

ABSTRACT

Title of Thesis: **A PRIVATE BEACH CLUB**

Laurie Jo Blinchikoff: Master of Architecture, 1989

Thesis Directed By: **Frank Schlesinger FAIA**
 Professor
 School of Architecture

The objective of this thesis is to design a private beach club that architecturally blends in with its community in terms of scale and appearance. The selected club is located in the Borough of Deal, a wealthy residential community situated on the New Jersey shore between the cities of Long Branch and Asbury Park.

The site of the proposed beach club is presently occupied by Phillips Avenue Pavilion, a bath house, which consists of many small rooms used for changing and storing clothing and beach accessories. I propose to remove this structure and replace it with a new facility that will include a ballroom, dining room, club room, and spa.

This thesis considers four architectural issues. The first is scale. The proposed beach club should have its own distinctive presence in the community but should neither overwhelm other residences nor appear too small. The second is frontality. A building on the seashore has a public front toward the street and a private front toward the ocean. These fronts pose specific problems of entrance and service locations. The third, beach club imagery, addresses the character of the club compared to other seaside structures of similar appearance and function. The fourth issue is detailing. The construction of the beach club and the details of the interior and exterior spaces will be thoroughly examined.

A PRIVATE BEACH CLUB

Deal, New Jersey

by

Laurie Jo Blinchikoff
TJY

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1989

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Advisory Committee:

Professor Roger Lewis
Professor Karl DuPuy
Professor Frank Schessinger

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DEDICATION

To Mom and Dad
who have given me
love, understanding, and support
through the years.

ACKNOWLEDGEMENTS

I would like to thank my family and friends for
all their moral support and understanding.
A special thank you to Peter A. Stubb
for always being there when needed.

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INTRODUCTION



"The best of seaside ... has its origin at that point where land and sea meet in actual contact, on the beach. The real essence of seaside is there, in the still lifes of winches, floats, and fishing tackle; in the boats drawn up on the strand; in the tangle of assorted objects washed up on the tideline; in the driftwood carved by the sea and bleached by the sun; in the patterns left on the sands by the receding tide; and in the forms and textures of the rocks themselves. It is these which lure us to the seas edge, and having done so exert on us that influence which produces seaside character and in its turn seaside architecture."¹

Kenneth Lindley

¹ Kenneth Lindley Seaside Architecture, p. 141.

BEACH CLUB FUNCTIONS

DEFINITION

My interest in the ocean and the beach has led me to research, analyze, and ultimately design a private beach club for my thesis. An appropriate way to start this investigation is to define the private beach club and its function in the community.

Because of their beach setting, seaside-resort buildings require different design considerations than their inland counterparts. For example, a country club is the inland equivalent of a beach club and though the two are alike in presence and operation, the shoreline environment (salt air, sand, and ocean) makes the seaside structure unique.

A private beach club serves two main purposes. It provides outdoor recreational activities and is also a year-round social club that one may join primarily for food, company, and social events. Principal social activities include luncheons, dinners, dinner dances, and banquets. The beach club described in this thesis will have an aura of prestige, consequently some members may attend the club's social functions for the sole purpose of being seen by others.

RECREATIONAL FACILITIES

The recreational facilities of the proposed beach club will allow organized family-oriented activities such as aerobics, tennis, volleyball, and swimming, with lessons available if desired. Outdoor facilities will include two paved tennis courts with lighting for night play, an olympic-size swimming pool with lap lanes, a paved basketball court, and a volleyball court on the sand. Aerobics can be performed either on the outdoor terrace or on the beach. The club will support a tennis team that will engage in tournament play with other teams from surrounding clubs. Spectator seating for 50 people will be designed for these matches. A championship tournament will be held at the end of the tennis season.

MEMBERSHIP

Because of the site and space restrictions, membership will be limited to 350. Membership applications will be reviewed by the membership committee.

ORGANIZATION

The club's organization will be similar to other non-profit clubs and associations. Officers will include a President, Vice President, Secretary, and Treasurer, each serving a two-year term. There will be social, membership, and

recreational committees organized on a voluntary or appointed basis. A lawyer will be retained to ensure that the club's charter, bylaws, and constitution will conform to state laws.

HISTORICAL PERSPECTIVE

Deal's history dates back to 1682 when Gavin Drummond, a Scotchman, acquired a tract of land on the New Jersey shore that he named "Deale". This parcel remained undeveloped until 1834 when it contained several boarding houses creating a small resort town. By 1891, it emerged as a residential community and was incorporated as a borough in Ocean Township.²

Throughout the early twentieth century, this year-round shoreline community consisted of large, traditional single-family dwellings designed according to the practicalities and necessities of its seashore climate. These climatic conditions determined design decisions necessary for the protection of its inhabitants.

Building orientation was important in achieving this task. To protect the north-west face from the harsh winter winds, designers used the service wing to protect that side. The public rooms were placed to the south and east to gain warmth from the sun and views toward the water, respectively.

Large covered porches were created to protect and cool the dwelling from the intense summer sun. Since no mechanical cooling devices were used during

² "Deal at a Glance", Prepared by the Monmouth County Planning Board, July 1983.

this time, residents used the porch as an outdoor room to take advantage of the cool breezes off the water.

Flooding in this seaside community is caused by heavy downpours and occasional hurricanes. Precautions against flooding are taken by placing these buildings on stilts or platforms, which give these seashore structures a character and identity of their own.

As time and technology progressed, the style and character of a portion of Deal's residential buildings gradually changed (Fig. 1 & 2). Rather than restoring the older homes to their original character, homeowners chose to renovate these homes in an assortment of styles

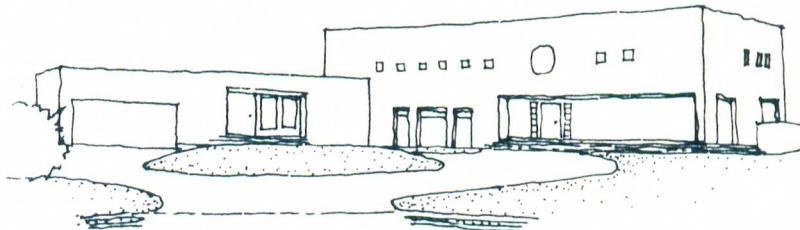


Figure 1. Contemporary Residence, Deal, New Jersey.

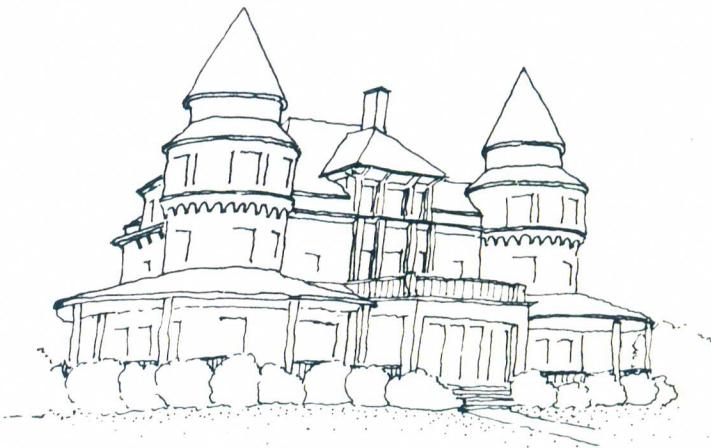


Figure 2. Traditional Residence, Deal, New Jersey.

that included Spanish, post-modern, and contemporary. The character of the community has changed visually resulting in the appearance of old and new while still retaining the residential scale. Since the community does not conform to a particular discipline, I am not bound to any design direction.

ARCHITECTURAL ISSUES

Existing buildings along the shoreline can determine the character, scale, and imagery of future buildings. At present, Deal's shoreline consists of two-story, single-family homes, approximately 200 feet apart (Fig.3).



Figure 3. Shoreline, Deal, New Jersey.

This shoreline community is in contrast to other shoreline communities that are dense conglomerations of low-and high-rise structures (Fig. 4).

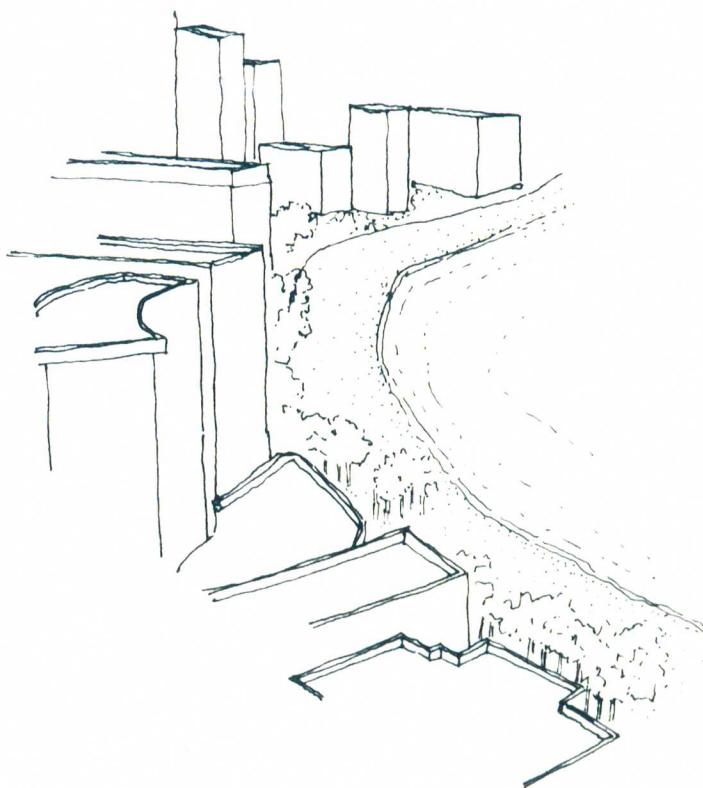


Figure 4. Shoreline, Hawaii.

Issues of scale and imagery arise when a building other than a single-family dwelling is built on the shoreline. From an architectural viewpoint, the scale of this beach club should blend harmoniously with the existing shoreline buildings while expressing a distinct character of its own.

Its imagery will be studied through Deal's existing context which contains an assortment of various styles and characteristics. These images range from an abundance of "shingle style" residences, to a mixture of Spanish style, American suburban, and modern contemporary dwelling units.

There are two extreme imagery approaches I would like to explore. First, the club's image could be contextual with its surroundings thus producing "the big house" approach. This would embody the typical elements of large porches, steeply-pitched roofs, and shingles that are presently seen in the community. Its appearance would blend in with the majority of other residences in terms of character and style.

Second, the club's image could be non-contextual, thus producing "the object" or "the jewel" building. It would stand alone in the landscape creating a sense of identity and interest. Its appearance would be distinctive as compared to the majority of surrounding buildings because of its abstract attitude toward design, materials, and forms.

The imagery of these two approaches can be seen respectively in the Issac Bell Jr. House by McKim, Mead, and White and The Atheneum by Richard Meier.

McKim, Mead, and White's house in Newport, Rhode Island was designed in 1881-1883 and is a good example of "the big house" approach (Fig. 5).³



Figure 5. Issac Bell Jr. House.

