUBJECT TO 20% DISCOUNT IF TAKEN NOW.	
Junior Family Membership	60.00
(Husband 25 or under)	
Full Privileges	
Individual Women's Membership	50.00
(Full Privileges)	
Junior Single Membership	40.00
(Boys under 25—Full Privileges)	
Family Swimming Membership	40.00
(Limited to family of four—Additional children \$10.00 extra)	
College Student Membership	25.00
(Boys or Girls—Vacation Period)	
Family Social Membership	20.00
(Social Privileges only)	

All subject to 11% Federal Tax.
Club facilities available when application is accepted and until March 31, 1942.

The discount applies only to the Senior Family Membership which entitles the member, his wife and their unmarried children, under twenty-five years of age, to the usual and customary use of all club facilities, without additional membership fee (or assessments) until March 31, 1942.

PRIVILEGES OF THE CLUB ARE AVAILABLE AS SOON AS APPLICATION IS ACCEPTED

Board of Governors

Walter Creely, Manager Goldman Sachs & Company	L. Hardie Lindsey, Treas. Brown Shoe Company	Walter L. Pfeffer, Manager Westborough Country Club
George C. Dyer II, Attorney	Frank Mulumby, Bond Dept. Mercantile Commerce Bank	George B. Schlerberg, Sec. Treas. Granite City Steel Company
Russell H. Gooding O. H. Wibbing & Company	Arthur Peat, Sec. Treas. Lambert Bottling Equipment Co.	James S. Tillman, Manager Northwest Paper Company

TELEPHONE: Webster 3690
MAILING ADDRESS: Westborough Country Club,
Webster Groves, Missouri

Looking at Westborough's future longer-term, the District's action set our Club on a collision-course with likely subdivision and sale. The Club continued to face the same financial challenges that existed throughout much of the 1930s. The lingering effects of the Great Depression were still prevalent and were complicated by mandatory restrictions on essentials like food, fuel, clothes, and other items needed to support the war effort. By 1943, strict tire and gas rationing regulations were a major concern in the St. Louis golf community. Rationing measures restricted the mileage people could drive but had no specific language in the regulations that protected travel for "pleasure driving." The USGA didn't help matters when it stated that aiding the government's war effort "in any way possible" came before the needs of the game.

The rationing not only affected the ability to get to and from the golf courses, but also made it tremendously difficult to care for them – it's not easy to run lawn mowing equipment without fuel and machine parts. Rationing, however, was not the only source of adverse consequence of the war for golf courses. Courses lacked caddies, greenskeepers, and laborers, many who were fighting in the war or working for defense contractors.

Westborough Grounds Crew



Long-time head greenskeeper,
RALPH GUYER
in his Kirkwood police uniform.



CIRCA



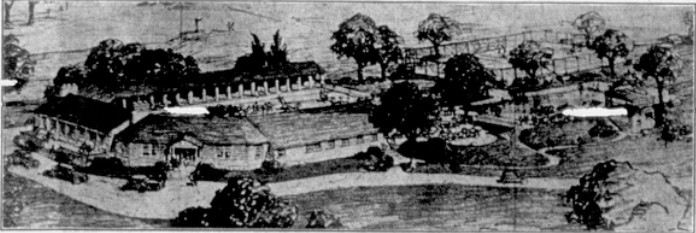
1948



Among the St. Louis District members, there were some who felt that these rationing regulations would actually help clubs located on or near rail lines and bus routes, offering members easy access by public transportation. Also, the regulations would have the unintended effect of fostering membership growth by people who lived in the neighborhoods surrounding the courses. Westborough's location was ideally suited to both of these circumstances.

Westborough Country Club

COMBINE YOUR GOLF — VACATION — FAMILY
SUMMER PROBLEMS — BUSINESS AND SOCIAL
ENTERTAINMENT ALL FOR THE COST OF ONE.



GOLF—SWIMMING—TENNIS—DINING —DANCING—FRIENDSHIPS

Senior Family Membership	\$100.00	Family Swimming Membership	\$ 40.00
Full Privileges		Swimming Only—Limited to	
Entire Immediate Family.		Family of four—Additional	
Junior Family Membership	60.00	children \$10.00 extra.	
Man and Wife Under 28		College Student Membership	25.00
Full Privileges.		Boys or Girls—Vacation	
Individual Women's Membership—Full		Period—Full Privileges.	
Privileges	50.00	Family Social Membership	20.00
Junior Single Membership	40.00	Social Privileges Only.	
Boys under 25			
Full Privileges.			

All dues subject to 11% Federal Tax—Memberships Expire March 31, 1942.

Webster News-Times | January 31, 1941

Those courses which are in the most thickly populated sections and which can be reached by street cars, busses or by walking are expecting heavy traffic. Among these are Westborough and Algonquin in Webster Groves, Normandie on the St. Charles road, and Norwood Hills, Lucas and Hunt road.

Post-Dispatch | April 16, 1944



THE RAIL LINE =
KEY TO SUCCESS!

THINK ABOUT THAT
NEXT TIME YOU'RE
STUCK AT THE TRAIN!



SO... HOW DO WE ADJUST TO
THESE REGULATIONS?

THE VICTORY OPEN

1942 - 1951

No one at the time knew how long these regulations would endure. The local District Golf Association suspended its annual tournament from 1942-1945, but in 1942 made the best of the times by introducing a tournament called the "Victory Open," which raised funds for servicemen's clubs, including the USO. Although the annual District championship tournament was suspended only from 1942-1945, the Victory Open continued to run through 1951.

Hal MaCoy (Westborough) and Bob Cochran tie after their first round in the Victory Open — Cochran won the event four times in its brief history.

Post-Dispatch | June 9, 1944

This Time They Tied



HAL MACOY (left), Westborough amateur, and BOB COCHRAN, Norwood Hills crack amateur, who with Ben Richter tied at 70, after the first round of the Victory open golf tourney at Sunset Club, yesterday afternoon. The pair met in the semi-final of the recent Metropolitan Amateur Championship and Cochran won the match.

EVOLUTION OF THE *Golf Course*

GROUND RULES

Out of Bounds: (Penalty, distance only).

All property outside of club property.

No. 1—Stable yard, auto parking space, greenskeeper's yard, and outside of boundary stakes.

Nos. 9 and 10—Outside of boundary stakes, tennis courts, play ground or swimming pool.

Nos. 11, 12, 13 and 14—Outside of boundary or stakes.

Ground Rules:

Ball played into shrubbery, bushes or hedges may be lifted and dropped not nearer the hole. Penalty, one stroke. Ball lying on or within three feet of a bench, tee box, water pipe, drain plug, drinking fountain or on unfenced parking space, archery range or athletic field may be lifted and dropped not nearer the hole without penalty.

No. 9—Ball may be dropped one club's length away from tennis court fence or lifted from fenced parking space without penalty.

No. 11—Ball driven from tee onto auto road crossing fairway may be lifted and dropped back of road without penalty.

No. 2—If after ball has been played across the lake the approach shot rolls into the lake, a ball must be dropped and replayed from point at which shot was made. Penalty, one stroke.

SCORE CARD

Westborough Country Club

Webster Groves, Mo.

**You are Expected to
Replace the Turf**

Practicing on or approaching to the regular greens is not permitted.

All matches must start from number one tee and cutting in is not allowed.

If there is a clear hole ahead you are not holding your place and the match following has the right to go through.

The rules of the United States Golf Association govern all play.

Practicing except putting on the putting clock is not permitted on any public holiday, Sunday or Saturday.

Hole	YARDS	Ladies Par	Par	H	Hole	YARDS	Ladies Par	Par	H
1	508	5	5	4	10	361	4	4	9
2	381	4	4	6	11	355	4	4	7
3	336	4	4	8	12	579	5	5	1
4	198	3	3	18	13	230	4	3	15
5	581	6	5	2	14	192	3	3	11
6	298	4	4	10	15	443	5	4	3
7	205	3	3	16	16	103	3	3	17
8	294	4	4	14	17	266	4	4	13
9	331	4	4	12	18	407	4	4	5
Out	3132	37	36		In	2936	36	34	
Player _____					Out	3132	37	36	
Attended _____					Total	6068	73	70	
Date _____					HANDICAP				
					NET SCORE				

Six Inch Stymie Gauge

Six Inch Styrmie Gauge

The 1940s era was a noteworthy time in Westborough's golf history, with key changes to the course layout, leadership by historic golf professionals, continued hosting of key District tournaments, and exhibition matches with world-famous golf and entertainment celebrities.

In the early 1940s, the course was still laid out as it had been since roughly 1915. However, with the passage of time and the introduction of the par system, the course ultimately changed from 36 OUT 36 IN (72 Par) to a 36 OUT 34 IN (70 Par) while covering essentially the same distances. Hole No. 13 (No. 14 today), 230 yards at the time, was changed from a par 4 to a par 3. Hole No. 15 (No. 16 today), 443 yards at the time, was changed from a par 5 to a par 4.

Although not normally a hole that garners much attention, No. 11 at Westborough was lauded by historic sports journalist Bob Burnes in August 1947 as one of the 18 holes on his dream course, although he comically noted that No. 12 (today's No. 13) was NOT one of his favorites:

At the time, No. 11 green was situated just in front of where today's No. 12 green sits, a noticeably straighter and shorter hole. In fact, Arnold Palmer would take an eagle 2 on No. 11 in 1954 when his drive carried the road and he holed out with a wedge (more about Palmer at Westborough will be published in our fourth volume).

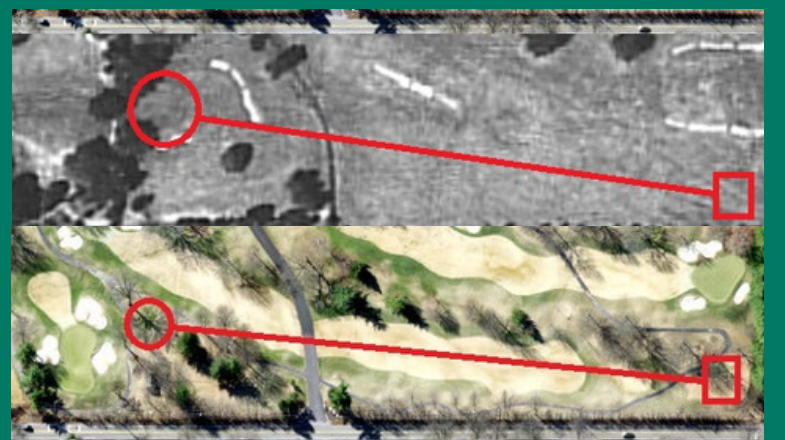
Top: Hole #11 in 1940.

Bottom: Aerial photographs of hole #11 contrasting the 2018 and 1937 layouts.

No. 11 at Westborough, where a well-hit shot across the road leaves you a short iron to the green. (No. 12 at Westborough is definitely off our list; *that's murder*).

11	355	4	4	7	2
12	579	6	5	1	6
13	230	4	4	15	4
14	192	4	3	11	4
15	443	5	5	3	6
16	103	3	3	17	2

Compare the top 1940s scorecard to this from 1929!



The course itself went through several noteworthy changes in the 1940s. Aesthetically, the beautiful windmill pumphouse, that had been a fixture in Glendale for decades, was razed in the mid 1940s in favor of a smaller frame structure.

TROUBLE AT THE OLD MILL
Many a bid for the district high school golf championship was buried in this lake guarding the second hole at Westborough Country Club yesterday. Here John Vickroy of Webster prepares to fire across the water to the tantalizing green. Looking on are his companions, Jack Lilly of U. City and John Flavin of Southwest.



Photo from July 1941



Photos looking west of the new pumphouse. Provided by Wally Pfeffer, II.

OUT WITH THE OLD, IN WITH THE NEW!



THE FINAL CARD

MORNING ROUND.					
Hole	Yds.	Par	Moore	Bolton	Standing
1	465	5	4	4	E
2	367	4	4	4	E
3	345	4	4	4	E
4	186	3	4	3	R+1
5	570	5	5	4	R+2
6	298	4	4	4	B+2
7	200	3	3	4	R+1
8	295	4	3	4	E
9	303	4	3	4	M+1
Totals	3029	36	34	35	

Hole	Yds.	Par	Moore	Bolton	Standing
10	360	4	4	3	E
11	347	4	3	5	M+1
12	137	3	3	3	M+1
13	582	5	5	4	E
14	191	3	3	3	E
15	176	3	3	3	E
16	440	4	3	4	M+1
17	275	4	3	3	M+1
18	437	4	4	4	M+1
Totals	2945	34	31	32	
Totals	5874	70	65	67	

Post-Dispatch | July 15, 1949
Scores showing Westborough course's pars and distances during Eastern Missouri PGA Match Play Open

Reconditioning Work At Westborough Ended

BY RAY NELSON.

While it's rather hard to believe, there was something in this town that didn't get wet over the week-end. It was the golfer's desire to play. The duffers, and the boys who do better, didn't have their enthusiasm dampened by the downpour and Sunday morning when Mr. Sol poked his shiny face around a cloud, he found hundreds of putters, mashies and spoons wildly waving in the air as the "tee" addicts drank their fill.

Other interesting changes were part of an \$8,000 reconditioning project finished in April 1944. It was reported that the project was intended to make the course easier and more enjoyable for everyday golfers. As such, the treacherous No. 12 (today's No. 13) was reduced from 581 to 500 yards and several traps and hazards were eliminated.

...NEVERMIND!

Clearly the change to No. 12/13 did not last long, because by July 1949, that hole was called No. 13 and listed at 582 yards.

Everything points to local golfing circles having one of their most successful seasons.

