A GOLF CLUBHOUSE AND COUNTRY CLUB
for Cody, Wyoming

Part I

Undergraduate Thesis in
Architectural Design

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SCHOOL OF ARCHITECTURE
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The Cowgill Agency, a real estate agency in Cody, Wyoming, is promoting a golf course and residential area adjoining this city.

Plans call for a challenging public golf course to be developed in conjunction with the city government. The realtor is presently selling lots in the residential area which surrounds the fairways of the course. Public clubhouse facilities and a new home for the Park County Country Club is to be developed with funds from the developer and the Country Club.

This thesis is concerned with the design of these clubhouse and country club facilities.
CONDITIONS CREATING A NEED
The development of real estate has always been a profitable and secure business in Cody, Wyoming. In the past, every major housing development has had continuous growth from start to completion. Significantly, every major housing development in the past fifteen years has been handled by one real estate agency, the Cowgill Agency.

The latest development is about three years old and is filling steadily as Cody continues to grow toward the 6000 mark. If the present growth continues, more room will be needed in a short time, so Cowgill's development of a public golf course with a surrounding residential area appears to be a profitable venture as well as an obvious asset to the community.

The initial development will consist of the golf course and 246 lots. A small adjoining development can later boost the number of lots to 327, all priced at $3500 each. According to the Cowgill Agency, 50 to 60 new homes are built each year in Cody. The developer estimates that three-fourths of these new homes will be built in the new area, developing it fully in approximately ten years.(2:1)

The impetus for this type of development stemmed
partially from the condition of the facilities and golf course of the Park County Country Club. The Country Club's existing 18-hole course is rather mediocre and barren, and is limited to members only. Their clubhouse leaves a good deal to be desired, and is too small. When the new area is completed, the Country Club will lease this clubhouse from the developer and move their operations.

The basic concept that evolved from these needs was to create a challenging, attractive golf course, complete with an appropriate clubhouse, and to surround the fairways with a highly desirable residential area. Restrictive covenants establish a minimum construction cost of $25,000 and a minimum size of 1200 square feet on the main floor. The whole development is designed to create an atmosphere of elegant living, and is meant to attract owners building in the $30,000 to $50,000 category.

Cody is an exceptionally clean and wealthy city. For a number of reasons, which will be discussed in the next section, a large percentage of above average income families have been attracted here. Homes being built in this price range are not uncommon at all, and the prospects of having an especially desirable area in
which to build should stimulate construction.

Both the golf course and the housing development seem to be an ambitious, but logical development for this city. This project will provide the City of Cody with a public golf course, and the Park County Country Club with a new clubhouse, in addition to furnishing prospective home owners with an exciting new area in which to build. Consequently, there seems to be sufficient need to warrant the entire project.
LOCAL CONDITIONS
PHYSICAL CONDITIONS

Cody, Wyoming is located in the Northwestern portion of the state 40 miles south of the Montana border and 52 miles east of the East Entrance to Yellowstone National Park. (See Map 1)

South and east of Cody stretches a high, hilly plain which essentially characterizes a great deal of the state. The city lies at a transition between the mountains and this plain. This plain is largely uninhabited and is used primarily for cattle grazing and oil production, very important industries to both the state and the Cody area.

Immediately to the north and west lie an unbroken chain of mountains which is part of the Rockies. Much of Cody's attraction stems from ready access to this huge and largely unmarked mountain area. Hunting, fishing, and sight-seeing draw thousands of tourists annually. Cody is also the last city on U.S. Highway 14 and 20 before it enters Yellowstone Park from the east, further enhancing the tourist trade.
Table 1  Physical Characteristics of Cody, Wyoming

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<tr>
<td>Population</td>
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</tr>
<tr>
<td>Elevation</td>
<td>5080 feet</td>
</tr>
<tr>
<td>Average Annual Precipitation</td>
<td>15 inches</td>
</tr>
<tr>
<td>Prevailing Wind</td>
<td>Southwest</td>
</tr>
<tr>
<td>Temperature Range</td>
<td>-30 to 100 deg. F.</td>
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</tbody>
</table>

**HISTORY**

Since its establishment in the late nineteenth century, Cody has prospered and grown steadily. Early support was gained from the cattle and ranching industry. In 1916 the Buffalo Bill Dam and Reservoir was constructed 10 miles west on the Shoshone River. This insured power and water for the city in addition to opening up an extensive irrigation system for the valley. The development of the oil and tourist industries added impetus to the growth of the city. Husky Oil Company has continually expanded a modern refinery which presently employs about 300 people.