This house is contextual with all Newport "shingle style" homes that exist in its seashore community. It embodies the elements of deep porches and steeply-pitched roofs and turrets all unified by the rich texture of shingles which are prominent in Deal's community. The composition of the house is dominated by the twin front gables and the two-story balcony and porch. The base and

³ Arnold Lewis, American Country Houses of the Gilded Age, p. 7.

the entire first floor are red brick with rubbed bricks worked into quoins around openings and at corners. Above the first floor, shingles provide a textured contrast.⁴

Alternately, Richard Meier's building in New Harmony, Indiana is a good example of an "object" building in the landscape (Fig. 6).⁵ Designed in 1975-1979, it is the starting point for the tour of the historic

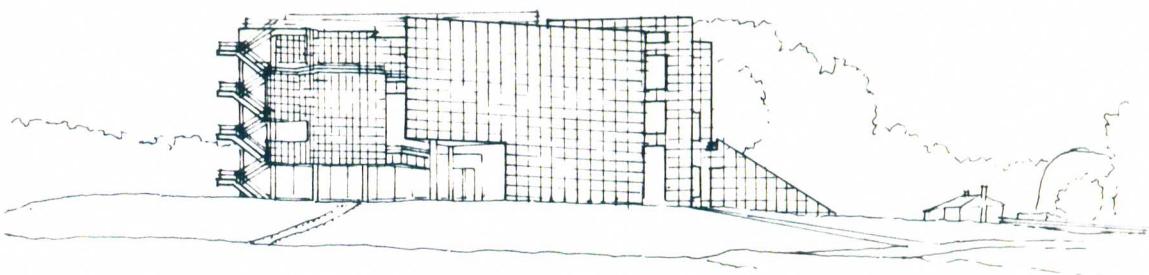


Figure 6. The Atheneum.

town, and serves as a center for visitor orientation and community cultural events. Its architecture is conceived in terms of the linked ideas of architectural promenade and historical journey.⁶

The 15,000 square foot building, comparable in size to the proposed beach club, is of steel frame construction and faced with prefabricated 2'-6" square porcelain-enameled panels. Its material and form provide an architectural abstract interpretation.

⁴ Richard Guy Wilson McKim, Mead, and White, Architects p. 78.

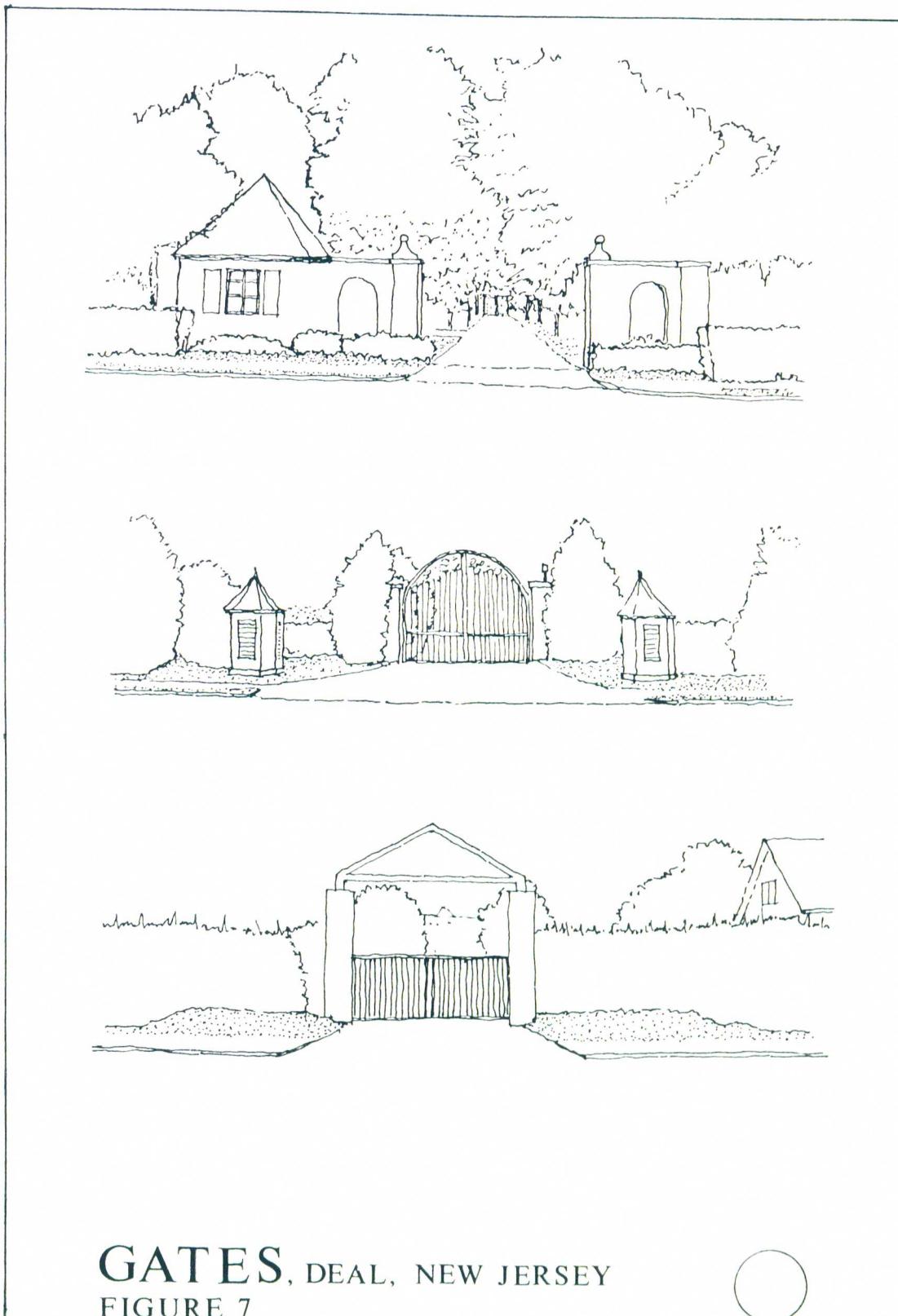
⁵ Joan Ockman, Editor, Richard Meier, Architect, p. 190.

⁶ Ockman, p. 191.

Frontality is a related issue. Being on the water, a beach club addresses two fronts, a public face toward the street and a private face overlooking the water. The street front should conform to the existing street wall which is defined by occasional gate entrances and trimmed hedges seven feet high (Fig. 7). There are different obligations to the beach to allow sufficient beach frontage, such as keeping the building away from the water line.

Both fronts can be viewed from some distance, and should be designed to stand out and be recognized along the skyline. These fronts require design decisions regarding their opened or closed fenestration qualities. While these will obviously be very different in appearance, they must be unified to create a whole.

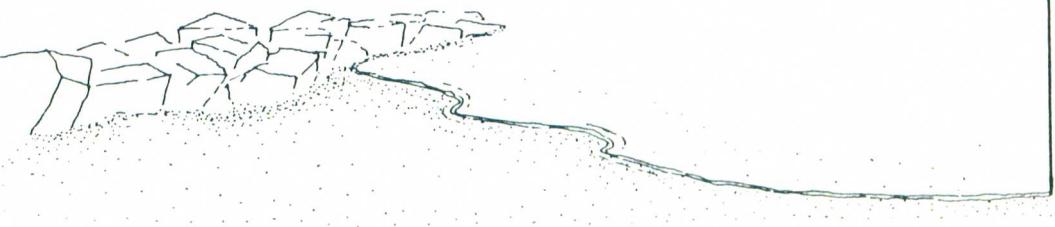
Lastly, the issue of detailing will be explored to explain how the building is constructed and to study the subtlety of its interior and exterior spaces. These details will bring together all aspects of the building to create a whole that make it personal, interesting, and exciting.



GATES, DEAL, NEW JERSEY
FIGURE 7



SITE



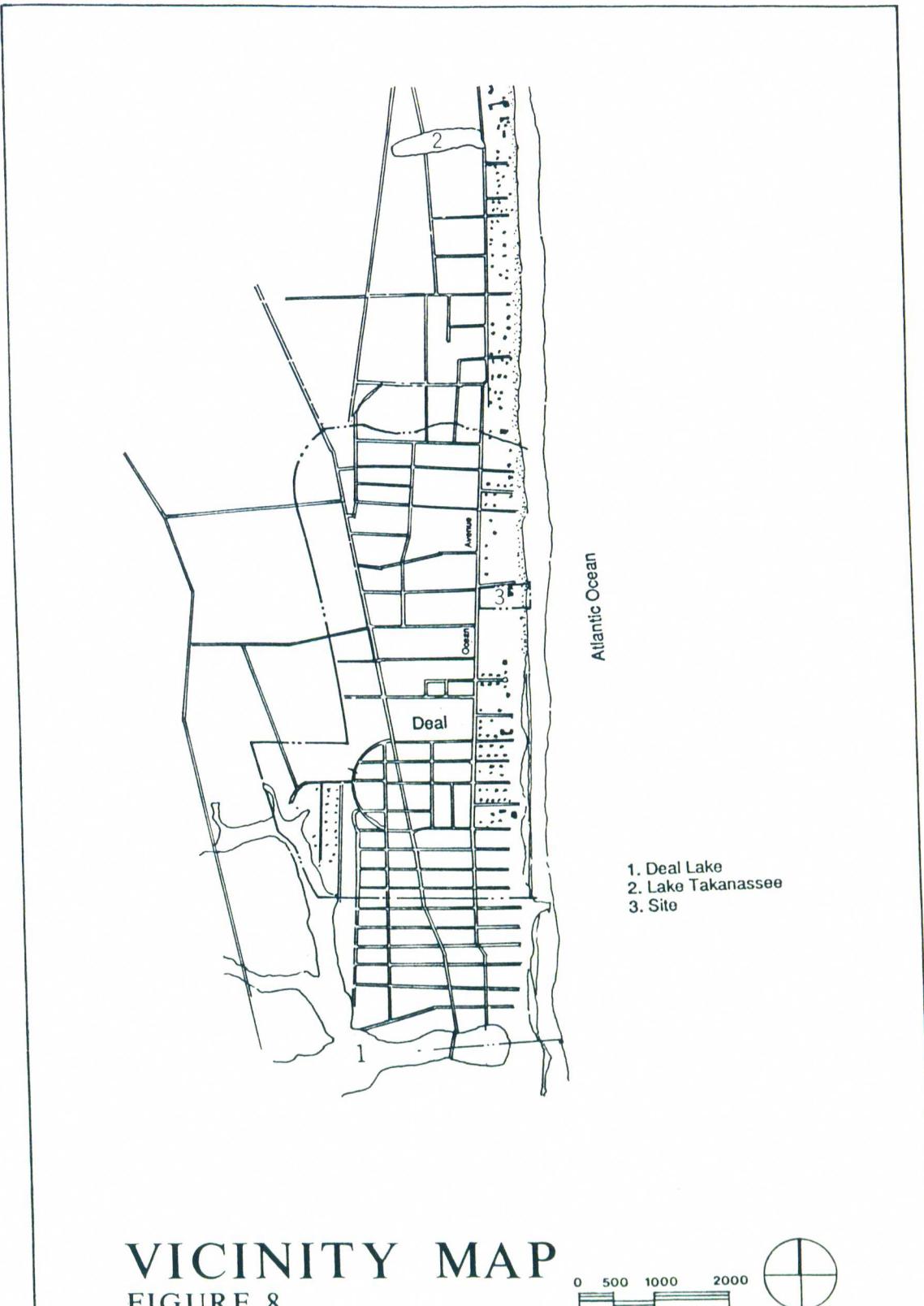
EXISTING CONDITIONS

BACKGROUND

The proposed site is located in Deal, New Jersey on the Atlantic Coast, 58 miles from New York and 72 miles from Philadelphia. Deal, 1.2 square miles in area, has retained its residential scale and identity despite being situated between the larger cities of Long Branch and Asbury Park. Deal is separated from these cities by Lake Takanasse to the north and Deal Lake to the south. These natural lakes give boundary and definition to the area (Fig. 8).

The Borough of Deal owns a 20 acre parcel of land between Ocean Avenue and the Atlantic Ocean (Fig. 9). Presently, Deal Casino and Phillips Avenue Pavilion, two public beach facilities, occupy this site. The proposed beach club will be placed on the 8.3 acre site of Phillips Avenue Pavilion. I have assumed that the borough will sell this part of the site to private owners to build a private beach club.

The topography is basically flat with a slight downward slope towards the Atlantic Ocean (Fig. 10). To the east, the ocean provides a picturesque view and a quiet, informal front. Deal Casino is to the south and Ocean Avenue to the west. Ocean Avenue is a heavily traveled road running north and south, and is the primary connection to the adjoining cities of Long Branch and Asbury Park.



