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DEVELOPMENT OF FRATERNAL FACILITIES

EAGLES LODGE NO. 2237, BISMARCK, NORTH DAKOTA

Undergraduate Thesis in Architecture

by

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Submitted to the School of Architecture
as partial fulfillment of the requirements
for the degree of Bachelor of Architecture
at

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P378
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SUMMARY——

Initially I planned to be invloved in designing for one activity. But a responsible development of my research dictated I provide an Eagles Lodge facility accompanied by a retirement complex. The program finally evolved to the:

provision of lodge facilities

provision of retirement complex

provision of a transition between lodge facilities and the retirement complex

arrangement of the total project directing attention to the lodge and causing the retirement complex, physically demanding more space, to grow from the lodge.

I have disregarded my building budget and devoted most of my thesis to a solution of the above problems. The lodge itself could be built within the limited budget, and the retirement complex could be built in three different units depending upon available funds and demand.

I do not recommend a student select a thesis involving various even different activities, unless he feels he has the time to provide the proper solution. I put a great deal into this project, but I recieved equal satisfaction for my work when it came time to present.

INTRODUCTION

My thesis consists of three articles indicating the different levels of my research into the Group and Community. These articles converge to a Design Approach, review of Activity Requirements, and a listing of Design Conditions.

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ARTICLE 1.

SOCIOLOGICAL BACKGROUND OF WHAT A FRATERNAL ORDER IS.

THE GROUP

——What a Fraternal Order is & who the Eagles are. ——

The Fraternal Order Of Eagles was established on February 6, 1898, by six theatre owners in Seattle, Washington. Basically, every man does not want to be lost in the shuffle of everyday living. He needs a sense of fellowship, to be included in the community. His deepest emotional need is "to belong." This is most commonly achieved by the stress the club lays on the securing of a "unity in spirit" through such means as ritual, repeating popular songs and phrases, and reiteration of group ideals.

Every normal male caucasian 21 years of age or older, believing in a supreme being, may become an Eagle. The Eagles were organized on the basis that the average man should be able to enjoy the comradship, symbol of dignity, and self-respect that comes with belonging to a fraternal lodge.

With the development of the automobile, urban sprawl became more evident, and man spent more of his time on his particular plot of ground. The development of lawn furniture made the backyard an outdoor living-room, and with radio and television, man found himself locked in his nest. Except for his working comerades, an individual was unknown outside his neighborhood. People on occassion, would go downtown to the "10 cent store," just to meet other people. So here we can see the strong need for belonging to a social group. Man does

not get the variety of interaction at work and home, that he needs to expand his social well-being. The white collar worker is in a little different position, because he is constantly making new acquaintances by the nature of his job. This particular condition became evident during the depression; for it was the lower class working-mans organizations that showed the greatest signs of survival.

As an organization like the Eagles becomes particularly large in local membership, the number of conflicting interests between members increases. Their leaders must become more and more adept individuals to handle the situation properly. As a rule the local leader of the club has complete control, even though the charters of the group indicate the boundaries of his domain. For example, the experienced leader who knows his way can convience the ruling board to his side of the issue even though the opposing side represents the majority of club members. This is not a common instance, nor is it good for the club or community, but it is an indication of how much really is intrusted to the organization head.

Restating it in a different manner to bring out another point; as a club becomes large, it becomes a characteristic social club—not a fraternal club. A fraternal group will stress comradship, fellowship, and service to the individual member, while a social club relates to community activities. There is no membership number that acts as a standard to indicate a clubs fraternal or social tendencies, but if a small percentage of members consistantly show up at formal meetings, you can bet the club is more socially oriented.

THE COMMUNITY

---Benefits from a Fraternal Order.---

The Eagles take particular pride in sponsoring programs of welfare, not only for their members, but for the whole community and nation. In the past, their programs have been influential in passing legislation regarding "old age pension, social security laws, working mans compensation acts, and jobs after 40 legislation." It is evident that a fraternal group can represent a "chain of command," which is necessary for the proper functioning of the community. The local government in a community doesn't have the time to solve every political issue that arises. Club meetings then become the forum on which the local issues are first discussed, and if needed, often remedial programs are set up. Ordinarily these issues would be pushed out into the political arena, and left to float about until a substantial group of citizens would take issue. The social fraternity is then a powerful political organization that can influence passing legislation affecting the well-being of its members and community. In a sense, it is the "under power structure" of the community.

The community looks to outstanding individuals to guide them as leaders. Fraternal group heads are noted for their success in leading the group in their respective programs. The fraternities are then the training grounds for the potential figures in the community.

ARTICLE II.

