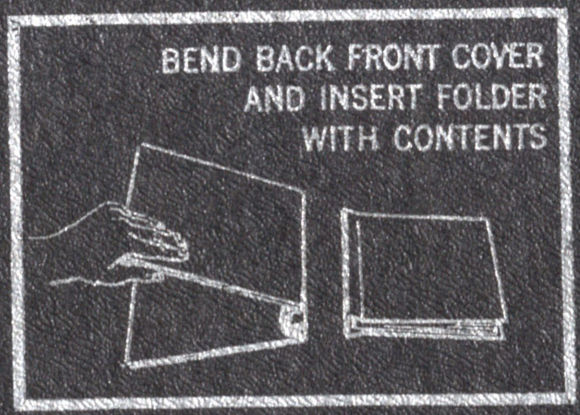
AN ELKS CLUB

for BOZEMAN, MONTANA

UDELL JAMES BLACKBURN

Universal

77-7A



AN ELKS LODGE FOR B.P.O.E. NO. 463, BOZEMAN, MONTANA

Part I

Undergraduate Thesis in Architectural Design

By

Udell James Blackburn

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

at

Montana State University

Bozeman, Montana
December, 1965

P378
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TABLE OF CONTENTS

PAGE

HISTORY OF THE ELKS 1

Bozeman Lodge No. 463 and Club 2

CONDITIONS CREATING A NEED 3

Increasing Membership 3

Desired Activities Not Available 4

Undesirable Characteristics of Present Building . . 4

LOCAL CONDITIONS 6

Geographical 6

Economic History 6

Climate 7

Population 7

Bozeman's Social Atmosphere 8

Transportation 8

SITE CONDITIONS 9

Selection 9

Adjacent Environment 9

Traffic 10

Zoning 11

FUNCTION OF THE BUILDING 12

The Entry 12

Lodge Room 13

Cocktail Lounge and Dining-Dancing Area 13

Restrooms 15

Multi-purpose Room 15

Recreational Facilities 16

PAGE

BUILDING PROGRAM 18

AESTHETIC CONSIDERATIONS 28

ECONOMIC CONSIDERATIONS. 30

Area Factors 30

Cost Analysis 30

Size and Cost Estimate 31

SUMMARY. 32

BIBLIOGRAPHY 36

APPENDIX 37

LIST OF FIGURES

PAGE

FLOW DIAGRAM NO. 1 - LODGE ROOM 13

FLOW DIAGRAM NO. 2 - CLUB FACILITIES 15

FLOW DIAGRAM NO. 3 - RECREATIONAL FACILITIES . . . 17

MONTANA MAP 38

CITY OF BOZEMAN MAP 39

SITE PLAN and PHOTOGRAPH INDEX 40

PHOTOGRAPHS OF SITE and SURROUNDING 41

HISTORY OF THE ELKS

"The Order of the Elks was formally organized on February 16, 1868, in the City of New York. Its full corporate name is 'Benevolent and Protective Order of Elks of the United States of America.' The purpose of the order is to practice four cardinal virtues, Charity, Justice, Brotherly Love, and Fidelity. It seeks to draw into its fraternal circle only those who delight in wholesome associations with congenial companions; who are deeply embued with the spirit of Patriotic loyalty and devotion, who recognize the obligations of human brotherhood; and who desire, without the fanfare of the trumpets of publicity, to share with associates in the endeavor to feed the hungry, to shelter the homeless, to relieve those in distress, and to prove themselves true friends to all in need."(8:7)

"For many years the aggregate expenditure of the subordinate lodges for charitable purposes have run into millions of dollars each year, covering humanitarian services of infinite

variety."

"All of the State Elks Associations have undertaken important and extensive charitable works. The include rehabilitation of crippled children, provisions for scholarships to worthy students, maintenance of orphans, training of the blind, eye glasses for needy boys and girls, and speech clinics for the dumb."(8:15-16)

"A Lodge may establish and mainance a club, for the social enjoyment of its members, bearing a name, title, or emblem of the order."(6:sec.205)

Bozeman Lodge No. 463 and Club

The Lodge and Club were organized in 1898 in Bozeman, Montana. A building was erected that same year at the corner of West Babcock Street and South Black Avenue.

The Lodge provides for charitable programs such as clinics for the blind and dumb, and distributing of foods and toys to needy Bozeman residents. It supports a Boy Scout troop and Key Girls club.

A cocktail lounge, dining and dancing, card rooms, T.V. room, steam room, exercise room, and golf driving range are provided by the club for the enjoyment of its members.

