



## Club Housing Units

*Motel-type construction well suited for providing member, employee accommodations*

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**M**ANY clubs at some time have had dormitory facilities for employees. Others have had facilities for members and guests for seasonal or weekend occupancy. Most of these have deteriorated over the years and many are no longer needed as the members are suburbanites and live within a short distance of the club. The cost of maintaining these facilities has risen sharply while income from them and usage have greatly diminished.

While this has been going on other changes have taken place. Members who have raised their families in the suburbs are going back to city living. But they still want to retain their ties with the old club, and the tollways and superhighways that bridge the distance between their new homes and their clubs make it rather easy for them to do so.

Inadequate housing at the club, though, makes it inconvenient for them to get as much out of the club as they would like. If they wanted to spend their weekends or even an occasional week or two at the club, the housing is not there for them. The dormitory, while it was fine before the war, has deteriorated into a decrepit building and probably is being used for storing machinery and course supplies.

### Two Reasons for Building

This is one argument for restoring the old club dormitory or some kind of housing facilities. Another is that many clubs on an 11- or 12-month operating schedule these days find it difficult to attract good, permanent help to them because of lack of adequate housing.

The solution, though it may appear costly at first, is to scuttle the old dormitory or, if none ever existed, to construct buildings that satisfy present needs. Here, your architect can help in bringing in ad-

ditional revenue and attracting both members and reliable employees who otherwise wouldn't be available because of the distance between the club and their homes.

Using construction similar to the motel-type building, locating it where it overlooks the pool or a scenic part of the course and getting a sufficient number of persons to use it will result in the creation of a "cabana or golf colony" development of your club. Cost per unit in most parts of U. S. should be around \$6,000. At first glance this may seem a little staggering but there are numerous uses for this type of housing facility and the "pay-out" period, you will find, isn't unduly long.

Points to keep in mind when considering this type of building are:

#### LOCATION

1. It should overlook the pool or course;
2. It should back onto the parking lot;
3. It should be used to shield some unattractive area of the club such as the back end of the club or the caddy lot.

#### TIME

1. Approximately 3 months construction time is needed for this type of building.

#### FEATURES

1. Central Heating;
2. Individual Room Air Conditioning;
3. All brick and concrete construction;
4. It should be "maintenance minimized";
5. Plate glass windows to reduce building costs;
6. Individual access to each room;
7. Two stories high, offering lower building costs and providing the same view for all units.

#### USES

1. These units can be sold on a "co-operative" basis to the membership. The club could lease the land to the co-op group for a certain period of years. At the end of this period, the club would have the option of purchasing the entire building or the rental price could be payments on the building by the club whereby it reverted back to the club after "X" number of years. Initial cost of the construction and operating costs could be borne by the co-op group.
2. Rooms could be made available to the members on a daily, weekly, monthly or seasonal basis.
3. Business conferences, tournament

groups, or members, house guests could be accommodated in this type of facility.

4. Key personnel, i. e., pro, chef, manager, etc. could be housed in these units and housing given in lieu of salary.

#### CAUTIONS

1. No cooking facilities should be contemplated.
2. Interior decorating should be similar in all units to allow shifting of furniture for special needs and to insure mass buying of furnishings.
3. Interiors as maintenance-free as possible.

#### MODIFICATIONS

1. Units could make a desirable facility over new pro shop construction.
2. Units could be incorporated in the upper level of a shower room facility.
3. Units could be on the top story of new club house construction.
4. Units could contain a small coffee shop, giving food facilities for Gun club operations; Days the club is closed; "Off Season" feeding; Additional feeding for special occasions.

### Ladies PGA Circuit Hopes for Most Successful Year

The Ladies PGA circuit, which has been unusually successful in the last two years from a financial standpoint, is expected to be even more lucrative this year. The tour which started at Sea Island, Ga., in Jan., will extend into the fall with the final stops being made in California.

In 1960, prize money totaled a little less than \$200,000, falling short of the record year, 1959, when it amounted to \$215,000. Louise Suggs was the leading money winner in last year's campaign with \$16,892, winning slightly more than Mickey Wright. Mickey, however, smashed all scoring records as she averaged 73.25 strokes for 75 rounds.

Four new faces will be seen on the tour this year while Joyce Ziske, who came into her own in 1960, is dropping out to get married. She was runnerup for the Women's Open title last year and finished among the top money winners. The newcomers are Carol Mann of Flossmoor, Ill., Judy Kimball, former Iowa state champion, and two former winners of the Georgia state crown, Barbara Green and Janice Phelps.