
The logo for Bully Pulpit Golf Course & Retreat. The words "Bully Pulpit" are written in a large, brown, cursive script. A red lightning bolt graphic is positioned above the letter "i" in "Pulpit". Below "Bully Pulpit" are the words "GOLF COURSE" in a smaller, brown, sans-serif font. Below "GOLF COURSE" is the word "& Retreat" in a large, red, serif font.

Bully Pulpit
GOLF COURSE
& Retreat

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BULLY PULPIT CLUB HOUSE & RETREAT

A Design Thesis Submitted to the
Department of Architecture and Landscape Architecture
of North Dakota State University

By

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In Partial Fulfillment of the Requirements
for the Degree of
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Introduction



Figure 1



Figure 2



Figure 3

The Bully Pulpit Golf Course was designed in the spirit of Theodore Roosevelt. “President Theodore Roosevelt often used the word “bully.” The term “Bully Pulpit” stems from Roosevelt’s reference to the White House as a terrific platform from which to advocate an agenda persuasively. Once you see the Bully Pulpit Golf Course you will be persuaded to play it.

During construction of the golf course, a dozen names were being considered. Then, late one afternoon in July 2002, a group that included a highly respected golf writer was standing on what would become a tee box for the fifteenth hole.

The middle tee box on the 15th hole is a pretty spot. The tee box is about 170 feet above the lower level holes. The hole is 155 yards over a badlands draw to a green that sets on a ridge that has a scoria red knob just yards away on the back right. It plays from the west to the east. Before you tee, if you turn around to the west, you have a beautiful view of the Little Missouri River, dramatic badlands buttes and cliffs, and the lower part of the golf course including holes 14 and 16.

Standing on the middle tee box, the golf industry writer looked up to the back tee box on the 15th hole. The back tee approaches the green from the south and rises another fifty feet above the middle tee! The writer suggested a name when looking at that highest point. He said, “that is the Bully Pulpit, the place from which the golfer will make his statement.” Clarity was provided at that very moment. Everyone grinned and knew that this was the Bully Pulpit Golf Course. (www.medora.com)

Introduction



Figure 4



Figure 5



Figure 6

Background

Historic Medora is a unique mix of spectacular scenery, wildlife, outdoor adventure, entertainment, dining and shopping nestled in the beautiful North Dakota badlands. Medora sits 25 miles east of the Montana border just off of Interstate 94. Located just 3 miles south of Historic Medora lies Bully Pulpit Golf Course. Bully Pulpit was designed by renowned golf course architect, Dr. Michael Hurdzan. The course is surrounded by the dramatic landscape. Some holes play meadows, some in woodlands, and others follow the meandering Little Missouri River.

The colorful badlands of western North Dakota provide the scenic backdrop for Bully Pulpit golf resort and also to Theodore Roosevelt National Park. This land memorializes the twenty-sixth president of the United States for enduring contributions to the safekeeping and protection of our nation's resources. The park protects and preserves the natural and cultural landscapes that so inspired Theodore Roosevelt. The Little Missouri River is the central, unifying feature of this wild and broken land. The rugged topography, along with a mix of varied flora, weather, and shifting lighting patterns, provides a scope of colors to one's eye. The scene is ever changing.

“My favorite North Dakota terrain is the western badlands. I have ridden my mountain bike, hiked, and ridden a horse into the heart of the back country, coming around the bend of the Maah Daah Hey Trail among towering sandstone monuments to a remote valley brimming with wildflowers, or camping along the little Missouri River under the shade of a stately cottonwood grove, is to feel wonderfully alive!” -Chuck Haney

Introduction



Figure 7



Figure 8

Situated in the savage beauty of North Dakota's Bad Lands, Medora, is truly a center of significant frontier history too long overlooked.

Today, the restoration of Medora and its major entertainments are a project of private enterprise. As a boy, Gold Seal's president, Harold Schafer, became fascinated with the Bad Lands. It was here that Teddy Roosevelt hunted and ranched in the 1880's. He has been, in fact, quoted as having said: "If it has not been for my life in North Dakota, I would never have become president of the United States."

It is also an area where Custer and his regiment camped on their way to annihilation at the Battle of the Little Bighorn.

Medora itself had an official beginning that is probably unique and certainly dramatic. The town was christened when a bottle of champagne was cracked over a tent peg in 1883. The man who cracked the bottle was a swash-buckling French nobleman, Marquis de Mores. The name Medora was that of his red-haired, brown-eyed bride.

Marquis de Mores was one of the most fabulous and yet least known adventurers and empire builders of America's frontier history. Like Roosevelt, he too came to North Dakota to hunt bear and buffalo.

Viewing the grasslands along the Little Missouri River, Marquis de Mores quickly envisioned an empire where he felt he could make millions almost overnight. He built a meat packing plant and shipped dressed beef to stores he opened in major U.S. cities. The planned profits from

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the venture, some historians speculate, were to be used to corrupt the French army and restore the monarchy with Marquis as emperor.

By October 1883 the first unit of his plant was operating. He set up warehouses or stores from coast to coast. But consumers didn't like his grass-fed beef, wholesale butchers started a boycott, and rumors were spread that his beef contained poisonous preservatives. In 1886 Marquis de Mores slaughtered his last stock, closed the packing plant and watched his grand scheme collapse.

The closing of the Marquis' operation also coincided with one of the worst winters the area has ever seen. The first storm struck in November, followed by alternate freezing and thawing; a prolonged period of sub-zero cold in January and February all wiped out the considerable investments of the stockmen in the area.

When spring finally arrived in 1887, Teddy Roosevelt wrote, "...I am bluer than indigo about the cattle; it is ever worse than I feared; I wish I was sure I would lose no more than half the money I invested out here; I am planning to get out of it." (The Story of Medora, 1968)

Roosevelt cut back his ranching activities in North Dakota and turned his attention to his rising political fortunes in the east. By the 1890's, Medora was little more than a ghost town and fell into a virtual 70 year sleep.

Today, Medora is awake again and bidding for some attention history paid to other old frontier towns, for the Gold Seal Company has restored its most historic structures and provided entertainment and other attractions, with more than ample accommodations for visitors.

Introduction

Ambition, hard work and loyalty are the primary ingredients responsible for restoring Medora. Harold Schafer, president of Gold Seal, was brought up on work. As a boy he hustled every kind of odd job, even to climbing the sides of buildings as a “human fly.” As a man, he discovered his forte was in sales.