AREA ORIENTATION

THE GROUP

—North Dakotans are unique.—

The climate in North Dakota is the basic condition of existance that determines the characteristics of its inhabitants. Abundant sunshine, short growing season, rapid changes in temperature, winds, storms, and drought, creats in the people of its semi-arid climate, cycles of elation and depression. It is these conditions that strengthen these emotional people, and give them a will to survive. Their death rate per capita is among the lowest in the nation. These people have strong convictions. As a rule, they are a sober, family-loving, church-going, and moral people.

Most of the population is scattered throughout the state. The people become individuals without real contact to the outside world. Then comes the automobile. North Dakotans have taken this invention to heart. They have a good system of long straight roads, and are able to commute rather large distances in a short period of time. They now have the means to group together, and here the fraternal lodge does provide the service. It not only indicates the standards for group interaction, but it also serves as a means to bring culture to its members and community.

THE COMMUNITY

—Distinguishing features.—

Bismarck is the approximate geographic center for both North Dakota and the continent. The city occupies 11 square miles on the

east bank of the Missouri River, and is surrounded by rolling grasscovered plains and prairies. Grasses in this area protect the soil from wind and water erosion. Where trees exist, they are commonly of the Eastern Forest variety, and where they can't survive, one finds brush growths of berries and sages.

The city has a governmental and political flavor about it. It acts as the state capitol of North Dakota, and seat of Burleigh County. As a result, over ¼ of Bismarcks working population are employed in governmental jobs.

Even though a smaller percentage of people occupy farms, Bismarcks primary economy is still agricultural. The area reflects a nation wide trend toward the consolidation of small farms to larger acerages. The resulting population of the state is decreasing, while Bismarck, like cities that offer varied economic opportunities, is increasing in size. Special population surveys show Bismarck presently at 35,000, and if future predictions become reality, by 1990, Bismarck will have exceeded 58,000.

As an economic center, Bismarck is recognized for it medical facilities, educational opportunities on the collegiate levels, grain & livestock distribution, and retail trade area serving 300,000 people.

Bismarck is in the transition from a middle-sized community to a growing city. Business transaction reflect this metamorphsis, for they range form legal documents to verbal transactions; both binding.

Bismarck is the progressive, club minded, cultural, and social center of North Dakota. A new civic arena presents cultural

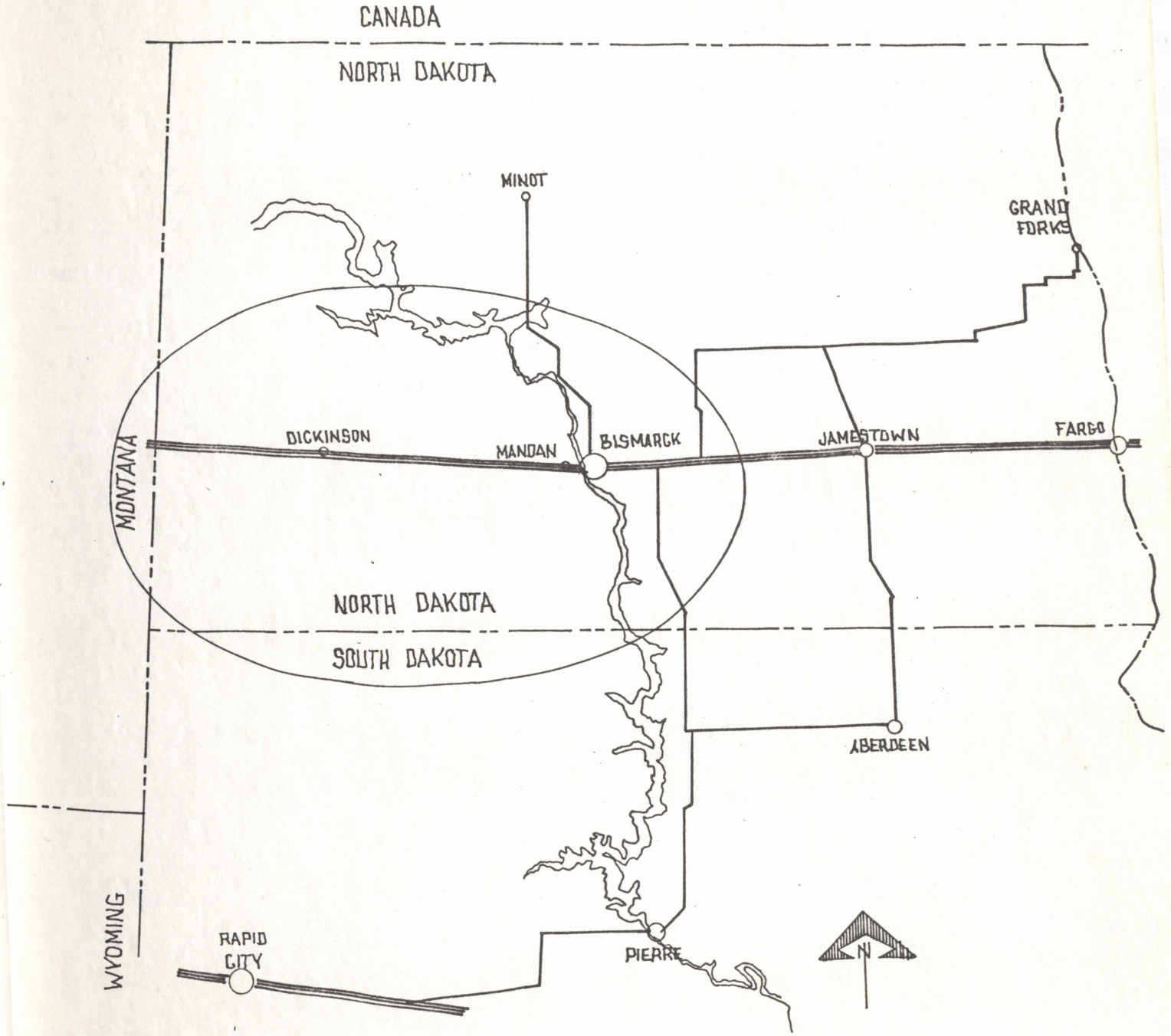
activities to the citizens, as well as increasing its drawing power as a convention center. Fraternities, mens service clubs, and business organizations introduce opportunities for community participation and involvement.