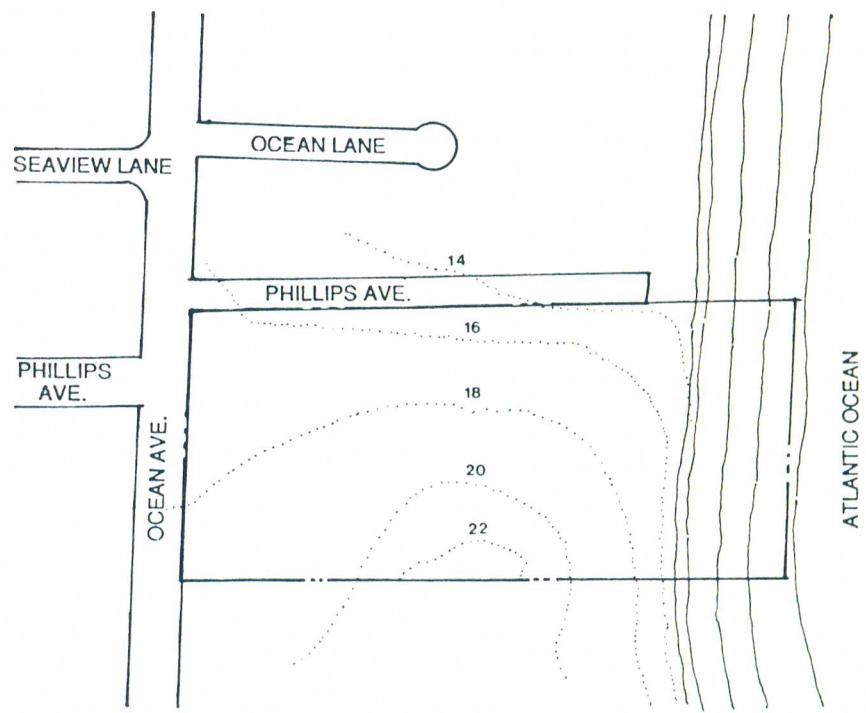


0 375 750 1500

Ocean
Atlantic



DEAL, 1987
FIGURE 9



TOPOGRAPHY
FIGURE 10



Phillips Avenue lies to the north of the site, and can act as an entry to the club, helping to reduce congestion along Ocean Avenue (Fig. 11).

EXISTING BEACH CLUBS

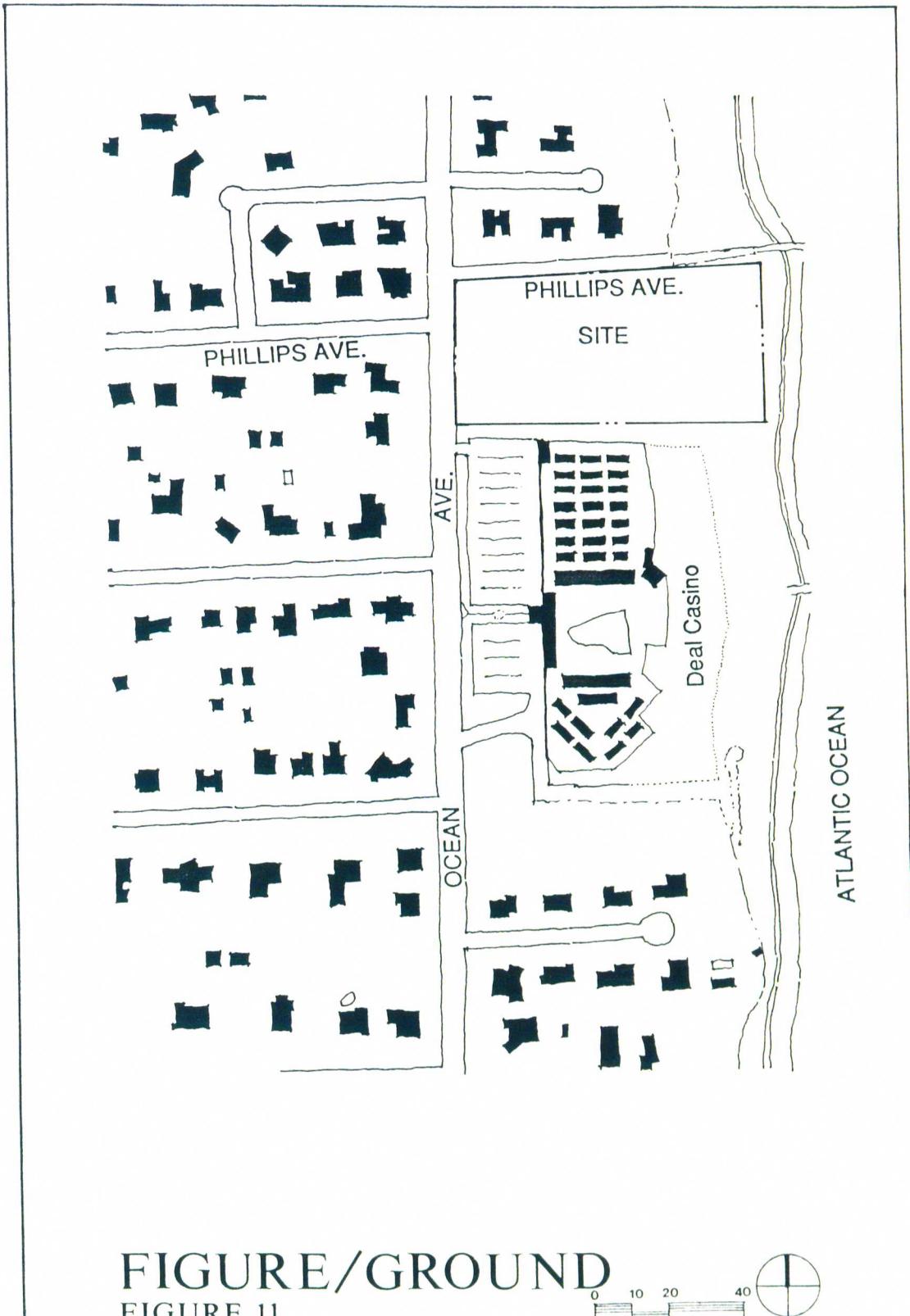
Presently, Phillips Avenue Pavilion is a public beach club open to Deal residents as well as non-residents (Fig. 12). This facility contains 213 bath houses accommodating 520 families. Eighteen of the 520 families are residents of Deal.⁷ The remaining families are residents of near-by cities and towns. Since the existing club is unacceptable to the residents of Deal, a new club will be built to benefit and enhance the community.

In contrast, Deal Casino, a public beach club for Deal residents only, contains 485 cabanas and bath houses accommodating 716 families (Fig. 13).⁸ This facility includes a pool, snack bar, volleyball/basketball court, and 2 tennis courts almost all placed behind a 1000-foot linear wall (Fig. 14). This wall is the organizing element of the beach club and serves as a divider between club functions and the community. Both beach clubs are owned and operated by the Borough of Deal. Last summer, 1987, both clubs had full membership.

The Dunes Club on the beach at Narragansett, R. I., designed in 1940 by Purves, Cope, and Stewart, Architects, is an effective site strategy for the

⁷ Stanley Conover, Taken From 1987 Membership Statistics

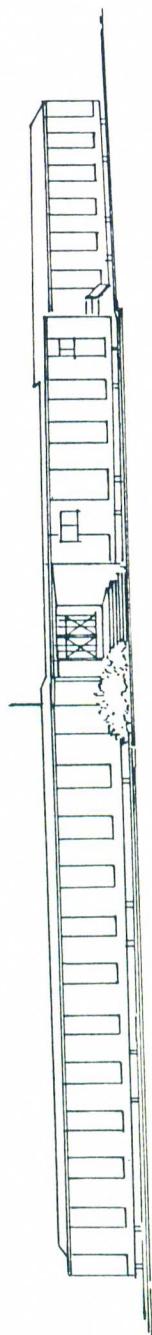
⁸ IBID.



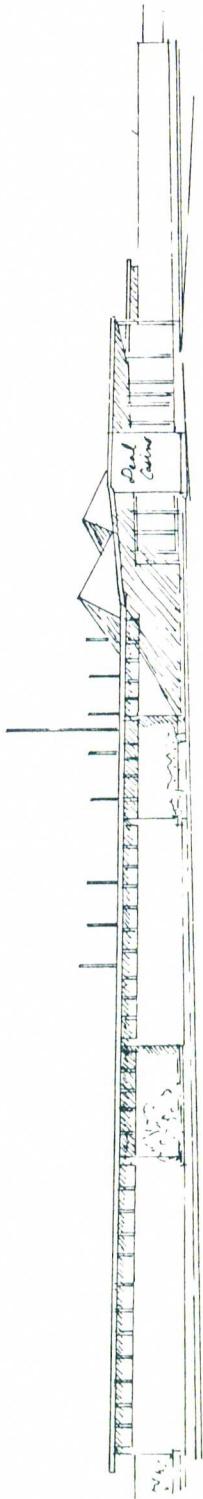
FIGURE/GROUND
FIGURE 11



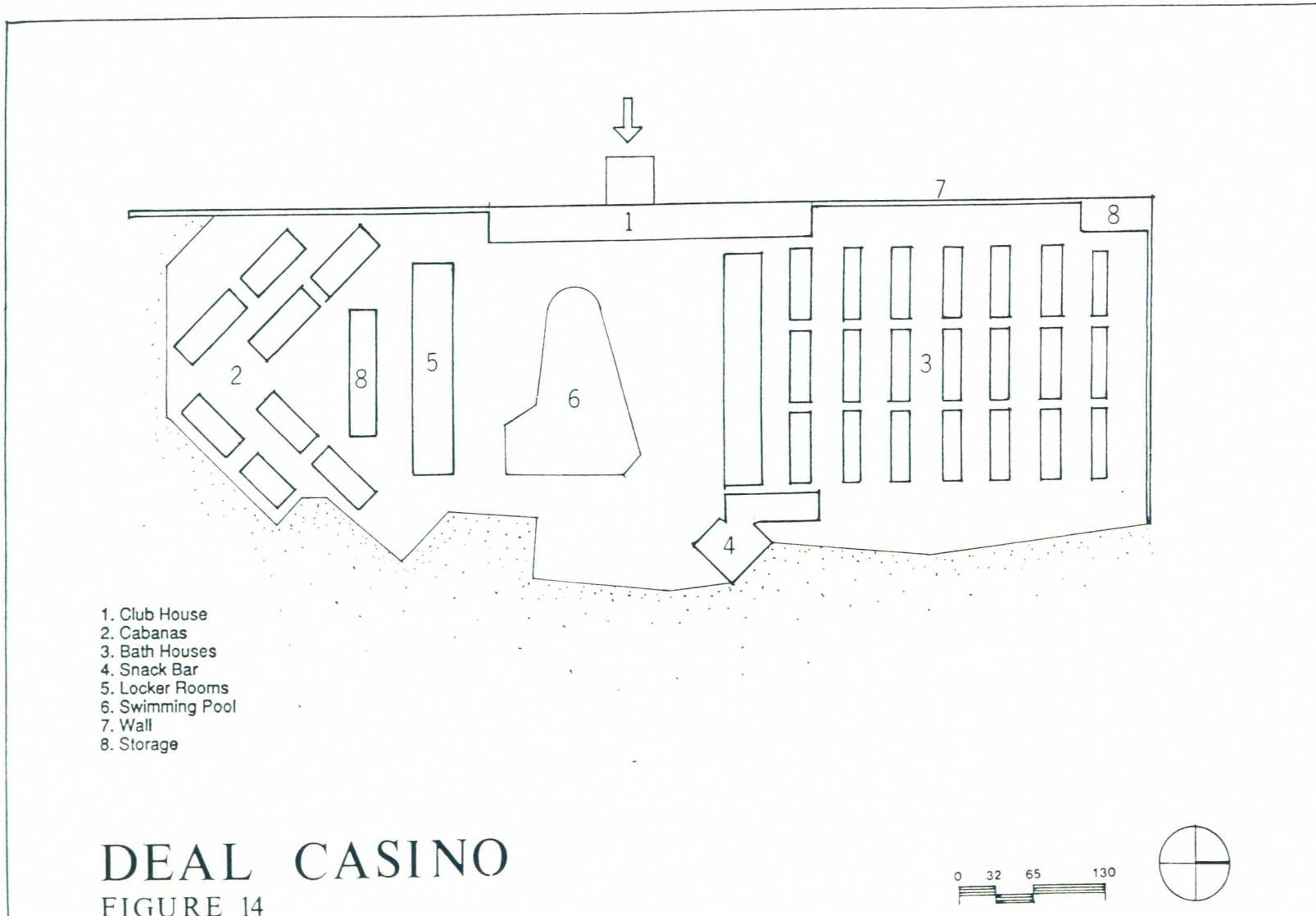
PHILLIPS AVENUE PAVILION
FIGURE 12



DEAL CASINO
FIGURE 13



23



proposed beach club (Fig. 15).⁹ Among the club's most important site characteristics is its placement in relation to the water, which allows for the maximum in ocean views. Also setting the structure back allows for sufficient beach frontage. Parking is always an important issue concerning any building. Although the parking lot's location is a reasonable site strategy, landscaping would improve its appearance.