In 1942, Schafer founded his own company, and started selling a high quality floor wax bearing the Gold Seal label. For the next few years it was a real struggle just to keep his head above water and food on the table for his family. In 1945 he was introduced to a remarkable glass cleaner and polish that was developed during the war to clean airplane windshields. It was a pinkish emulsion. You spread it on the glass, let it dry a few seconds, wiped it off and glass sparkled magically. Schafer was on his way. (The Story of Medora, 1968)

In the early 60’s, Harold Schafer turned his attention to Medora. He felt there was too much here to be lost, too many important elements of America’s early frontier history to be allowed to decay further. He felt the town and its setting in the magnificent North Dakota Bad Lands would provide an exciting, informative and entertaining location for people to visit and for family vacations.

Early in his investigations of the area, he was amazed to learn that after nearly three quarters of a century, certain holdings in and around Medora remained with the descendents of the Marquis de Mores. A search took him to southern France where he located the grandson of Marquis, a Monsieur Antoine de Vallombrosa.

In the ensuing years, Schafer had several meetings with Monsieur de Vallombrosa, both in France and in North

Introduction

Dakota. They became close friends and Schafer eventually persuaded him to sell his residual holdings in Medora to Gold Seal.

Schafer now felt ready to move. He had a successful business operation and thought that Medora presented an opportunity to share in that success. In his own words, Harold Schafer has said:

“Almost every visitor who ever came, or will come to Medora, North Dakota at some time or another has used in his home, his business, or has business knowledge of Gold Seal products. By giving the right kind of thinking to the ladies and gentlemen who have bought “Glass Wax,” “Snowy,” “Mr. Bubble” and our other products, people as visitors to Medora, would also gain or share a feeling of personal satisfaction that comes with the knowledge of something they have purchased becoming a part of the restoration of Medora.” (The Story of Medora, 1968)

Introduction



Figure 9

Client Groups

The users of this retreat will be groups of families or business people coming to enjoy the facilities and the outdoor activities. Both seasonal residence and non-local users are expected. Guests are welcome to stay at the lodge which will be used by travelers just passing through, on a family or business excursion, or there to play golf. The lobby could host groups ranging from the seasonal residents level to the top executive getaway. Amenities that would be offered include world class golf on site, meeting facilities, computer technology, and an alternative to the fast pace of the corporate business world. The club house attached to the golf course is public and will serve both seasonal residence and non-local players. The club house could also serve as the center of the whole operation. This will be a small but uniquely orchestrated operation, keeping staff numbers small whereby cost of operations can be kept at a minimum. Job descriptions can cross over to other segments of the operation whenever possible. The following example explains how this could apply to grounds maintenance. The greens superintendent and his staff would not only be responsible for the golf course but all shared open space that is a part of the operation.

Philosophy of the Land, Built Form & the People

Land



Figure 10

Built Form



Figure 11

People



Figure 12

Macro-scale

The project will convey a new and exciting image for the Upper Midwest. Something must be done to draw attention to this area and to provide facilities for its enjoyment.

Micro-scale

The project will enrich the area of Medora. It will promote current and new activities in the North Dakota badlands. The clubhouse and retreat will be a great reason to visit this beautiful and interesting area in the state.

Natural Beauty

In order to harmonize with the natural beauty of the area, native materials should be employed as much as possible, and there should not be extensive site work. However, the only local material that could be used is scoria which, due to its composition, is not a good structural material, therefore, useful only for carrying light loads and for architectural treatment. Since this resort is to have a rough, western atmosphere, native and native like material should be exposed and used in a rustic manner as much as possible. Steel would be completely out of place here, so an exposed combination of scoria and wood, with concrete, appears to be ideal.

Staff

The input and needs of the people who help make the Bully Pulpit Club House and Retreat function on a regular basis will drive the design.

Guests

Guests may consist of groups of families, business people, non-local users, and seasonal residence. Their activities will help shape the majority of the design.

Design Considerations

1. Macro-Analysis



Figure 13

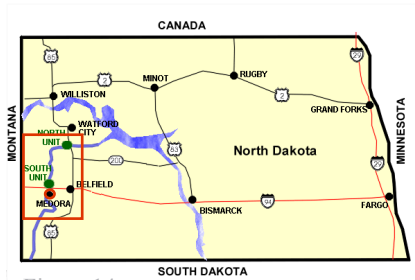


Figure 14



Figure 15

North Dakota is a mid western state in the center of the North American continent. The present landscape of Northern Dakota, and all surface features of the earth, are the result of past and ongoing physical processes. The movement of glacial ice was especially important in changing the landscape of North Dakota. There were several advances of glacial ice from the north. The last advance, called the Wisconsin Ice Age, is the one that left the landscape much as we see it today. The activities of farming, mining, and building cities have made other changes. For about 70,000 years this ice pushed, scrapped and deposited earth material. When the ice finally melted, the present landscape of North Dakota emerged. Continental glaciation once covered not only North Dakota, but great areas of North America. (Plains Folks, 1988)

Medora is located in the Missouri Slope Region and was untouched by recent glaciation. Instead, it has been extensively eroded by wind and water. Characteristics of the region are high, flat-topped buttes overlooking deep river valleys. Along the western border of this region is an area of dramatic wind and water erosion known as the Badlands. The average elevation in the Missouri Slope is the highest in North Dakota, about 2,000 to 3,000 feet above sea level. Several Buttes are even higher. The recognized highest point in the state is a 3,506 foot high crescent-shaped formation called White Butte. Buttes, like battleships on the high sea, rise above the landscape in the Southwestern corner of the state. Before the glaciers, the Missouri River thawed into North Dakota near Williston, as the

Climate Background

North Dakota's location at the geographic center of North America results in a typical continental climate. Primarily because of location, the climate of the state is characterized by large annual, daily and day to day temperature changes, light to moderate precipitation which tends to be irregular in time and coverage, low relative humidity, plentiful sunshine and nearly continuous air movement.