An \$8,000 reconditioning program at Westborough Country Club has been completed and the 18-hole course is in better shape than ever in the club's history, according to Johnny Manion, pro, who supervised the work.

No. 12 Shortened.

Most important of the changes at Westborough was the shortening of that bugaboo No. 12 hole from 581 yards to 500 and eliminating the chances of so many golfers losing those precious golf balls in the creek.

Another important change was the elimination of numerous traps and hazards dotting the rolling 18 holes. Manion said this was done for two reasons (1) aiding the "once a week" golfer in getting a better score, thus keeping his interest lively, and (2) lack of adequate help to maintain sand traps and hazards in the proper shape which necessitated eliminating some bunkers.

Meanwhile, Dave Sutherland, a dour Scotchman starting his first season as pro at Sunset Country Club, reports this course was not damaged by the recent rains and that attendance this "spring" has been better than ever.

Star and Times | April 25, 1944

Another transition was taking place during the 1940s relating to the par 3s on the back nine holes.

16

The original No. 16, a short par 3 listed from 98 – 103 yards and dating back to the original 1910 Bendelow layout, was still in place and played all the way through 1949.



Original
#16 green

Original
#16 tee

Original
#15 green
(present-
day #16)

12

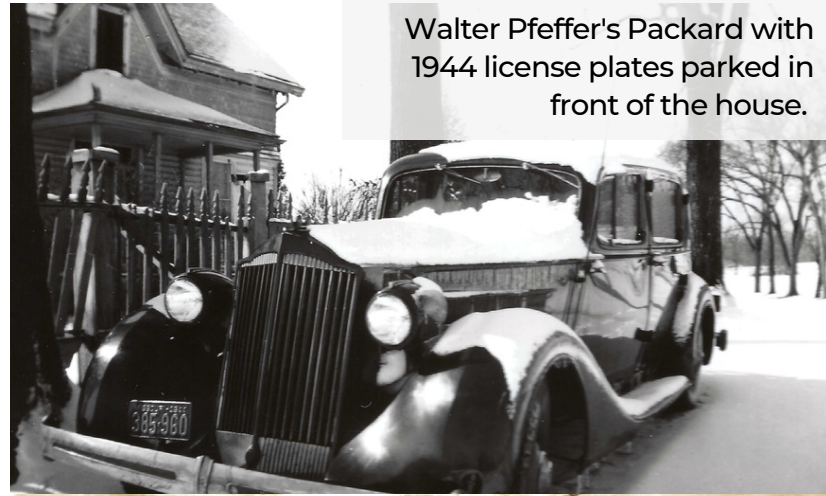
However, by 1947, a new 155 yard par 3 hole, No. 12, was also being played and sat where today's No. 12 is situated. However, based on historical photos, it appears that the original layout was the opposite of today, with the green sitting where the ladies tee box is on today's No. 12.



#12 green in the late 1940s with the clubhouse in the background.

HOME SWEET WESTBOROUGH

Did you know that for at least 50 years (and perhaps much longer), there was a two-story home right in the middle of the Club's property? It is unclear when this structure was built, but it was seen as far back as 1925 in a photograph of a Westwood Country Club event. The house was located just west of today's service building that is next to the No. 8 tee box. By 1948, Walter Pfeffer, Sr. had apparently lived in the house for several years. It was reported that after he remarried in 1949, he, his wife, and his son (Robert) would continue to live at the house. Prior to that, the house was most likely used by the Club's managers. In 1952, head greenskeeper Ralph Guyer and his family moved into the house and lived there until the house was razed in 1971.



Walter Pfeffer's Packard with 1944 license plates parked in front of the house.



Left: Photo of #7 green facing Lockwood taken from the house walkway.

Right: Spectators on #2 green in 1925 stand with the house in the background.

1940s photos donated by
Wally Pfeffer, II.



Below, aerial photos from 1958 and 2018 showcase the location of the home on the Westborough grounds.



Ralph is an iconic figure in Westborough's history, having worked for Pfeffer in the 1940s and ultimately retiring in the late 1970s. Ralph's nephew Randy would later carry on the greenskeeper duties, although Randy had a rough first day on the job – April 1, 1978, when the Clubhouse suffered a devastating fire. Ralph Guyer and his wife celebrated their 25th wedding anniversary at the house as announced in the *Webster News-Times* in September 1954. After the house was razed, the Club acquired a home at 12 Elm in Glendale where Guyer and his family moved.



PLAYERS, PROS, *and* PROLIFIC GUESTS

PUTTING A FINAL TOUCH ON IT



James Jackson of Crystal Lake won the District Junior Golf championship yesterday afternoon at Westborough by defeating George Kuehner Jr., of Meadow Brook in the 36-hole final round. Jackson is shown at right putting on the eighteenth green with Kuehner, left, and Caddy Vernon Maschmeier, center, looking on.

Globe-Democrat | July 19, 1940

The professionals, players, and guests who roamed our course in the 1940s were legendary. The famous St. Louis amateur Jimmy Jackson, then only a teenager, won the 1940 District Amateur championship at Westborough. In the 1950's, he would reign supreme at the Westborough Round Robin (see the forthcoming fourth volume for more on that event). Bob Cochran, another one of the St. Louis District's greatest amateurs ever, was a regular competitor at Westborough. In July 1941, while holding the title of District champion, Cochran set a new course record of 62.

Champion Gives a Few Golf Pointers



Nine-year-old Martin Schiff, left, swings while Jimmy Jackson, the new junior district golf champion, gives his form the once-over. Jackson won the title yesterday at Westborough by defeating George Kuehner, Jr., of Meadowbrook, 9 and 8. (Star-Times Photo.)

Globe-Democrat | July 19, 1940

THE LOWS IN SCORES AND AGES IN JUNIOR PLAY



Globe-Democrat | July 16, 1940

Bob Cochran Sets New Record for Westborough Course

Post-Dispatch | July 28, 1941

Legendary JOHNNY MANION

ARMOUR AND MANION TROUNCE ADAMS AND WHITBREAD, 4-3

Allegiances were changed yesterday afternoon at Westborough Country Club as Chicago's golfing great, Tommy Armour, and his fellow townsman professional, Harry Adams, staged an exhibition match involving Johnny Manion and Elliot Whitbread.

Armour teamed up with Manion, Westborough professional, against Adams and Whitbread to defeat the latter team, 4 and 3. As it was originally arranged, the match was to go along intercity lines.

The fundamental purpose of the exhibition was not altered, however. The foursome played to approximately 2500 people and Mas-

ter of Ceremonies Sid LeGear collected from the gallery an estimated \$100 for the benefit of the overseas cigarette fund.

Armour and Manion came out even on strokes, each making the 18-hole round in 72. Adams shot 76 and Whitbread took 75 strokes. Armour and Manion were even all the way going out with a two-over-par 37 and returning with par 35s.

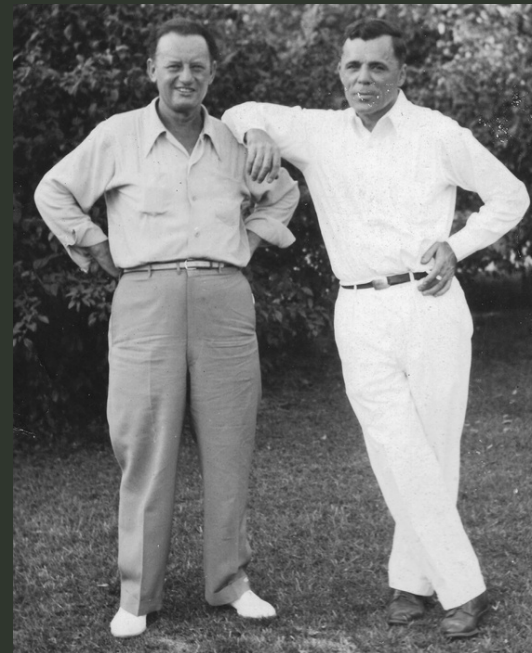
Globe-Democrat | June 28, 1943

'Hookers, Slicers' Meet Tomorrow

Westborough Country Club will hold its annual "Hookers and Slicers" tournament tomorrow afternoon with some of the best golfers in the district, who know about hooks and slices only by hearsay, performing. Jim Benson will captain the Hookers and Elliott Whitbread will lead the Slicers.

The matches will be conducted on a scratch basis under the Goodall system with one point awarded the winner of each nine and an extra point added for victory in the match.

Globe-Democrat | Oct. 16, 1945



Johnny Manion and Walter Pfeffer
Globe-Democrat | July 19, 1940

Westborough's history of tremendous professionals continued throughout the 1940s. In April 1943, Westborough grabbed the top area golf professional of that era, the legendary Johnny Manion, replacing Harry Walker. Walker had succeeded Orville White in late 1933 and guided the golf side of the Club for a decade. Manion had been the head pro at Sunset from 1920-1936, then left for Meadowbrook when Sunset closed due to financial problems. While he would only be at Westborough for three years, Manion brought great notoriety to the Club through his alliances with notable golfers and celebrities. Only two months after taking over as head pro, Manion hosted the famous Tommy Armour in an exhibition match at Westborough in front of 2,500 spectators. The next year, in May 1944, he held an exhibition event for his 51st birthday with an all-star line-up. On his team were Elliott Whitbread, Eddie Held, Jimmie Benson, Vince Fehlig, and George Kuehner. They opposed a team comprised of Jimmy Manion, Bob Cochran, Jimmy Jackson, Jim Kearney, and Frank Bredall. These players were considered to be among the local golf royalty of the time. Also during the 1940s, and likely started by Manion, Westborough held an annual Hookers and Slicers tournament, which pitted some of the areas finest golfers against one another in team play.

Golf Match Scheduled For Manion's Birthday

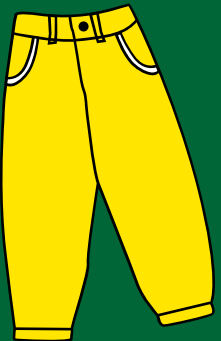
Johnny Manion's having a birthday party—his 51st—tomorrow at Westborough Country Club but it's no surprise affair. Highlighting the day's festivities will be a special exhibition match between a picked group of Westborough stars against the best players from other clubs.

The Westborough team has Johnny Manion, the club pro Eddie Held, Elliott Whitbread, Jimmie Benson, Vincent Fehlig and George Kuehner, while the opposing team roster is Jimmie Manion, Sunset; Bob Cochran, Norwood; James Jackson, Greenbriar; Jim Kearney, Algonquin and Frank Bredall of Crystal Lake.

The match, open to the public, will start at 2:30 o'clock.

Star and Times | May 13, 1944

Note the knickers!



In June 1945, Manion penned this article in Golfdom magazine, extolling the virtues of knickers for men's golf attire.

BACK TO KNICKERS AFTER WORLD WAR II?

By JOHNNY MANION

Pro, Westborough CC, Webster Groves, Mo.

★ HERE'S A PICTURE I've kept since the St. Louis Open of 1924. You probably know the subjects. There's the Great Haig, then yours truly, then Willie Kidd, and at the right end, Abe Espinosa.

Note the knickers. Without knickers we'd all have been as much out of costume in playing golf as a ball

player would be playing second base in his tuxedo.

Knickers are far more practical for golf than slacks are. Knickers don't throw distracting shadows that waver around the ball. They don't have cuffs that get wet and dirty. They don't have to have a tailor cut and sew them to length.

I don't know how much business was taken away from the golf pro when the then Prince of Wales didn't have time to get dressed for golf and established the slacks style that Hagen adopted, and which later was pushed by Johnny Farrell as a propagandist for a cloth company.

But I do remember back in the 20s when I sold almost every member of my club his knickers and golf hose. That business made up about half of my shop business. And it was a big volume.

I'll give credit to Sarazen for sticking to knickers. Gene is a very practical guy. He knows that knickers not only are the best for a pro's playing, but they're best for the pro's business.



HE RAN THE BOWLING TEAM AS WELL!



Westborough Country Club puts a really big team in the bowling field under the leadership of Golf Pro Johnny Manion—competing on the Chippewa-Hampton alleys every Monday night. There's Capt. Manion, himself, scaling 205 pounds; Otto Stein, former national bowling champ, at 210; John (Metro-Goldwyn-Mayer) Quinn, weighing a bare 220; Claude Moon, at 225; John English at 205 and Al Brock, with a total displacement of a scant 200 pounds. . . .

Star and Times | August 24, 1943

Nelson, McSpaden Snare Exhibition, Thrill 3500 Fans

By RENO HAHN.

Byron Nelson amply demonstrated to 3500 local golfing fans yesterday at Westborough Country Club why he is the top professional golfer in the business. Lord Byron of Toledo fashioned a neat 66, four under par, and, aided by the steady Jug McSpaden, pinned a 3-and-1 defeat on Sam Snead and Jimmy Thomson in their best-ball exhibition.

The result of the match was unimportant. All the fans wanted to see was some of the top-flight golf for which these professionals are famous. And they saw, in addition to Nelson's 66, a 67 by McSpaden and 71s by Thomson and Snead.

EAGLE TWO ON NINTH

Nelson was the big show. He hung his shots from tee to green on a clothesline all the way, chipped perfectly and dropped in putts ranging from 6 to 30 feet. His best performance of the day came on the ninth, when he drove the slightly down-hill 331-yard ninth and canned a 25-footer for an eagle two.

The "gold dust twins," Nelson and McSpaden, dovetailed their games perfectly to grab a 5-up lead after nine holes. Nelson won four of the holes with three birdies and the eagle, while McSpaden won another—the sixth—with a birdie three, and held Thomson and Snead even on several others.