Recently a vast deposit of very rich gypsum ore was discovered five miles southwest of town, and United States Gypsum built an ultra-modern gypsum wall board factory employing 250. Demand for construction grade lumber also made feasible a small but significant lumber industry which employs about 40 people. Timber is trucked from the nearby mountains to be processed.
These are the only major basic industries supporting the City of Cody other than tourism, oil, and ranching.

**SOCIAL CONDITIONS**

Of all the influences on Cody, tourism has the most pronounced effect, especially on the social structure. Motels, restaurants, and service stations dominate the city, especially along the highway route. The Chamber of Commerce estimates that in this city of 6000 there are eating and sleeping facilities for over 5000 people.

Cody's success at stopping people is due to several reasons. As mentioned before, it lies at the transition point between the mountains and the plains on a major east-west route, and is the last stopping point before Yellowstone Park. A number of attractions have been developed to further encourage the overnight stop.

On the commercial level, a nightly rodeo, a western village complete with an old-fashioned summer theatre, and countless shops hold many families. On an intellectual level, the Gertrude Vanderbilt Whitney Museum of Western Art offers one of the finest collections of Western art in the United States. It is housed in an attractive modern building which was completed in 1957. The city is now in the process of constructing an adjoining
Due mostly to tourism, Cody is a strongly middle-class community. An extremely high percentage of the people are businessmen engaged directly in the tourist trade or in another service industry. The following figures show the role the various industries play in the income of Park County and of Cody. Approximately 73 percent of the revenue in the county is due to the oil industry. Ranching accounts for 10 percent, tourism for 7 percent, and all other industries for 10 percent. Most significantly, there are over 1400 people engaged directly in the tourist business, almost one-fourth of the population of the city. Although the big money is in the enormous oil industry, the largest percentage of the people are middle-class businessmen engaged in the tourist trade, or servicing the people in the tourist trade. From this large, financially stable, middle class comes the major demand for new homes, the golf course, and the Country Club.

Cody is considered a very desirable place to raise a family. Not only is it an exceptionally clean city, but it also boasts an excellent school system. Oil taxes have helped provide funds to build up-to-date and adequate facilities and to staff them with competent
instructors.

In addition to the outdoor activities already mentioned, the recreational facilities of two lakes within a 10 mile radius and a ski run are available to the inhabitants.

The golf course and its complex will become another important addition to the growing list of tourist attractions. A course of this high quality should have no trouble drawing tournaments of statewide importance and perhaps even higher. In addition to providing an attractive asset and recreational facility for the community, this development promises to increase its income.

Cody's future seems bright. The strong middle class has had many reasons to come to Cody and to remain. They also have the money, and are willing to invest in permanent establishments and institutions which will better the lot of themselves and the community.

Upon this strong middle class, I base my arguments for the need, support, and acceptance of this Country Club complex. These people have both the available financing and the desire to support this development wholeheartedly.
SITE CONDITIONS
The site for this development lies adjoining the southwest boundary of the city. The northeast corner of the site joins with the three-year-old housing development mentioned previously in Chapter II. (See Map 2)

Approximately 300 acres are included in the entire site, which was originally part of an old homestead ranch. Glen Nielson, president of the Husky Oil Company, acquired the land and in 1959 sold all but a portion of it to the Cowgill Agency. Nielson is to be a joint developer with the realtor. The area lying to the north of the canal was used for irrigated pasture and hay land. South, or above the canal, the land is completely undeveloped and has been used as rangeland.

In order to completely control the canal, the Cowgill Agency has already lined it with an asphalt mixture at an expense of $37,000. The water in this canal comes from the Buffalo Bill Reservoir, and although not potable, is reasonably clean. Only six lots actually touch the canal, eliminating the need for any special protection for most builders.