Figure 19

Design Considerations

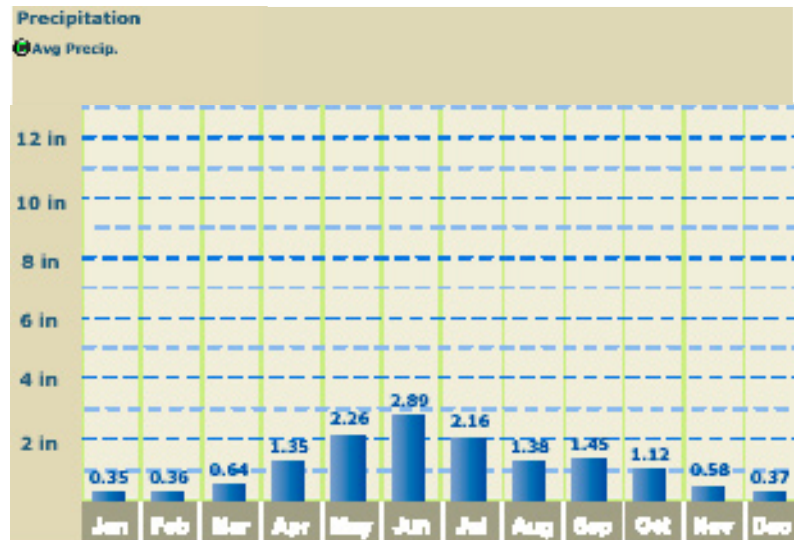


Figure 20

The Rocky Mountains located west of North Dakota act as a barrier to the prevailing westerly flow of air in the atmosphere. This barrier modifies the temperature and moisture characteristics of air masses originating in the Pacific Ocean when they flow over the mountains in ways that reinforce the continental characteristics of the climate. There are, however, no mountain barriers with respect to air mass source regions in the polar areas or the Gulf of Mexico. Air masses originating in these regions easily overflow North Dakota, sometimes with only minor changes in their basic characteristics. In every year and every season, North Dakota is visited several times by cold and dry air masses which originate in the polar regions, or mild and dry air from the northern Pacific. The usually rapid progression of these air masses over North Dakota from the different source regions results in frequent and rapid changes of weather and prevents any current region from becoming monotonous.

Design Considerations

Day length and solar zenith angle are also important factors affecting North Dakota climate. Day length ranges from less than nine hours in December to more than sixteen hours in June. Noon sun angles are much higher in summer than in winter. The combination of these factors at North Dakota's location produces much more radiation energy at the earth's surface in summer than in winter, which contributes to the large seasonal temperature gradient.

Summers in North Dakota are generally clear. Even the hottest days are seldom uncomfortable because the humidity is low. Winters can be severe. Winds that sweep across the plains create better wind chills. July temperatures average 69 degrees in the north and 72 degrees in the south. January temperatures average 3 degrees in the northeast part of the state and 14 degrees in the extreme south west. The state's lowest temperature, -60 degrees, was recorded at Parshall on February 15, 1936. The southeast has the most precipitation, about 18 inches a year. Most of the rain falls between April and September. Snowfall averages about 32 inches yearly.

This information is from the National Weather Service- Climate of North Dakota.



Figure 21



Figure 22



Figure 23

Vegetation & Wild Life

Medora is home to a variety of plants and animals. Fifteen inches of precipitation each year nourishes grasses and wildflowers. More than five hundred different species of plants, including prairie coneflower and prickly pear cactus, plus juniper, green ash, and cottonwood trees, cover the land. Almost two hundred species of birds have been observed. Wildlife viewing is popular here. Herds of bison roam both North and South Units. Elk and wild horses are found in the South Unit while bighorn sheep inhabit the North Unit.

The most important mammals to people in North Dakota were the bison that migrated over the plains in herds numbering in the hundreds of thousands. It was the bison that sustained many North Dakota Indians and the magnet that attracted European and American fur traders to the region. Hunted to near extinction, small herds of bison are now found only in parks and zoos. Other large mammals are native to North Dakota, including deer, antelope, moose, and Audubon sheep. Large predators such as the black and grizzly bear, bobcat, lynx, mountain lion, wolf, coyote, and red and gray foxes are also native to North Dakota. Smaller animals including the weasel, skunk, and racoon are also present. The prairie dog is perhaps the most famous native of North Dakota. The sloughs, peeks, and streams of North Dakota support thousands of migratory wildfowl, such as ducks, geese, pelicans, gulls, grebes, and egrets. Prairie chickens, sage hens, sharp-tailed grouse, gloves, western meadowlarks, as well as predatory birds such as hawks, owls, and eagles are native to North Dakota.

Early Peoples of North Dakota

People have inhabited North Dakota for a very long time. The first people to live in what is now North Dakota were probably descended from the peoples who migrated from Siberia to Alaska over a land bridge during the Ice Age some twenty thousand years ago. Others may have crossed the land bridge into North America even earlier. The land bridge disappeared some ten thousand years ago as the glaciers retreated, melted, and caused the ocean levels to rise, flooding much of what previously was dry land. The new inhabitants of North America migrated southward, eventually covering all of the Americas.

The earliest human inhabitants in North Dakota may have arrived as long as 13,000 years ago. The beginnings of human habitation in North Dakota is referred to as the Early Prehistoric Period, lasting from 17,000 B.C. to 6,000 B.C. The people of this time are called Paleo-Indians. They were hunters and gatherers and pursued big game such as the giant bison and the mammoth. They used stone tools and are especially known for their distinctive stone spearpoints made for hunting. The Paleo-Indians were undoubtedly nomadic and were few in number. Nothing is known about their social or family lives, how they looked, or the kinds of homes they made.

The Paleo-Indians were followed by a group called Archaic Indians. The Archaic Indians lived in North Dakota during the Middle Prehistoric Period from 6,000 B.C. to A.D. 900. The Archaic peoples

Design Considerations

may have descended from the Paleo-Indians and developed into peoples of later periods, but evidence is lacking. The Archaic peoples were also hunters and gatherers. They hunted big game also, though the mammoth and giant bison were by now extinct. The Archaic peoples were nomadic and made a more sophisticated array of tools from stone and bone. They placed their dead on raised platforms or buried them under low piles of rocks. They may have lived in tipis with depressed floors as suggested by a site dating from this time in southwestern North Dakota. They used the atlatl, or spear-thrower. The atlatl enabled the Archaic hunters to throw spears harder and farther, making them more efficient hunters.

About two thousand years ago another Indian group appeared in North Dakota. Called the Woodland peoples, they too were hunters and gatherers, but had many other skills and tools that predecessors did not. The Woodland peoples practiced agriculture, made and used pottery for cooking and hauling, and lived in villages in houses built of wooden oval frames covered with hides or grasses. The Woodland peoples lived in villages throughout North Dakota. They buried their dead in the ground and often built a cone shaped hill or mound over the grave. Many objects, such as weapons, tools, jewelry, and pots, were buried with the dead in the apparent belief that they were needed in an afterlife. The Woodland peoples had extensive trade networks enabling them to acquire goods such as sea shells and copper. Such trade goods allowed the Woodland peoples to make beads, masks, and pendants

Design Considerations

from the sea shells and knives and axes for the copper. The Woodland peoples were undoubtedly part of and were influenced by a greater Mississippian mound-building culture that extended as far east as the southeastern United States.