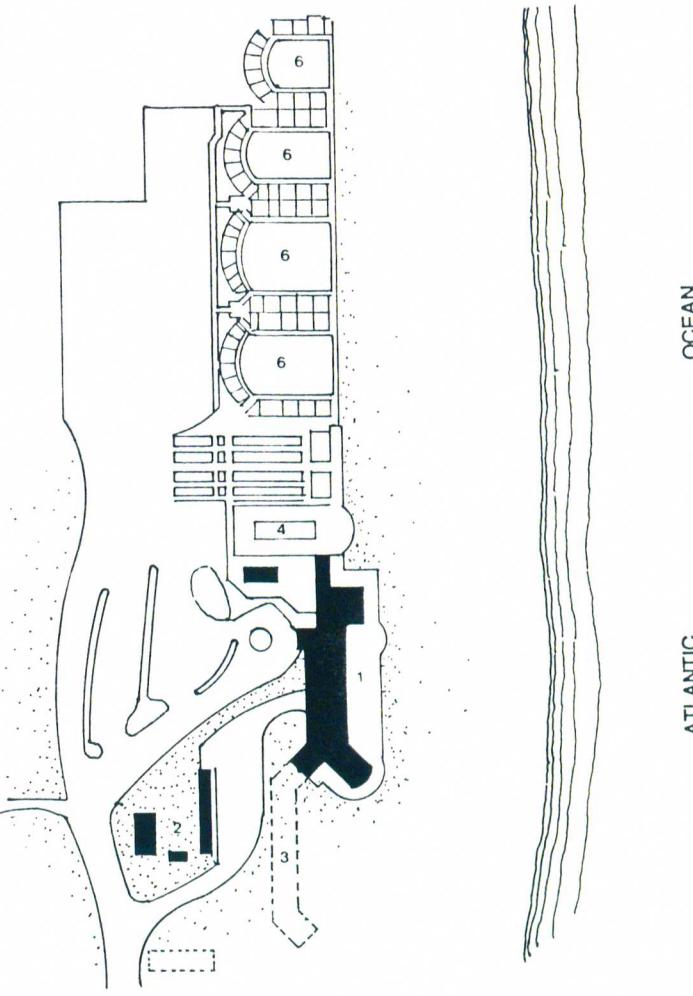
ZONING

Since the present owner built the existing clubs before the inception of the zoning regulations, this site is now zoned R-1 and is not zoned for beach club development as is presently allowed along the shoreline in Deal.

The surrounding residential zoning allows the Borough to offer a variety of housing alternatives responsive to market needs. Three types of zoning affect the site. R-1 consists of larger homes and lots to the north and south, R-2 allows smaller homes and lots to west, and commercial, five blocks in length, is conveniently located two blocks west of the site (Fig. 16).¹⁰ I have assumed that the proposed site is now privately owned, and the building of a private beach club has been approved by the Planning Board.

⁹ Architectural Record, "Beach Club in Rhode Island", p. 49.

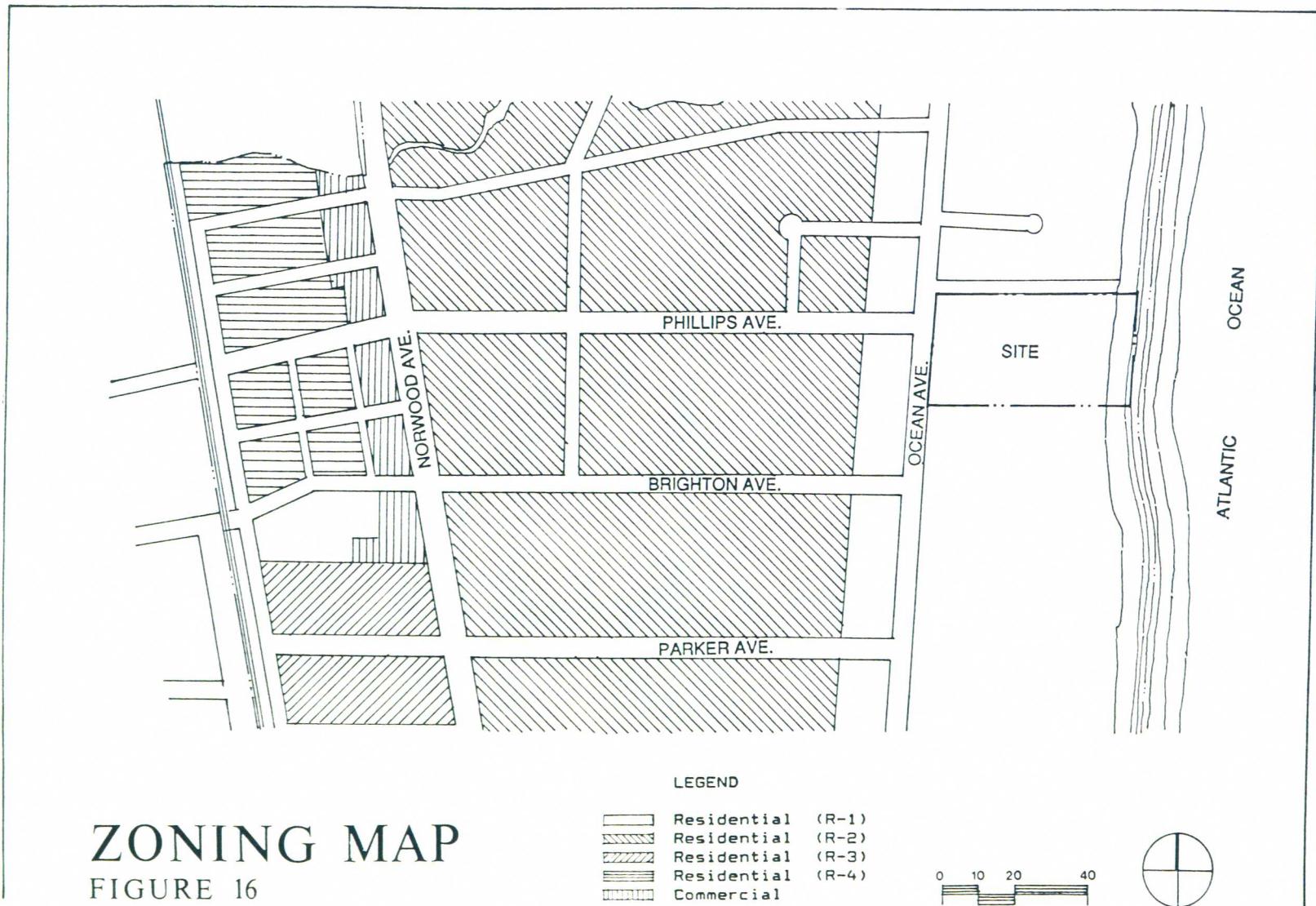
¹⁰ Taken From Zoning Map of the Borough of Deal, By Leon S. Avakian.



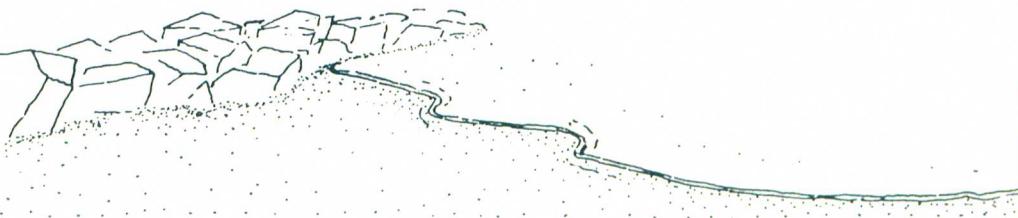
Plot Plan: 1. The Club House. 2. Help's
Quarter's. 3. Future Guest Wing.
4. Swimming Pool. 6. Cabanas.

DUNES CLUB
FIGURE 15





FUNCTIONAL CONSIDERATIONS



PROGRAMMATIC ISSUES

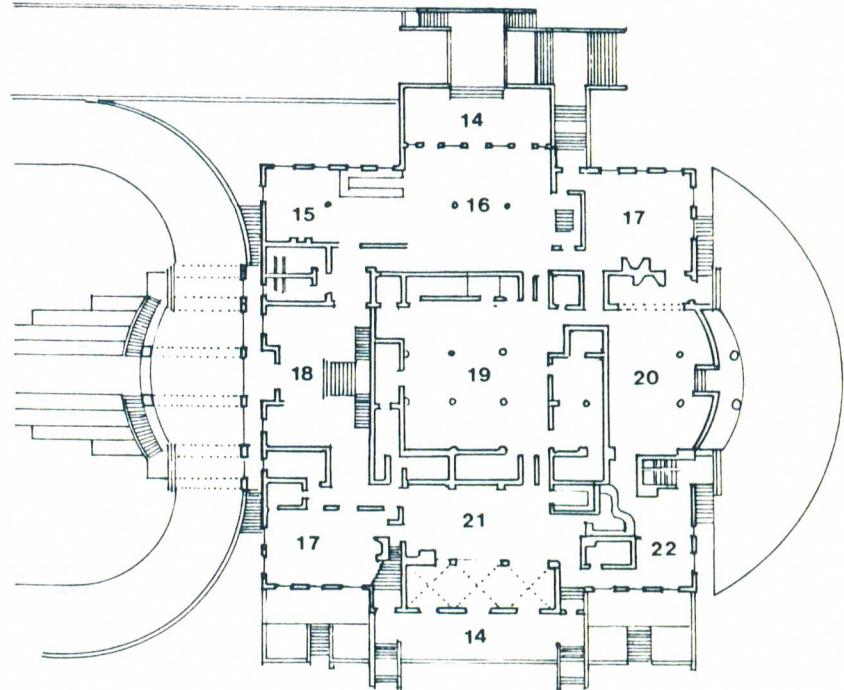
Many programmatic issues must be resolved before a private beach club can respond to its members' needs. The functional relationships must be clearly organized serve formal and informal spaces. Both the formal and informal entrances will provide different sequences of spaces with distinct characters and functions.

The River Crest Country Club and Harborview recreational complex are two programmatic approaches I would like to explore regarding the functional organization of a private beach club.

River Crest Country Club in Fort Worth, Texas was designed by Taft Architects in 1984 (Fig. 17, 18, & 19). For many years, the original River Crest Country Club was a gathering place for prominent local families until it burned to the ground in 1981.

Its members wanted to recreate the formal, colonial character and image of the original into their new club. A cross-axial parti efficiently places the kitchen and other utilitarian zones where they are most efficient; at the complex's core making them readily accessible to assembly rooms around the perimeter, and the ballroom directly above. Service corridors are independent of circulation routes used by club members. The four mechanical stacks that emerge from the roof as chimneys organize the geometrical plan of a complicated array of interior spaces into a coherent processional sequence.¹¹

¹¹ Architectural Record, "Playing by the Rules", p. 179.