Thomson meantime was giving the crowd a few extra thrills with his booming although slightly erratic drives. Snead was a bit off form, particularly off the tee. He pushed several shots and hooked two others, one being saved from out of bounds on the fifth when it struck but did not injure a spectator.

DORMIE FOUR

On the second nine, Snead and Thomson picked up a bit, but were finally dormie four. Then Thomson dropped a 50-yard chip shot for a birdie at 15, picked up another at 16 but Nelson and McSpaden went back to work then, collecting birdies at 17 and the match was over.

Chip Shots: None of the four came close to reaching the fifth or twelfth greens (581 and 579 yards) in two strokes although Nelson and Thomson both had birdies on the former. Pitch shots turned the trick on the birdies. . . . The crowd was slightly unruly, not from desire but from sheer force of numbers. Several times the golfers had to wait until the path in front cleared. Except for Snead's shot on fifth, no spectator was hit and no one minded that one accident as it saved Sammy a stroke. . . . When the match ended on 17 the boys coasted on 18, all taking bogey fives. This upset Johnny Manion, Westboro pro, slightly as he had predicted a 65 for Nelson. . . . Four well-known amateurs served as caddies, Jack Berkley for Nelson, Jim Benson for Snead, Earl Klein for Thomson and Gil Pitcher for McSpaden.

Cards with Par:

Par Out	544	354	344	36-
Nelson	553	245	332	32
McSpaden	444	353	343	33
Thomson	444	444	355	37
Snead	554	354	444	38

Par In	445	334	344	34	70
Nelson	445	334	335	34	66
McSpaden	445	334	335	34	67
Thomson	445	433	345	34	71
Snead	435	333	345	33	71

1945 admission ticket to see the "World's Best Golfers in Action!" at Westborough featuring Byron Nelson and "Jug" McSpaden versus Sam Snead and Craig Wood.

And on the back...

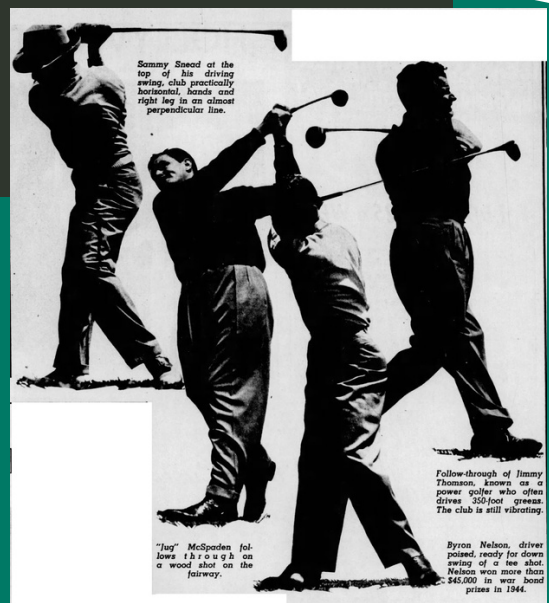


All of the players signatures!



Manion's celebrity connections were front-and-center in 1945. On May 5, he hosted an exhibition match among Byron Nelson, Sam Snead, Jug McSpaden, and Jimmy Thompson in front of 3,500 spectators. Nelson, Snead, and McSpaden were the top three professional golfers in the USA at the time, with Nelson being the top money-winner that year and the leading money-winner of all time. Thompson, one of the longest hitters in golf, replaced Craig Wood who was initially scheduled to participate. The event was sponsored by the Lions Club of Oakland, with proceeds going to its fund for underprivileged boys.

Just Before the Big Four Said 'Fore'

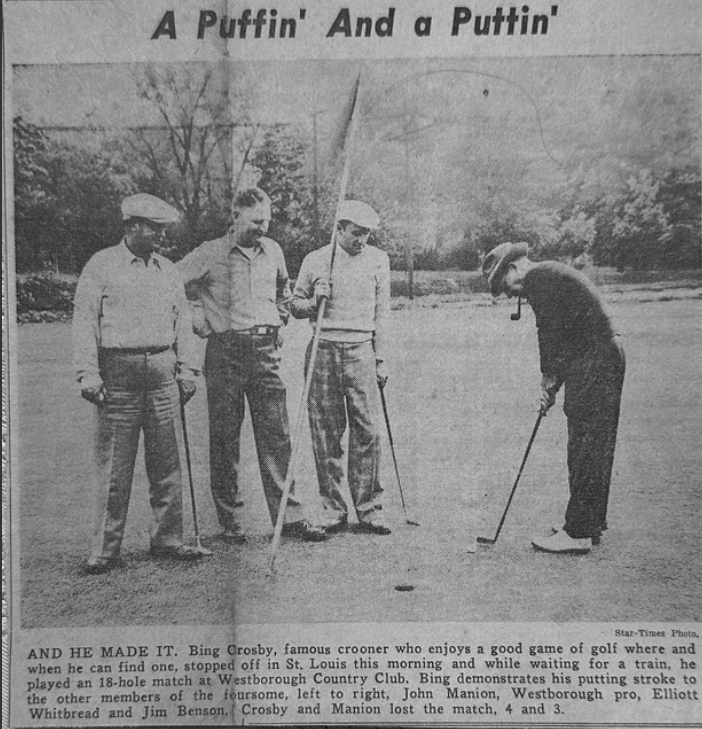


Four of the nation's outstanding golfers played an 18-hole best ball charity match at Westborough Country Club yesterday afternoon before a gallery of approximately 3000. Left to right, as they teed off, they are: JUG McSPADEN, SAM SNEAD, JIMMY THOMPSON and BYRON NELSON. Proceeds of the match go to the Lions Club of Oakland for its fund for underprivileged children.

McSpaden and Nelson Win, 3 and 1

Famous BING CROSBY

While the exhibition match with Nelson, Snead, McSpaden, and Thompson was planned in advance and well-publicized, a more impromptu celebrity exhibition of Manion's doing is just as famous in Westborough history. On June 5, 1945, famed singer and actor Bing Crosby found time to stop by Westborough for an "off-the-record and between-trains affair" at Westborough. The prior day he had been with Bob Hope in Kansas City where he was in the midst of travels across the country doing charity work, including "bond rallies, hospital shows, and golf matches." Crosby had a five-hour layover waiting for his train to New York and was able to sneak in 18 holes of golf and visit the local Shriners Hospital for a benefit performance. The gallery was small, no more that 50 people, due to the match not receiving much prior reporting.



Star-Times Photo.
AND HE MADE IT. Bing Crosby, famous crooner who enjoys a good game of golf where and when he can find one, stopped off in St. Louis this morning and while waiting for a train, he played an 18-hole match at Westborough Country Club. Bing demonstrates his putting stroke to the other members of the foursome, left to right, John Manion, Westborough pro, Elliott Whitbread and Jim Benson. Crosby and Manion lost the match, 4 and 3.

Star and Times | June 5, 1945

Bing! There She Goes! That's Crosby!



Yes, that's BING CROSBY with the pipe, as he stopped off at Westborough Country Club for a round of golf this morning. In back from left, are JIM BENSON, ELLIOT WHITBREAD and JOHNNY MANION.

Bing Crosby Shoots 72 in Private Golf Match Here

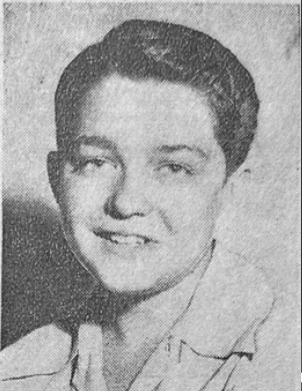
Baseball Scores

Post-Dispatch | June 5, 1945

List of excuses
~~My dog ate my homework~~
Bing Crosby sighting at Westborough

Tardy School Boy Outwits Teacher With Bing Crosby Note

*Dear Miss Clay -
Please excuse Charlie's
tardiness - He and I
were at the library*
Bing Crosby



THE NOTE.

CHARLES MCCLAREN.

The traditional excuse of going to a grandmother's funeral was abandoned by a 13-year-old Kirkwood Junior High School student recently when tardy for class and the substitute excuse proved almost unbelievable to the teacher until she checked the genuineness of a note from the famous radio and screen star, Bing Crosby.

Charles F. McClaren, 891 Alexandra, Glendale, learned June 4 that Bing was to stop in St. Louis the following day long enough to play a round of golf with John Manion, Westborough Country Club professional. McClaren, a member of the club, arranged to take his son, Charles, to witness the exhibition on Tuesday morning, although classes at the high school were not to discontinue for the summer until Thursday.

During the course of the play Manion asked the youth if he would like to have an autograph from Bing. In Bing's presence the boy replied he didn't need an autograph but did "need an excuse for being late at school." At the eighteenth green Bing called the youthful spectator aside and wrote him a brief note of excuse.

Bing wrote: "Dear Miss Clay— Please excuse Charlie's tardiness— he and I were at the library."

On receipt of the note Miss Gladys Clay first asked whether or not Crosby was a relative of the McClarens. When Charles replied Bing was not, Miss Clay scoffed the note's genuineness.

"That's not the real Crosby," she declared.

Charles got the last laugh when he asked Miss Clay to check Crosby's presence at Westborough, an event duly recorded by the newspapers as Crosby visited the Shriners' Hospital for Crippled Children during his visit.

Post-Dispatch | May 20, 1945

In typical manner, during the round Crosby engaged with the gallery and signed autographs. There was one particular young fan, however, whose autograph was unforgettable, and whose story was published in newspapers throughout the Midwest. 13-year-old Charles McClaren was told by his father (a Westborough member) the day prior to the event that he had read about it in the newspaper and that Charles could go with him if he was willing "to risk the wrath of Miss Clay," his teacher at Kirkwood Jr. High School. Charles gladly risked it. During the match, Manion asked Charles if would like to have Crosby's autograph. Charles replied that he was concerned about being late for school and would need a good excuse. Overhearing this, Crosby said, "See me at the 18th green." Charles certainly did and received a legendary handwritten note from Crosby that read: Dear Miss Clay - Please excuse Charlie's tardiness - he and I were at the library.

Bing Crosby

While Miss Clay was initially skeptical of the note's authenticity, she had to concede it after Crosby's play at Westborough and performance at the Shriners Hospital were publicly reported the next day!

\$10,000 Job Offer Didn't Lure Walter Ambo From Golf Links

BY RAY NELSON

Star-Times Sports Writer

AT THE TENDER AGE OF 5, Walter Ambo stood in the backyard of his Litchfield, Ill., home and watched some men walking up and down a field swinging a stick at a small, white ball. At that age Ambo couldn't quite understand what the fellows were trying to do—and now, 30 years later, there are days when he goes out with a stick and a white ball, and is still rather confused about it all.

During the three-decade span, however, Ambo did find out what the men were doing in Litchfield. They were playing golf. And a year later when the Ambo's migrated to St. Louis, near the St. Louis Country Club, he again stood and watched men swinging away at that ball.

WALT STARTED to caddy at the Country Club and by hard work rose to the position of locker boy. After three years in this position he went to work as a chain grocery store clerk.

Following a six-year layoff Walt again took up golf in 1934 when he borrowed a set of clubs and entered the St. Louis District tournament. He went as far as the Class B finals, a performance that gave him the "bug" again.

In 1938 he toured southeast Missouri as a free lance pro and a year later took over as professional at the Cape Girardeau course. He moved to Paducah, Ky., as pro-manager at Forest Hills in 1941. He set two course records there—a 63 at Forest Hills and a 68 at Paxton—before feeling he was ready for the big time.

HE WAS SET to take off on the winter tour when war came along. So, instead of golf, Ambo took his savings of \$750 and bought an airplane. He served as a flight instructor at Harris Field, Cape Girardeau, until Uncle Sam grabbed him in 1944. After several trips as a ferry pilot to England, Ambo was sent to Sookerting, India, and completed 97 missions over "The Hump," which earned him the Distinguished Flying Cross and a great chipping stroke. The latter came as a result of spending spare hours in Sookerting chipping golf balls into an army blanket.

After his discharge he passed up a \$10,000-a-year job with Parks Air College to take over in his present capacity at Westborough Country Club. He's still there and says he doesn't regret giving up the flying job at all.



WALTER AMBO . . .

. . . Clipped his own wings.

Star and Times

May 23, 1949

Good-Hearted WALTER AMBO

In early 1946, a familiar face was back at Westborough as Chester O'Brien returned from his over four years of military service. However, the situation at Westborough to which he returned was troubling. The Club's future was murky at best (see p. 25), and, with that uncertainty, Johnny Manion chose to leave Westborough to take the head pro spot at Normandie where he had started as a young caddie in 1903. To counter the loss, Westborough hired 31 year old Walter Ambo, an accomplished professional for his young age who had been a flight officer and was "awarded the Distinguished Flying Cross, the Victory Medal and the Bronze Star while serving in the China, Burma and India theater." Ambo would guide Westborough's golf operations with great success throughout the remainder of the 1940s. His season-opening women's clinics, which he began in 1948, became a tradition that was continued by Ambo's assistant pro, LeRoy Trotter, after Trotter became head pro in 1950.

In November 1947, Ambo was named President of the Eastern Missouri PGA, and in that role implemented a number of initiatives that benefitted the local golf community during the war years. Under his leadership, one key initiative was to support military veterans. As reported in the October 1948 issue of *Golfdom*:

"Eastern Mo. PGA is to boost golf among veterans hospitalized at Jefferson Barracks. St. Louis, following recent visit and exhibition there by Walter Ambo, Westborough pro, Ray Schwartz of Norwood and Frank Moore of Meadowbrook. . . Many of the fellows are severely handicapped and play from crutches, while one fellow was swinging at the ball from a wheelchair. . . They take a keen interest in the game but are at serious disadvantage due to lack of equipment and facilities. . . It wouldn't take much money to build several holes near the hospital for the boys and it would be a great help in improving their morale."