Bob Baldock and Son, golf course architects from Honolulu, Hawaii, designed the course itself and the general layout for the development. (See Map 3) According to their plans, the clubhouse is to be located
Map 3: Development Map
Fold out and down
Home Sites to Surround New Golf Course

Prospects of an 18-hole golf course to be incorporated in a proposed addition to Cody has quickened the pulse of local golfers, caddy and experts alike.

Full facilities are being planned for the golfers, with the 6065-yard par 72 course which was designed by one of America's leading designers, Bob Baldock and Son of Fresno, Calif., and Honolulu, Hawaii. The course will play through and around a 400-lot housing development.

A clubhouse, built in modern Western ranch style, will provide shop, locker rooms and offices and will have a ball room for dances and parties. There will be a large swimming pool and several tennis courts near the clubhouse.

A large paved parking area will accommodate the large number of autos which will be expected for large parties.

Directly behind the clubhouse will be two practice putting greens and a practice fairway. These may be used for instruction purposes as well as by the novice golfer.

The front nine of the course will be on the eastern half of the new development. This 3205-yard portion ranges from the 145-yard par 3 third hole to a 500-yard par 5 fourth hole. Two small lakes provide water hazards at the 4th, 5th and 6th holes. The 8th hole has a pronounced "dog-leg" right.

Players will cross three streets in moving from one fairway to another and will cross the Cody Canal (which will be paved to reduce maintenance) twice during the links.

On the back nine, which is in the southern and western portion of the 300-acre course, golfers will be confronted with a 520-yard par 5 eleventh hole and a 155-yard par 3 sixteenth hole which is approached across a small lake.

Four bridges will span the Cody Canal on this back nine. The canal becomes one of the golfer's hazards on only one hole of the course, the 17th. It also cuts across the 18th fairway, but is just a short distance from the tee. Numerous sand traps will also test the golfer's mettle.

Fairways and greens will be irrigated by a sprinkler system which will eliminate ditches in the course.

Following completion of the construction of the course, which will cost about $250,000, the links will be deeded to the City of Cody and will become a municipal course. Thus golfers will not be required to join the Park County Country Club to play the course. Green fees will provide revenue to maintain the fairways and greens.

The designer of the course, Bob Baldock and Son, has designed over 75 championship courses in America and Hawaii. He is one of the leaders in this highly specialized field. He will also oversee construction of the course.

Officially, the first cry of "FORE!" will come in the spring of 1967 when the course will be completed.

News of Links Excites Golfers Here

Cowgill's Offer
Building Lots
Near New Links

One of the most exciting housing areas ever planned for Cody was announced recently by Warren T. Cowgill of Cowgill Agency, Inc., when he disclosed that over 400 lots would become available in a 300-acre development which will include a championship grade 18-hole golf course.

The development is south of the Cody city limits and east of Cedar Ridge. The northeast corner of the new addition will connect with the southwest corner of another Cowgill development, the Glendale addition. It is located between the residence of Glenn Nielsen (president of Husky Oil Co.) and the George Buchanan ranch.

Plans for the area call for a championship caliber 18-hole golf course to be incorporated within the area. The course will be completely surrounded by building lots and, in some cases, the home areas will be within the actual course (but won't be away from the fairways). Three-quarters of the new housing to be built in Cody during the next few years will probably be built in the new area, Cowgill estimated. "There are now about 50 home sites per year in this area." At this rate, the new area will be developed within two years.

Cowgill said that the first 50 lots will be offered on a "first come, first served" basis at $3500 each. The price will include city water, sewer, gas and electricity. The sewer system will be installed through a special improvement district.

Construction will be governed by restrictive covenants in the property deeds. A minimum of $25,000 in construction costs and 1200 square feet in the main floor of the homes will be required. Cowgill anticipates that the majority of the homes "will be in the $30,000 to $50,000 class around the golf course.

The property has had an interesting history, Cowgill added. It was the Kinkade ranch which was purchased in 1959 by a subsidiary of the Cowgill Agency, Intermediate Homes, from Glenn Nielsen, who had acquired it from the Kinkades. A portion of the new development still belongs to Nielsen and is being developed jointly by him with Cowgill Agency.