The Late Prehistoric Period, dating from A.D. 900 to A.D. 1738, was the time of the Late Woodland peoples. Very similar to earlier peoples, the Late Woodland made small, triangular points. The small points were used with the bow and arrow, a new tool for peoples living in North Dakota. The Late Woodland peoples hunted, raised crops, and gathered food such as wild rice, roots, and berries. Cultivation of corn, squash, and beans was introduced at this time. Some burial mounds are evident as well as “buffalo jumps,” sites where hunters drove bison over a cliff of steep bank to kill or injure the animals. Though it is not known for sure, the Late Woodland peoples may have been the ancestor of the Assiniboine and Chipawa tribes.

Other groups of Indians lived in North Dakota during the late Prehistoric Period. The Plains Nomadic Peoples ranged throughout North Dakota. They were hunter gatherers and lived in small bands. Sometimes the bands grouped together to hunt. They hunted the huge bison herds that existed on the plains. They traveled constantly, did not make pottery, and lived in tipis. Tipis rings, or circles of large stones used to hold down the edges of the tipis, can be found all over North Dakota. Also found are “buffalo chips” and flint quarries for making arrow points and other tools, and for trade. The

Design Considerations

Plains Nomads usually placed their dead on scaffolds. Plain Nomads were ancestors of the Dakota, Assiniboine, Crow, Cheyenne, and possibly the Blackfoot.

The third group of people living in North Dakota during the late Prehistoric Period were the Plains Village people. Many of the Plains Village people's sites were located along the Missouri River. They lived in permanent villages and raised crops. The earliest known place where facts were found in North Dakota is in a village site near Sioux County dating from A.D. 1077. Garden tools such as the scapula hoe appeared. Other plants such as beans, squash, sunflowers, and tobacco were raised in the river valley. They hunted big game, especially bison, and gathered berries and roots. The Plains Village people made fine pottery that often had complex and beautiful designs. The villages were large, numbering as many as twelve hundred people. They lived in large dirt covered lodges capable of housing entire families, as well as supplies, horses, and dogs. The people built eagle trap pits and quarried flint. They traded widely like other Indian groups of this period. Flint from North Dakota quarries has turned up in sites as far away as Texas, Idaho, Alberta, and Wisconsin. The Plains Village people are the ancestors of the Mandan and Hidatsa people.

Design Considerations

The Prehistoric Period of North Dakota history ends with the explorations of Pierre Gaultier de Varennes, the Seieur de La Verendrye in 1738. Before that time, however, trade goods such as cloth, metal, and glass preceded the first Europeans by many years. These trade goods and subsequent white contacts changed the Indians' way of life. (Gray & Newborg, 1988)

Design Considerations

3. Zoning ordinances

Article 1-Introduction-Boundaries

This chapter provides for City Zoning and empowers the City of Council to establish zoning priorities; to secure the orderly development of the City; to regulate and restrict there in the location, erection, construction, demolition, reconstruction, alteration, and use of building, structures, and land for industry, business, trade, residence, and other uses; to regulate all facets of construction to preserve the historical integrity of the City of Medora; to prevent structures which detract from the aesthetic harmony, style, form, color, proportion, texture, or material of the district and to provide regulations for the subdivision of land; to provide minimum specifications for the construction of buildings and sanitary facilities and to provide enforcement of the provisions here under.

Purpose and Intent

To promote the economic, cultural, and general welfare of the people of the City of Medora and to insure the harmonious and efficient growth and development of the municipality. It is the purpose of this ordinance to insure the historical preservation and new construction with in the Medora Historic Integrity District process cultural, historic or aesthetic within the City and to discourage alterations of existing structures or the construction of new structures which detract from the aesthetic harmony, style, form, color, proportion, texture or

Design Considerations

materials of the district. The regulation of signs, being the most prominent visual element, must be regulated to conform with the purposes of this ordinance. It is also the intent of the City of Medora that state and federal agencies administering land within the City's jurisdiction will comply with these standards.

Design Precedents

Case Studies



Figure 24



Figure 25

Lewis and Clark Interpretive Center

is located at the intersection of U.S. Highway 83 and Highway 200A in Washburn, ND. The center serves as a Lewis and Clark museum and gift shop.

The construction type is a mixture of heavy timber and light timber framing. The center incorporates large columns of wood with glue laminated beams and trusses, which create a vaulted ceiling, bringing in natural light from high dormers.

Attention to detail is shown throughout this facility. Joints and connections are expressed rather disguised. The columns pierce through the roof and the truss patterns are seen in the windows. The wood is a blond natural color with the metal connectors contrasted in a hunter green.

Wood siding and green trim dominate the building with fieldstone complementing the base of the large columns. Inside the glue laminated beams and trusses mesh together creating a layered effect which is carried down through the columns. The four post columns stabilize the massive clearstory structure opening up the gallery space, enabling the visitors to move from exhibit to exhibit.

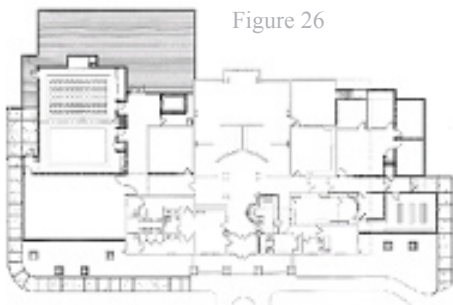


Figure 26

Design Precedents



Figure 27



Figure 28

The Cliff's at Glassy Clubhouse

is located atop a 3,000 foot plateau on the side of Glassy Mountain in northern Greenville Country, South Carolina. Deleped according to a brilliand master plan, 3,500 acre community blends residential development, golf holes and natural area. Also picture perfect in its mountainside setting, the clubhouse at The Cliffs at Glassy offers a rustic, yet elegant, design with both casual and formal dining. One of the most beloved features of community is the incredible Chapel at The Cliffs at Glassy, with mountain vistas that can only be described as etheral.

The Cliff's at Glassy Clubhouse is situated in stunning settings, and some of the most beautiful land had been set aside to be enjoyed by all our residents. Their private parks are the perfect setting for family picnics and camping. You can explore streams and waterfalls, and hike miles of nature trails through unspoiled forests. With hundreds of acres to be explored in each community, you will discover something new every day.

Figure 29





Figure 30

Figure 32



Figure 31

Sundance Resort

Situated on 6,000 acres of wilderness, the Sundance Resort offers skiing, shopping and the arts in a highly protected setting.

Surrounding Sundance Resort is a fragile, mountain wilderness environment of unique beauty. There are thousands of species of plants and animals, the most ancient residence of the canyon. To coexist peaceably with such an environmental philosophy of the kind that began at Sundance in 1969, when Robert Redford purchased thousands of acres with a desire to preserve the natural splendor of the area and to develop a small, sustainable community for nature and the arts.