Women's Golf Clinic Opens At Westborough

Star and Times | March 24, 1948



by
ROBERT MORRISON
Open to Be Wide Open.

WALTER AMBO, Westborough pro, announces that the Eastern Missouri P.G.A.'s new event, the match play open tournament to be held at Westborough, July 11-15, is open to unattached professionals as well as P.G.A. members. . . That means Eddie Held, who recently won the Forest Park medal play open; Les Jones, who qualified for the National Open, and others will be eligible. . . P.G.A. men also hope all of the leading district amateurs will play, but some of the recent winners of amateur tournaments don't see how they can get off work.

LeRoy Trotter, 29, former Springfield (Mo.) amateur champion, is Ambo's new assistant at Westborough. . . Ambo says tournament golfers will find Westborough's No. 13 tough. . . It's 579 yards long and 180 yards off the tee there's a 30-foot opening between trees through which a tee shot must go. . . Entries for the match play open close Friday.

They're The Principals In P.G.A. Golf Event At Westborough



FRED BOLTON, ST. LOUIS COUNTRY CLUB PRO, lines up a putt at right and he probably knows why he's taking a long time. Bolton met Frank Moore (center) in the 36-hole final for the Eastern Missouri P.G.A. open title today and Trotter, 29, going into the 2nd hole.

Star and Times | July 15, 1949

Stunt of the Week: Walter Ambo, Westborough pro, and Elliott Whitbread started a match on the tenth hole, a 361-yard par four . . . Whitbread, about 70 yards out, dropped his pitch a foot and a half from the cup . . . Ambo, 60 yards away, threw up an approach shot which hit Whitbread's ball and knocked it into the cup . . . Yes, and Ambo's ball followed it on in, giving the boys each an eagle deuce!

Star and Times | September 2, 1948

Ambo was also part of one of the most unusual accomplishments in Westborough golf history when in September 1948, both he and Elliott Whitbread had eagle 2s on No. 10. While both of them getting eagles on that hole was unusual enough, it was how they got their eagles that earned them the honor of "Stunt of the Week" in the *St. Louis Star and Times*. After both hitting long drives, Whitbread's second shot was left only a little more than a foot from the hole. Ambo's second shot struck Whitbread's ball, knocking it into the hole, and his own ball then followed Whitbread's giving them both eagle 2s!

Heavy Hitter JACK PURDUM

Another historic Westborough golf figure who came on the scene in the 1940s was Jack Purdum, who would become the driving force behind the Westborough Round Robins of the 1950s. Jack was an acclaimed amateur golfer in Dallas City, IL prior to moving to Webster Groves in 1945 at age 33. He won medal honors in a St. Louis district tournament in 1946. It was reported that "[t]he strength of his game lies in drives that carry farther than a train whistle," and that he was "one of the few golfers whose arms are strong enough to permit use of woods extra-long in the shaft and with weighted heads. If the golfer is strong enough to guide such clubs after gravity takes hold of them on the swing, he has an implement that almost could make par possible with a billiard ball."

Purdum's Two-Under-Par 69 Wins District Medal Honors

Globe-Democrat | June 19, 1946

More AROUND THE COURSE

Sand Storm at Westborough



Henry Horrell of Jennings High, one of 91 prep golfers who competed in the annual district high school meet yesterday at Westborough, encountered no little difficulty in blasting his way out of a sand trap. Here Horrell digs deep into a bunker, while Charlton Bradshaw of Soldan, at left, and Danny Biederman of Webster Groves look over their partner's predicament. (Star-Times Photo.)

Star and Times | June 17, 1941



Post-Dispatch

WESTBOROUGH'S MEMORABLE CADDIES

DINNER FOR CADDIES

Caddies of the Westborough Country Club, 631 S. Berry rd. Glendale, were presented with awards last night at a club dinner in their honor. The caddies are Dave Manans, Earl Polless, Ira Smith, Robert Heinlein, Richard Heinlein and William Broz.

Star and Times | Nov. 17, 1949

Throughout the 1940s and proceeding into the 1950s, Westborough maintained a robust caddy program. One particular caddy, Don Dupske, was a regular champion in St. Louis District caddy tournaments. Another excellent caddy and golfer was Richard Heinlein, who (along with his brother Robert) were recognized in 1949 at the annual Westborough caddy awards dinner. Don's and Richard's stories will be told more fully in Volume 4.

LET'S HEAR IT FOR THE Ladies!



PICTURED ON TODAY'S PAGE are some St. Louisans who are finding diversion from the hot weather by following their favorite outdoor recreation. Mrs. H. Bethune Hall, 33 Sussex dr., and Mrs. Q. L. Drennan, 25 Cornell ave., find golf a pleasant way to spend time. They participated in a tournament at the Westborough Country Club last Tuesday.

Why Grow Old?

BY JOSEPHINE LOWMAN

I RECEIVE so many letters which say, "I am just a housewife." This is one of those apologetic phrases such as "at my age." It seems to indicate a feeling that being a housewife is a dull job, calling for little intellect and providing little excitement in adventurous living.

Usually these letters are from women who do their own housework and many have young children. I can readily understand how the constantly demanding job of housework and small children, doing the same things over and over each day with little variety, sometimes seems like drudgery.

However, the average woman in the home would be amazed if she knew how much real drudgery is connected with success which she considers glamorous. Whether it is success in the writing world, the acting world, the business world or the world of art, many women in the home, who may feel envious of other careers, would not pay the price to be successful in them.

After all, you are not under pressure like your career sisters. You can lie down if you feel tired enough, and your audience, though the most important in the world, is small and you have a head start because they love you and are primed to like what you do.

IF YOU have a career and a backache, you go on the lecture trip, write the book, see the show through or go to your office, willy-nilly. I am not underestimating the thrill and satisfaction of an individual and exciting career but being a housewife is one of the most satisfying of all.



MRS. DONALD G. SCOTT, 111 Kenilworth pl., Webster Groves, driving the first ball for her team at the tournament at Westborough Golf Club.

Star-Times Photos.

Star and Times | Aug. 12, 1948

Clinic On Golf By Patty Berg Here Saturday

Patty Berg, nationally-famous golf star, will hold a golf clinic at St. Clair Country Club at 10 o'clock Saturday morning, it was announced today.

She will explain the various clubs, body balance, grips and other golfing form. The clinic will be open to the public.

Miss Berg will be accompanied by Betty MacKinnon, one of the most promising amateurs in the country. They appeared in an exhibition at Westborough, St. Louis, with Miss Berg carding a 71 and Miss MacKinnon, 70.



Photo off the #3 tee box.
Post-Dispatch | June 16, 1940



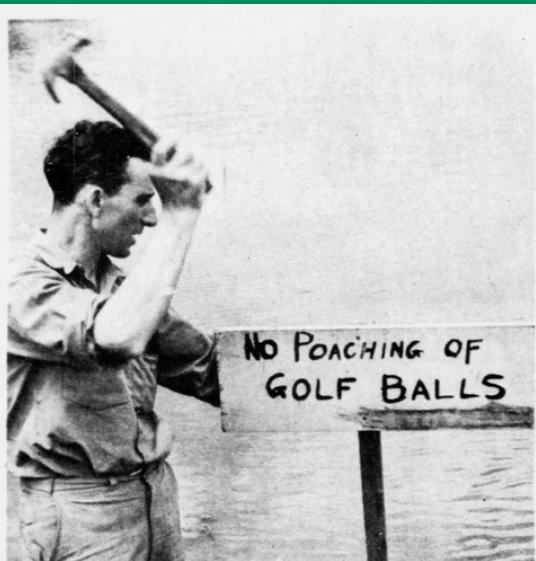
Their scores were right, so the contestants shown above were smiling, and the tournament was off under sunny skies, so the officials pictured here were happy as the women's district golf tourney opened yesterday with the qualifying trials at Westborough. The top photo shows a group of qualifiers, from the left: Mrs. S. M. Goble of Algonquin, Mrs. David Campbell of Norwood Hills, Mrs. J. F. Stickley of Normandie and Mrs. J. J. Madigan of Norwood. Below, the defending champion, Mrs. Ray Schwartz of Normandie (far right), and the 1940 medalist, Mrs. Charles Harting of Sunset (next to her), are turning in their qualifying cards. Tourney officials are, from the left, Mrs. G. H. Sigle, vice president; Mrs. G. A. Bedell, president, and Mrs. C. H. Neiman, sports chairman.

Globe-Democrat | October 1, 1940

JACK TYLER'S BALL RETRIEVAL BUSINESS

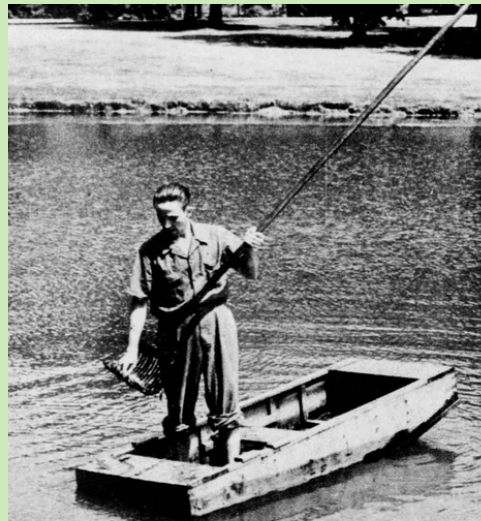
WHO SAYS YOU CAN'T RUN A LUCRATIVE BUSINESS FROM THE WESTBOROUGH LAKE?

One man's unfortunate tee shot is another man's treasure. A young man named Jack Tyler earned a living through "retrieving rights" at Westwood and Westborough. He scaled his business to include two other full-time employees and two part-time assistants. He estimated selling between 70,000-80,000 golf balls each year! Here's a glimpse at how he did it:

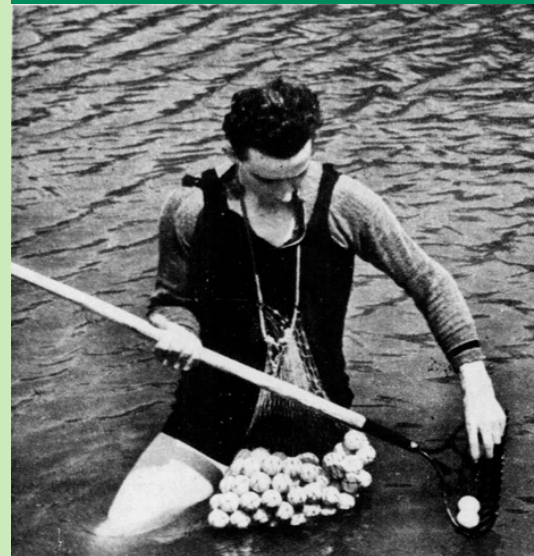


Jack Tyler posting a sign in a lake on a country club course warning other retrievers away from territory where he has acquired by contract the right to search for lost balls.

Step ① MARK YOUR TERRITORY.



Step ② BUY A BOAT FOR THE DEEP AREAS. MAYBE THIS IS ACTUALLY STEP 1?



Step ③ DON'T BE AFRAID TO GET WET! A RAKE WILL GET BALLS OFF THE BOTTOM OF THE LAKE.



Retrieving Lost Golf Balls by the Bushel



After the chemical wash and a water rinse, the balls are dried in the sun. The dried balls are then graded according to condition. Here Tyler is sorting them.

Step ⑤ CHEMICAL WASH, RINSE, AND DRY.

GOOD AS NEW!



Step ⑥ SELL AND ENJOY YOUR PAYDAY!



One way of fishing for golf balls. Tyler can pick them up with his toes.

Step ④ TRY ANOTHER WAY OF FISHING!





Swim & SOCIAL

As had been the case ever since its installation by Walter Pfeffer in 1928, the Westborough pool was the centerpiece of summertime social activities at the Club in the 1940s. Whether it was recreational or competitive swimming, Westborough's pool had an excellent reputation among the District country clubs. During the 1940s, Pfeffer wisely publicized the sanitary nature of the pool and the substantial efforts utilized to ensure safe and enjoyable swimming. A special swimming membership was introduced in 1942, offering house and swimming privileges for \$50. Tennis could be added for \$10, or for \$100 you could get golf, tennis, and swimming. Later that decade, in 1948, a new country club swimming conference was created to put on four quadrangular meets that summer. Logan Young was the Westborough swim coach at the time.

WESTBOROUGH POOL OPENS 16th YEAR

News-Times | June 3, 1943

Country Clubs In New Swimming Conference

The newly organized County Country Club Swimming Conference, consisting of Algonquin, Norwood, Sunset and Westborough Country Clubs, will hold a series of four quadrangular swimming meets, starting July 17 at Sunset. Trophies will be presented high point winners in each division, midgets, intermediates, junior and seniors. Coaches are Danny Reardon, Norwood; Terry Carpenter, Algonquin; Logan Young, Westborough, and Bill Henderson, Sunset.

Star and Times | July 10, 1948

While Westborough boasted about the safety of its pool, they did have a chlorine tank leak in July 1944 that sickened some teenagers. Check out the Webster Groves fireman enjoying a smoke while tending to one of the teenagers!

*Oh my...how times
have changed!*



Westborough Bulletin

Subject to change without notice we offer the following membership in Westborough to those who find it impracticable to play golf during the coming year.