CONDITIONS CREATING A NEED

The Bozeman Elks Lodge #463 is a business. In any business you must evaluate your ability to sell products and realize a reasonable profit. Keeping an eye to future needs can put you ahead of your competition. I interviewed Mr. Harold Hogg, Elks Club manager, and Mr. George Barrett, Past Exalted Ruler, and we agreed that the members need to consider the possibility of constructing a new building in order for the Elks to become a better business. The basis for this consideration lies in three catagories: (1) increasing membership, (2) desired activities not presently available, and (3) undesirable characteristics of the present building.

Increasing Membership

In 1963 the first floor was remodeled and the membership has increased from 650 in 1965 to over 1100 in 1965. This increase of 160 a year shows little sign of slacking off and is starting

to crowd stag dinners. On some "stag nights", members eat in shifts because seating is not available.

Desired Activities Not Available

Hogg stated that many people have approached him concerning additional activities. These included nightly suppers, a swimming pool, handball courts, and pool tables. These functions could be incorporated into the present building with major revisions. However, a new building, properly designed, would be a better investment.

Undesirable Characteristics of Present Building

Both Hogg and Barrett pointed out that many existing features of the building are undesirable. The exterior appearance of this building does not blend with the modern buildings in the area such as the federal building, Security Bank, and the First National Bank drive-in. The photographs in the appendix show this great contrast. The entire central business district is undergoing a gradual modernization. Although the interior of the Elks Club has been remodeled, the exterior has been untouched in 68 years. The Elks Lodge has the same responsibility as any other business to help beatutify the central business district and make it a pleasant place.

The interior remodeling has no relationship with the exterior. Many windows exist in the lounge and dining room which are undesirable and have been curtained. In the summer the heat transmission from these windows causes the lounge to be quite uncomfortable. There is also no pleasing view in any direction.

The lodge room takes up the entire fourth floor which is too large for this activity as it has never been filled at meetings.

The entire second floor which contains eight sleeping rooms and a stag bar is nothing but a financial burden on the club with no return of their investment. Only four of the eight rooms are in use. The stag bar is rarely open because of the added expense of a bartender while the bar in the lounge on the first floor is adequate.

This building is 68 years old and the plumbing and heating is in need of replacement or repair. In many places in the club the heat is uncontrollable. It is either on or off and many rooms are too warm for any comfort.

Although continued remodeling and repairing of the existing building could solve many of the existing problems, a new building would combine necessity with a solid investment in the Bozeman community.

LOCAL CONDITIONS

Geographical

Bozeman is located in Gallatin County of Montana, 111°03' west longitude and 45°40' north latitude, at an altitude of 4,793 feet. (See appendix map) Mountains surround Bozeman to the east, south and north. The Gallatin Valley opens to the west.

Economic History

Since the homesteading of this valley in 1864 the economy of Gallatin County has been agriculture. Bozeman is the center of the agricultural trade. Agriculture operations are divided among small grains production, livestock, and dairying.

The granting of land to establish Montana State College (now Montana State University) before the turn of the century changed the economy of Bozeman. The annual payroll of the University is about four million dollars. Construction of university buildings added to Bozeman's prosperity.

Tourism is also an important source of revenue in the county.

Climate

Bozeman experiences a climate associated with mountain valleys, warm days and cool nights during the summer and sometimes extremely cold days during the winter. The temperature ranges from a high of 100°F in July to a low of -43°F in February. The average temperature is 42.8°F. Average rainfall is 17.65 inches. Mean snowfall is 72.7 inches. The growing season is approximately 100 days, May 30 to September 20.

Prevailing winds blow from the west and northwest. Storm winds blow from the east and northeast. Wind velocity can attain a high of 35-40 m.p.h. during the year.

The sun angle at 12:00 p.m. with an azimuth of 180°-0', varies during the year from 21°-30' to 68°-30' altitude.

Population

Bozeman's population: (U. S. census)

1940 - 8,665

1950 - 11,325

1960 - 13,366

The population increased 28.4% in the period 1950 - 1959. These figures do not include over 6,000 college students who registered fall quarter 1965.

Gallatin County population: (U. S. census)

1940 - 18,269

1950 - 21,902

1960 - 26,045

Bozeman's Social Atmosphere

Bozeman is a conservative community and slow to change with national fads and movements. It is traditionally a Republican stronghold.

Bozeman has several civic clubs for men: Kiwanis, Exchange Club, Optimists, Toastmasters, Rotary, Lions and Jaycees.