People here come from all walks of life, but one belief is shared - their community should represent who they are and what they believe in. Sundance is an arts community, a recreational community, a community of people who appreciate the beauty of nature and feel the responsibility to preserve it.

Design Requirements

1. Spatial Requirements

Club House

The Bully Pulpit Club House and Retreat
will be made up of the following:

Qty	Space	SF	Total
1	Main Entry	200	200
1	Central Gathering Area	2,500	2,500
1	Golf Shop	2,000	2,000
1	Food & Lounge	1,000	1,000
1	Grill Area	500	500
1	Manager's Office	150	150
2	Locker Rooms	800	1,600
2	Public Toilets	300	600
1	Exterior Deck	800	800
1	Golf Cart Storage	4,000	4,000
1	Janitor's Closet	50	50
2	Storage	200	200
Subtotal			13,600
1	Mechanical	20%	2,720
1	Circulation	30%	4,080
Total			20,400

Main Entry

The main entry will be the primary access to the club house. It will be the first impression that greets guests to the facility. The entry should be "simple" and "impressive" with sensitive details to fit the character of the project.

Central Gathering Area

The central gathering area is the central space of the entire building and where the guests arrive after the main entry. It is multifunctional, featuring a seating area with a fireplace and a big screen television. This area should be visually stimulating and comfortable, taking advantage of natural views with plenty of windows.

Design Requirements

Golf Shop

The golf shop is used to register golfers and it also serves as a retail store for golf merchandise. There is an office attached to the shop for the golf professional, and a storage room for merchandise storage and receiving. This space is connected to the central gathering area and easily accessible from the main entry.

Grill Area

The grill area contains a large service area, surrounded in part by a service counter that can seat 15-20 people. There is also a large open area for individual tables and chairs. This area will be closely connected to the central gathering and overlapping if necessary. It will share characteristics with the central gathering area.

Manager's Office

The manager's office should be oriented close to the main entry, off the main gathering area. Facility operations are controlled from here. This should be a functional, quality space.

Locker Rooms

The locker rooms are intended to serve both the members and the public. There will be lockers, showers, toilets, and sinks

Design Requirements

Public Toilets

The public toilets includes both the men's and women's facilities. They are located off the main gathering area, close to the locker rooms.

Exterior Deck

The exterior deck is a seating area that can accommodate 100-150 people and is accessible to and located off the dining area. It may be covered. It's oriented for views of the landscape and golf course.

Golf Cart Storage

The golf cart storage is a utilitarian area with room to store 80 gas carts. It has a concrete floor, area for washing carts with a floor drain. It will also have a maintenance area and a laundry area.

Design Requirements

Lobby

Qty	Space	SF	Total
1	Main Entry	250	250
1	Prairie Room	1,200	1,200
1	Dining Room	1,000	1,000
1	Kitchen	1,000	1,000
1	Conference Room	300	300
1	Storage	100	100
	Subtotal		3,850
1	Mechanical	20%	770
1	Circulation	30%	1,155
	Total		5,775

Main Entry

The main entry will be the greeting area. Upon entry one can view into the prairie room and through to the landscape beyond. As with the rest of the retreat, it should have a “home like” atmosphere.

Prairie Room

The prairie room will be a gathering place for relaxing. There should be comfortable seating arranged in clusters to invite intimate conversations. A focal point will be a massive fireplace. Large windows will also be an important feature for views. Like the entry, this area will be aesthetically striking, inviting and comfortable.

Design Requirements

Dining Room

This is a multi-use space and when it is not used for dining it can be used as a meeting room. It will be located just off the great room, next to the kitchen. The space can be closed off for privacy if necessary. This room should be aesthetically tied to the great room with many views.

Kitchen

The kitchen should be a commercial quality kitchen, set up for all levels of cooking. Everything from short order to gourmet can be easily prepared in this space. This space should have elements any world class chef would be comfortable working in. The kitchen will also prepare most of the meals for the clubhouse grill. It will have enough room for the freezer, cooler, dishwashing, salad area, cook line, etc.

Conference Room

The conference room will be designed for meetings and presentations. This space should be simple and privatized from other activities in the lobby area.

Design Requirements

Lodge

Qty	Space	SF	Total
28	Rooms	650	18,200
1	Public Restroom	300	300
1	Arcade/Vending Room	600	600
1	Computer Cluster	600	600
1	Laundry/House keeping	400	400
3	Sitting Areas	400	800
	Subtotal		20,900
1	Mechanical	20%	4,180
1	Circulation	30%	6,270
	Total		31,350

Rooms

The rooms will be suitable for individual or a couple requiring a motel type room . The rooms should reflect a regional vernacular building type. There are two bedrooms, a bathroom, and a storage area. Every room will have an outdoor seating area.

Public Restrooms

The public toilets includes both the men's and women's facilities. They are located off the main corridor, close to the arcade, vending and computer cluster.

Design Requirements

Arcade/Vending/Computer Cluster

The arcade, vending and computer clusters are to be used by any guest from the hours of 9am - 10 pm. The arcade/vending are will accommodate 50 guests comfortably and the computer cluster will accommodate 20 guests at one time.

Laundry/ House Keeping

The laundry and house keeping room is a utilitarian space used by employees for soiled laundry. This space will house six sets of commercial sized washers and dryers, shelving, storage and counter space.

Sitting Area

The sitting area will be a break out place for relaxing, reading a book or just enjoying the magnificent views. There should be comfortable seating arranged in clusters to invite intimate conversations. Large windows will also be an important feature for views.

Total Square Footage

Club House	20,400
Lobby	5,775
Lodge	31,350
Total	57,525

Design Requirements

2. Phasing Plan

Phase I

All spaces allocated in this program will encompass Phase I

Phase II

Thought should be given to how the facility might grow in size because of the demands for entertainment and different types of lodging in Medora.

Phase III

Economically it is very difficult for a resort to provide enough income during all four seasons. The project should provide enough flexibility so it could be rented out for special events such as conferences, weddings, private receptions, and reunions during every season.