The central business district still provides the variety that area shoppers are fond of, but it needs a lift. In order to prevent the urban decay that is so prevalent in our cities today, Bismarck has embarked upon an urban renewal program. Presently, it is awaiting final approval from Washington officials.

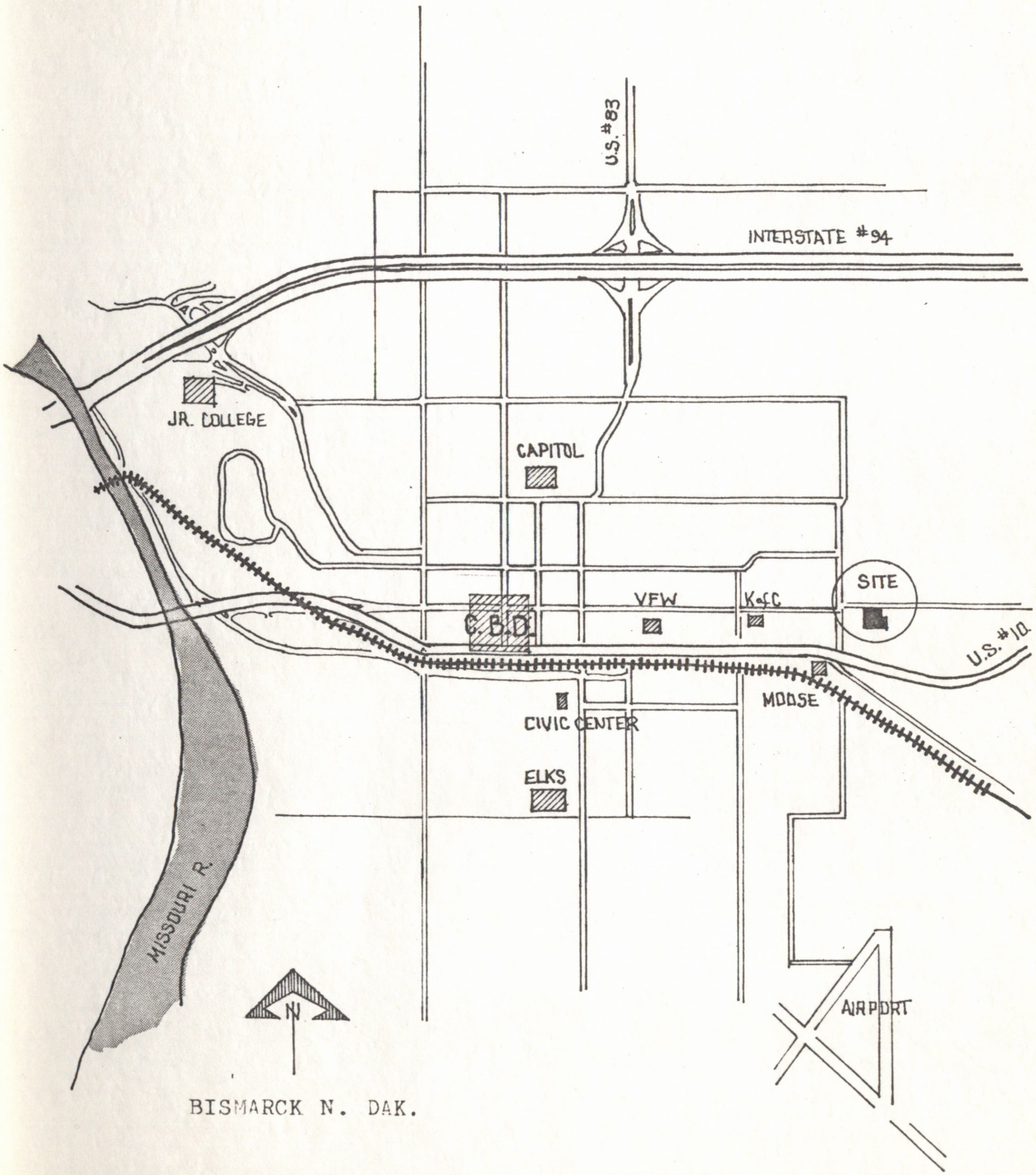
Area inhabitants are proud of their clean city. They come to Bismarck to spend their hard earned money, to retire, and to fulfill their need for social interaction. With the standard of living indicated by retail sales, home ownership, wealth, and property distribution, Bismarck became the city with the highest income per capita in the U.S.A.. Thirty-five places of worship including Protestant, Catholic, and Jewish denominations, reflect the spiritual character of its citizens.

