



SCHWARTZ Report

DIRECT: 302-234-5202 • OFFICE: 302-239-3000
www.charlieschwartz.com

May, 2022

BUSHWOOD GREENS

I was leafing through a recent copy of *Golf Digest* magazine with thoughts of the last month's Masters Tournament still dancing in my head. That glorious invitational "tune-a-ment", as they call it around Augusta, Georgia is the beginning of spring time for most serious golfers or at least those of us who are confined to cold weather climes. Our TV shows the azaleas in bloom and the manicured greenness of the place which is always a promise of hoped for things to come. Masters admission badges are reputed to be the toughest tickets in sports so most of us will never get to visit the place in person. It's hard to escape the impression when watching the television coverage that this Sistine Chapel of golf emerged as we see it in its present form and did not evolve over time from the Fruitlands Nursery property that Bob Jones and Clifford Roberts purchased in 1931. Truth is that it has always been a work in progress.

The natural progression for a golf course seems to me to be from farm land to vacant land to golf course. The natural regression of a golf course is back to vacant land then on to development. As Derek Duncan characterized Augusta National in his *Golf Digest* article; "the impossibly static order of such a large swath of nature" boggles the mind. That is why I was intrigued to read in the same magazine an alternate tale of "Georgia National" by David Owen*. His premise is that the Augusta National property was subject to not only the urge toward development but the near actuality of it!

In David's telling, early club plans prepared by Olmstead Brothers, a distinguished landscape planning firm from Brookline Mass., allocated two dozen residential building lots bordering the course. Land on the south edge of the property was designated as "area for future development". That developers would

have had access to Augusta National's property is blasphemy, right? He notes that a home site behind the green of the par 5, 13th hole, part of the famous Amen Corner section of the course, would have "the most compelling back yard view in all of sports..." I can picture Al Czervik, Rodney Dangerfield's hilarious character from *Caddy Shack*, saying that this would be a great place for some condos or maybe a shopping mall. Discovery of such a plan seems to me like finding a long lost Michelangelo sketch for the ceiling of the Sistine Chapel depicting McDonalds' Golden Arches or an entry to Disneyland's Magic Kingdom. Does the Cockney expression "dead common" come to mind?



Early 1930's aerial view of Augusta National Clubhouse and course routings for first & ninth holes, courtesy of 2021 *Masters Journal*

One of my golf trivia sources says that the Masters did not begin selling out until after 1966 with many unsold tickets throughout its early years. We can thank the Great Depression, tight money, and World War II for the fact that in twenty years of marketing, Roberts found only a single buyer for one of those lots. He ended up buying the home back in the 1970's and having it demolished to preserve the vistas.

Two time Masters champion Ben Crenshaw, he of the silky putting stroke, and a man of deep appreciation for the history of the game and its architecture, says that Bob Jones and course architect Dr. Alister MacKenzie wanted to let the land speak for itself. Both MacKenzie and Jones revered the Old Course at St. Andrews, Scotland which is said to have sprung ready-made from nature.

One has only to go out past the famed Magnolia Lane entrance to Augusta National Golf Club, which by the way was not the planned entry in the original Olmstead drawings, to experience Washington Road and wonder how near Augusta National might have been to becoming the Bushwood of *Caddy Shack* fame.

As long time Masters observer, and noted golf writer, Bill Fields put it: "If the spirit of Jones lingers at Augusta National in some ineffable ways, the ground that he and MacKenzie sculpted to their liking is enduring evidence of just what a good job they did." You might say that there are thousands of Bushwood Greens but only one Augusta National Golf Club. Every spring we can thank our lucky stars that Augusta National never became Georgia National.

*"Welcome to Georgia National, an Alternate History of the Home of the Masters" by David Owen, *Golf Digest* March/April 2022



Noted golf architect Dr. Alister MacKenzie (left), courtesy of 2021 *Masters Journal*



Charles E. Schwartz II, CRB
7234 Lancaster Pike, 100A
Hockessin, DE 19707
302-234-5202
Fax 302-234-5212
cschwartz@psre.com
www.charlieschwartz.com

Visit my website
www.charlieschwartz.com
for a detailed overview of the current real estate markets in New Castle, Kent & Sussex Counties, DE, S. Chester County, PA and Cecil County, MD.

PRSRST STD
U.S. POSTAGE
PAID
Patterson-Schwartz
Real Estate

FIXER UPPERS
Bargains, lowest prices. These homes need work. Call for a free computerized *list with pictures*.
Free recorded message
1-888-322-5252 ID #1048
Patterson-Schwartz Real Estate



If your home is currently listed for sale, this is not intended to be a solicitation.

27 Quick and Easy Fix Ups to Sell Your Home Fast and for Top Dollar

DE, MD, PA – Because your home may well be your largest asset, selling it is probably one of the most important decisions you will make in your life. And once you have made that decision, you'll want to sell your home for the highest price in the shortest time possible without compromising your sanity. Before you place your home on the market, here's a way to help you to be as prepared as possible.

To assist homesellers, a new industry report has just been released called "27 Valuable Tips That You Should Know to Get Your Home Sold Fast and for Top Dollar." It tackles the important issues you need to know to make your home competitive in today's tough, aggressive marketplace.

Through these 27 tips you will discover how to protect and capitalize on your most important investment, reduce stress, be in control of your situation, and make

the best profit possible. In this report you'll discover how to avoid financial disappointment or worse, a financial disaster when selling your home. Using a common-sense approach, you will get the straight facts about what can make or break the sale of your home.

You owe it to yourself to learn how these important tips will give you the competitive edge to get your home sold fast and for the most amount of money.

To order a **FREE Special Report**, visit www.charlieschwartz.com and select **Seller Tips** from the side bar menu, or to hear a brief recorded message about how to order your **FREE** copy of this report call toll-free 1-888-322-5252 and enter **1023**. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to learn how to ensure a home inspection doesn't cost you the sale of your home.

This report is courtesy of Charlie Schwartz of Patterson-Schwartz Real Estate. Not intended to solicit properties currently listed for sale. Copyright© 2017.

