

A.W. Tillinghast,  
Golf Course Architect,  
33 West 42nd St,  
New York

March Nineteenth, 1925

Board of Directors,  
Berkshire Hills Country Club  
Pittsfield, Mass.  
Gentlemen:

Yesterday I made examination of the property on which you propose constructing your golf course. I am glad to report that it is altogether worthy and presents features far ahead of those which usually come under my observation.

Certainly you will require the entire area of approximately 141 acres, included within the boundaries which we walked yesterday. This should provide sufficient land for a thoroughly modern course of eighteen holes, practice grounds for driving and putting, an ample motor car parking space and clubhouse approaches.

First, it was necessary to fix definitely the site for the clubhouse, for this is our dominant. In my opinion there is but one location for it – on the high plateau with an entrance from the public road, which bounds the property on the West. Proper tree-planting and future landscaping will insure privacy from the thoroughfare. The clubhouse should face over the course to the Northeast, East and Southwest. If you do not think it advisable to construct the entire clubhouse at present, I suggest you have plans for the whole, and erect at the start an ample locker room, which afterward may become part of the main building.

I understand thoroughly your desires to open as quickly as possible, nine holes, which may be played during the coming summer, although the complete course may be several years in the making. This may be accomplished without difficulty if we are able to start in when conditions are favorable before April 15<sup>th</sup>. This should give you playing conditions, even though they be of a temporary nature, in a few instances during July, but it will be absolutely necessary to have water to all greens. Indeed the water plan should be your first consideration. It presents no serious problem but it will be necessary to fix on the most efficient and economical method of getting the city supply to the highest points with sufficient pressure to operate large sprinklers. You should provide for a four inch main for the golf course, branching them down properly to 1-1/4 inch pipes (3/4 inch connections) back of every green. The water system is vital if you are to have play over any part of the course during this coming summer. Obviously it will be necessary for me to have plans prepared before your water system may be planned. It will be sufficient to lay the pipe in furrows with provision for draining before the frosts get into the ground.

Scenically, the course will be wonderful. Not only is the panoramic view of rare beauty, but the presence of fine trees on the course itself will make it unusually picturesque. Then, too the stream may be damned and water impounded to provide hazards for several holes.

The terrain is fine, the natural contours providing gently rolling fairway for the most part (although there will be some grading necessary at one point) and without to make play arduous. Altogether it is as nearly perfect as we might wish.

Drainage will be natural for most part. The gentle fall to the intersecting running stream is fortunate.

Soil conditions are good, the loamy character of the land insures the development of true turf. Although the application of lime to correct acidity in several places may be necessary, I think it will be only necessary to provide sufficient manure for the preparation of compost heaps for the construction of putting greens. This is important early work and must not be stinted nor postponed.

Although the entire development of the course will require several years, you should anticipate the construction of the entire collection of eighteen greens and the working up of the entire fairway areas. This may be done during the summer and all be ready for seeding (or planting with stolons) early in August; depending of course, on weather conditions. This will permit the opening of the entire course probably by Decoration Day in 1926.

Briefly summing up the prospects, I am keenly alive to the very unusual possibilities. It all is truly excellent and offers no serious problems. The cost of construction certainly will be ten thousand dollars less than the average normal course. I estimate that a sum not in excess of \$65,000. will be sufficient to complete the course in every detail, and in a thorough manner, including your water system and equipment. However, you will not have to anticipate the expenditure of this amount during the first year for much of the bunkering should be permitted to wait until the third year.

I can proceed with the staking of the various holes, the preparation of detailed plans, specifications and necessary working models for greens (although many will be quite natural) whenever you advise me to do so.

Awaiting your further instructions I am  
Very truly yours,  
A.W. Tillinghast