

# CHEVY CHASE STILL GOLF CLUB

## SHOPPING CENTER-SUBDIVISION ENVISIONED FOR DISTANT FUTURE

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Staff Writer

Chevy Chase Country Club owners plan to improve the golf course and only in the far distant future will they even consider a shopping center.

Ray Freschi says that his K&F Investment Co. has 37-years to go on a 40-year lease to maintain a CCCC golf course. "The club was losing money" he added, "but we're in good (financial) condition now.

"We have a service to (perform for) our membership," he said, "and they appreciate it. So we (including partner Richard Krotz) are quite happy."

Rumors started flying when

Glendale Mayor Herman Barnes saw plans for a 117-lot subdivision to swallow up the 34-acre golf course. Quite disturbed, the mayor called the plans "highly regrettable" at last Tuesday's city council meeting.

Barnes said that he would like to see the Country Club kept in the hand of "private enterprise," but added that he would rather see the city buy the property than have it subdivided.

Closing the golf course, the mayor feels, would depreciate property values. And added that the new valuation would not offset depreciation.

The reasons for depreciated  
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property values can best be summed up in the attitudes of Chevy Chase residents — most of whom purchased homes because of the wide open spaces in the canyon.

"I came up here because of the beauty of Chevy Chase and the golf course," said Mrs. James Seth of 1575 Sheridan road who lives just off Golf Club drive.

"Many people built on the premise that there is a golf course," she added. "Chevy Chase canyon makes Glendale look a little different from every other town."

Mrs. Harold Levy of 2980 Edgewick road said that the Country Club is important in many respects. "First," she began, "the green open area is beautiful and it adds to the well being of people to have breathing space.

"This is a 'tinder box,'" she continued, "and keeping the golf course open is one way to prevent tragedy in the event of a big fire.

"Many people bought their homes because of the course," she said. "It does contribute to the value of our homes . . . because of its beauty. Being a rather rural-appearing area is a value to the city of Glendale.

"The way the world is filling up," she stated, "it's important to keep these open areas throughout heavily built up sections."

Finally, both Mmes. Levy and Seth commented on the need for more recreation.

"A lot of people play golf," began Mrs. Levy. "I don't play but those who do surely appreciate it (the Country Club) as a place to get out and get some exercise.

"We need more places for

recreation," Mrs. Seth added. "There really isn't a place for the children to play. The streets are pretty dangerous. We are social members of the club and . . . use the swimming pool."

Mrs. Seth also said that there

is no need for a shopping center in Chevy Chase, since she is within 15 minutes driving time of both Pasadena and downtown Glendale.

The K & F Investment Co. thinks there will be a need

sometime in the future for a shopping center. But like Freschi said, any such plans are a long way off.

Freschi did not know how Mayor Barnes found the 117-lot subdivision map, but added

that "the map was used for appraisal purposes. We found out that our land is worth close to \$1 million (an increase of \$500,000 since the last appraisal). We could subdivide," he added, "but since we're breaking even

we'd rather have it remain as a golf course and continue to appreciate in value."

Asked about a rumored expansion of the golf course to 18-holes, Freschi admitted that —like the shopping center — it

**The Sunday Ledger, Sec. 1 Pg 8**  
May 26, 1963

too has been "discussed." But he quickly pointed out that there are still "many problems to study."