Design Requirements

3. Design Schedule 2004-2005

December

9 Final program due

January

12 Site Model

Schematic design

26 Revise schematic design

February

2 Design development

16 Design details

March

9 Mid-term thesis process reviews

16 Revise and finalize

30 Model finalized

Begin presentation process

April

27 Thesis Projects due

29 Final thesis reviews begin

May

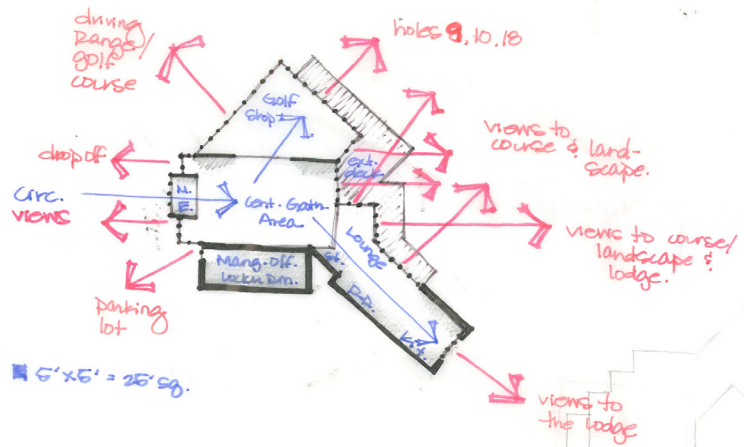
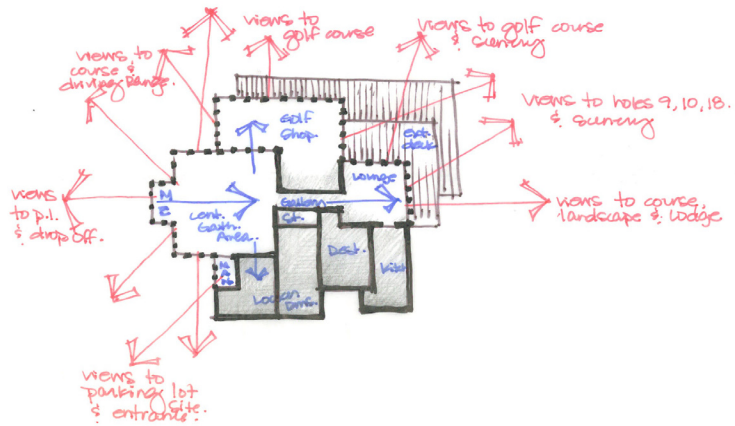
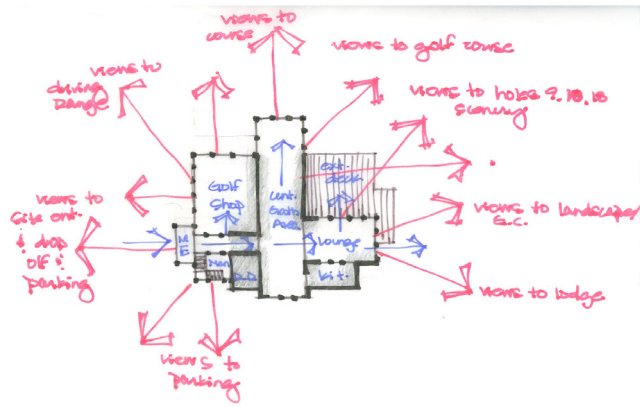
12 Final thesis document due

Design Process

This thesis project is the culmination of my design explorations.

Starting with schematic layouts of where the spaces need to be placed and what need to be next to what in order to function. This sort of process lends itself to a discussion of the way the spaces will function and will be used.

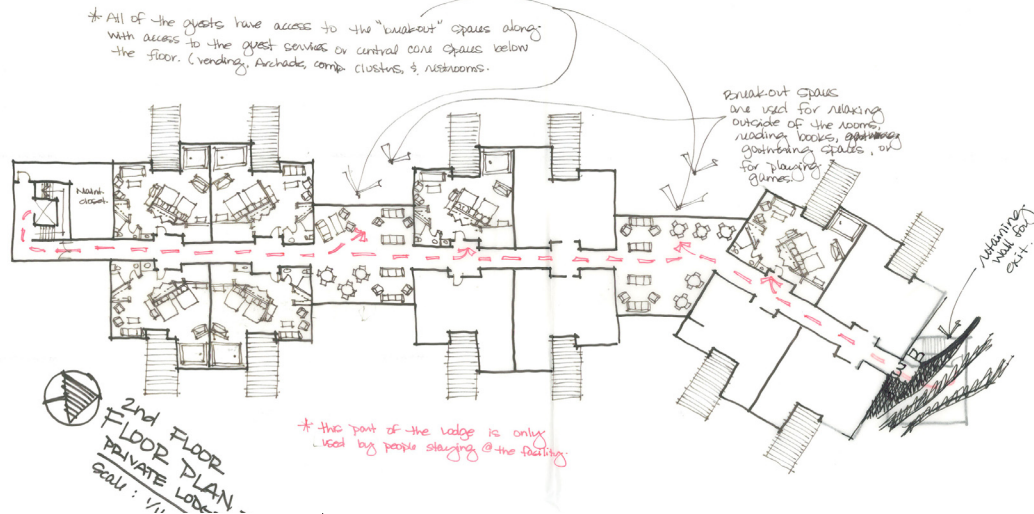
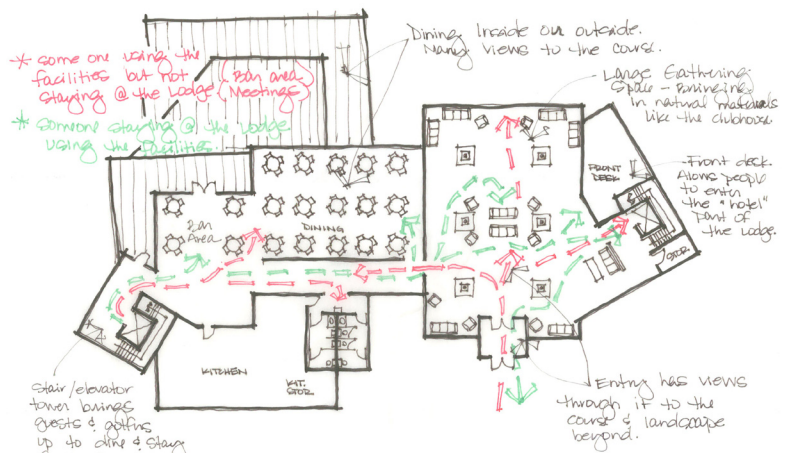
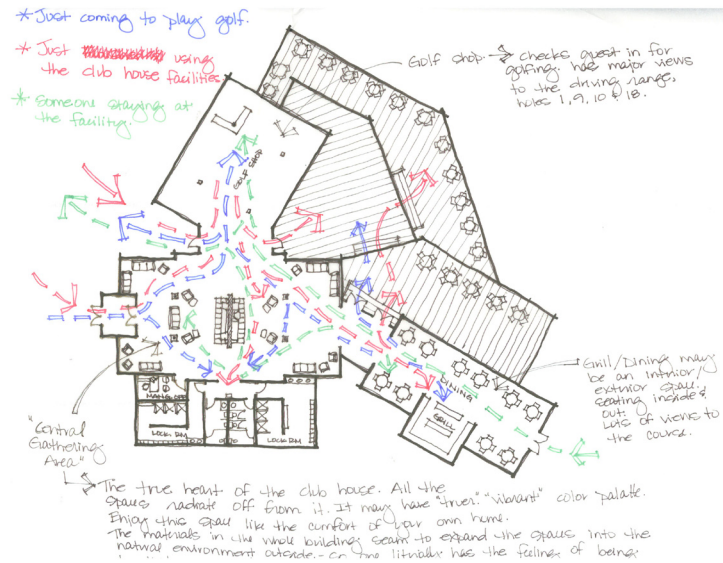
Like a good foundation these concept drawings were a place to start in the process of what I set out to do. I believe that this project set me on a journey that allowed me to appreciate a magnificent area 3 miles south of Medora, North Dakota.