The Cody Canal, which crosses the property from west to east, will be lined with asphalt to eliminate maintenance. Incorporated in the area will be three small lakes which will serve as hazards for the golfers during the season and will also provide ice skating.
COUNTRY CLUB LIVING! at the edge of CODY
The first 50 lots in the Golf Course area... lots numbered 99 through 327... will be sold first-come, first-served for $100 earnest money, the balance of the down payment and financing to be arranged when development of the area begins...

Call our office in Cody or stop in for full details of this exciting addition to Cody.

1241 SHERIDAN AVE.

COWAILLS
along the north boundary of the development. This location is most conveniently reached from town as well as being only 600 feet from existing city utility connections.

According to Mr. Baldock's plans, about 1.2 acres have been allowed for the clubhouse facilities including parking. The plot has a 190-foot frontage and stretches back 250 feet to the edge of the practice fairway or driving range. (See Map 4)

The clubhouse plot was used as irrigated pasture and was leveled at one time. As the photographs show, it is almost perfectly flat with only a very slight drainage to the north. (See Photo Page 1)

Except for a grass stubble and some willows to the north, the site is completely free of vegetation. Therefore existing landscaping will not be a design consideration.

Although no soil tests have yet been taken, one can be quite certain of the results. The soil structure of the entire Cody area can be characterized by 6 to 18 inches of topsoil on a very deep bed of gravelly-sand and river-bottom boulders. These rocks are usually partially cemented together and should meet the National Building Code requirements for an allowable 10 tons per
MAP 4: PLOT PLAN

CLUBHOUSE SITE

lot 214

lot 193

lot 194

street 190'

115'

pond

from hole #18
driving range

from hole #9
to hole #10
to hole #11

scale: 1" = 50'

17
Top: View of site looking southeast
Bottom: View of site looking northwest
square foot bearing-value. Deep excavation becomes very expensive, but no special problems arise if the depth is held to less than 10 feet. Frost penetration will usually be less than three feet.

Although Cody does not strictly enforce its codes, generally the Uniform Building Code is adopted by designers who are thinking of possible future enforcement.

The view, although not spectacular, is quite pleasing. To the north and west lie the natural beauty of the mountains. (See Photo Page 2 and 3) There are a few sub-standard houses to the north, but the increased value of the property should soon make it profitable for the owners to sell, allowing new construction. Perhaps a neighborhood commercial area will someday be feasible. To the south and east will lie the new golf course backed by low rolling hills. (See Photo Page 3 and 4)

In conclusion, the site can be classified as level, well-drained, and devoid of vegetation, with a firm subsoil and a pleasing view.
Photo Page 2

Top: View to the west
Bottom: View to the north
Photo Page 3
Top: View to the northeast
Bottom: View to the east
Photo Page 4

Top: View to the southeast

Bottom: View to the south
Although one might not think so, a clubhouse of any size is a rather complex problem. To help simplify this discussion, I will divide the functions into two major divisions, the social facilities and the golf facilities.

**SOCIAL FACILITIES**

Let us first look at the needs of the social facilities of the Park County Country Club.

This club has a current membership of approximately 100 families. With the new facilities and golf course, the club hopes to double this membership in a short time. Estimates of club officers conflict slightly, but a figure of less than 250 members seems to be reasonable. There has been some discussion about limiting membership to 300 families, but this is very uncertain, so I will use a club membership of 250 families for design purposes.

Since all of the social facilities will be limited to the club members, an entry separate from the public golf facilities seems mandatory. This would be accompanied by an appropriate lobby and coat check area.

The focal point of activity in such an organization is invariably the bar and lounge, which is not only
important socially, but is also the backbone of club income. At this point, neither I nor the club members are certain of the type of operation that will be carried on. The lounge most certainly will not be open during all club hours, but it will probably be open more often than the dining facilities. This does not present a problem, for the bar will have to be designed for party-size crowds which will certainly be much greater than any daily crowd.