Before concluding, one must recognize Bismarck as one of the transportation hubs of North Dakota. It offers a major interstate and two major highways, two major rail connections, and three major airlines that provide 17 daily flights to major cities in surrounding states.

REGIONAL MAP


CANADA
NORTH DAKOTA
MINOT
GRAND FORKS
DICKINSON
MANDAN
BISMARCK
JAMESTOWN
FARGO
MONTANA
NORTH DAKOTA
SOUTH DAKOTA
ABERDEEN
WYOMING
RAPID CITY
PIERRE
N

LOCAL MAP



BISMARCK N. DAK.

ARTICLE III.

LOCAL CONDITIONS

THE GROUP

——The Eagle Lodge in Bismarck.——

Aerie No. 2237 was established in Bismarck on September 11, 1936. The first meeting was held at 211 North 2nd Street, with 178 charter members.

Presently the club runs on a secretary-manager type of operation. Annual dues consist of a $10.00 social fee. An additional $3.00 annual beneficial fee entitles the member to a $250.00 life insurance policy. Additional lodge funds consist of proceeds from entertainments, money making projects undertaken by members, and interest on investments.

Comprising the Eagles pay roll are 5-full time employees, and 50-part-time employees. Regular meetings are scheduled on the first and third Tuesdays of each month, with the Ladies Auxiliary meeting on the alternate second and fourth Tuesdays. Yearly officer elections are held during first meeting of April.

In 1957, the Eagles purchased 21 acres of prime park land and have maintained it for club and community enjoyment. A particular pride is reflected in the Boy Scout Troop it sponsors. The Eagles are also represented on the Fraternal Legislative Committee. Objectives of this group are to bring important issues affecting the club to the attention of its lobbying member in the legislature. The particular drives and funds that the club is involved in are just to numerous to mention. In reviewing the above facts, and recalling that a maximum 15% membership are represented at formal meetings, one must conclude that the Bismarck Eagles are definitely a social group.

THE COMMUNITY

—How Bismarck affects the local Eagles Group.—

Since Bismarck is a strong religious community, club activity became almost nil during lent. In later years however, relaxing of the churches pressure becomes evident, and now most of the clubs activity occurs between September and May. The community, being so dependent upon an agricultural economy, seems to have more leisure time to spend during the winter months. Harsh weather conditions confine the citizens to the indoor type of recreation and relaxation that a club provides.

Along with renovation and up dating some of the cities worn parts, the urban renewal program proposes new activities for the C.B.D.. A hotel complex is destined to replace the present facilities of the Eagles Lodge. In anticipation of the programs final approval, the club has purchased property on the eastern fringe of the city as a future building site. Weekly dinners are being regularly served to increase the members involvement in his club. This planned increase in activity is a technique used to provide a smooth transition to a more active lodge, in which members take full advantage of the new facilities and services provided.

A newly constructed Elks Lodge in the area has been successfully, providing niteclub style entertainment. In order to maintain a social interest in younger groups, the Eagles are compelled to compete, or sacrifice this important faction of their membership.

Having marketed its most valuable asset, the property and building the club now occupies, the Eagles must look for a future

investment. During the past three years, pilot programs in Montana that provide housing for senior citizens have attracted the interest of National Eagle Representatives. Various government programs Hud# 202, FHA #231, FHA #234, and FHA #236, loan money at interests rates between 3 to 7 per cent, depending upon qualifications of the community and sponsoring social group. These loans cover as much as 90% of the cost incurred in building an elderly housing project. I do not propose a nursing home, three already exist in Bismarck, but a prestiege type of housing for retired community members who want to continue enjoying an active social life. Immediate benefits include increases in membership, and an increase in club participation by older members. Bismarck will become more aware of the Eagles community involvement, and now we can realize the long range benefit, a sound investment that is conducsive to the future development of the club and the community.