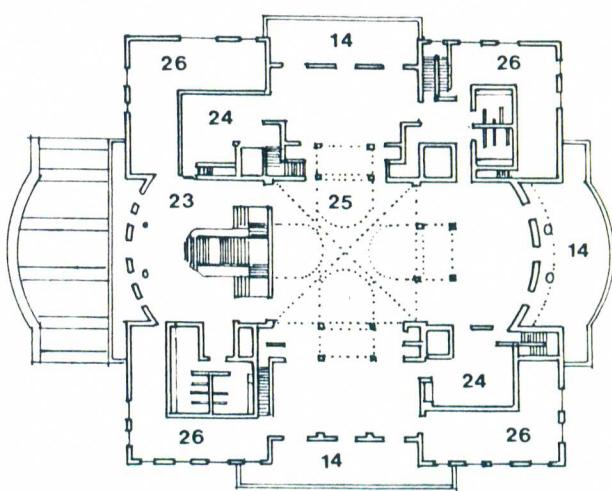
Main Floor

- 14. Terrace
- 15. Cocktail lounge
- 16. Dining room
- 17. Private dining room
- 18. Lobby
- 19. Kitchen
- 20. Tavern
- 21. Mixed couples room
- 22. Men's card room

RIVER CREST

FIGURE 17



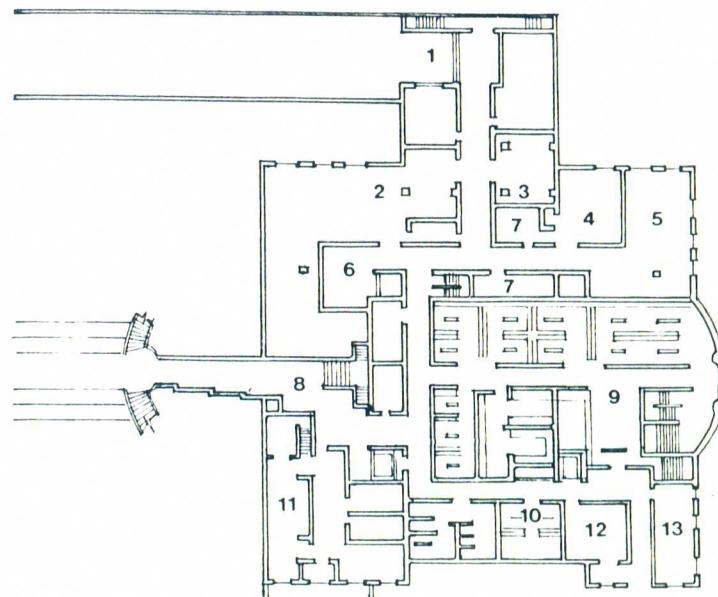


Ballroom Floor

- 23. Lounge
- 24. Pantry
- 25. Ballroom
- 26. Mechanical and Storage

RIVER CREST
FIGURE 18



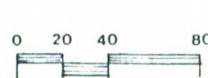


Lower Floor

1. Loading Dock
2. Receiving and Storage
3. Employee Dining
4. Laundry
5. Mechanical
6. Bakery
7. Employee's Lockers
8. Member's Entry
9. Men's Locker Room
10. Women's Locker Room
11. Administration
12. Card Room
13. Exercise

RIVER CREST

FIGURE 19



A contrasting approach is Harborview Recreational Complex. This facility is located at Kil-Cona Park in Winnipeg, Manitoba, and is designed by IKOY Architects (Fig. 20).¹² Used year-round, it includes a restaurant, reception

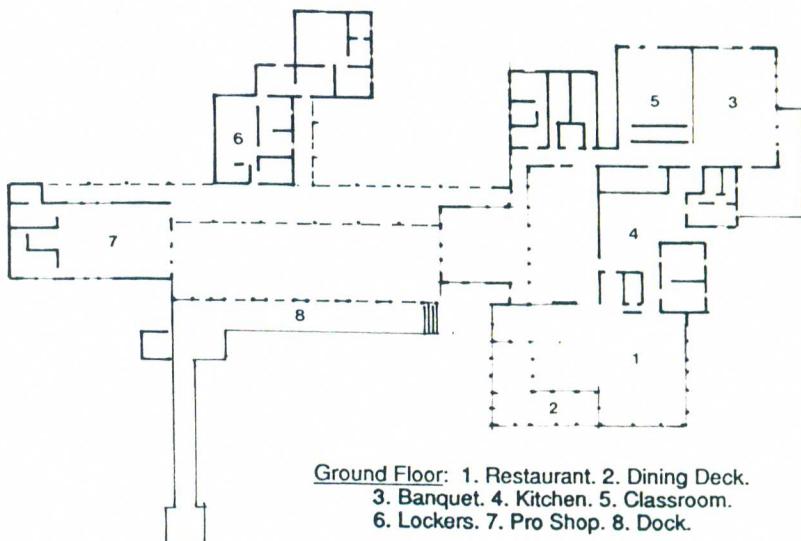


Figure 20. Harborview.

hall, pro shop, and outdoor sports and boating facilities and is programmatically organized in a series of individual buildings forming gathering spaces and covered areas. The complex's main functions are located in the larger of the three buildings and the other two buildings house locker rooms and pro shop, respectively. Although the programmatic elements are different, this building's configuration could solve the layout and organizational issues of the proposed beach club.

¹² Architecture Minnesota, "Municipalities Can be Convivial, Too...", p. 48.

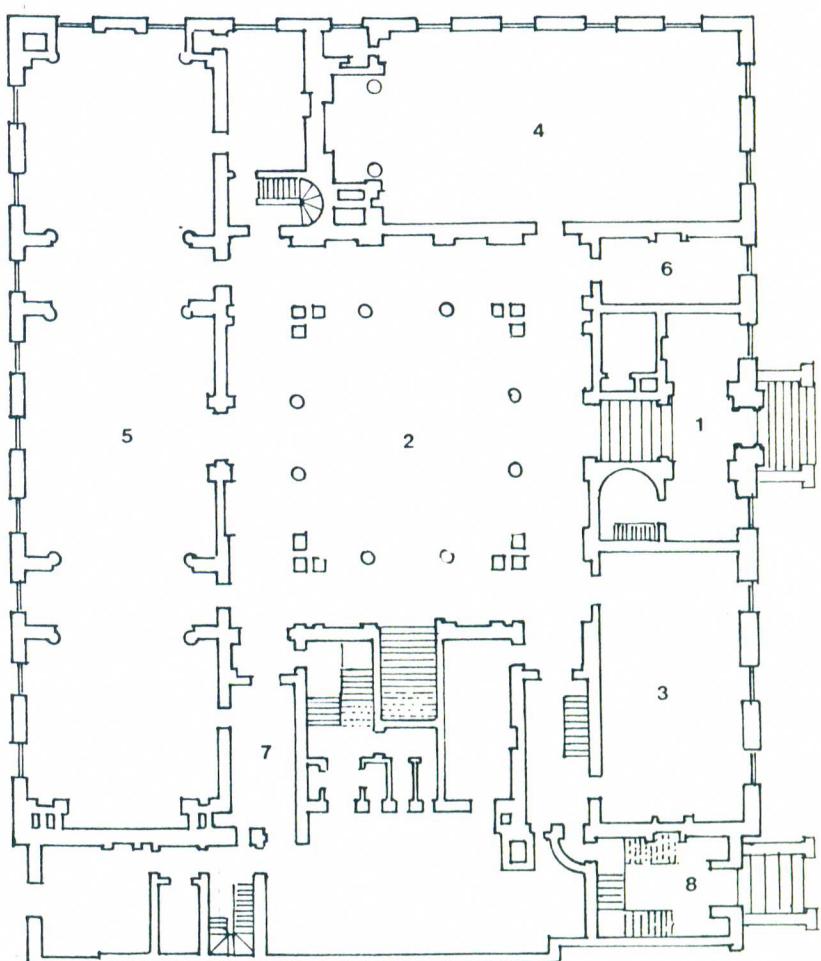
Formal and informal entrances are significant in buildings such as beach clubs because of their different characters and functions, as seen in The Reform Club and the River Crest Country Club. The informal entrance sequence varies in both clubs, but the formal entrances are similar in approach and grandeur.

The Reform Club, in London, England was designed by Sir Charles Barry in 1833-1841 and is an example of the entrance issue (Fig. 21 & 22).¹³ A staircase leads to the formal entry, placed off-center on the front facade. It is used by guests who attend social functions but are not permitted to the second floor. The first floor saloon is the central gathering place for guests as well as members.

The informal entrance, located on the left side of the facade, is used by its members to reach the second floor bypassing the central space on the ground floor.

As mentioned earlier, River Crest Country Club, also contains two entrances (Fig. 17 & 19). The formal entrance is similar to the Reform Club in terms of style and character, although their sequence of spaces are different. The formal entrance is characterized by the porte-cochere, which has been formed by a thrusting colonnade out of the wall, entering into the lobby which is on axis with the main stair. All other formal spaces are located on the main floor except the ballroom which is on the upper floor.

¹³ Survey of London, Vol. 30, p. 95.

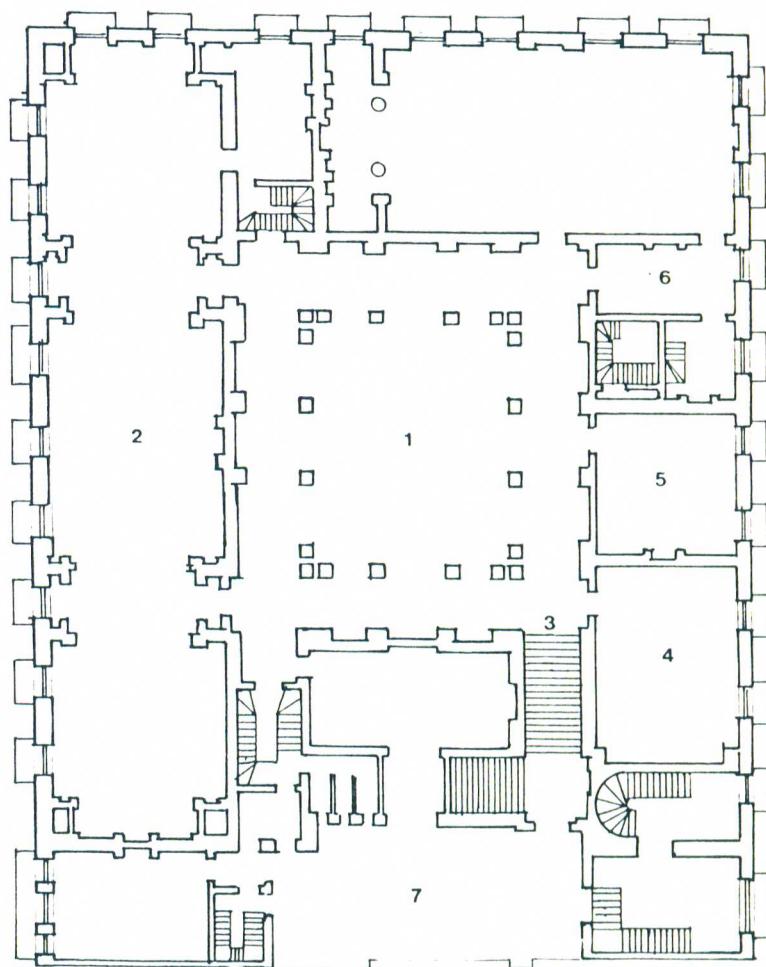


Ground Floor: 1. Entrance Lobby. 2. Saloon.
3. Dinner Room. 4. Library. 5. Coffee Room.
6. Waiting Room. 7. Kitchen Gallery.
8. Member's Entrance.

REFORM CLUB

FIGURE 21

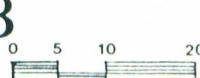




First Floor: 1. Saloon. 2. Drawing Room.
3. Principle Staircase. 4. Private Drawing
Room. 5. Computer Room. 6. Reading Room.
7. Court.

REFORM CLUB

FIGURE 22



The members' entrance is an informal entry which is ideally placed to separate the functions of the club. This entry is located on the lower floor and serves its members with locker rooms, card rooms, exercise rooms, and a bakery.

The club is operated by the following full-time staff of eighteen.