Fraternal groups include: American Legion, Vaterans of Foreign Wars, Masonic Lodge, Eagles, Elks Lodge and Moose Lodge. The largest of these is the Elks Lodge.

Transportation

The main mode of transportation is the private car. There is no city bus, but a limited taxi service is available.

SITE CONDITIONS

Selection

The present site at South Black Avenue and East Bozeman Street is the ideal location for the Elks building. It is located on the fringe area of the central business district. All electrical, sewer, natural gas, telephone and water utilities are located at the site. These are located on the site plan in the appendix.

Mr. Hogg pointed out that without the late afternoon foot traffic from the business district the club would not show a profit. Also, the Elks has been established at the same location for so long that it has become a part of the area.

By purchasing the northeast corner of the block and building on it, the present Lodge could remain open until the new Lodge is ready. Then the old Lodge will be torn down and parking added.

Adjacent Environment

The site is located on the fringe of the central business

district and the residential area. It is surrounded by commercial and residential buildings. The photographs in the appendix show an entire view around the site. The most impressive building in the area is the Federal Building. It is five stories high and covers an entire block. The Ford Motor Company is located across from the present lodge on Babcock Street. Mr. Barrett has been informed that in the near future that site will be a city parking garage. The residential buildings in this area are over 40 years old. An apartment house is directly adjacent to the site. The view from the site is not good.

Traffic

Traffic is heavy during noon and 5 P.M. rush on Babcock Street. Most of the traffic moves west on Babcock. There is a four-way stop at the intersection of Black Avenue and Babcock Street. This stop makes that corner very congested at rush hours. Traffic coming in and out of the Ford garage also disrupts traffic.

Babcock is the main street surrounding the site and has two parking lanes and two lanes of traffic. No parking is allowed on Bozeman Avenue next to the site. A small right-of-way exists between the apartment house and the Elks Lodge; however, it does not continue through the block.

Zoning

The site is zoned CB (central business) and under this classification no setbacks or landscaping is required.

Curb cuts are allowed for parking lot use only.

Off-street parking spaces required: Off-street parking spaces shall be provided in connection with the erection of increase by units or dimension of any building or structure in the following amounts: General business, offices, all commercial uses, clinic, animal hospital and person services: 1/each 300 sq. ft. of floor area plus 1/each three employees.

Location of off-street parking areas: No more than 25% of the parking spaces required may be located within any required side yard. No off-street parking areas are to be located in any required front yard and/or corner lot street side yard. Off-street parking spaces required by this ordinance shall be located on the same lot or premises as the use to be served by such parking areas, excepting those in the "MB " or "CB" zone, or those for apartment use which must be provided within 1,000 feet of the use to be served. (9:1)

FUNCTION OF THE BUILDING

Membership in the Elks is limited to white male citizens of the United States of America, of good character, not under the age of twenty-one years, and who believe in God.

The building is open from 2 P.M. to 1 A.M. Monday through Saturday and is closed Sundays and holidays. Every member has his own pass key for access to the building at any time.

Some activities within the building may be attended by men, women and young people.

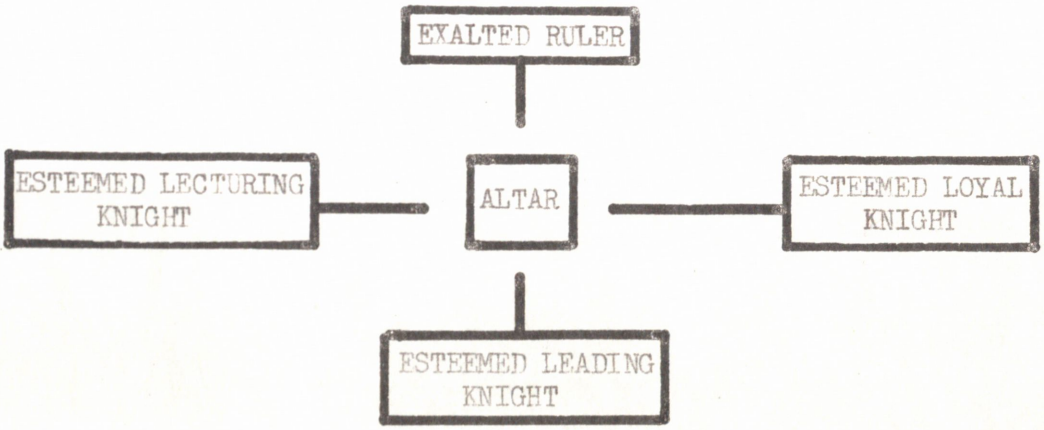
The Entry

The entry should be inviting to the customer. It should be accessible from the parking lot and sidewalk. The entry inside must divide the traffic to the various activities. The activities to be separated by the entry are dining-dancing, cocktail lounge, Lodge room, multipurpose room and recreational. An area is needed for coat and hats.