For this operation, the dining and dancing areas should be essentially in the same space as the bar and lounge. This allows for maximum flexibility in shifting the dining and lounging areas to meet the demands of the crowd at the moment. The dancing area should have a small stage or platform to accommodate the musicians when live entertainment is used. Due to the size of the club and the availability of other good eating places in Cody, the food service probably can not be carried on nightly. Perhaps at first a buffet-style dinner will be available over the weekend and on other special occasions. If other times seem profitable, they can be added.

Most club managers feel that one or two private dining areas are essential. Since the food operation
This social-core area should be quite elegant with a night-club atmosphere and possibly a panoramic view of the golf course and mountains to the west.

A necessary part of this social area is the toilets. They should be large and luxurious with a powder room or waiting room attached to both, and should be immediately accessible from both the lounge and the entry.

The possibility of having a teenage "lair" or "teen club" is being considered since more and more young people are golfing and otherwise using the facilities of the country clubs. A place of their own would be desirable to stimulate interest and it need not be elaborate. A space for dancing and visiting, a soda fountain, and perhaps a toilet would be adequate. Architect Harold Cliffer has found that if the teenagers are allowed to decorate and do part of the work themselves, they will take more pride and interest in this little club.
Another possibility is the addition of one or two small card rooms for those members who find this an important part of their recreation. They also need not be elaborate, but must be pleasant, well-lighted, extremely well-ventilated, and inconspicuous.

The swimming pool with its accompanying bathhouse rounds out the social facilities. Due to noise and location, it might be convenient to make the bathhouse a separate building containing only mens’ and womens’ dressing rooms and a combination storage and equipment rooms.

GOLF FACILITIES

As mentioned before, the golf facilities should have an entry of its own leading directly to the point of control where the fees are handled. A small office should be provided for either the city or club employee who takes care of this. The manager of the club might want his office in this area also. If not here, his office would be placed in the social part of the clubhouse.

The focal point of the golf facilities would be the pro shop, both to increase interest in the area and to supplement club revenue.
The shop should be large and airy with room for club swinging and a good display of other golfing merchandise. It should face the course and have a good view. For this club, all professional activities, and caddie service, might be directed from this shop or an adjoining circulation center. Adequate work and storage space must also be provided.

The other commercial activity serving the golfer is a grill or snack bar geared for light foods and quick service. Minimum preparation foods will be utilized so another kitchen will not be necessary. Due to the problems involved with a liquor license, it might be impractical to include bar facilities here.

A number of service areas are needed to satisfy the public demands. Public toilets and minimum dressing areas must be provided. An area for combined club and golf cart storage must be accessible to both the public and those handling the equipment. This area might also serve as a storage space for smaller maintenance equipment. Larger equipment, such as tractor-driven mowers, will be parked in an equipment yard off the end of the driving range.

The locker rooms for club members will include toilets, showers, lockers, and dressing areas, all in an
atmosphere fitting the rest of the clubhouse. If possible a steam room or sauna bath will be included. Other desirable, but luxurious, features would be a handball court and a weight room for the men, and a few exercising machines for the women. These are not essential, and if limitations dictate, they will be eliminated first.

A small lounge should be available to all employees for coffee breaks and after work relaxation. Two may be necessary for convenience, depending on the layout of the clubhouse.

Two facilities serve both the golf and social areas, the parking area and the mechanical equipment. The parking lot should be curbed, well-lighted, and fully hard surfaced. Mechanical services will include full air-conditioning.

This discussion has included everything which would be desirable for this clubhouse and country club. Space and financial limitations will undoubtedly result in elimination of some of the less necessary areas mentioned above.
AESTHETICS
Webster's Third New International Dictionary has two definitions for the word aesthetic upon which I would like to elaborate.

The first illustrates what is wrong with much contemporary thought about this often argued subject. Webster says that aesthetics is "relating to the beautiful as distinguished from merely pleasing, the moral, and especially the utilitarian."

This popular trend of thought clearly separates aesthetics or beauty from the utility or function. Concepts such as this lead to the practice of designing the function of a building without thought of the aesthetics, and then papering on a veneer of "beauty." This process can never be entirely successful.

In the second definition, Webster says that aesthetic is "involving pure feeling or sensation, especially in contrast to ratiocination or reasoning." I would like to expand this definition to show how it can encompass the concept of total design.