Family Swimming Membership \$50.00

One of the most sanitary pools in the United States.

Swimming and club house privileges for entire family not exceeding parents and two children. Small lockers included without cost. For each additional child add \$10.00.

To include tennis in above add \$10.00.

Complete family — golf, swimming and tennis, \$100.00.

Eighteen hole Golf Course, six Tennis Courts, Badminton, Paddle Tennis, Swimming, Dining, Dancing.

Those interested in recreation for the entire family during the long summer day light saving hours should take advantage of this offer while it is available as the less accessible pools create a transportation problem that does not exist at Westborough, which is within walking or bicycle distance.

All subject to 11% Federal Tax and divided into convenient payments. No additional fees or assessments.

WESTBOROUGH COUNTRY CLUB

Lockwood and Berry Road Webster 3690
Street Cars Stop at Club Entrance

30 Treated for Chlorine Fumes At Westborough Swimming Pool



Post-Dispatch | July 6, 1944

News-Times | May 28, 1942



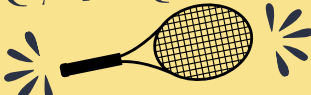
Henrietta Sabadell, Chase Hotel, dries herself in the sun at Westborough pool.

Star and Times | June 25, 1941

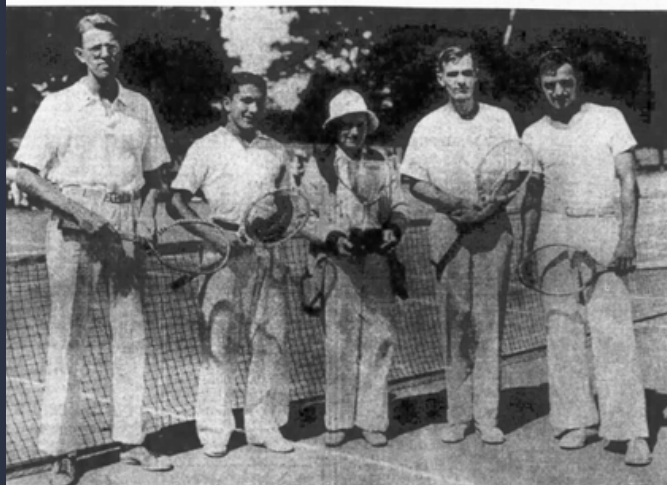
Oh hey there, high dive!
TALK ABOUT A LEGACY!



Causing a RAQUET!



SEMIFINALISTS AND 'FATHER' OF COUNTY TENNIS



Globe-Democrat | July 15, 1934

See Lynn in the middle holding the "Father Lynn" trophy

Westborough tennis continued under the leadership of A. B. Lynn through the 1940s. Young Westborough tennis star Allen Richardson exploded onto the local and national tennis scene thanks in large part to his instruction from "Father Lynn." Richardson won back-to-back district junior titles, and among other accomplishments, was ranked No. 21 nationally. Lynn's influence in local tennis was still strong, with the Club continuing to host the annual County tournament. Starting in 1942, the tournament was opened to players outside the County because so many were enlisted in the war.

A.B. LYNN

"Father of Tennis"

IN ST. LOUIS COUNTY

Andrew B. Lynn was born in Manchester, England in 1873 and immigrated to the USA in 1880, where he became a US citizen in 1895. He, his wife Cora, and son Lambert lived in Webster Groves. In our second volume, we reported that, in 1937, Pfeffer had strengthened Westborough tennis by appointing Lynn as the Club's tennis chairman. Lynn had been tennis chairman for 30 years at Woodlawn Country Club (originally Kirkwood Country Club) until its closure in 1937. Lynn was well-known as "Father Lynn" and the "Father of Tennis" in St. Louis County, where "[he] organized the first tournament in the county and [had] since conducted every yearly meet." In 1929, he and Pfeffer started a new St. Louis County Tennis League to further promote tennis competition in the St. Louis area. In 1934, President Hoyt of Woodlawn Country Club donated a silver loving cup called the "Father Lynn" trophy to be awarded to the suburban District champion. Lynn brought the annual county tournament with him to Westborough where it remained through 1943 before it had a three-year hiatus during World War II. It was resumed at Westwood Country Club shortly after Lynn's death in 1947 at age 74.

Local Boy on Way to Top in Tennis Play

Fourteen-year-old Allen Richardson Has Good Chance for High Ten Honors.

Within the last two seasons, Allen Richardson, 14 year old tennis star and son of Mr. and Mrs. Walter K. Richardson, has made a name not only for himself but Webster Groves and St. Louis as well. Because of his excellent style and ability, shown clearly in his records, he has good chances of being ranked among the first 10 in the national boys' division.

News-Times | Aug. 20, 1940

OTHER EVENTS

The other major events of the district are the Clayton invitational, to be held a week following the Triple A meet; the traditional county tournament, which is going into its twenty-seventh year and again will be held at Westborough; Westwood invitational doubles, July 16 to 19, and the district meet, at Triple A, starting August 2. The district junior, boys' and girls' events will be held June 23, probably at Triple A.

Globe-Democrat | April 20, 1941

28th Annual Tennis Play To Be July 11

"Father" Lynn Announces Plans for Men's Matches; St. Louis Players Invited; Public Invited.

In spite of "Hell and High Water," the 28th annual St. Louis County Men's Tennis Championships in singles and doubles will start Saturday, July 11, on the six clay courts of the Westborough Country Club, it was announced this week by "Father" A. B. Lynn, founder of the tournament.

For the first time in the history of this tournament, the singles will be thrown open to others than residents of St. Louis County. This is made necessary because of the fact that more than 32 St. Louis County players who were in the 1941 event have enlisted in the armed forces and are in service.

News-Times | July 2, 1942

Championship Tennis Games To Be July 10

County Singles and Doubles Will Be Played at Westborough; Entries Open Now; Public Invited.

The 29th annual St. Louis County men's tennis championships singles and doubles, will be held at the Westborough Country Club starting Saturday afternoon, July 10, according to A. B. Flynn, chairman of the tournament committee.

The tournament this year will be open to others than residents of St. Louis County and a large entry is expected. Entries have already been received from practically all the leading players in the St. Louis district including Ward Parker, present champion of the district, Allen Richardson, junior champion, Wayne Smith, former county title holder, Ed Serrano, veteran champion and a host of Webster and Kirkwood players.

News-Times | July 1, 1943

Andrew B. Lynn Dies; Long Active in Tennis

Andrew B. Lynn, identified with tennis here for many years, died yesterday. He was known as the "father of tennis" in St. Louis County spending the greater part of his life teaching tennis and promoting interest in the game.

Mr. Lynn, who was born in Manchester, England, at one time was honorary president of the St. Louis District Tennis Association. He was 74 years old and resided at 430 Alma avenue, Webster Groves. He is survived by his wife Cora, his son Lambert H. Lynn, and his sister Constance Lynn Walther.

Post-Dispatch | July 5, 1947

STRANGE...BUT TRUE!

BIZARRE STORIES FROM WCC'S HISTORY!

Post-Dispatch | March 22, 1942

**ARMY LEASES OLD
MARY INSTITUTE
FOR AIR COMMAND**

①

In 1942, the U.S. Army selected the old Mary Institute location for its training center after considering Westborough and offering the opportunity to Sunset CC, which declined.

Post-Dispatch | Jan. 12, 1942

**BOMBER THAT FLEW
LOW OVER SUBURBS
IDENTIFIED BY CAA**

Information Given to Army
for Inquiry—St. Louis
Not Its Base.

②

In January 1943, a four-engine Army bomber flew so low to the ground that it bent tree tops and caused havoc over the central St. Louis County area, with residents claiming that the plane appeared to almost land on both Westborough and Algonquin.

News-Times | July 15, 1948

Miss Margaret Holekamp, daughter of Mr. and Mrs. Fred Holekamp, 633 Sherwood drive, claimed blue ribbons in four events at the summer horse show held at Westborough Country club, Sunday afternoon

③

Westborough continued to have its annual horse show through the 1940s, as shown in reporting of the show in 1948.

Post-Dispatch | June 15, 1947

The boy said this was the first time he had ever carried clubs for a well-known golfer, although he has been a caddy at Westborough Country Club since he was 9 years old. "But I almost caddied for Bing Crosby once," he hastened to add.

④

In 1947, at the U.S. Open held at St. Louis Country Club, former Westborough caddy Charles Mach carried the bag of Sam Snead, and in an interview, recalled that it was the first chance he had to caddy for someone famous, although he almost had the chance to caddy for Bing Crosby at Westborough in 1945.

Star and Times | July 13, 1948

**Wife's 'Fault-Finding'
Disrupted Social Life,
Divorce Petition Says**

⑤

In 1948, a former Westborough member sued to divorce his wife claiming that, due to her behavior, she "jeopardized his job" and that, because she had a "complete lack of knowledge of any social graces" and made herself so objectionable to the staff and other members, he was asked to leave the Club!

Globe-Democrat | March 22, 1942

**Publicity Blamed in
Slot Machine Raids**

⑥

While avoiding arrest in the 1930s, Walter Pfeffer wasn't as lucky in the 1940s, being arrested on gambling charges at Westborough in March 1942. Cards, dice, and poker chips were seized by authorities.

Star and Times | October 11, 1948

**Three Dogs Saved From Pipe
Under Westborough Golf Links**

⑦

Three dogs were rescued from a 600-foot pipe underneath Westborough after the dogs had chased a critter into the pipe when it was dry and empty.



REDEVELOPMENT RISKS ARISE AGAIN



Westborough Club To Be Sold, Effective After 1946 Season

Sale of Westborough Country Club in Webster Groves to a group

represented by John J. Reardon, Inc., for a sum reported to be between \$325,000 and \$350,000, is under way, it was announced today.

Earnest money has been deposited, and the deal may be completed as soon as the title is cleared, but the club will remain

in operation through the 1946 season, according to letters sent out to members by Walter L. Pfeffer, majority owner of the grounds. That is part of the sale contract.

The 95-acre Westborough grounds are located at Berry road and Lockwood avenue.

Post-Dispatch | February 13, 1946

In the mid-to-late 1940s, as soldiers returned after fighting in the war, many couples chose to move out of the cities, heading for suburban ranch houses where they would start their families. Some of those families were big, giving us the "baby boomer" generation. The demand for affordable housing in the area surrounding Westborough was high, and large parcels of undeveloped real estate were becoming scarce. For two decades, Westborough had lived under the dark cloud of redevelopment. Pfeffer was receiving a steady stream of offers, including one for \$250,000 in the fall of 1945, which he declined. However, in 1946, it appeared that the time for redevelopment of Westborough had finally come.

In February 1946, it was widely reported that negotiations were underway and a sale contract had been drafted for Pfeffer's ownership syndicate, Four-Cities Park Realty Company, to sell Westborough to a real estate firm headed by John A. Reardon. The plans were to sell for between \$325,000 - \$350,000, and subdivide the property. Reardon was joined by H. O. Byrd, Francis A. Reardon, and H. W. Rich in the proposed purchase. Reardon said that the group was making the purchase for "investment purposes" and that the Club's future was not yet determined. Pfeffer had already informed Westborough members by letter about the pending sale, noting that the sale would not close prior to November 1, and promised that the Club would operate as normal throughout the 1946 golf season. He also said that, should the deal close sooner than the end of the golf season, refunds would be made to the members. The deal was reported to include a \$5,000 earnest money deposit that had already been paid on January 9, with further earnest money deposits of \$20,000 to be paid on March 1 and September 1, and the final payment and deal closing on November 1. The subdivision of the property, which was expected to be delayed into 1947 due to labor and material availability, was tentatively planned to include redevelopment of nine of the golf holes into approximately 150 housing lots, leaving the clubhouse, pool, and other related structures, along with the remaining nine holes for possible lease. It was also noted that Pfeffer retained an option on the property throughout 1946 with a first option to lease the grounds in 1947.

Westborough Being Bought By Four Men

Purchase of Westborough Country Club is being undertaken by a syndicate of four men, it was announced today by John A. Reardon, one of the buyers. Others, according to Reardon, are H. O. Byrd, Francis A. Reardon and H. W. Rich.

Star and Times | February 14, 1946

Golf Links Will Be Subdivided

BY W. VERNON TIETJEN.
Negotiations are well under way for the sale of \$325,000 of Westborough Country Club in Webster Groves to a company which plans to break up the acreage into a real estate subdivision, the Star-Times learned today.
A sales contract has been drawn on the 95-acre properties located at Berry rd. and Lockwood av. and earnest money deposited, according to a Westborough member familiar with the most details of the deal.
First news of the transaction came in a letter to members sent out recently by Walter L. Pfeffer, majority owner of the club, in which he explained the basis on which the country club would be operated this season.

Operations to Continue.
Pfeffer's letter indicated the sale would not be closed before November 1 and that normal operations would continue throughout the golf season, with refunds on memberships to be made in the event the deal is completed prior to the end of the membership year.
Pfeffer, contacted today at his home, said he had no comment to make on the deal other than what he had written members, in which the name of the company or syndicate arranging for the purchase of the property was not given.
"We expect no change in operations for some time," Pfeffer said. "I can't give you any details at this time."

Terms of the sales contract, it was learned from other sources, called for \$5,000 in earnest money, which has been paid. Further earnest money deposits of \$20,000 each are to be made March 1 and September 1, with the final deal to be closed November 1.
Building material shortages and labor troubles may postpone subdividing of the layout well into 1947, it was reported.

Although identity of the prospective buyers remains secret, it is reported that a large typewriter concern is involved in the purchase of the well-cultivated grounds, as a real estate investment.