Lodge Room

Lodge meetings are held every second and fourth Monday of the month at 8 P.M. The Lodge room is the staging area for secret meetings. It must provide a proper background for an inspiring initiation. The lighting must be variable. Comfortable seating around the perimeter of the room is necessary for members to observe initiations and business meetings.

The Exalted Ruler presides over all meetings and is assisted in his duties by the Esteemed Leading Knight, Esteemed Lecturing Knight, and Esteemed Loyal Knight. All activities are centered around an altar.



FLOW DIAGRAM NO. 1

Further explanation of the function of this room would reveal secrets known only to members.

Cocktail Lounge and Dining-Dancing Area

The cocktail lounge and dining-dancing area should take on the character of a night club. Finish materials and fabrics should convey a warm rich feeling.

The main bar to service the cocktail lounge and a stag room should be equipped with the latest bar equipment. Each bartender

needs a complete bar setup which includes mixing, washing, and backbar for storage of bottles and glasses. Mirrors around the backbar enhance the bar and add to the sparkle of the glasses and bottles. Stools should not be fixed to the floor as this tends to limit the bar business to those seated on the stools. When a barmaid is not on duty people seated at tables cannot be served. Tables in the lounge should vary from two to eight people. The club already owns furniture which can be used and additional tables and chairs can be purchased. The entire cocktail lounge floor should be covered with a stain resistant carpet.

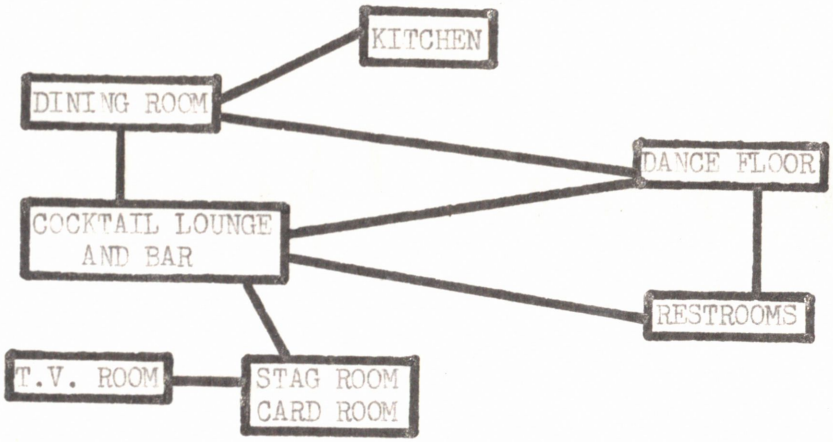
Two types of dinners will be served in the dining room. Dinners for man and wife or date will be served from a menu. Stag night dinners on every second and fourth Thursday night will be served cafeteria style and the tables will seat eight people. These tables will be set up on the dancing floor. Other tables should seat from two to six people. All materials should be stain resistant and easily cleaned.

The kitchen should be situated so as not to interfere with any traffic from the dining to dance floor or cocktail lounge. All equipment in the kitchen should allow fewer hours spent in preparing dinners. Pressure and steam cooking equipment seem to the most desirable. Automatic dishwashing is necessary to handle the large volume of dishes at stag dinners. A long serving window will be necessary to serve stag dinners cafeteria style. Finish materials should be water, acid, and stain resistant.

The dance floor must provide for comfortable dancing and be accessible from both dining room and cocktail lounge. A small bandstand for a five-piece band is desired.

Restrooms

Restrooms will be provided for all club activities in a convenient location. The women's restroom will require a small powder area. All finish materials should be stain resistant and easily cleaned.



FLOW DIAGRAM NO. 2

Multi-purpose Room

Movable partitions will be used to divide this room into three equal areas so that at least three separate activities can function at the same time. Access must be maintained to each section without moving through an adjacent area.

The Boy Scouts and Key Girls meet every Wednesday evening at 7 P.M. and need a room which can be divided into three areas. Each area should accomodate 35 people.

This room will also be used for speech and hearing clinics. Special equipment is furnished by the state for these clinics, but storage for tables and chairs is desired.

Recreational Facilities

Facilities provide for swimming, golf driving, exercise and steam baths. A locker and dressing room will service all these activities.