- 1 chef
 - 3 cooks
 - 3 bartenders
 - 4 kitchen help
 - 1 receptionist
 - 2 secretaries
 - 1 club manager
 - 1 caretaker
 - 2 housekeepers
-

18

Three lifeguards and a tennis "pro" are added to the staff for the summer.

PROGRAM TABULATION

Spaces for the proposed beach club is allocated below. Room sizes were taken from sizes of comparable clubs.

PUBLIC SPACES

BALLROOM 3000 s.f.

STORAGE 200 s.f.

The ballroom will accommodate banquets and dancing. Approximately 200 members could attend a large, formal function.

RESTAURANT 4200 s.f.

DINING ROOM 2000 s.f.

KITCHEN 1500 s.f.

STORAGE 700 s.f.

The dining room will be a more informal setting than the ballroom. Meals served will include brunch, lunch, and dinner to about 170 members at a seating. Members must wear shoes and no bathing suits will be permitted unless covered.

The kitchen will serve as the central link between the ballroom and dining room.

<u>COCKTAIL LOUNGE</u>	<u>800 s.f.</u>
SEATING AREA	550 s.f.
BAR	250 s.f.

<u>CARD ROOMS</u>	<u>900 s.f.</u>
MEN'S	450 s.f.
Seating area	150 s.f.
Bar	300 s.f.
WOMEN'S	450 s.f.
Seating area	150 s.f.
Bar	300 s.f.

<u>SNACK BAR</u>	<u>1550 s.f.</u>
SEATING AREA	1000 s.f.
BAR	300 s.f.
KITCHENETTE (GRILL)	250 s.f.

Located near the pool and the beach, the snack bar will permit bathing suits and bare feet.

An ocean-front outdoor bar, will give beach lovers easy access to refreshments.

<u>LOBBY</u>	<u>275 s.f.</u>
RECEPTION	100 s.f.
COATROOM	75 s.f.
STORAGE	100 s.f.

PRIVATE SPACES

<u>OFFICES</u>	<u>450 s.f.</u>
LIFEGUARD	150 s.f.
ADMINISTRATIVE	300 s.f.

Lifeguards will use their office for staff meetings and personal storage. The administrative offices will provide work areas for the manager and secretaries and storage space for all club records, files, and bookkeeping information.

<u>SPA/LOCKERS</u>	<u>2000 s.f.</u>
MEN	1000 s.f.
WOMEN	1000 s.f.

Facilities will include showers, a jacuzzi, saunas, and dryers for wet clothes.

PROGRAM SUMMARY

I. Public Spaces

- A. Ballroom w/storage.....3200 s.f.
- B. Restaurant.....4200 s.f.
- C. Cocktail lounge.....800 s.f.
- D. Men's card room.....450 s.f.
- E. Women's card room.....450 s.f.
- F. Snack Bar.....1550 s.f.
- G. Lobby.....275 s.f.

II. Private Spaces

- A. Offices.....450 s.f.
- B. Spa/Lockers.....2000 s.f.
- C. Caretaker's Living Quarters.....700 s.f.

III. Service Spaces

- A. Stairs.....200 s.f.
- B. Elevator.....100 s.f.
- C. Service entrance/storage.....1000 s.f.
- D. Bathrooms.....1000 s.f.
- E. Mechanical Room.....1000 s.f.
- F. General Storage.....800 s.f.
- G. Laundry.....500 s.f.

Subtotal 18,675 s.f.

10% Circulation 1,867 s.f.

TOTAL INDOOR PROGRAM 20,542 s.f.

IV. Outdoor Spaces

- A. Tennis Courts (2 @ 3500 s.f.each)....7000 s.f.
 - B. Swimming Pool (olympic size).....12375 s.f.
 - C. Cabanas (125 @ 40 s.f.each).....5000 s.f.
 - D. Parking (160 spaces).....10540 s.f.
 - E. Loading Dock.....400 s.f.
- TOTAL OUTDOOR PROGRAM 35,315 s.f.**

TOTAL INDOOR PROGRAM 20,542 s.f.

TOTAL OUTDOOR PROGRAM 35,315 s.f.

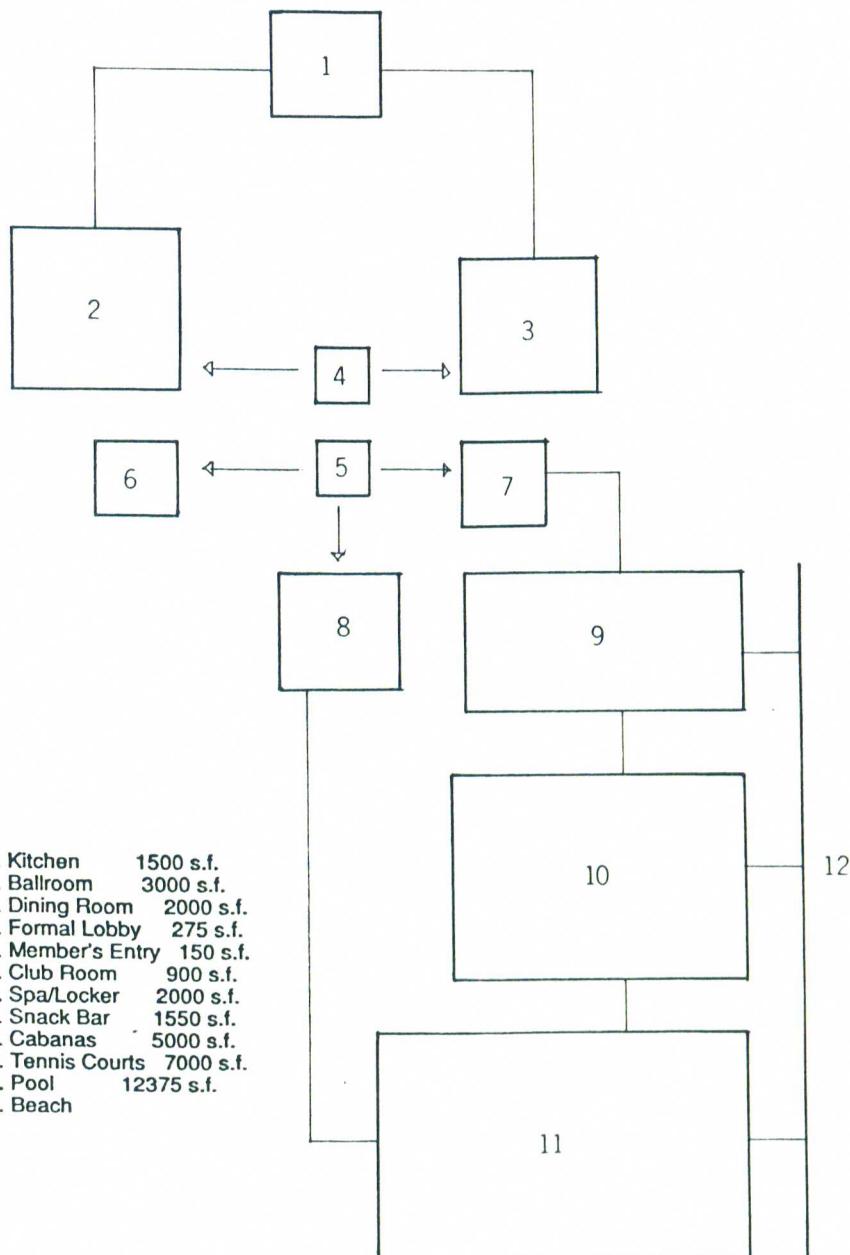
TOTAL PROGRAM 55,857 s.f.

Total site coverage is 362,548 square footage.

Total program coverage is 55,857 square footage.

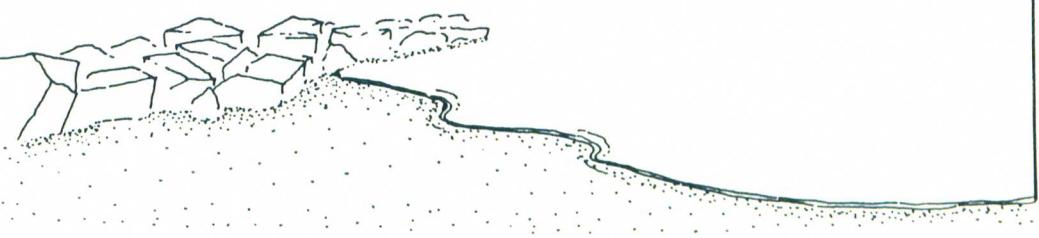
Functional relationships of the club can be seen in Fig. 23.

1. Kitchen 1500 s.f.
2. Ballroom 3000 s.f.
3. Dining Room 2000 s.f.
4. Formal Lobby 275 s.f.
5. Member's Entry 150 s.f.
6. Club Room 900 s.f.
7. Spa/Locker 2000 s.f.
8. Snack Bar 1550 s.f.
9. Cabanas 5000 s.f.
10. Tennis Courts 7000 s.f.
11. Pool 12375 s.f.
12. Beach



FUNCTIONAL DIAGRAM
FIGURE 23

PARTI STUDIES



The view toward the ocean is the main strategy in exploring the following three partis. Each also examines a different design solution toward approach, scale, over-all site layout, and building design.

PARTI 1

View: All public, formal rooms front the ocean.

Approach: Proceed along a paved surface viewing the entrance of the beach club.

Massing: A two-story building.

Site layout: Cabanas, pool, tennis courts, and sun decks are located on the south side of the site to gain maximum sun light; Parking is located in the northwest quadrant of the site behind a low wall to block the view of the cars from the approach drive; A wall surrounds the site.

Building design: "Two wings", formal and informal, are linked together by the lobby; In addition to hiding the cars, the low wall separate the service area from the rest of the building.