Second Nine May Stay.
Tentative plans are understood to call for subdividing the first nine-hole area into some 150 lots for residential structures. It is possible, one informant reported, that the clubhouse and second nine will be left intact for some time and possibly leased by the eventual buyers for golf, swimming and social activities.

Sale price for the Westborough properties, exclusive of golf equipment, is reported to be in the vicinity of \$325,000. It is known that Pfeffer turned down one bid of \$250,000 last fall, and has had several other bids for similar amounts since.

Westborough, formerly known as Westwood, is one of the oldest golf clubs in the district and has been the scene of many important matches and tournaments. Pfeffer headed a syndicate which purchased the Westwood club in December, 1927, from the Henry R. Wiesels Co., Inc. for a price reported to have been \$300,000.

Sale Not to Change Westborough Operation, New Owners Say

Sale of Westborough Country Club in Webster Groves for a sum reported to be between \$325,000 and \$350,000 is likely to be completed next month, it was announced yesterday by the purchasing syndicate composed of John A. Reardon, Francis A. Reardon, H. O. Byrd and H. W. Rich.

The deal for the 95-acre grounds at Berry road and Lockwood avenue is being made with Walter L. Pfeffer, majority owner of the club. Earnest money has been deposited since Jan. 9.

No change will be made in the operation of the club this summer, the new owners-to-be announced. The grounds have been leased to the present management and may be again leased in 1947, John A. Reardon said.

Post-Dispatch | February 14, 1946

Star and Times
February 13, 1946



By March 1946, the final paperwork was filed to close the sale to the Reardon syndicate, now known as "Glen-Oak Investment Company," for nearly \$400,000. John Reardon said that there would be no changes in management or policies of the Club in 1946 and that, eventually, the property would be subdivided for residential uses with about 60 acres remaining for the clubhouse, pool, and nine-holes of golf. In July, Pfeffer notified the members that all 18 holes would be available for use through the rest of 1946 and in all of 1947. He also mentioned that any eventual change to a nine-hole course would not affect the golf shop, remaining club activities including tennis and swimming, or clubhouse social activities such as dining.

100 ACRES

 TRANSFERRED



Transfer Of 100-Acres Including Westborough Completed By 2 Firms

Papers have been filed at Clayton completing transfer of the 100-acre tract in Oakland, adjoining Glendale and Webster Groves, from the Four-Cities Park Realty Co. to the Glen-Oak Investment Co.

The property, which includes Westborough Country Club, was purchased for \$400,000 by Glen Oak. The company plans to subdivide a part of the property into sites for quality homes, probably in 1948.

John A. Reardon is president of the corporation, Henry W. Rich, vice president, Francis A. Reardon, secretary and H. O. Byrd, treasurer. There are no other stockholders, the president said.

The country club will continue to operate this year and possibly next, Reardon said, under management of Walter Pfeffer. Permanent operation of a nine-hole golf course, clubhouse, swimming pool and other facilities is planned.

FINAL PAPERS



FILED



Final Papers Filed in Westborough Sale

Final transfer papers of the Westborough Country Club were filed last week, giving real estate subdividers full title for a price of almost \$400,000. But the Glen-Oak Investment Company, purchasing syndicate which is headed by Realtor John J. Reardon, announced that no changes in the present management or policies of the club would be effected during the present year.

Ultimately, Reardon said, part of the 100-acre tract will be broken into tracts for residential improvement. About 60 acres of the property will be retained for a nine-hole golf course and the clubhouse and swimming pool which now improve the grounds.

Walter L. Pfeffer, president of the Four-Cities Park Realty Company which held title to the country club and operated it for the past 18 years, will continue to manage the property until the new owners take possession in one or two years. The club is located on Lockwood, Sappington and Berry roads.

\$400,000



SALE



\$400,000 Sale Of Westborough Club Completed

Papers were filed at Clayton last week completing transfer of the 100-acre tract which includes the Westborough Country Club, in Oakland, adjoining Glendale and Webster Groves, from the Four-Cities Park Realty Co. to the Glen-Oak Investment Co.

The property was purchased for \$400,000 by the new company, which plans eventually, but perhaps not before 1948, to subdivide a part of the property into sites for quality homes.

John A. Reardon is president of the corporation, Henry W. Rich vice president, Francis A. Reardon secretary and H. O. Byrd treasurer. There are no other stockholders, the president said.

The country club will continue to operate this year and possibly next, Reardon said, under management of Walter Pfeffer. It is planned to continue operation of a nine-hole golf course, clubhouse, swimming pool and other facilities, permanently.

When subdivision takes place, the development will be planned as a country club project, according to present ideas of the buyers.

YOU KNEW THIS WAS COMING!

NOTICE

Notice of public hearing on proposal to notify, amend or repeal zoning regulations now applicable to a certain part of District "B", rezoning the same to District "B-1", which is to be provided, with regulations and uses pertaining to same, in accordance with report and plat submitted by Planning Commission and on file with Clerk.

A public hearing will be held at the Missouri Pacific Station, Sappington Road and Missouri Pacific Tracks, City of Oakland, St. Louis County, Missouri, on Monday, March 10, 1947, at 8:30 P. M., by the Board of Trustees, acting for and in behalf of the City of Oakland, on the following proposals to amend zoning regulations of Ordinance No. 50, known as the Zoning Ordinance and map accompanying same, as said Zoning Ordinance is amended by Ordinance No. 62.

(1) To change from District "B" to District "B-1" the following described area: A tract of land of the Westborough Country Club property, consisting of 43 acres, more or less, bounded on the north by the northerly City Limits line of the City of Oakland, and on the west by the easterly line of Sappington Road, and on the south by Main Street and a line approximately 750 feet south of the northerly City Limits line of the City, and on the east by an irregular and curving line approximately 500 feet west of Berry Road, as shown on plat filed with the City Clerk.

(2) To provide for Section 4a—District "B-1", the following regulations and uses, to-wit:

No building or premises shall be used, and no building shall be hereafter erected or structurally altered within District "B-1" except for one or more of the following uses.

1. Any use permitted in District "B".
2. Churches.
3. Accessory buildings to one of the foregoing uses, provided such buildings are located on the same lot and conform to the provisions of this section as to yards.

Height: No building shall exceed 35 feet or 2½ stories.

Yard: Each building shall be placed upon a yard of not less than 10,000 square feet in area.

Done by order of the Board this 10th day of February, 1947.

VERN F. MOORE,

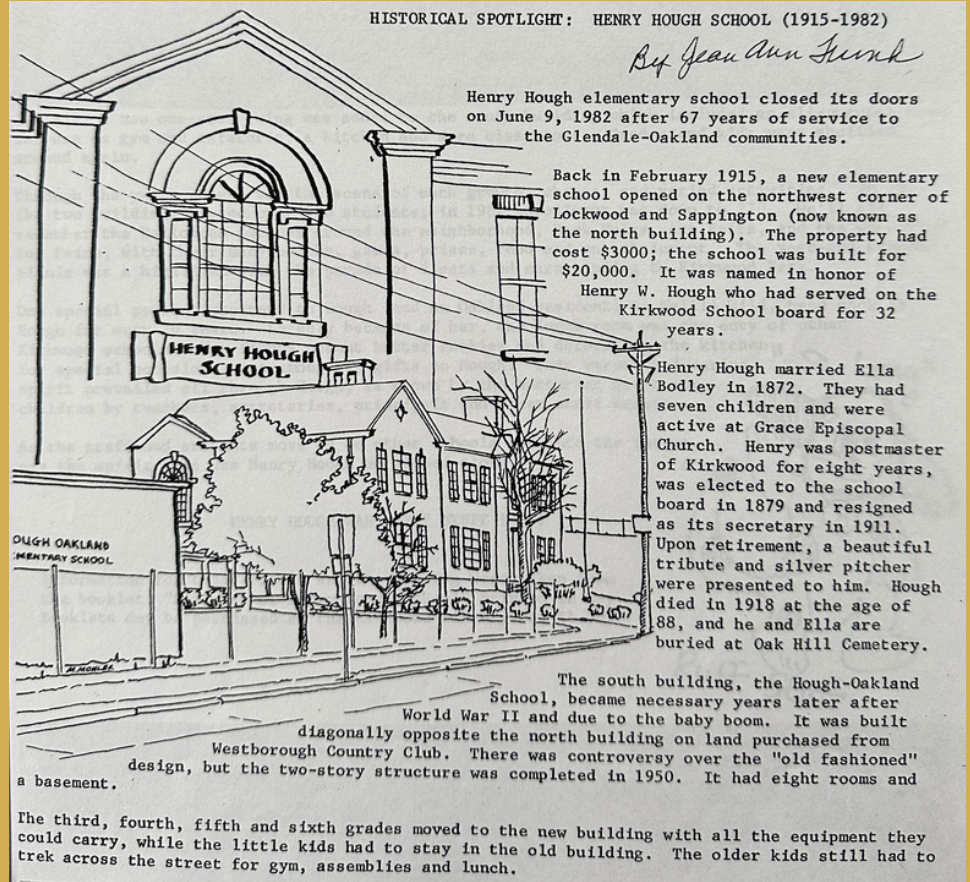
(25) Clerk.

Webster News-Times | Feb. 20, 1947

8 AND A HALF
ACRES...
GONE BUT NOT
FORGOTTEN!



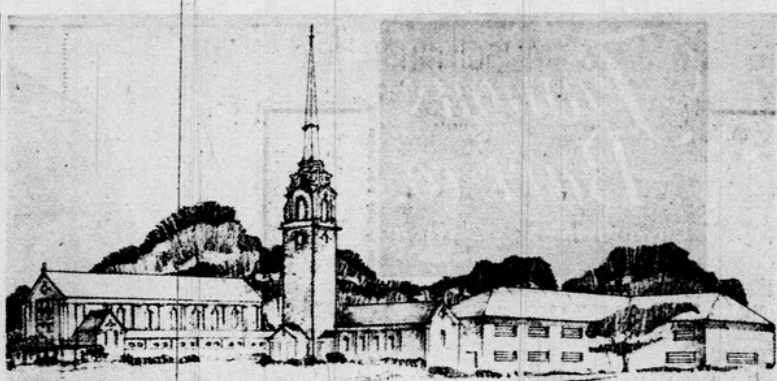
By February 1947, efforts to rezone 43 acres of the Westborough property had progressed to the point where a plat had been submitted to Oakland's Planning Commission, with a public hearing to be held on March 10 to review the proposed changes.



Sketch of the "Henry Hough Oakland" school.

While the future development status of the property and the status of Westborough as an on-going entity remained uncertain, stories were told that Pfeffer had, during this period, offered the Westborough members the chance to buy the Club. However, as seen by the price at which Pfeffer sold to Glen-Oak, it certainly was a steep ask for the members to raise that kind of money, and as such, the members were said to have declined the offer. Therefore, Pfeffer continued plans with Glen-Oak, and to further defray costs, on May 12, 1947, 2.5 acres of the Westborough site were sold for \$22,500 to the Webster Groves Christian Church on which it would construct a new church and facilities for its growing congregation.

The Club would eventually pay \$1,000 plus taxes per year to the church as rent on the acres that it had purchased. It was also announced at the time that 6 acres of the northwest portion of the Westborough property had been sold to the Kirkwood School district for \$35,000, upon which the district would later (in 1950) construct a new "Hough-Oakland School."



PLANS FOR A NEW WEBSTER GROVES CHRISTIAN CHURCH, to be located on a 2½-acre tract in the Westborough Country Club grounds, an Lockwood west of Berry, were made public yesterday. The church is now located at Bompert and Tuxedo. The new structure will include the church itself, which will seat 500 persons, a chapel and a Sunday school building. It will cost an estimated \$300,000. Rev. Raymond F. McCallister is minister of the church. He was honored Tuesday night for 10 years service.

Globe-Democrat | March 3, 1949

Webster Groves Christian Church Buys Unit of Westborough Country Club As Site for New Building

Purchase of Two and One-Half Acre Tract Completed at Cost of \$22,500; Building Estimates Tentative, But Congregation Thinking in Terms of Structure Costing \$200,000; Church Shows Membership Growth from 167 to More Than 500 in Past Few Years.

Webster News-Times | May 22, 1947

Webster Church Buys Westborough Tract

Star and Times | May 17, 1947

SCHOOL DISTRICT BUYS SIX ACRES IN OAKLAND

Six acres of the Westborough Country Club grounds have been purchased by the Kirkwood School District for a site for a new Henry Hough School to replace the present structure at Adams avenue and Sappington road. The new site will be opposite the present one and is at the southeast corner of the intersection. The purchase price was given at \$35,000.