Operating hours will be from 2 P.M to 10 P.M. Towels and washcloths will be available from the bartender.

Ladies will be allowed full access to the recreational facilities on each Tuesday evening from 5 P.M. to 10 P.M. Men will be excluded from the facilities during that time.

The locker and dressing room should have lockers and benches for changing and storing clothes. Showers and a restroom will adjoin this area.

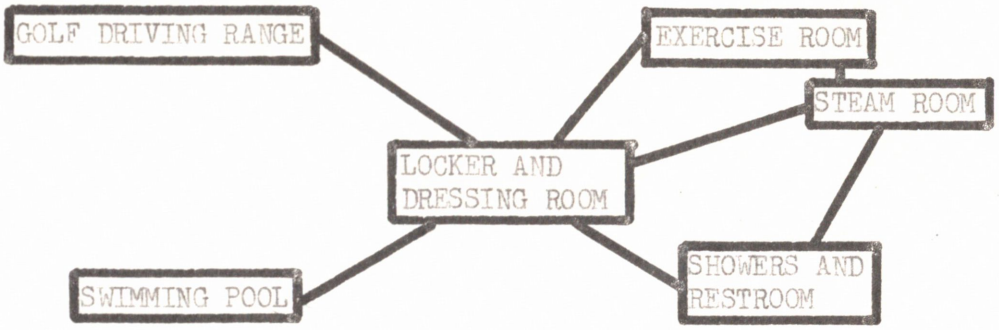
The swimming pool should be located away from the main building so that the odor of the clorine may not be detected in the rest of the club. Filter and heating equipment will be needed to maintain a pleasant pool. A gunite pool finished with a ceramic tile is most suitable for this area. This pool will not support itself if it is much larger than 16' x 32'. One diving board will be sufficient. Two ladders in the deep end are required. There will be no life-guard on duty.

A golf driving range requires a 25 to 50 foot space. At the back is a net to absorb the velocity of the ball. No attendant sill be required.

The exercise room should be adjacent to the steam room. Equipment installed in this room will be three massage tables, one electric bicycle, a vibrating machine, barbells and wall weights. Benches for seating should be placed around the room. This area may receive some steam from the steam room and showers. Finish

materials should be water resistant.

The steam room will reach temperatures of 120°. Varying concrete levels will provide seating. A shower room should be adjacent to the steam room so that bathers may take showers between a series of steam baths. All equipment and materials in this room must be waterproof.



FLOW DIAGRAM NO. 3

BUILDING PROGRAM

The building program is based on a projected membership of the new Elks Lodge. This projection was made by comparing the increase experienced when the Club was remodeled with the present membership. The membership almost doubled to 1100 within three years after remodeling. A new building would cause the same reaction and almost double the membership to 2000.

The following analysis of space requirements provides a general description of the capacity, area function, equipment, and desired relationships between areas. Square footage requirements do not include aisles, halls, and miscellaneous storage. Capacities have been obtained from interviews with Hogg and Barrett. and are based on their long years of experience.

Area	Approx. Sq. Ft.

Entry

1. **Entry** — 300

   Function - to divide traffic into the main activities, act as weather barrier.

   Equipment - benches, registration desk for visitors and guests.

   Relationship - direct to all major activities.

2. **Coat room** — 250

   Function - to provide storage for coats and hats.

   Equipment - coat and hat racks.

   Relationship - direct to entry.

Lodge room and office

3. **Lodge room** — 3000

   Function - to provide a staging area for initiations and meeting, must be secret.

Area	Approx. Sq. Ft.
Equipment - comfortable chairs, lecturns and chairs for officers, alter, organ, secretaries desk.	
Relationship - direct to out chamber which seals off lodge room from entry.	
4. Outer chamber	150
Function - to provide a barrier to Lodgeroom.	
Equipment - one chair	
Relationship - direct to Lodgeroom and Entry.	
5. Secretaries office	200
Function - provide individual work space.	
Equipment - desk, chairs, files, safe.	
Relationship - outside Lodgeroom, direct to entry.	