DESIGN APPROACH

Architecture is most successfully judged according to the "Triad Theory:" [1]

Form---The lodge is the symbol of mans fellowship. It must be representative of the community, the bordering environment, and the unique North Dakotan.

The retirement facilities must set forth in the community as the Eagles symbol of social achievement--a standard for other groups to follow.

The assembled complex must convey a warm feeling of resolved unity.

Function---The development will provide for the social interaction of a true community cross section, young and old. Dining, imbiding, recreation, and relaxation are eligible transition activities.

Economy---Bismarcks newer buildings encorporate brick, concrete and some steel. Most of these materials are produced within a 30 mile radius of Bismarck.

The skills required to assemble these materials are readily available.

[1] W.M. Caudill FAIA, Architecture Student, p. 18-25.

ACTIVITY REQUIREMENTS

Entry

Recognized as the place to enter
Easily accessible from parking
Barrier to harsh weather & mudroom
Warm inviting character

Clothes Storage

Storage of coats & hats
Safe, evidents, & not obtrusive
35% of members clothes storage at one time with attendance factor of 1.75 x membership for couple.
Equipment——coat & hat racks, place for over-shoe storage

Lobby

Member circulation & orientation
Comfortable, spacious & congenial
Visitor registration & advertise future activity
Outer chamber barrier to lodge room

Administration

Secretary:
Controls entry, registration & lobby activity
Private filing & recording
Equipment——desk, chairs, files & records
Manager:
Handles club profits
Access to files and records
Programs future club activities
Holds private conferences
Equipment——desk, chairs, and safe

Conferences

Business like private discussions
Access to files & records
Acoustic attention & space for a maximum of 12 members.

Fraternal Formalities

Fraternal intentions of members secret initations, meetings, & secret rituals
member observation of club activities
certain points dedicated to definite ritual activity

FRATERNAL ACTIVITY
FRATERNAL ACTIVITY
FRATERNAL ACTIVITY

Fraternal Formalities continued

Multi-purpose activity
community meetings & gatherings
15% of membership at one time
Staging area for invitations & meetings
Acoustic attention
Equipment---comfortable chairs, lecturns,
officers chairs, alter & sec. desk

Stag Groups

Off the street member in working clothes
Interaction with fellow members in groups of (1-4)
over a sandwich
over a drink
Needs a seperate entry
more agressive boisterous atmosphere
Provide area for 15% of members in attendance
at one time
Equipment---tables & chairs, bar, barstools, &
bar furnishings

Games

Quiet & reserved
card playing---comfortable
Noisy & active
billards, shuffleboard, skillbowl
Relaxing atmosphere
5% members in attendance at one time maximum
Equipment---poker table, chairs, 2 billard tables,
cue storage, & chairs for spectators

Drying Area

Change & store clothing
Dry off after shower
Private, safe, clean & spacious
Massuer & massages
30% members at one time
Equipment---lockers & benches

Showers

Clean and private
Freshen up after physical activity
Equipment---three showers

Sauna

20 members at one time
Equipment---benches

Physical Exercise

Lifting weights
Riding bicycle
Jumping rope
Floor activities
30 members at one time
Equipment---electric bicycles, bar bells & wall weights, electric vibrator