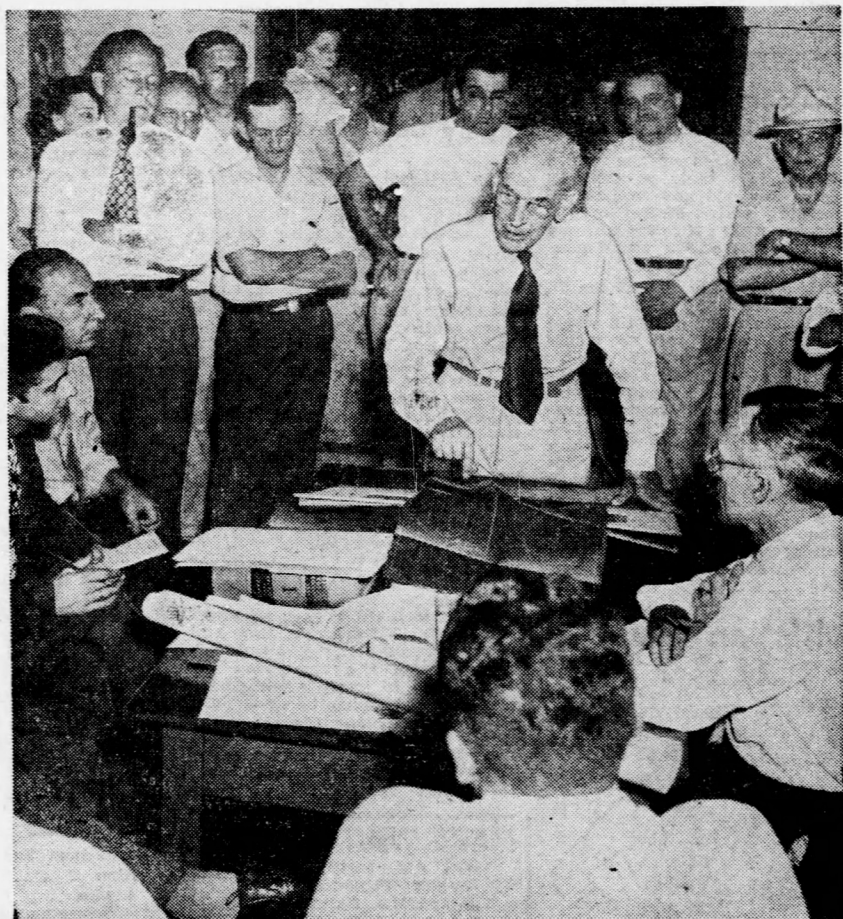
Simultaneous with the announcement of the sale to the school district came the announcement of another sale of two and a half acres of the club grounds to the Webster Groves Christian Church at a point 500 feet west of Berry road and continued west.

Both purchases carry a lease arrangement with the club until

Source and exact date unknown



NOT GOING DOWN W

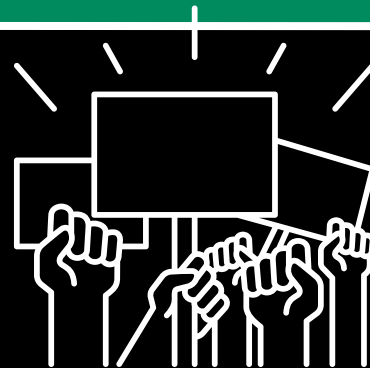


OAKLAND ZONING HEARING Public hearing last night in Oakland on the proposal to rezone part of Westborough Country Club grounds for light commercial purposes. H. W. Rich, vice president of Glen-Oak Investment Corp., is shown speaking for the proposition, which his organization is sponsoring. Most in a crowd of about 100 persons came to the Oakland Missouri Pacific Station to register objections. The matter was taken under advisement by Mayor George Rogge and three of four aldermen.

—By a Post-Dispatch Staff Photographer.

Post-Dispatch | Aug. 18, 1948

By August 1948, Glen-Oak Investment Company had adjusted its plans and was seeking spot-zoning of the Westborough property so that it could implement a planned commercial development (costing approximately \$140,000) of a 600' x 300' tract at Berry & Lockwood and also construct 70 ranch-style homes on the property. The Oakland residents and those of the neighboring cities, especially Webster Groves, rallied strong opposition. On August 17, over 100 unhappy protestors crowded in-and-outside of the Oakland Missouri-Pacific Train station for a hearing on the Glen-Oak proposal presented by H. W. Rich, vice-president of the firm. Of those who spoke in opposition to the proposal were Rev. Raymond McCallister, pastor of the Webster Groves Christian Church, George C. Dyer of the Webster Hills Improvement Association, and Mayor Clarence Appel of Webster Groves. After the meeting, the Oakland alderman and Mayor George Rogge took the matter under advisement.



70 Irate Oakland Residents Protest Move To 'Spot Zone' Exclusive Area For Stores

Aldermen Told Planned Development Would 'Seriously Affect' Value Of Homes In Westborough Club Neighborhood

Vigorous opposition to the proposed "spot zoning" of a 600-by-300-foot section of the Westborough Country Club for "light commercial" purposes developed last night at a special hearing on the plan conducted by the Board of Aldermen of the City of Oakland, in which the section is situated.

After the hearing, which was featured by presentation of a strongly-worded petition offered by 70 protesting Oakland residents of the now exclusive area, Mayor George Rogge and the four-member board took the matter under advisement. Their decision will be announced later, Rogge said.

More than 100 citizens crowded into and around the 20-by-15-foot Missouri Pacific station on Sappington rd. for the hearing, at which Rogge presided. Board members present were Paul H. Smith, H. L. Ruhlman, Frank J. Petelick and Herbert Marcrauder.

Property Cost \$325,000

First speaker called by Rogge and the only one to advocate the change was H. W. Rich, vice-president of the Glen-Oak Investment Co., who said his firm paid \$325,000 for the Westborough Country Club property, and now planned a \$135,000 to \$140,000 commercial development at Berry and Lockwood rds., and, as well, 70 ranch-type homes in the vicinity.

John Nies, 7 Hawthorne dr., Oakland, presented the petition of the 70 Oakland residents. The petition estimated that total probable tax revenues to Oakland from the combined commercial and home projects as planned would be about \$6,500 a year.

Declaring that commercial "spot zoning" of the 600-by-300-foot section would "seriously affect the value of all homes erected on the property," the Oakland petition asserted:

"The animosity incurred might seriously impair the volume of business which can be transacted, and would provide a basis for reciprocal action by neighboring municipalities which might change their own zoning ordinances or might withhold police or fire assistance in emergencies.

Suggests Delaying Decision

defeat of the proposal was lodged by the Rev. Raymond McCallister, pastor of the Webster Groves Christian Church, which has purchased a site in the area for erection of a new church estimated by the Rev. Mr. McCallister to cost \$300,000 to \$350,000.

Other speakers at the meeting included:

George C. Dyer, 620 Westborough pl., Webster Groves, representing the Webster Hills Improvement Association, who charged the proposed rezoning would cause "immeasurable damage" to property values.

Mayor Clarence Appel of Webster Groves, who pointed out he had sent a letter to the Oakland aldermen declaring he felt the proposal would be "breaking up a choice residential area." Appel concluded with an appeal to the aldermen "not to do this."

On Aug. 3, Mayor Rogge of Oakland had told The Star-Times, "Oakland needs additional revenue. We have about reached the limit of our possibilities unless we encourage some business ventures. We should enter this only on condition it would bring us added revenue."

Kirkwood Residents To Fight Zone Change

A group representing about 90 Kirkwood property owners will meet with the Kirkwood City Council tonight to protest the proposed "spot zoning" of a section of Manchester rd. to permit a wide range of commercial activity there.

The section involved is from Harrison ave. to 90 feet east of Geyer ave., to 90 feet east of property owners told The Star-Times. The ordinance changing the zoning from "light commercial" to a more diversified commercial area was to come up for a final vote of the Council tonight.

Property owners claim the zoning change would lower real estate values and disturb neighboring residential areas. The meeting will be held at 8 p. m. in Kirkwood City Hall.

Star and Times | Aug. 18, 1948

WITHOUT A FIGHT

Shortly after this meeting, interest was growing among the Westborough members in purchasing the Club. A member group, loosely organized, held special "membership" meetings at the homes of the "directors" to discuss the terms under which the members would be willing to buy the Club. At a September meeting (note that the meeting is said to have occurred but no formal record has been located) the members agreed to take over if a minimum of 200 would subscribe at \$500 each (paying \$200 down and taking two notes of \$150).

WEBSTER RESIDENTS PROTEST 'SPOT-ZONING' WESTBOROUGH AREA FOR BUSINESS PURPOSES

Public Hearing Will Be Held Tuesday Night at 8
O'Clock at Oakland Missouri Pacific Station;
Session Preceded by Numerous Meetings in Nearby
Communities.

Webster News-Times | Aug. 12, 1948

WEBSTER NEWS-TIMES

336 Selma Avenue

Published every Thursday by
THE THOMAS-YOUNG PRINTING COMPANY
Webster Groves 19, Missouri
Republic 2250

GLENN G. THOMAS, Editor

Changing the Westborough Area

On Tuesday night, August 17, a public hearing will be held at the Missouri Pacific station, Sappington road and Missouri Pacific tracks, in the city of Oakland, relative to modifying, amending, or repealing "zoning regulations now applicable to a certain part of District 'B', rezoning the same to District 'E', light commercial, and to a certain part of District 'A', rezoning the same to District 'F', heavy commercial, in accordance with report submitted by the City Planning Commission and on file with Clerk" in the City of Oakland.

That may sound as if it is not of importance to the citizens of Webster Groves and other surrounding communities, and especially to the citizens of the City of Oakland. However, more is involved than the mere words imply. It actually means that the Oakland Planning Committee has recommended that a strip 300 feet by 600 feet starting 85 feet south of Lockwood and running practically to the Missouri Pacific tracks be rezoned from residential zoning, to business zoning, with the plan reported of developing this section with a super market, bakery, beauty shop or stores of this nature.

There are many argumentative points against such a move, matched only by the fact that Oakland would receive additional revenue. In part this is true; however, in receiving this additional revenue, Oakland would at the same time get additional responsibilities and obligations which in the end would most probably consume more than could be raised yearly from such a venture. Such a business section would increase Oakland's traffic and fire responsibilities. With only the revenue which would be received in the form of merchants' licenses, the city would find its revenue insufficient to take care of policemen and firemen who would have to be added eventually.

There is no doubt that the remaining property on the Westborough tract would be lowered in valuation, probably turning the entire tract into a section composed of only businesses and apartments. In turn, the value of all surrounding property in Oakland, Webster Groves, and Glendale would be lowered.

Webster Groves residents who have looked into the matter report that to date no super market or the like has agreed to erect a building and open a business on the site. It is a residential area, these citizens report they have been told by businessmen, and for that reason they would not consider establishing a business there. Furthermore, the area is not on a business street, and because the opposition registered has been so strong, it is doubtful that residents would readily patronize a business enterprise there.

It would be well for the citizens of Oakland to study the proposal, meet with their neighboring friends from Webster Groves, Kirkwood and Glendale and unite to defeat this proposal. This area has been a residential area for a number of years—an area of which all the communities have been proud. Its beauty should not be spoiled now or later.

There is more to this proposal than meets the eye—for that reason the citizens of Oakland should study it.

SUPERMARKET



BAKERY



BEAUTY SALON



✗ NOT IN THIS NEIGHBORHOOD! ✗

MAYBE WE COULD BUY THE CLUB...



WCC MEMBERS

Webster Hills Group Plans Campaign Against Rezoning Westborough Country Club

Oakland Board Of Aldermen Schedules
Public Hearing Aug. 17 On Request Site
Be Used For 'Light Commercial' Purposes

Committees of the Webster Hills Improvement Association met last night and mapped a community-wide program of opposition to the proposed "spot-zoning" of a 600-by-300-foot section of the Westborough Country Club for "light commercial" purposes.

Fronting on Berry rd., 85 feet south of Lockwood rd., in the northeast corner of the country club, the area in question lies at the eastern edge of the country club, just to the west of Webster Groves and immediately south of the southeast corner of Glendale.

A public hearing on the proposed rezoning has been scheduled by the Oakland Board of Aldermen for 8 p.m. Tuesday, Aug. 17, at the Missouri Pacific station, Sappington rd. and the Missouri Pacific tracks, Oakland. Application for the change was made by the John J. Reardon, Inc., real estate firm, which owns the club and plans ultimately to subdivide the club property, according to John A. Reardon, secretary.

Tells Of Groups' Plans

Frank W. Hoffman, president of the Webster Hills Improvement Association, announced the committees which met last night plan "to notify all the people of Oakland that can be reached what is going on, and to communicate with every civic organization in the area to enlist their opposition to the proposal."

"It is essentially a residential area now," said Hoffman, "and many fine homes have been built there in the belief it would remain virtually unchanged in the years to come. We understand there is thought of building a commercial center at that location, which would greatly increase traffic and destroy residential property values."

Mayor George Rogge of Oakland conceded "it probably would hurt values some to the east of us, across Berry rd., in Webster Groves, but not in Oakland. There are no residences near it."

Says Oakland Needs Funds

"Oakland," said Rogge, needs additional revenue. We have about reached the limit of our possibilities for added revenue unless we encourage some business ventures. We should enter this only on condition it would bring us added revenue."

Reardon insisted, however, "there's nothing definite; our application is simply part of a program of subdivision in the near future. We've got the country club operating now, and it will continue to operate through 1949, if not longer. This is just a step-by-step program, to prepare for the future. No sale has been made."

Rogge, meanwhile, said he understood owners of a supermarket were interested in building at the site, and that tentative plans call for a single structure on the commercial plan of Hampton Village, but smaller. Clifton R. Able, member of Hoffman's association, declared, however: "We don't need a supermarket."

zoning change is now sound for country club purposes of a public nature, according to Clarence A. Peterson, Oakland city attorney. "I don't know where Oakland would have any particular objection to the proposed change," said Peterson. "Some people outside of Oakland have registered opposition, however."

Mail Campaign Planned

Hoffman's Webster Hills Improvement Association officially has gone on record as opposed to the plan. One of the association's committees, Hoffman said, will send letters to Glendale, Webster Groves and Kirkwood, and to the improvement associations of Sherwood Park, Sherwood Forest, Algonquin lane, Alden Woods; also to the Christian Church of Webster Groves, which has purchased a site west of the area in question, and to Webster Hills Methodist Church, which is in nearby Webster Groves.

