

Sunset Ridge Golf Club Development Is Outlined

**Restricted Residential Section Set Off For Home
Seekers—Club House in French Norman Style
Designed As Recreational and Social Center**

The announcement made last week by Isaac A. Allen & Son, Hartford architects, who are preparing plans for the club house of the Sunset Ridge Country Club of East Hartford, that the plans will be completed and given to contractors for bids this week, has created considerable interest in this golf club project and the real estate developments in the vicinity of it which are to be started this year.

Construction of a palatial building on the highest ridge in the club's tract of land on Spencer Hill, near the corner of Silver Lane and Kennedy Street, will be the magnet that will attract home seekers to this section, according to officials of the club. From the club house there will be views towards the west of Hartford's skyline and the mountains west of Hartford, and to the east a view of Meriden and Bolton mountains. On the west slope of Spencer Hill and along Kennedy Street about



GEORGE WESTBROOK.

75 lots will be set off for development by the club, sufficient acreage having been reserved for an 18-hole golf course, half of which is now under construction by Orrin E. Smith of New Britain.

George Westbrook, the president of the club, in explaining to The Courant last week the plans for the real estate development, said that all lots would have a frontage of 100 feet with depths of about 175 feet and that these lots would be highly restricted. One such lot has already been sold to Mrs Jennie Higbie with a frontage of 100 feet and an average depth of about 265 feet.

The restrictions on this and other lots to be sold in the future will run to January 1, 1960 and are as follows: Only one-family houses with attached garage for not more than three cars; building plans to be approved by the officials of the club; 50-foot building line; no wood or wire fences or masonry walls but owners may erect a hedge not over four feet high; no buildings to be constructed for hotel or boarding house use and no farm or industrial buildings; no subsequent conveyance may be made to any except those of the Caucasian race.

R. J. Devitt has two parcels of land which he will develop in conjunction with the Sunset Ridge Country Club. One of these parcels contains about six acres north of Silver Lane and West of Kennedy Street. Mr. Devitt said last week that he plans to cut a street through from Silver Lane to Kennedy Street and divide this parcel of six acres into lots of 100-foot frontage and depths of at least 150 feet. He has not decided on his restrictions but indicated that they would be along the same general lines as are those of the tract of the country club.

Mr. Devitt has sold one of his lots, on which the former Devitt home-stand stands, to Dr. H. B. Haylett. This is located north of his present home on Kennedy Street and has on it an early American house with a hipped roof, built about 1750. This has been moved back from the road on a line with Mr. Devitt's corner property and is being remodeled and

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and colors with those of the countryside. The building will face the southwest. In furtherance of the desires of the directors of the club the architects have designed a building that will not only be a recreational center for the summer season but also as a year round clubhouse which may become the center of many of the town's social activities.

The exterior elevations of the club have been designed by the architects with the idea of giving as much interest as possible through the use of a wide variety of French details. No less than five different dormers of typical French design have been injected into the composition, and used where most harmonious with the shape of the roof. The roofs being very disconnected in their effect, due to the rambling type of structure which they cover, graduate in their several heights toward the central axis of the tower, thus suggesting a triangular composition. The ball room roof, with dormers growing out from same in the lower portion of its large area, presents the appearance of extremely sweeping lines, quite steep generally, with slow curves at the eaves. The conical tower is the extreme in this respect, carrying its roof far above all other flanking ones.

The materials built into the walls present the maximum of color contrast and are carefully selected with particular reference given to their propriety. The exterior of the most formal unit, which, incidentally, houses the ball room and entrance lobby, are finished with brick and stone veneer, white washed; the main dining room and dining porch, only second in their importance, show an interesting treatment of hand-rived, half-timber work with the stucco panels white washed; the service portion and men's and women's locker units, being the least formal in their use, and also in their position in the plan, are covered with grayish blue shingles, laid up in the French peasant manner to imitate half-timber, also having stucco panes, white washed. The foundation was of these unimportant parts are concrete with a rough texture of buff colored cement finish.

The plan consists of three units, being placed on different sides of an 18 foot octagonal lobby, in first story. These are known as recreation, service, and men and women's locker units. Each is equally accessible for members desiring to enter through the main lobby, as well as directly from the grade.

The lobby, on account of its central position, located at, is beneath the tower, is the key to the entire plan. The architects have spared no efforts in making this room unique in all respects. The floor is made of colorful teakwood, streaked in red and brown, having wide border, and field of random widths separated by black walnut crack lines, and held in place by black walnut butterfly shaped dowels. Among its interesting features are a spacious main entrance opening, served by two French doors of hand-rived texture, flanked by side lights of cast-glass. A fireplace, suggesting a note of welcome, forms a prominent view from its position opposite the entrance door. Its piers and shelf are of buff and sienna colored cast-stone, modelled simply, but with rough-scored finish. The piers are fluted, with two heavy

the accommodation of overnight guests, also adequate servant's quarters. The private dining room, size 18 x 18 on account of its elevated position and a fireplace of unique pattern, will prove a very welcome addition. The servant's quarters are placed directly over the kitchen and are accessible only from the servant's stairs. The balance of the second story is taken up with four large bedrooms, size 15 x 17 having several spacious closets served by the two bath rooms, and a large storage room directly off from the main hall.

Locker Unit.