Golf Driving

Practive driving techniques

Storage

Convenient & spacious
Multi-purpose functions

Mechanical

Air conditioning
Power facilities
Water supply

Traffic orientation

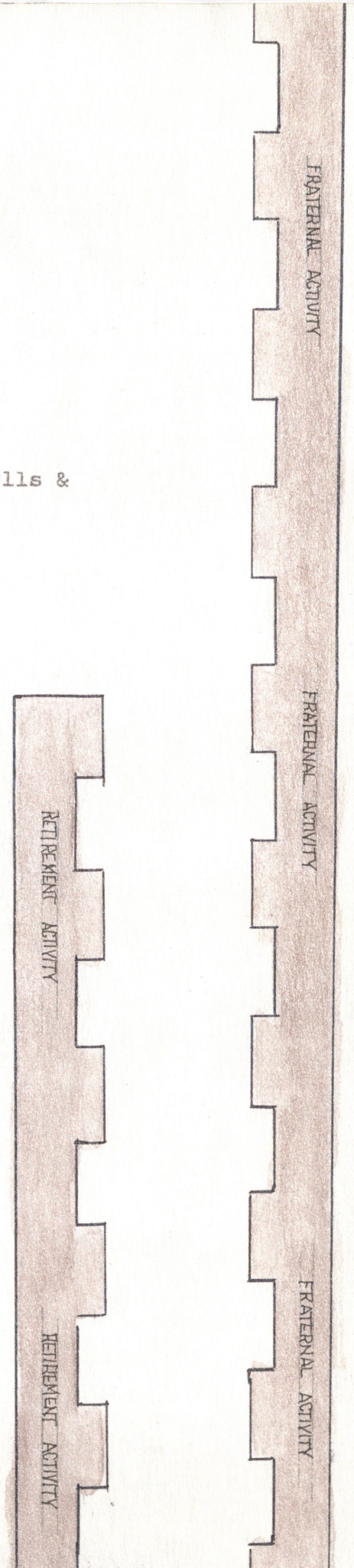
Direct, smooth, accomodations

Multi-purpose activity

Band practice & instrument storage
Group card playing & ping pong
Community meeting area
Band use for 20-30 members
Particular acoustic attention
Equipment---folding chairs & tables

Lounge

Waiting
Reading
Review fraternal trophies & awards
Comfortable, quiet, & relaxing



Lounge Continued

Handle 10% of membership at one time with attendance factor of 1.75 x membership for couples
Equipment——cocktail tables & chairs, bar stools, & bar furnishings

Food Preparations

Prepare club banquets & feeds
Prepare 3 daily meals for residents
Dishwashing
Pre processed food storage
About 40-45% of total dining are to prepare meals
Equipment——ovens, grills, refrigerated & frozen storage, & dishwashing facilities

Dining

Cafeteria type service
Social units for an intimate atmosphere
Musical combo
Expandable for larger banquets
Permanent for 150 residents
Expandable areas to handle 35% of membership at one time with attendance factor of 1.75 x membership for couples
Equipment—— tables, chairs, carts, storage & serving bars

Dancing

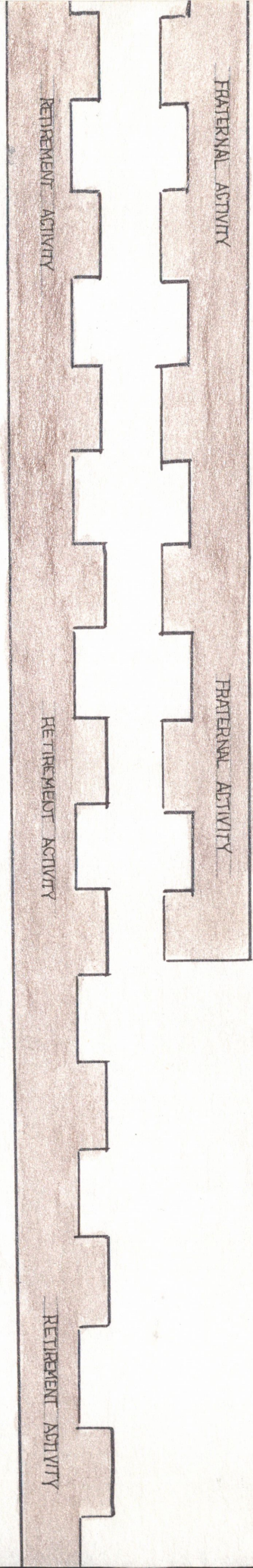
30% of membership dancing at one time with attendance factor of 2 x membership for couples
Equipment——bandstand, dance floor, panio

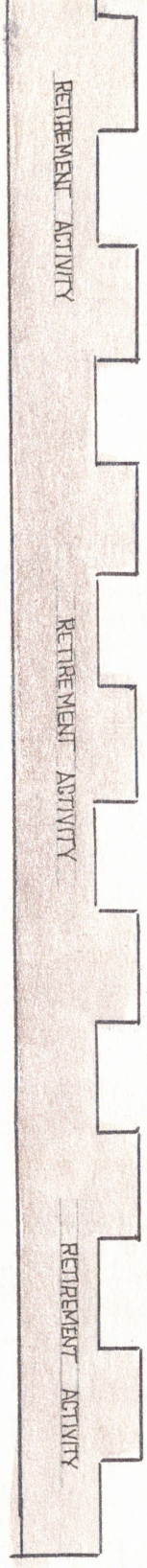
Laundry

Washing
Drying

Cleaning Service

Storage linen & towels
Mending, washing, drying, & ironing





Visitors

Comfortable living quarters
Double units
  Bathing relaxing, sleeping
Food services

Administrative

Secretary:
  Operates switchboard
  Controls lobby
  Private files & records
Manager:
  Program resident activities
  Responds resident requests
  Handles public relations

Lobby

Resident circulation & orientation
Comfortable, spacious & congenial
Visitor registration & advertise future activity

Entry

Recognized as a place to enter
Convenient access from private parking
Barrier to harsh weather
Warm inviting character

Retirement Complex

90 Units with 30 singles and 60 doubles provide for restful relaxation and resident interaction
Equipment——Unfurnished, laundry facilities, maid service, bath area, living area, ½ kitchen, & sleeping area with storage

CONDITIONS OF DESIGN

THE SITE

12.47 acres on the Eastern fringe of Bismarck

Already selected by Eagles

- Most members reside in East, Northeast, and Southern sections.
- Observed heavy early morning & evening traffic on 26th Street.
- North/South transit route for area residents
- Rosser—a major east/west traffic route.