When we perceive a thing of beauty, we "feel" its beauty as a sensuous experience. Later we can analyze the object and sometimes discover why it provoked such a reaction in us, but the reaction to beauty is first
of all an emotion.

To me this definition eliminates the separation of function and aesthetics in the following way. When a person looks at a building, or walks through its spaces, he has feelings and we hope to make these feelings ones of pleasure. As a person experiences, or works, or plays in an architectural space, he is involved in its functions and he consequently must have feelings about these functions. If the space is convenient in which to carry on the intended activity, a person's feelings of pleasure are enhanced. Hence the space becomes more aesthetically pleasing to him.

An illogical, inconvenient building cannot be truly aesthetically pleasing to its user no matter how much lavish "aesthetic veneer" is later applied. The occupant will be continually irritated as he is inconvenienced, reducing his pleasant feelings or his reactions to the beauty of the building. These irritations can be so subtle and subconscious that the person does not really know they exist, but they can grow to such proportions that they smother all the enjoyment felt in experiencing a structure. When this happens a person can rationalize that a certain structure should be a beautiful piece of architecture without feeling any
any pleasure from experiencing it. Therefore, since the function involves "pure feeling" also, it must be part of the aesthetic consideration of the structure. When every aspect of an architectural space is designed to invoke the desired feelings, then total design has been practiced.

In designing this clubhouse, I wish to practice total design. I am attempting to create a series of architectural spaces which, while performing certain functions, invoke strong feelings of pleasure and well-being in its beholders. I could spend a great deal of time talking about simplicity, frankness, and honest use of materials, but these are only my opinions of what might help create these feelings. In our five years of experience we have learned certain things which usually do or do not invoke the feelings we are searching for. Speaking of these in general terms has little meaning however. Only the final effect is important.

I am not sure just how I am going to create these feelings right now. The materials and shapes which do this job will have to grow from the function. They will have to be "discovered" with the help of graphic aids in a process which is basically trial and error. Only after I find the actual combination that invokes the
feelings that I want will I really know how these feelings can be produced.
The financing for this project will be a joint effort involving funds from the Cowgill Agency, the Park County Country Club, the Federal Government, and a minimal obligation by the City of Cody.

The development of the golf course itself will be done primarily with Federal funds. The golf course architect estimates that initial development costs will be $13,319 including his fees. Later additional course construction, including more landscaping, will bring the total to $254,000.

The Cowgill Agency has donated the land for the course to the City with the stipulation that it be used for a golf course. An independent appraiser has valued the undeveloped land at $133,000. As the developer, the City has applied for $130,000 in matching Federal funds to actually develop the course.

Application for these funds goes through the Land and Water Conservation Board which acts as an appraisal agency for the Federal Government. After being recommended at this level, approval must also come from the district office in Denver and ultimately from the Department of Interior in Washington. Construction is pending this approval.
With the stipulation that the funds be put toward the new complex, the Cowgill Agency has a tentative agreement with the Park County Country Club to purchase the old facilities for $75,000. To this sum the realtor will add whatever amount is necessary to complete the private and public facilities. These facilities will then be leased to the City and the Country Club after making proportional allowances for their contributions.

Although no definite plans have been made, the Cowgill Agency expects to remodel the old clubhouse into a home and sell it with two or three acres of land. The rest of the land will be divided and sold as small acreage homesites.

The realtor is depending on the sale of lots and land, and the lease of the clubhouse to return his investment with a profit. The Agency has set no price limitations on the facilities, and until further studies show the extensiveness of this project, I will not attempt to do so either.

Although little thinking has been done concerning the clubhouse itself, the financing for the project has been thoroughly studied and planned. Previous chapters have shown the economic feasibility of this project, and this chapter has shown how it can become a reality.
A clubhouse for a country club is very different in nature from most other types of buildings. It is designed as a home for solely leisure time activities. The people using the club are not usually pressed for time, so the character of the space becomes far more important than stark efficiency. Of course the building must be convenient for its users, and efficient for the few people who work there, but the design did not evolve as an attempt at extreme efficiency.