The men and women's locker room facilities are housed in a wing running southerly from the club, where the grade falls away to the rear permitting of a high basement with excellent light and air. The women's quarters occupy the first story of this unit, including dressing room, locker room, room for shower baths, and toilet room. The dressing room, size

14 ft. by 23 ft. contains wardrobes and lavatories and is convenient for use by ball room guests, as well as by golfers. The locker room, with present facilities for the accommodation of 50 members, is accessible from the dressing room and has an exit down to the grade. The toilet room may be conveniently reached from the dressing room as well as from the locker room. Several showers, which are in a room by themselves are accessible only from the locker room, being placed at the extreme end of this unit. The men's locker room with present facilities for the accommodation of 150 members, is located in the basement beneath the women's quarters. It is also accessible by stairs from the entrance lobby, as well as from the grade. A shower room, also toilet and wash rooms, occupy space against the north wall of the locker room unit, and are accessible from the locker room.

In the basement story, which is entirely excavated, are additional fea-

tures. A men's grill room located beneath the octagonal lobby, and lighted by large areaways, having steel sash, will add considerable attractiveness to the facilities of the club and to the comforts of its male members. A fireplace of a French basket pattern, having colored cast stone inserts alternating with brick, is the principal detail of the grill. A similar fireplace will be erected in the ladies dressing room. Pecky cypress wainscoting, stained smoke-gray, asphalt gray and green Tile-tex composition floor, light gray stucco ceiling and walls above wainscoting, complete the details of the room.

The golfing professional occupies a shop 20 ft. by 22 ft. containing necessary facilities, such as work bench and sales counter, with additional space for storage racks for member's golf-bags. Access to this shop may be gained by stairs from the main hall, also from the grade; this latter arrangement permitting non-members

to gain private instruction from the golf professional without the necessity of using the club facilities to obtain it.

The directors of the Sunset Ridge Country Club are the following: George Westbrook, R. D. Olmsted, F. Perry Close, Percy S. Bryant, B. B. Merrill, Ray C. Simmons, Richard T. O'Connell, James W. Ke'cher, Frank C. Holland, Stanley E. Bradford, R. J. Devitt, L. P. Hickey, Lewis B. Comstock, Roy Powers, William E. Carroll, Edward E. King, Audrey Davis, N. Howard Brewer, E. S. Goodwin and C. Henry Olmsted.

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restored for the use of Mrs. Marjory H. Deane who has leased the property.

The house is an interesting example of early Colonial architecture with its old Dutch oven, fire places and a ham smoking oven in the attic. When the paper was removed in the room, formerly used as a kitchen, it was discovered that some fine old panelling was concealed there. This room will be used as a dining room.

Mr. Devitt also owns a tract of 10 acres south of Silver Lane adjoining a larger tract owned by Frank G. Holland, who is a prominent East Hartford builder, having built many fine homes in various sections, said last week that he is not quite ready to announce his plans for the development of his tract.

There are two other tracts which will be developed in conjunction with the country club subdivision and when Kennedy Street is widened to a 60-foot thoroughfare as it will be this summer and other new streets are completed it is believed that this whole section will become a high class residential section.

Follows French Style.

The club house was designed in the French Norman style by Isaac A. Allen & Son with the express hope of preserving the present picturesque-ness of the landscape and blending as much as possible its building-forms

French brackets supporting the lintel and shelf over. The chimney-breast recedes from the back of the shelf to the wall plane, where it dies away into the French brocade plaster. A club seal, worked in cast plaster and wiped with sienna, fits flush into the breast on the center axis-line. Wood-wainscoting of vertical scored cypress, having smooth panels planted on, and stained with French blue, wiped with white, lines-up with the top of fireplace shelf. A plaster frieze, depicting the events of a day's round spent at Sunset Ridge Country Club, worked in plaster, and wiped in high colors, occurs on four principal sides of the octagonal lobby. A simple beam ceiling, framing plain plaster panels of brocade texture, forms a contrast with the ornamental panels below. Four French segmental plaster arches occur at opposite sides, providing opening to the main ball room and to the dining room. Two telephone recesses occupy another of the octagonal sides of the lobby, while a large window-seat placed symmetrically opposite, having the entrance door between, completes the lobby.

Recreation Unit.

The recreation, or westerly unit, including a large hall room, size 60 ft. long by 27 ft. wide, which may be also used informally as a members's lounge. Projecting bays at opposite ends of the room feature the room, the architects having made the north-erly one especially attractive by a grand fireplace on the longitudinal axis. The chimney breast extends upward to the 20 ft. ceiling, and is decorated with an unusual treatment of contrasting cast stones and brick. A hard maple floor is laid in units of 24 inches by 36 inches long, appropriate to the size of the Ball Room. Each unit is made up of several 12 inch by 12 inch Cellized, maple squares, chemically treated and moisture-proof. The ceiling is cut off level at a height of 20 ft. to produce the effect of an octagon in the upper half of the room together with the walls.

An open porch, size 15 ft. x 36 ft. is oriented on the west side of the Ball Room, and on its transverse axis. The floor is paved with random irregular slate with flush buff colored joints, having concrete border. The posts, are of rough hand-hewn cypress, skidded on concrete bases, and support beams which frame the pecky cypress ceiling over.

The service unit consists of an office directly adjoining the entrance lobby. Here the ordinary business of the club will be transacted. The kitchen, size 18 ft. by 23 ft. serves the dining room and the assembly hall equally well through a serving hall, thus arranged according to the express wishes of the building committee. A battery of five windows floods the kitchen with northerly light. A dinette, for use by servants, leads off from the kitchen proper. A service hall runs easterly from the kitchen and serves in order a large storage room, servant's toilet and stair hall. In the latter, one flight leads down to the grade, another up to second story servant's quarters. A members' coat room and toilet room, for use by men, are also placed in the service unit. However these are accessible only, from the hall off the main lobby.

The second story, with the exception of the private dining, or director's room in the tower motive, is given over to bedrooms and bath rooms, for