No zoning regulations

- Verbal "go-ahead" from city officials

Soil survey not available:

- I have to use assume soil conditions.



Rolling grasslands genenrally slope to the Southeast with a total elev. change of 35'. Highway #10 in fore ground.



Residential area on slightly higher ground. No. 10 & St. Penitentiary in background.



Slight drainage revine on West Boundary collects runoff and provides moisture for marsh type grasses.



NORTH WEST BOUNDARY

Morningside Heights—a relatively moderate priced housing district. All Utilities already exist.



SOUTH EAST FROM SITE CENTER

Typical rolling plains open up into prairie grasslands.



SOUTH FROM SITE CENTER

Highway no. 10 and tree belt that flanks the Penitentiary.



WEST OF SITE CENTER

Trailer park & older residential area. Future plans show this property to increase in value & obtain a commercial character.



TRAVELING EAST

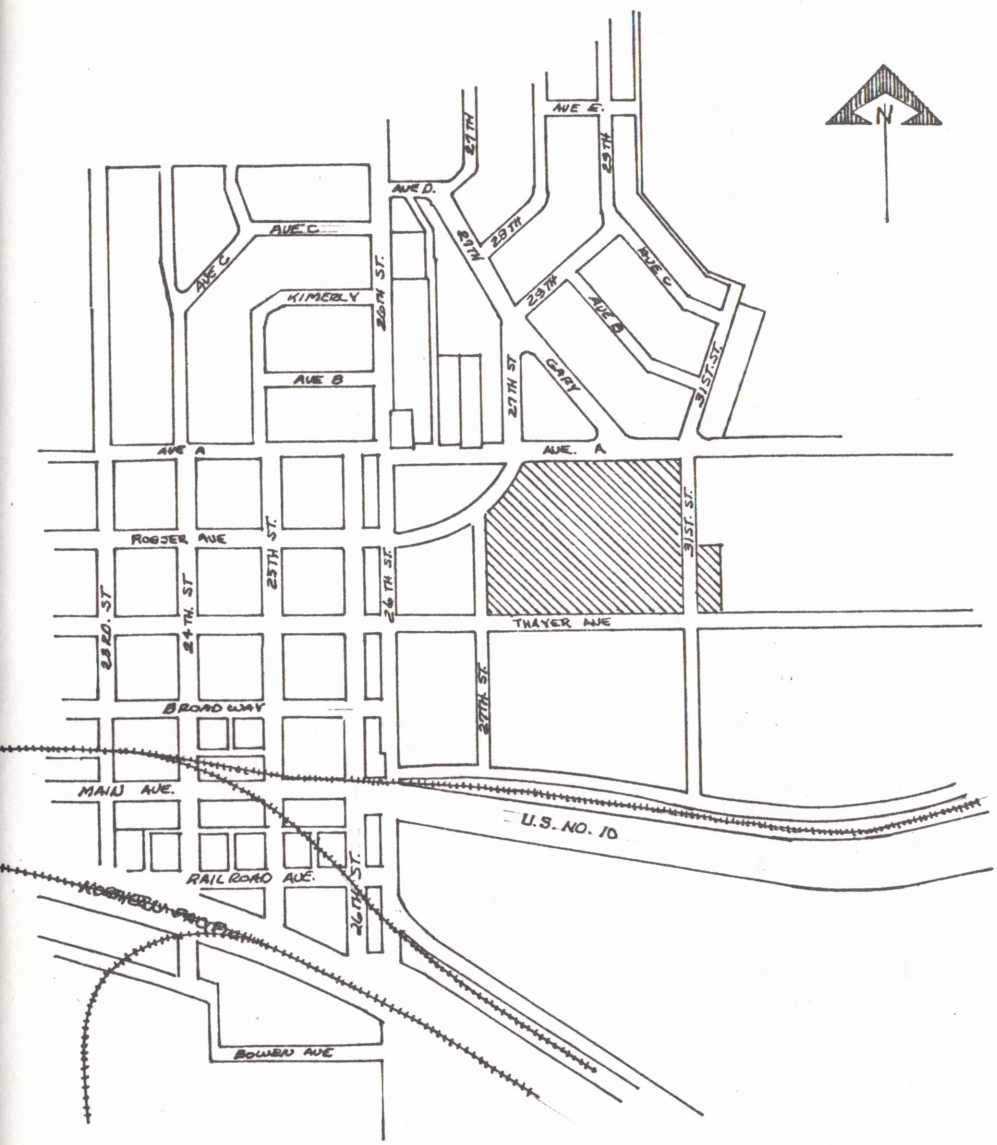
Approaching site on Rosser Ave.