In a letter to Mayor Clarence H. Appel and members of the Webster Groves City Council July 28, Hoffman protested "there is no demand for business establishments in the community," and declared:

"The operation of business establishments in the area would seriously impair property values of existing homesites. The entire area for many blocks in all directions is, and since the original founding of the community has been devoted to fine residences, club and recreational facilities and religious organizations. . . . The owners of these homes . . . are deeply concerned over the proposal. . . ."

Members of the Oakland Board of Aldermen who will weigh the proposal are Paul H. Smith, Harry H. Seidell, Herbert Alcorn and H. L. Ruhlman.

EVENTS

TONIGHT
FRENCH MOVIE, "The Lower Depths," will be shown in Roof-top Theater of Y. M. C. A., 124 N. Union Blvd., 8:45 p.m.
MUNICIPAL OPERA will present second performance of "Sunny" Municipal Theater, Forest Park, 8:30 p.m.
PLAYGROUNDS PAGEANT will be presented by children of Marquette and Six playgrounds at Six grounds, 228 S. Euclid ave., by boys and girls of Ashland School playgrounds at 228 S. Euclid ave., both beginning at 8:15 p.m.
TOMORROW
"SUNNY" will be presented in third performance by Municipal Theater, Forest Park, 8:30 p.m.
PLAYGROUND PAGEANT, "The Magic Necklace," will be given by children of Scripps School playground at 112

A month later, on October 22, 1948, the first formally recorded membership meeting was held. Lester Becker, a member since 1942 and a name that is practically synonymous with Westborough, presided over that first meeting. Becker's was not the only name that would carry on with reverence when discussing those early days. John Arnold, another founding father, served in the capacity of Temporary Organizing Chairman, with Jack Begeman handling Membership and Al Johnson chairing publicity.

By that time, the proposed terms of purchase were well-formed. Arnold reported that:

"[the Organization Committee] recommended that we have our own organization under the name of Westborough Country Club to be limited to four hundred members to be governed by by-laws of the Club. It was decided that each member should own a Certificate of Membership which, should that member wish to leave the Club or be transferred from the city, could be sold back to the Club at the par value or the market value at the time of purchase or could be sold or transferred to a new member if that new member was acceptable by the Board of Governors."

Other topics of discussion included by-laws provisions on membership classes, mortgages and financing of the club, and payment of tax on memberships. Also, a slate of officers was nominated and accepted:

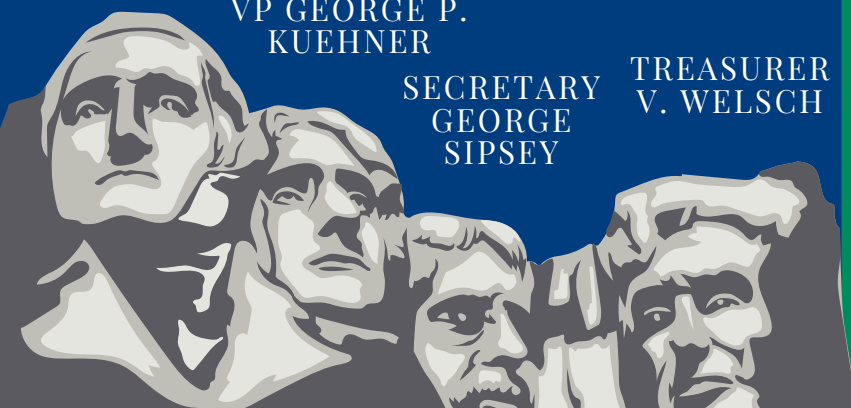
THE FOUNDING OFFICERS

PRESIDENT
EVERETT BAKER

VP GEORGE P.
KUEHNER

SECRETARY
GEORGE
SIPSEY

TREASURER
V. WELSCH



OUR CLUB IS BORN

Minutes of the Meeting of the WESTBOROUGH COUNTRY CLUB Members
October 22, 1948

The meeting was brought to order by L. S. Becker who stated that the first order of business was the election of a temporary chairman and secretary to preside at the present meeting. A motion was made and carried that L. S. Becker preside as temporary chairman and that Mrs. B. J. Jostrand act as temporary secretary.

Minutes from the Club's first formally recorded membership meeting.

DIRECTORS (TWO-YEAR TERM)

Ed Butler (Finance Committee)
Mel Feldman (Golf & Tournament Committee)
Judge Lyon Anderson (Membership Committee)
Jack Purdum (Greens & Grounds Committee)
Lester Becker (House Committee)
John Arnold (Legal Committee)

DIRECTORS (ONE-YEAR TERM)

Martin Connelly (Publicity Committee)
Gene Reese (Entertainment Committee)
Joe Fitzsimmons (Rules Committee)
Jack Begeman (Membership Committee)
B.J. Jostrand (Swimming Committee)

*This might not be exactly what our founders looked like.

By November 2, at a special Board meeting, Arnold reported that all articles relating to the creation of the new Club had been written and signed and would be filed immediately. Discussion at the meeting also centered around the type of acquisition to be made. The purchase would involve the acquisition (in some form) of "Glen Oaks Inv. Corp." However, the new Club needed to determine whether to purchase the Glen Oak legal entity or only its assets. Arnold reported that Glen Oak would not sell only the assets, but it was also willing to agree to a second mortgage that could be used as security to protect against contingent liabilities that might arise. The Board agreed to proceed with that approach and authorized Arnold to move forward with the steps necessary to complete the formation of the new Club's incorporation. From a financial perspective, by that time, 185 members had committed and paid in full, with some agreeing to pay by January 1, 1949, and others who signed promissory notes. Cash on hand was \$40,000. Becker, Welsch, Fitzsimmons, Reese, and George Kuehner accepted an additional 12 notes each from member financing. Other items approved at or reported on during the meeting included:

Other housekeeping topics included:

NEW YEARS EVE PARTY

Walter Pfeffer had agreed to relinquish the Club for New Year's Eve to the new Westborough Country Club to hold a party with the profits of that night going to the new Club. Herb Mahler's Orchestra would be contracted for the evening. Breakfast would be served instead of dinner, and with all decorations, favors, etc., the price would be \$6.00 per person. A few improvements would be made before that time and paid for from the profits of the party. The improvements would not exceed \$1,000 and would include the bar, dining room, main lobby, and ladies' restrooms.

GOLF COURSE

A number of new trees would be planted promptly. Occasionally, outside pro golfers would be brought in for exhibition matches, and other celebrities like Babe Didrikson were suggested as a drawing card.

ANNUAL DUES

\$200.00 plus tax for senior members, \$100.00 including tax for swimming members, and \$100 plus tax for junior members.

MANAGER

No new outside manager would be hired for 1949, but William Ludwig, Pfeffer's assistant manager, would be given the position of Acting Manager.

GOLF PROFESSIONAL

Walter Ambo would be retained for 1949 on exactly the same basis as 1948.

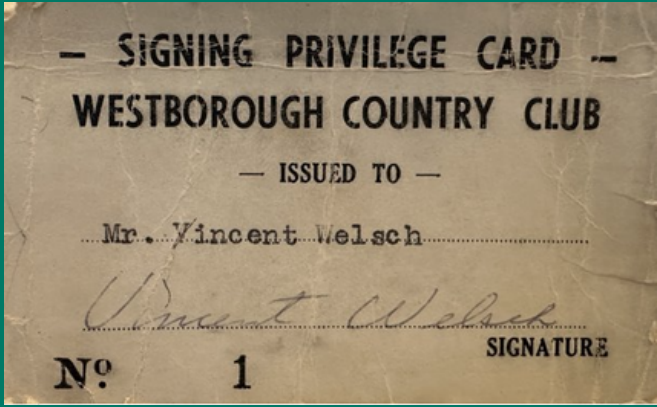
BYOT

(BRING YOUR OWN TREE)



Early years were a period of financial problems and with that came a struggle to improve facilities, appearances, and service of the Club. Westborough was organized more with enthusiasm than working capital and much of the early work to restore the club was done by the members themselves! During the first Fall of member ownership, an improvement plan was started. Members were asked to bring a tree by the Club or donate towards a tree fund. Over 60 trees were planted in December 1948, and a short time later, more trees were planted, and the hedge along Lockwood was added.

At a special meeting of directors on November 9, it was reported that the day prior, the Circuit Court in Clayton had granted a pro forma decree for the corporation "Westborough Country Club," and that the articles of incorporation were filed in Jefferson City. It was also reported that the number of members who had signed was up to 195 and that a budget for 1949 had been developed. Then, on November 13, the Missouri Secretary of State issued the charter for a new benevolent corporation named Westborough Country Club, and thus our new Club was born. On January 1, 1949, the new Club took ownership and control of the property and facilities.



WESTBOROUGH COUNTRY CLUB GROUNDS – 1940



This aerial photo was on a post card attached to a collage created by Robert Niver Pfeffer. The post card had been mailed to Walter Pfeffer, Sr.



Then and now photographs of the clubhouse.

Right: Club balance sheet in August 1949.

REPUBLIC 2359 A. B. CEKOVSKY PUBLIC ACCOUNTANT 219 PAPER AVENUE WEBSTER GROVES 19, MO.		AUDITS TAX REPORTS BOOKKEEPING SERVICE
WESTBOROUGH COUNTRY CLUB and GLEN OAKS INVESTMENT CO.		
STATEMENT OF ASSETS AND LIABILITIES		
AS OF AUGUST 9, 1949.		
ASSETS		
Cash on hand		\$ 1,532.59
*Balance due on members notes (stock)		27,617.06
Accounts receivable		486.20
Inventories - Bar	1,118.33	
Food	613.56	
Swim caps	224.00	
Supplies, etc.	500.00	2,455.89
Real estate		325,000.00
Furniture & Equipment		28,520.00
Prepaid insurance		1,507.00
TOTAL ASSETS		\$387,118.74
LIABILITIES		
Accounts payable - Regular		\$12,447.69
Accounts payable - Special		17,955.00
Overpayment of dues		100.00
Accrued taxes on dues		888.33
Accrued taxes - others		715.00
		<u>\$32,106.02</u>
LOANS PAYABLE		
On equipment - W.L. Pfeffer		5,000.00
D.T. First National Bank		16,500.00
D.T. Four Cities Realty Co.		158,500.00
D.T. Reardon Co.		25,000.00
* Loan - Mutual Bank		25,000.00
TOTAL LIABILITIES		262,106.02
CAPITAL	116,361.67	
SURPLUS AND PROFITS	8,531.05	<u>125,012.72</u>
TOTAL LIABILITIES AND CAPITAL		\$387,118.74
*Asset of Members notes is pledged with Mutual Bank as security for the loan of \$25,000.00. *Item of surplus and profits represents net profit on operations, and is profit above the money spent for the many evident improvements around the Club House and Grounds.		

MOVING FORWARD WITH MOMENTUM

Westborough Country Club Deal Approved

Membership Okays
Purchase At Price
Of \$325,000

Country Club Heads Give Encouraging Account of Events

Webster News-Times | May 12, 1949

Westborough Club Plans Party Honoring Prospective Members

Westborough Country club, recently purchased by its members, has invited prospective and new members to a cocktail party to be held on Sunday, February 27, between the hours of 3 and 6 p.m.

The purpose of the party is to acquaint prospective members with the improved facilities of Westborough. The clubhouse has been completely renovated and many other improvements made to provide better service and create an inviting and hospitable atmosphere. The appointment of John Bodeman, an experienced and accomplished chef, has been announced.

Under the direction of Jack Purdum, well-known local golfer, many improvements have been made to the golf course, with the ultimate goal to make Westborough one of the best 18-hole golf courses in the district. Walter Ambo, professional at the club, is also president of the Western Golf association.

To greet the guests will be: William Ludwig, new manager, and the officers, Edward Baker, president; George Kuehner, vice-president; George Sipsey, secretary; and Vincent Welsch, treasurer.

Webster News-Times | Feb. 2, 1949

To create momentum in its membership drive, in February 1949, Westborough held a party to honor prospective members. The Club boasted of the complete renovation of its clubhouse and the appointment of John Bodeman as chef. Course improvements under the watchful eye of Jack Purdum had been made. By May 1949, the Club had a very positive outlook and reported to its members on its success and upcoming efforts to further improve the Club.

Westborough Country Club Is Bought By Membership; Property Will Not Be Used For Commercial Purposes, Officers Say

Webster News-Times | December 9, 1948

ON OCTOBER 28, 1949, THE CLUB HELD
ITS ANNUAL MEMBERSHIP MEETING.
THEN IN 1950...

We wish special thanks to these individuals and institutions who helped guide us in our research and provided wonderful images to help us tell our story and make it more enjoyable for you, our readers.

Walter L. ("Wally") Pfeffer, II, son of Robert Niver Pfeffer and grandson of Walter L. Pfeffer, Sr. While we thanked Wally in Volume 2, we want to reiterate our gratitude for the many wonderful items of memorabilia, especially the photos, that have given us greater clarity on the evolution of our Club and its property.

The Family of long-time Westborough Head Greenskeeper, Ralph Guyer. While much of the Guyer Family's contributions will be presented in Volume 4, there are important facts about 1940-1949 that they were able to confirm, allowing us to confidently report the history of that era. Thanks in particular go out to Ralph's sons Ron and Gale, his grandson Stephen (son of Ron), and granddaughter Pam (daughter of Ron).

Deb Hill-Jablonski, President of the Kirkwood Historical Society. Although we also thanked Deb in Volume 2, her contributions carried into this Volume, especially relating to the 1947 property sale to the Kirkwood School District.