Area	Approx. Sq. Ft.
6. Cocktail lounge Function - to provide an area of relaxation. Equipment - cocktail tables and chairs. Relationship - direct to entry, bar, dining room and dance floor.	600
7. Bar (3 bartenders) Function - to provide alcoholic drinks, to run poker tables. Equipment - bar stools, equipment for mixing drinks, storage of bottles and glasses, washing equipment, misc. bar accessories.	400
Dining-Dance Area	
8. Dining (60 diners) Function - provide area for eating prepared meals. Equipment - tables and chairs, carts, storage	900

Area	Approx. Sq. Ft.
for place settings.	
9. Kitchen Function - to prepare meals. Equipment - ovens, grills, cold storages, frozen storage, food preparation areas. Relationship - direct to dining room, indirect through serving window, service area from outside.	400
10. Dancing floor Function - to provide comfortable dancing floor. Equipment - piano, bandstand. Relationship - direct to dining and cocktail.	600

Area	Approx. Sq. Ft.

Stag room and Card room

11. **Stag room** (2 pool tables) — 900

Function - provide area for billiards.

Equipment - cue storage chairs for spectators, pool tables.

Relationship - direct to cocktail lounge, indirect to bar by service windows.

12. **Card room** (8 poker tables) — 550

Function - provide suitable area for card playing.

Equipment - poker tables and chairs.

Relationship - direct to stag room and cocktail lounge, indirect to bar through service window.

Area	Approx. Sq. Ft.
13. T.V. Room Function - to provide relaxation area for watching T.V. Equipment - T.V., lounge chairs, end tables, lamps. Relationship - direct to stag room.	400
14. Rest room - Men and Women Function - provide rest room facilities for members, powder room for women. Equipment - water closets, urinals, lavatories, mirrors, misc. equipment. Relationship - direct to all major activities.	250
Recreational	
15. Locker and dressing room (40 lockers) Function - provide a dry area for dressing	400

Area		Approx. Sq. Ft.
	and safe storage of clothing.	
	Equipment - lockers, benches.	
	Relationship - direct to all recreational facilities and Entry.	
16. Show room	(3 showers)	100
	Function - provide showers.	
	Equipment - showers.	
	Relationship - direct to locker room and steam room.	
17. Swimming pool (16' x 32')		800
	Function - provide recreation.	
	Equipment - diving board, filtering system, water heater, chlorine mixer.	
	Relationship - direct to locker room and showers.	

Area	Approx. Sq. Ft.
18. Exercise room Function - provide area for exercise. Equipment - massage tables, electric bicycle, weights, vibrator. Relationship - direct to steam room and locker room.	400
19. Steam room Function - provide steam bath. Equipment - benches Relationship - direct to showers and locker room.	200
20. Gold driving range Function - practice driving. Equipment - net, driving mats. Relationship - direct to locker room.	1250

TOTAL APPROXIMATE SQUARE FEET REQUIRED	10,600
15% additional for halls, aisles, and misc. storage	1,600
TOTAL	12,200

AESTHETIC CONSIDERATIONS

First, the location of the site seems to indicate the aesthetics of the building. It lies between the central business district and the residential area to the south. The building should act as a transition between these two areas. In this area of transition we should use materials associated with residential buildings while maintaining a dignified professional appearance to blend with the business district. Plantings, shrubs, trees and flowers should be used on the site to give additional transition into the residential area.

Second, signs of advertisement should be kept to a minimum in this transition area. Neon signs, if used, should be smaller than those used by Main Street businesses. The sign should be designed as an integral part of the building.

Lastly, the Elks Club is private and should not be opened to view by the public nor should the members look out on to the streets as there is no desirable view. The pictures in the

appendix shows the view available from the site.

Certain structural materials are undesirable in this area and are discussed in the Economic Section of this report.

ECONOMIC CONSIDERATIONS

Area Factors

The Bozeman area lacks most of the skilled building trades. The cost of materials not fabricated or available in this area make many materials prohibitive. Steel construction is one trade which is too costly.

Cost Analysis

The square foot method of estimating is the only method which will give us a fairly accurate estimate at this stage of design.

We have 12,200 sq. ft. of building area. This can be used with figures from Marshall Valuation Service to give a total cost.

According to this reference, a class A Elks Lodge will cost $17.50 per square foot. This figure takes into account the area factor, heating in cold climates, and local conditions.

Landscaping will cost approximately one per-cent of the total construction cost. Asphalt paving costs $ .27 per square foot.

Size and Cost Estimate

Building Area	12,200 sq. ft. @ $17.50	$215,000
Swimming Pool	16'x 32'	$2,500
	TOTAL	$217,500

This estimate does not include the cost of additional land, paving, landscaping, and architect's fees.