Design Process

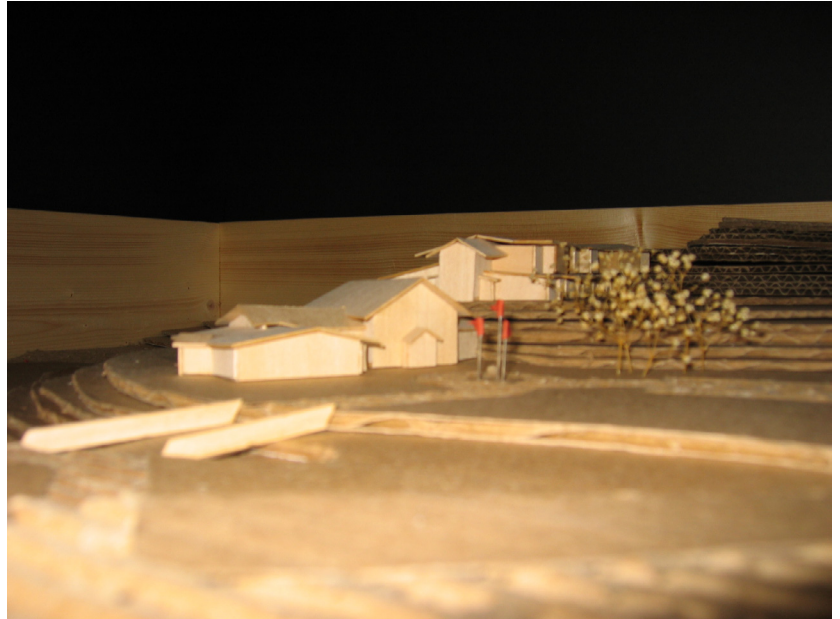
These sketches show one of the important points in my project... function and how the guest flow through the spaces. It shows how easily guests will move about the facility no matter if they are staying at the Bully Pulpit Lodge or just there to play a round of golf.

The project is broken down into three parts. The first being the clubhouse for all guests to use. The second being the lobby which is the central space used by both guest that are staying at the lodge and also guests that are just here to golf for the day. The third is the lodge which is for guest to stay and also the most private piece of the project.



Design Process

Models act as a means to communicate with the viewer and to give a sense of what the buildings shape is and what it will look like. During this piece of the process I produced a rip and tear model that let me visualize the amount of land elevation changes that this area had. My design took a turn at this point because of the drastic changes in elevation which made me pull my buildings apart into 3 separate buildings. This so called problem made my design seem to work even better.



Design Solution

Presentation boards are on the following 6 pages.

Design Solution

Design Solution

Design Solution

Design Solution

Design Solution

Design Solution

References List

Books

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Gray, David P., & Newborg, Gerald G. (1988) The land and Prehistoric Peoples of North Dakota: North Dakota a Pictorial History. Norfork Virginia: Doning Company.

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Medora. (1968) The Story of Medora, North Dakota.

Appendix

Web Sites

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Theodore Roosevelt Medora Foundation. (2004) Medora North Dakota. Retrieved August 26, 2004 from the World Wide Web: www.medora.com

Photo Images

Figure 1-3, 7-8, 24-25 Pictures taken by Karla Aldinger

Figure 4-6, 9-11, 19-20, 21-23 Pictures taken from www.medora.com

Figure 12 & 22 Pictures taken from Theodore Roosevelt National Park Impressions Book.

Figure 13-17 Pictures were taken from www.Mapquest.com

Figure 18 Picture was taken from Bully Pulpit Golf Score Card

Figure 26 Picture was taken from the Lewis & Clark Interpretive Center pamphlet.

Figure 27-29 Pictures were taken from www.sysconstruct.com/grassy.html

Figure 30-32 Pictures were taken from www.utah.com/ski/resort/sundance.html

Karla Aldinger
September 23, 2004

Statement of Intent

Bully Pulpit Clubhouse and Retreat

Historic Medora is a unique mix of spectacular scenery, wildlife, outdoor adventure, entertainment, dining and shopping nestled in the beautiful North Dakota badlands. Located just 3 miles south of Historic Medora lies Bully Pulpit Golf Course. Bully Pulpit was designed by renowned golf course architect, Dr. Michael Hurdzan. The course is surrounded by the dramatic landscape and is golf the way nature intended. Some holes play meadows, some in woodlands, and others follow the meandering Little Missouri River. I propose a clubhouse facility that will support recreational and lodging on this site. Recreational opportunities will stretch beyond what is currently offered in the area. Some of the regional recreational activities include mountain biking on the challenging Maah Daah Hey Trail, hiking and backpacking, camping, swimming, miniature golf, and trail rides on horseback. This project will expand those possibilities. The scope of this project is large and I have already considered how to approach it. The design will begin with a schematic master plan of the whole area emphasizing the public/recreational buildings. The proposed buildings will include a retreat for groups/corporate meetings and a cluster of cabins that could serve as an alternative to standard lodging facilities and will compliment the design of the new club house for the golf course. The architecture will be small in scale and integrated into the surroundings and unique from each other yet also connected so they are understood as a unit. Medora is already a favorite tourist destination in the Upper Midwest. The Bully Pulpit Golf Course and Retreat would be one more reason to visit the North Dakota Badlands. "The underlying premise of the design is that landscape must influence architecture."