The vast majority of people who use this clubhouse for one purpose or the other will follow a fairly definite pattern while using the building. The spatial relationships developed from a logical arrangement of functions to be enclosed. As mentioned previously in this writing, the functions divided themselves quite conveniently into two general types: golf related activities and social activities.

Since this clubhouse serves both the municipal golf course and a private club, a two level arrangement seems advantageous to separate the private club from the golfers. A better view can also be acquired for the social facilities as well as better orientation to the site for both areas.

My concept is to expose the users of the building to a series of changing and interesting spatial experiences
from the time he enters the parking lot until he leaves again. Auto passengers stroll down a sidewalk flanked by heavily planted, six-foot earth berms which also serve as a noise and visual barrier between the clubhouse and the lot. They then turn down a highly directional pedestrian boulevard which leads to the entrances of the building after cutting through the earth berms and moving under a canopy.

The golfer moves through a tight tunnel with earth banked against it and drops down a few steps into the dim coolness of the locker areas. The hall and the locker rooms are a series of changing tight and open spaces. Finally he explodes into an open area under the rear of the building. From there the golf course and the rest of his facilities come into view.

The social user enters a lofty staircase, passes through another tight tunnel into the larger lobby area, through a tight hallway and finally opens into the circulation area immediately off the lounges and dining areas.

Windowed penthouses accent the verticality of the spiral stairway and break up the ceiling in the dining area as well as permit shafts of sunlight to penetrate
the spaces in the day and evening.

The quality of these interior spaces are the most important aspect of the building. I designed with people in mind; not a facade or structural system or a design motif. As far as practical I wanted the exterior of the building to give an indication of the variety of interior spaces. I wanted the building to be clean and simple, gaining interest from the play of masses and penetrations, not from a current style or fad. The blocky, irregular shape blends well with the ledgy, rocky hills which surround it.

Cody has an extremely dry winter climate. Snow does not stay long and the foliage is brown and dusty. I feel a slick or highly finished material would give the appearance of a boat left high on the shore for the winter. The rough-sawn redwood siding, left to weather, would provide a color and texture that would be compatible and natural with these elements as well as being reasonably maintenance free. At problem areas lead flashing would provide protection, its gray, patinaed surface blending as inconspicuously as possible. The orange doors were chosen to accent the neutral colors as well as mark the entries.

As noted on the plans, the cart house would be built in the future when and if needed. The size could be
adjusted to meet the demand. The one shown with the model will hold just over 30 carts. A similar approach was used for this building.

The following is an itemized statement of the functions and their areas. The building is designed for a club membership of 200 families and Harold Cliffer's surveys for Planning the Golf Clubhouse were relied upon heavily for sizing many of the areas. The space provided would be highly desirable and adequate, but not extravagant. However, if budget limitations dictated, some functions could be reduced or eliminated.

**SOCIAL FACILITIES**

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<th>Area</th>
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<td>400</td>
</tr>
<tr>
<td>General lounge</td>
<td>300</td>
</tr>
<tr>
<td>Cocktail lounge</td>
<td>680</td>
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<td>Dining</td>
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<tr>
<td>Kitchen</td>
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<tr>
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<tr>
<td>Card rooms</td>
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<tr>
<td>General office</td>
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</table>
**Golf Facilities**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Office</td>
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</tr>
<tr>
<td>Pro shop</td>
<td>550</td>
</tr>
<tr>
<td>Storage and work</td>
<td>140</td>
</tr>
<tr>
<td>Club and cart storage</td>
<td>760</td>
</tr>
<tr>
<td>Public toilets and dressing</td>
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</tr>
<tr>
<td>Men</td>
<td>500</td>
</tr>
<tr>
<td>Women</td>
<td>400</td>
</tr>
<tr>
<td>Club lockers</td>
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</tr>
<tr>
<td>Men</td>
<td>1100</td>
</tr>
<tr>
<td>Women</td>
<td>800</td>
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<tr>
<td>Saunas</td>
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<tr>
<td>Grill</td>
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<tr>
<td>Mechanical space</td>
<td>250</td>
</tr>
<tr>
<td>Food loading and storage</td>
<td>250</td>
</tr>
<tr>
<td>Employees' lounge</td>
<td>200</td>
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</tbody>
</table>