SUMMARY

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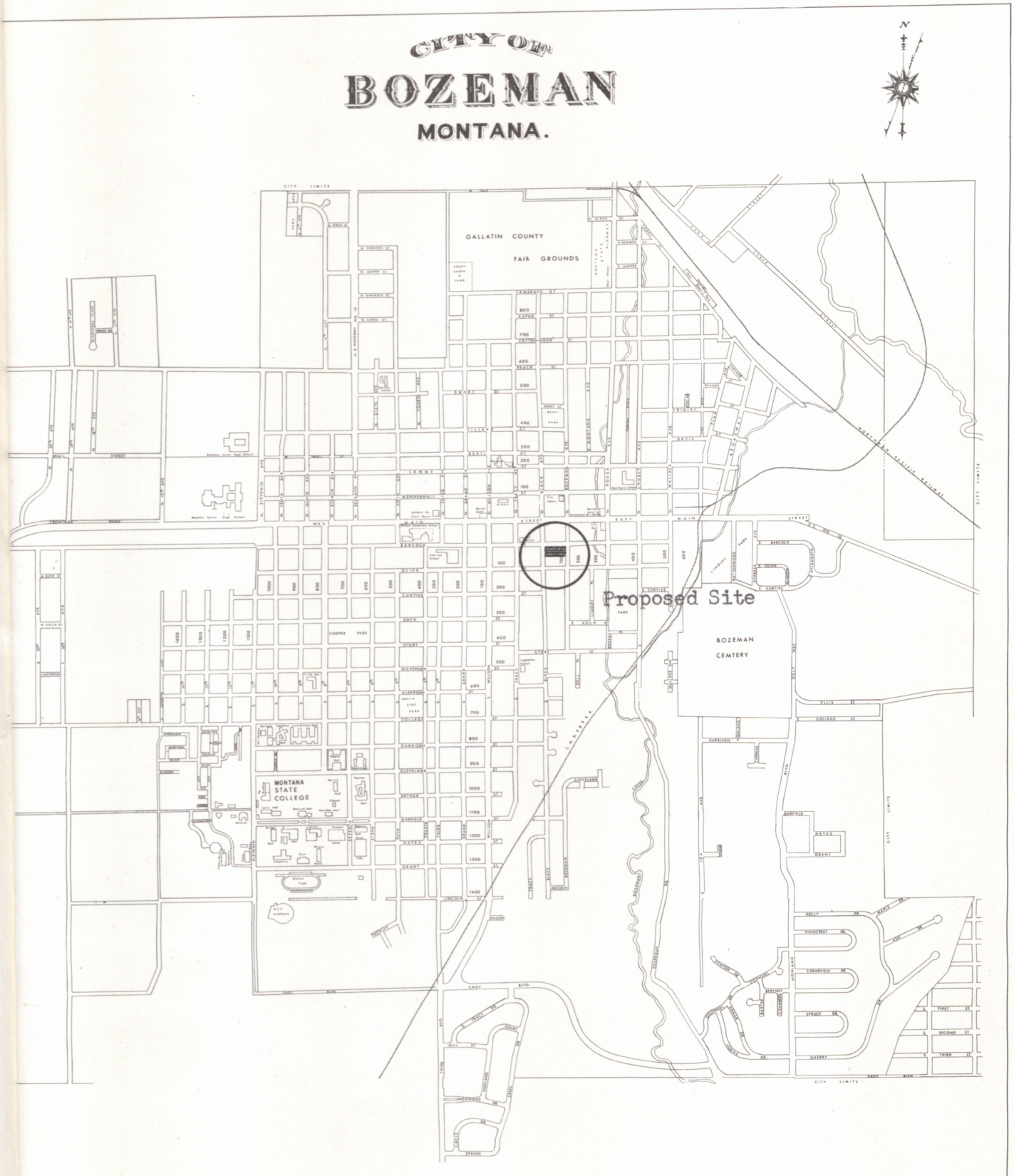
9. Zone Requirement Chart, Appendix "A", Bozeman City Ordinance 818.