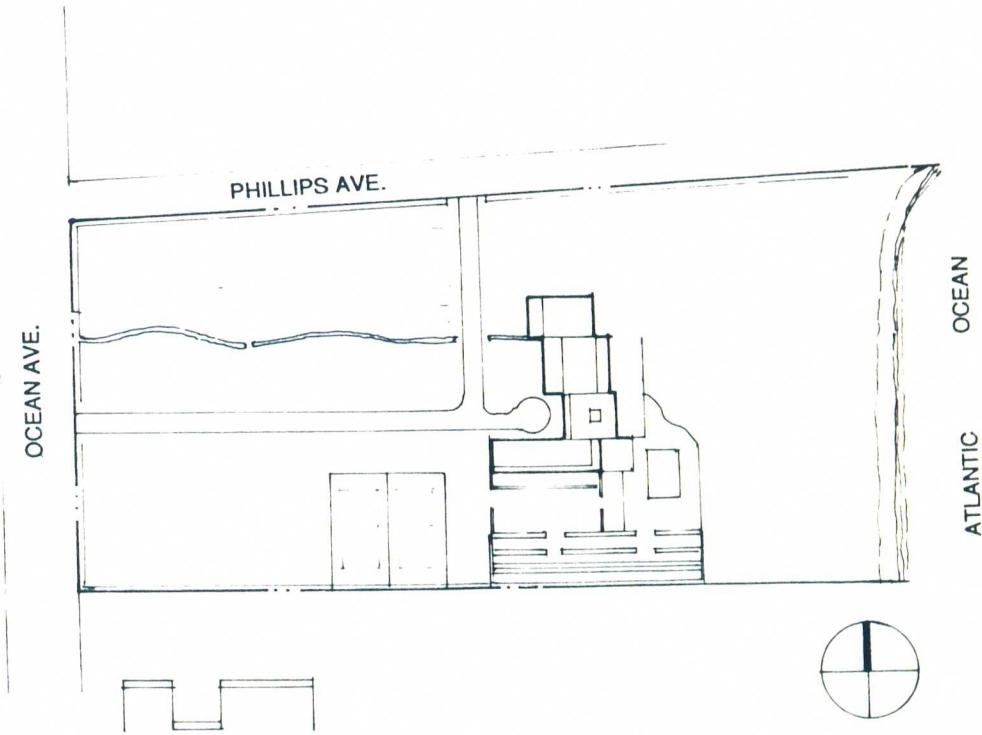
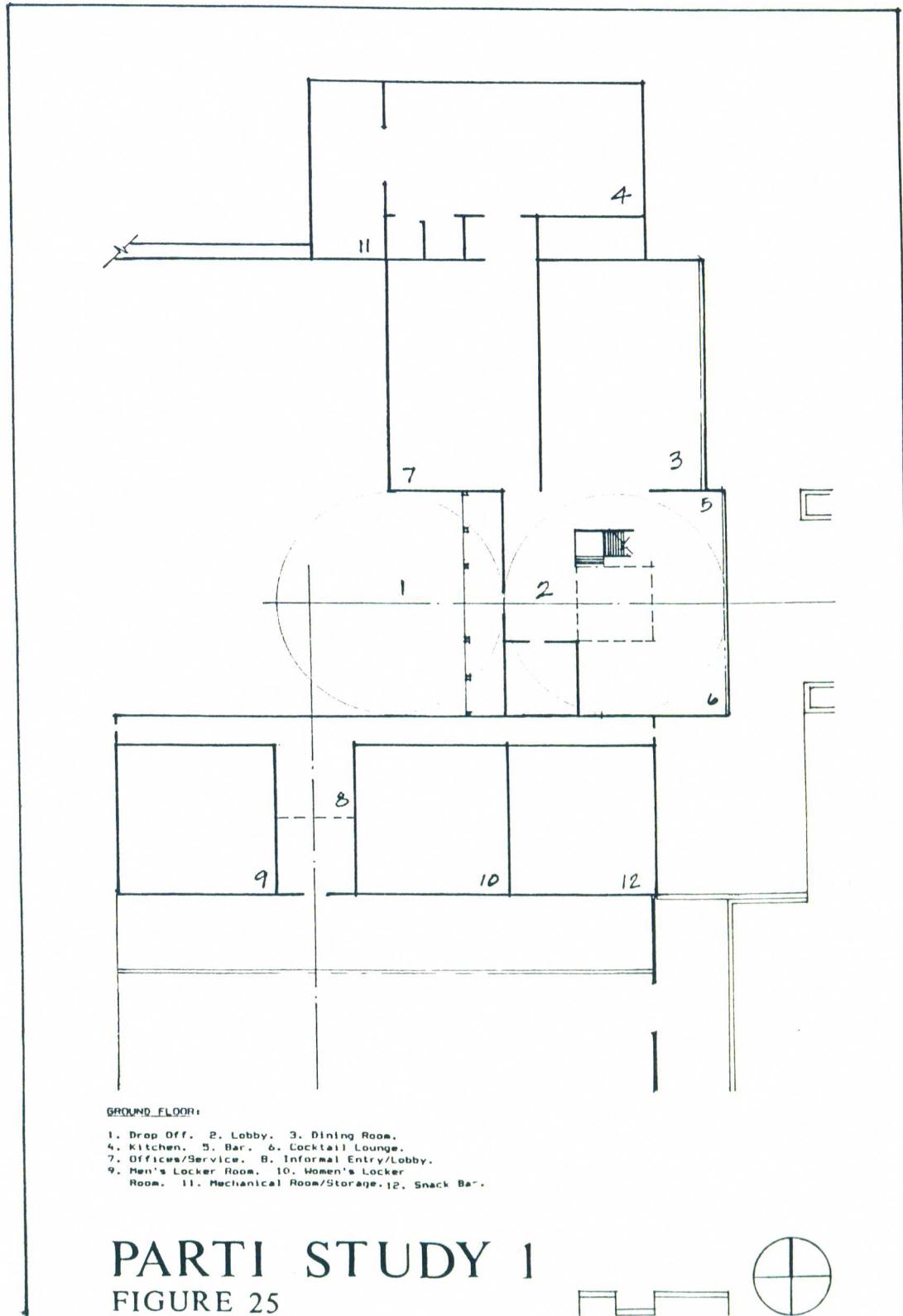
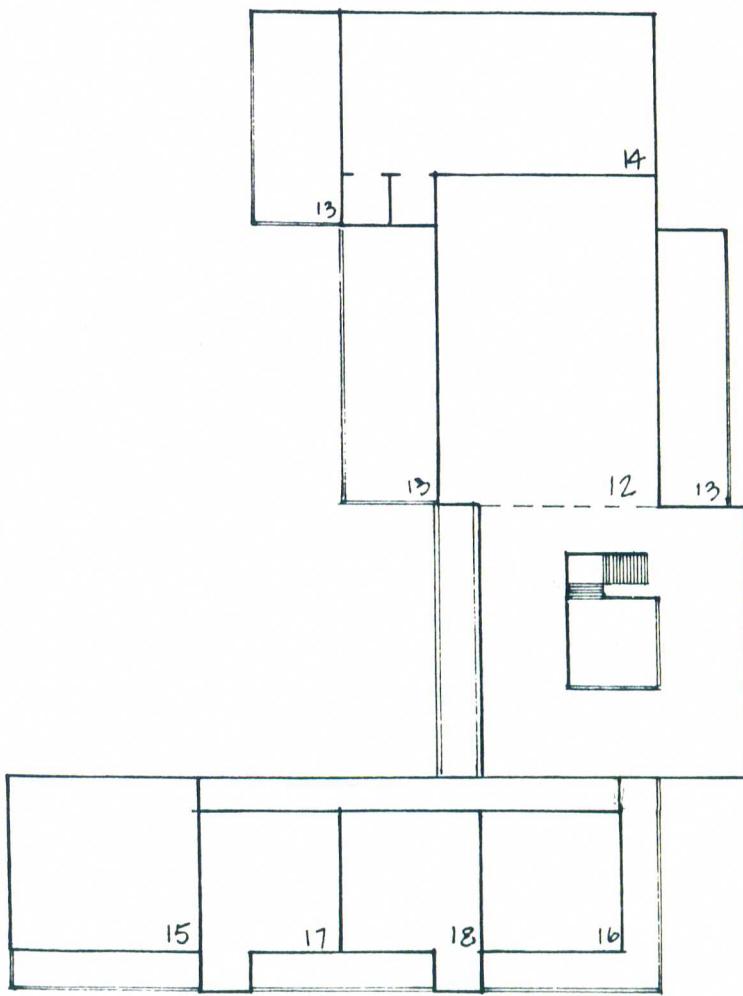


Figure 24. Parti Study 1, Site Plan.

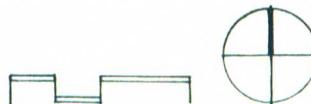


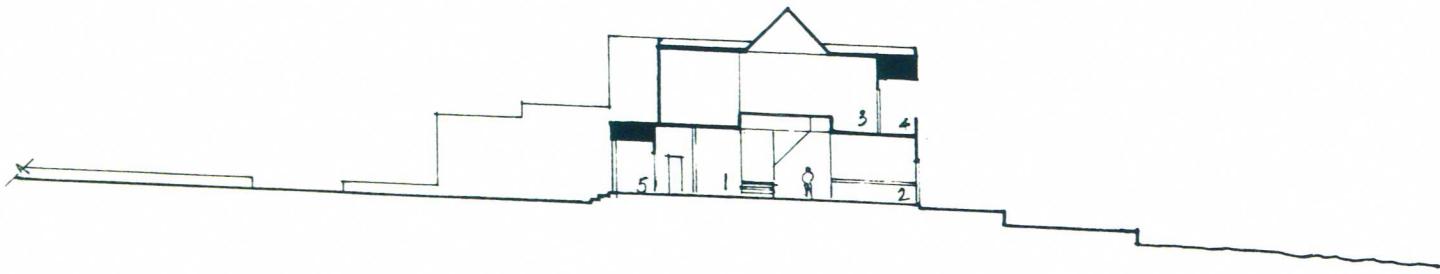


UPPER FLOOR:

12. Ballroom. 13. Terrace. 14. Storage/Small Kitchen. 15. Caretaker's Apartment.
16. Exercise. 17. Men's Card Room. 18. Women's Card Room.

PARTI STUDY 1
FIGURE 26



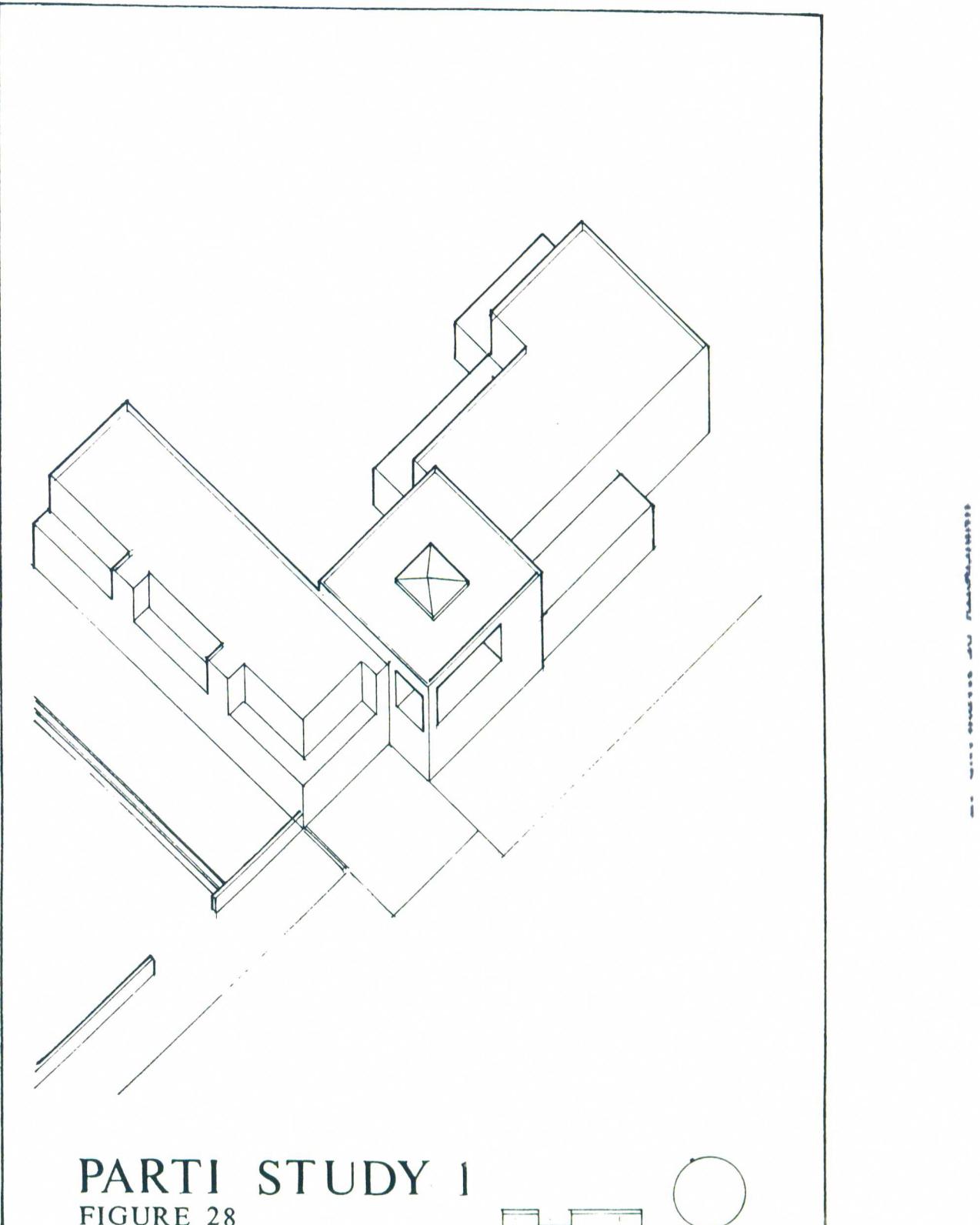


BUILDING SECTION:

1. Lobby. 2. Bar. 3. Lounge.
4. Terrace. 5. Front Arcade.

PARTI STUDY 1
FIGURE 27





PARTI 2

View: All public, formal rooms front the ocean.

Approach: Proceed along a paved surface viewing the ocean through a glazed opening, however veering away from the view only to get to other ways.