User/Client Description:

The users of this retreat will be groups of families or business people coming to enjoy the facilities and the outdoor activities. Both seasonal residence and non-local users are expected. The cabins can be rented by travelers just passing through, on a family or business excursion, or there to play golf. The lodge could host groups ranging from the seasonal residence level to the top executive getaway. Amenities that would be offered include world class golf on site, meeting facilities, computer technology in each room, and an alternative to the fast pace of the corporate business world. The club house attached to the golf course is public and will serve both seasonal residence and non-local players. The clubhouse could also serve as the center of the whole operation. This will be a small but unique orchestrated operation, keeping staff numbers low whereby cost of operation can be kept at a minimum. Job descriptions can crossover to other segments of the operation whenever possible. The following example explains how this could apply to grounds maintenance. The greens superintendent and his staff would not only be responsible for the golf course but all shared open space that is a part of the operation. Also, cabin rental is low key and may be operated from the golf shop.

Major Project Elements:

- Site.....shows location of all facilities on the property and connector roads to each of those facilities with parking.
- Lodge.....includes an indoor/outdoor pavilion, meeting room, kitchen, dining room, billiards room, toilets, circulation, outdoor service and parking.
- Clubhouse...golf shop, gathering area, toilets, small kitchen, and cart storage.
- Cabins.....one and two bedrooms, small kitchenettes, bathroom, washer and dryer, outdoor seating area along the golf course and parking.

Site Information:

Historic Medora is a unique mix of spectacular scenery, wildlife, outdoor adventure, entertainment, dining and shopping nestled in the beautiful North Dakota badlands. Medora sits 25 miles east of the Montana border just off of Interstate 94. Located just 3 miles south of Historic Medora lies Bully Pulpit Golf Course. Bully Pulpit was designed by renowned golf course architect, Dr. Michael Hurdzan. The course is surrounded by the dramatic landscape and is golf the way nature intended. Some holes play meadows, some in woodlands, and others follow the meandering Little Missouri River.

The colorful badlands of western North Dakota provide the scenic backdrop for Bully Pulpit golf resort and also to Theodore Roosevelt National Park. This land memorializes the twenty-sixth president of the United States for enduring contributions to the safekeeping and protection of our nation's resources. The park protects and preserves the natural and cultural landscapes that so inspired Theodore Roosevelt. The Little Missouri River is the central, unifying feature of this wild and broken land. The rugged topography, along with a mix of varied flora, weather, and shifting lighting patterns, provides a scope of colors to one's eye. The scene is ever changing.

Medora is home to a variety of plants and animals. Fifteen inches of precipitation each year nourishes grasses and wildflowers. More than five hundred different species of plants, including prairie coneflower and prickly pear cactus, plus juniper, green ash, and cottonwood trees, cover the land. Almost two hundred species of birds have been observed here, including migratory species such as colorful lazuli buntings and year round resident golden eagles. Wildlife viewing is popular here. Herds of bison roam both North and South Units. Elk and wild horses are found in the South Unit while bighorn sheep inhabit the North Unit. Animals found throughout the area include mule and white tailed deer, pronghorn, prairie dogs, coyotes, and badgers. The prairie rattlesnake is the more famous of several reptiles and amphibians.

Rain and melting snow, wind, and the tireless waters of the Little Missouri River have carved this land, which Theodore Roosevelt described as "grimly picturesque." The Badlands are still being formed by the interplay of natural forces. Horizontal earth layers can be seen in the Badlands are made up of sediments deposited between 55 and 60 million years ago in a swampy region of lakes, ponds, and streams. Over time, the carried deposits were turned into the sandstone, siltstone, and sandstone now exposed to the eye. The presence of plant leaves imprinted in rocks, a large resource of petrified tree stumps, and fossils of freshwater clams, snails, alligators, turtles,

and champsosaurs tell of a much different environment in the past. Some decomposed plant material was transformed into lignite coal, and volcanic ash became bentonite clay. Heat generated by burning underground coal baked overlying sediments into a hard, natural red brick known as clinker, locally called “scoria.”

Called the “Bad lands” by early sojourners, this place was a strong magnet to Roosevelt. He described it as having a “desolate grim beauty of its own.”

Project Emphasis:

The first phase of design would address master planning issues, guiding recreational development, lodging, and necessary amenities at a schematic level. The next stage, and primary design focus, would be directed to the main buildings primarily associated with lodging and recreation. These buildings would include a clubhouse for the golf course, an intimate lodge for small groups/corporate gatherings, and a cluster of rental cabins.

Plan for Proceeding:

Research direction will take place by collecting and researching site analysis, interviews, and case studies. The design method will occur throughout the development of the project. During the inventory and analysis stages, development will begin to take shape. Documentation will occur throughout the development of the thesis project. During this process I will catalog any sketches, photos, renderings, models, and other information pertaining to the development of this thesis

I plan to keep each building independent of the others while maintaining a clear understanding that they’re still a part of a feeling as perceived through my reading and research in preparing for this project. I will also do my best when designing this concept, to fully respect the existing natural environment of the site. In this case any built form placed there could only be viewed as “incidental” when compared to the magnificent landscape, skies, and natural habitat that should be considered.

Work Schedule:

Fall Semester 2004

05 October	Critic preference slips available
07 October	Thesis Proposal Due, Abstract Due, and Cover Due
14 October	Critic preference slips due
28 October	Last day of AR/LA 561 Class
11 November	Veterans' Day Holiday
24 November	Draft Thesis Program Due to Primary Critic (1 copy)
25-26 November	Thanksgiving Holiday
09 December	Final Thesis Program due to Primary Critic (1 copy)
10 December	Last Day of classes
17 December	Christmas Break

Spring Semester 2005

11 January	Classes Begin Schematic site plan begins
17 January	Martin Luther King Jr. Holiday Schematic building design begins
21 February	President's Day Holiday Ongoing design, material research
07-11 March	Mid-Semester Thesis Reviews
12 March	Begin final design
28 April-05 May	Final Thesis document Due to Primary Critics

Previous Studio Experience:

2nd Year Fall:

Design Cherrettes
Bistro- Fargo, ND

Milt Yergens

Spring:
Dream House- no site
911 Memorial- NYC

Philip D' Anjou

3rd Year

Fall:
Ronald McDonald House- Fargo, ND
Harley Davidson Dealership
Heavy Timber Structure- Fargo, ND

Carol Prafcke

Spring:
Fitness Center- Fargo, ND
Great Plains Museum- Fargo, ND

Steve Martins

4th Year

Fall:
Urban Design Project- Fargo, ND

Cindy Urness,
Mark Barnhouse,
& Josh Walters

Spring:
Marvin Windows Comp.- Fargo, ND
High Rise- San Francisco, CA

Don Faulkner

5th Year

Fall:
Historic Preservation- Valley City, ND

Steve Martins

A Special Thanks To:

My Professors for challenging me, questioning me, and for encouraging new ideas.

Friends for sharing your input on my thesis, and especially for your friendship the last five years.