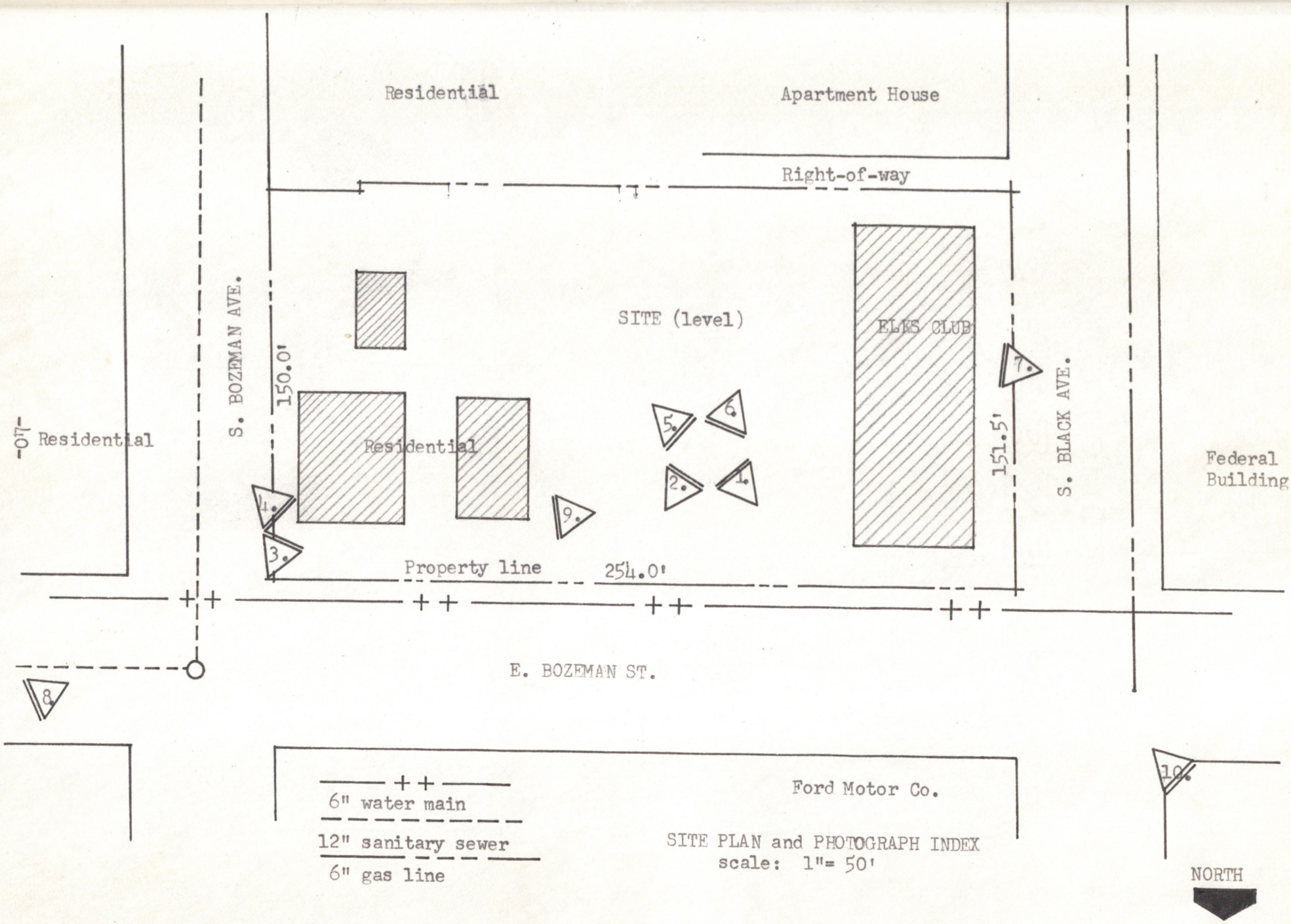
Interviews

10. Mr. George Barrett, Past Exalted Ruler, B.P.O.E. No. 463.

11. Mr. Harold Hoag, Elks Club Manager.

APPENDIX


CITY OF
BOZEMAN
MONTANA.
GALLATIN COUNTY
FAIR GROUNDS
Proposed Site
BOZEMAN
CEMTERY
MONTANA
STATE
COLLEGE
CITY LIMITS


Residential
Apartment House
Right-of-way
S. BOZEMAN AVE.
150.0'
SITE (level)
ELKS CLUB
151.5'
S. BLACK AVE.
Federal Building
-07- Residential
Residential
Residential
Property line
254.0'
E. BOZEMAN ST.
Ford Motor Co.
6" water main
12" sanitary sewer
6" gas line
SITE PLAN and PHOTOGRAPH INDEX
scale: 1"= 50'
NORTH



1. Ford Motor Company on E. Babcock St.



2. First National Bank Drive-in on E. Babcock St.



3. Security Bank Building on S. Bozeman Ave.



4. Residential area on S. Bozeman Ave.



5. Housing adjacent to site.



6. Apartment house adjacent to site.



7. Federal Building on S. Black Ave.



8. Houses existing on site.



9. Elks Lodge showing entry from parking lot.



10. Elks Lodge from corner of E. Babcock and S. Black Ave.

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