TRAVELING SOUTH

Approaching Highway No. 10 from 26th Street.

LEGAL DESCRIPTION



LEGAL DESCRIPTION

BLOCKS # 2, 5, & 6 CONTAINING 12.427 ACRES IN NW (NW¼) SECTION 2 TOWNSHIP 138 NORTH RANGE 80 WEST SAID BLOCKS ABEING SET FORTH ON PLAT DATED JUNE 24/69.

SITE LOCATION

Geographic

Location

45° 46' North latitude
100° 48' Longitude
1670 ft. above sea level

Vegetation

Grass—blue gamma, needles & thread, & western whest
Trees—bur oak, green ash, boxelder, & cottonwood
Brushes—wolfberry, buffalo berry, dwarfsage, & creeping cedar

Climatic

Wind

Average velocity @ 10.9 mph.
North & west in winter
South & southeast in summer

Temperature

June through August
65.7° f average
December through February
9.7° f average

Month	Maximum	Minimum	Mean
Jan.	20.1° f	1.8° f	9.2° f
Feb.	23.3	2.1	12.7
Mar.	36.7	16.6	26.7
Apr.	54.6	31.6	43.1
May.	67.3	42.2	54.8
June	76.3	52.2	64.3
July	85.5	57.6	72.1
Aug.	83.3	55.2	69.3
Sept.	72.0	44.9	58.5
Oct.	58.5	32.9	45.7
Nov.	38.3	18.5	28.4
Dec.	25.5	5.5	15.5

Precipitation

Rain

16" Average
75% between April & Sept.

Snowfall

30" yearly average

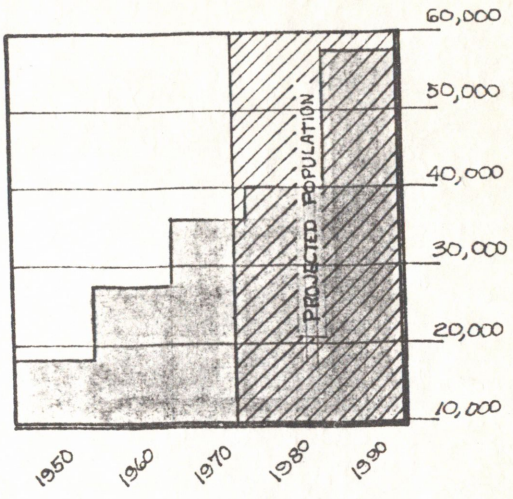
Growing Season

135 days/year
Annual sunshine 2660 hrs.
Sun efficency @ 60%
Sun angles

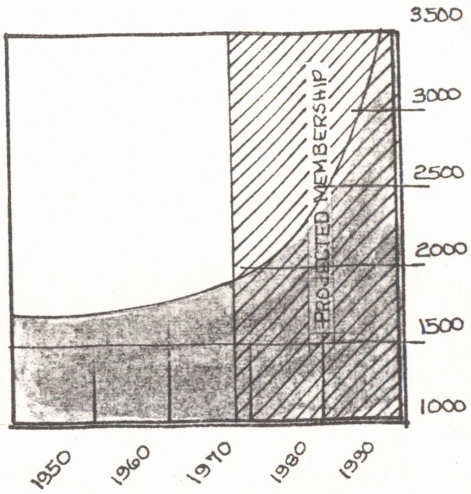
Solstice	Sunset	Sunrise	Altitude
summer	306°	54°	66°
winter	234°	126°	20°

Proposed Building budget

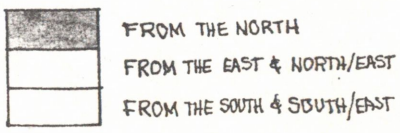
700,000
Site expenditure 7,000
Net building budget 693,000

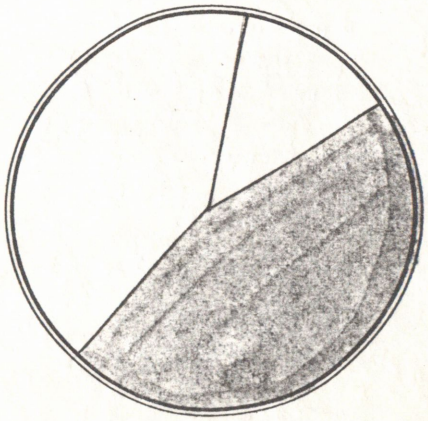


BISMARCKS POPULATION



EAGLE MEMBERSHIP





BISMARCKS INTER-CITY TRAFFIC

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