Massing: A two-story building.

Site layout: Outdoor recreation facilities (as previously mentioned) are located to the north; Parking is situated in the northwest corner of the site; A wall surrounds the site.

Building design: The "two wings" also exist in this situation, however, in addition, a bar divides the building longitudinal creating service space toward the street and public space toward the ocean; The link in this case houses a two story bar and cocktail lounge.

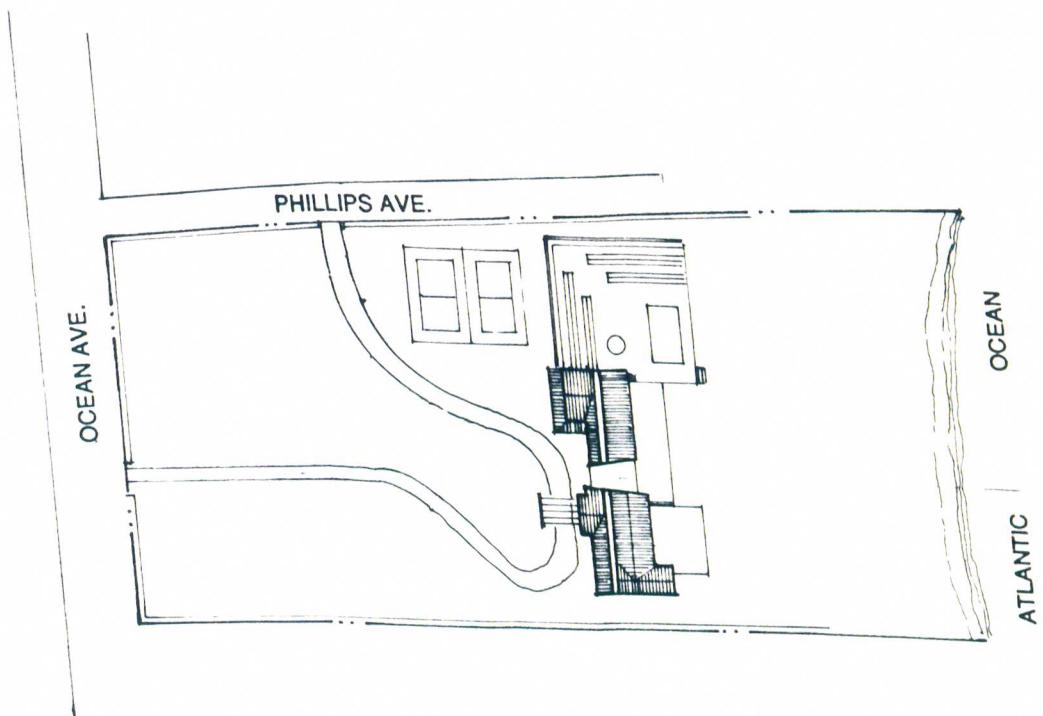
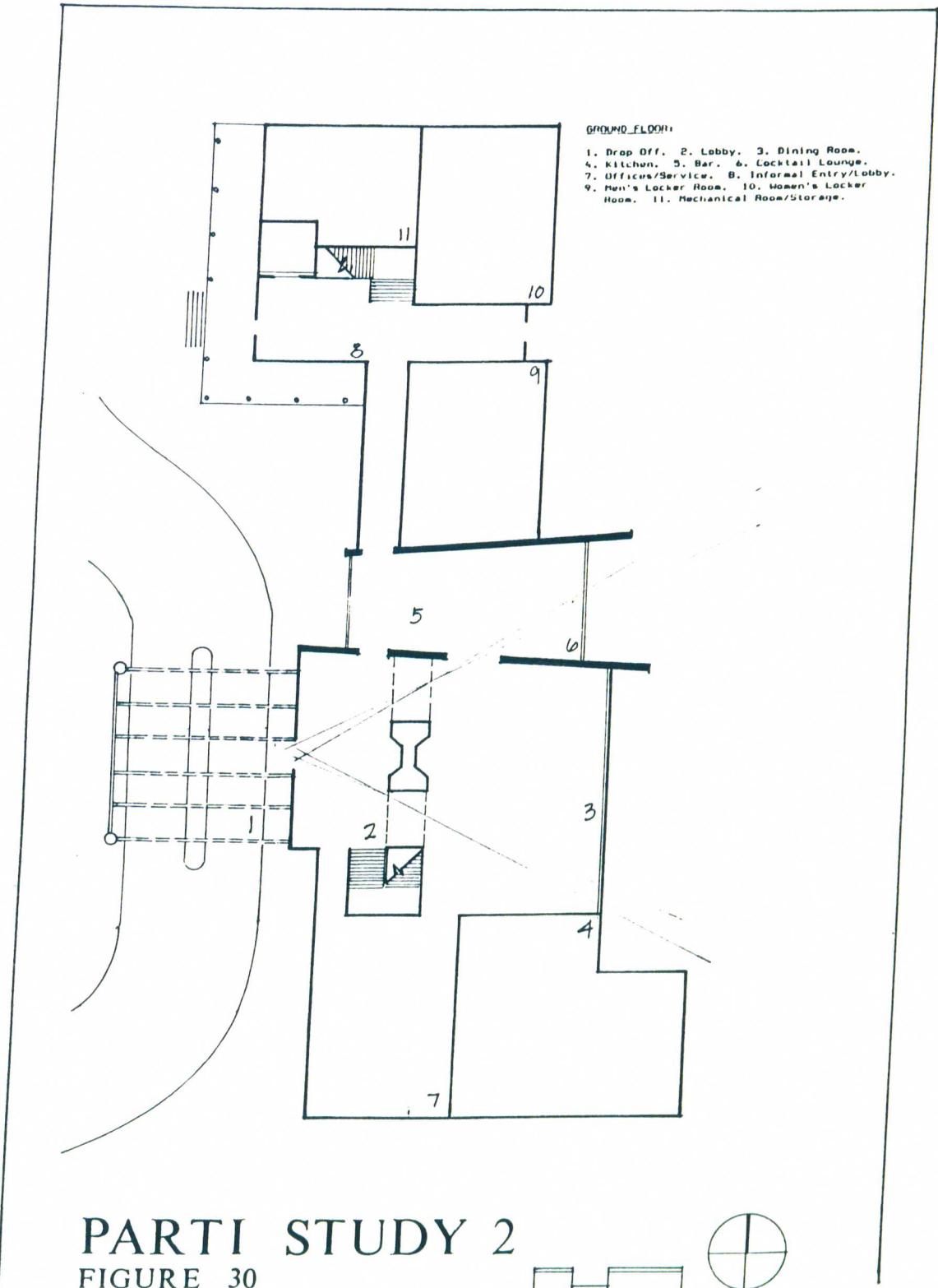
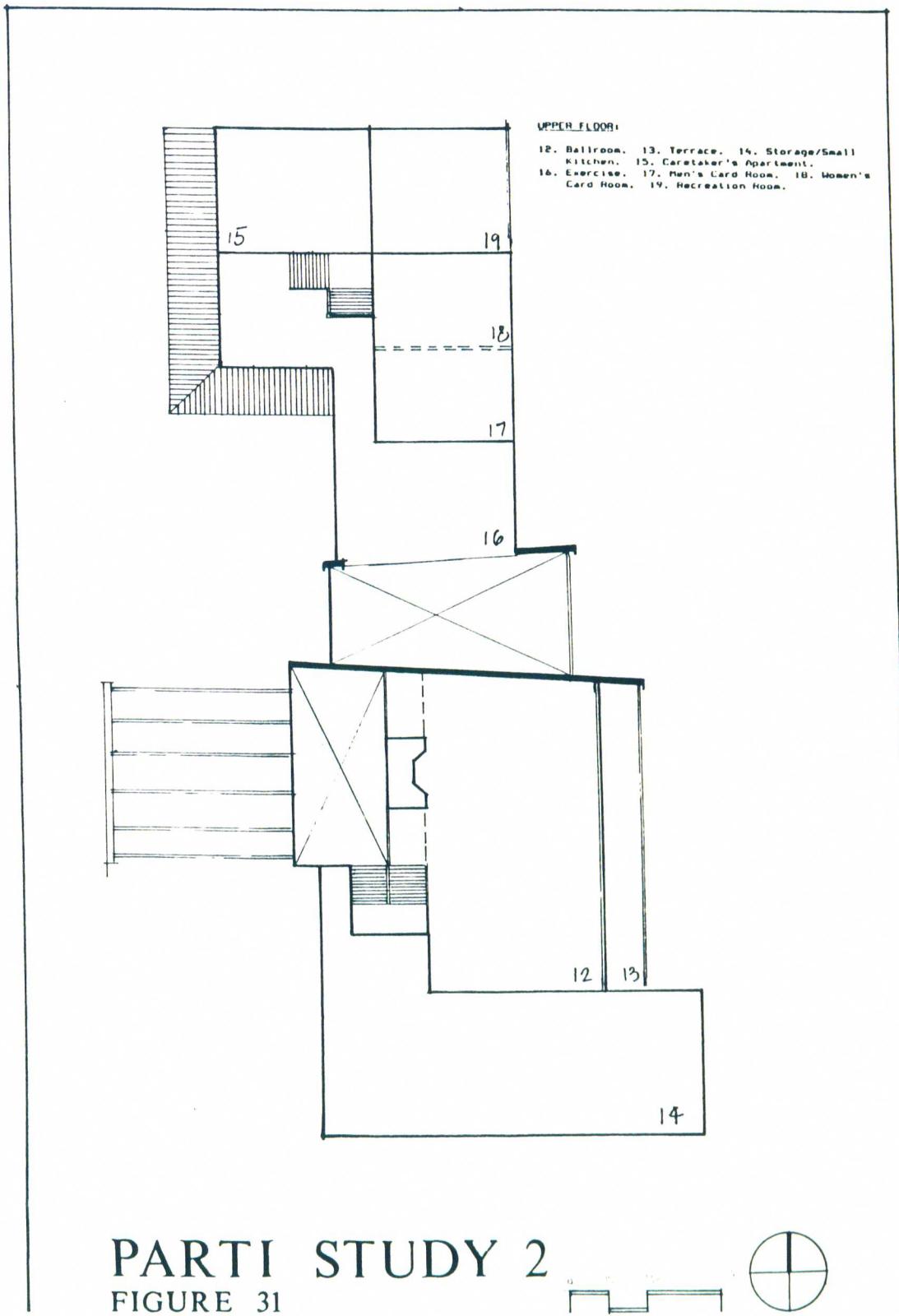


Figure 29. Parti Study 2, Site Plan.

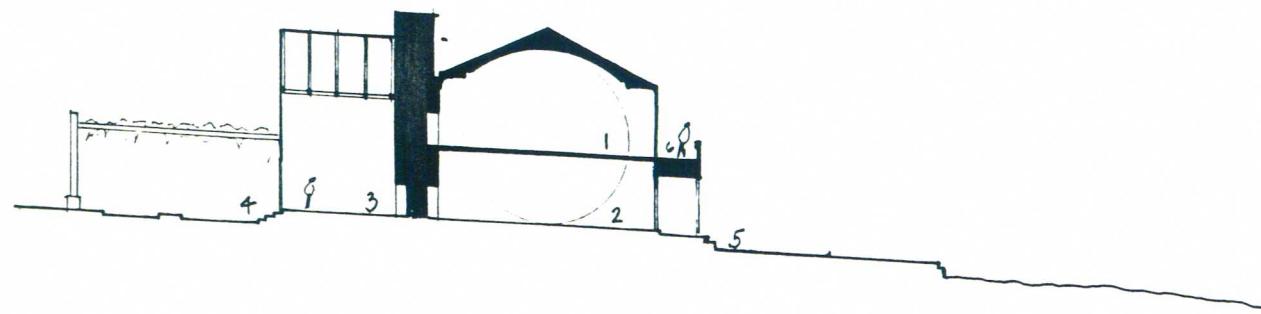


PARTI STUDY 2
FIGURE 30





PARTI STUDY 2
FIGURE 31

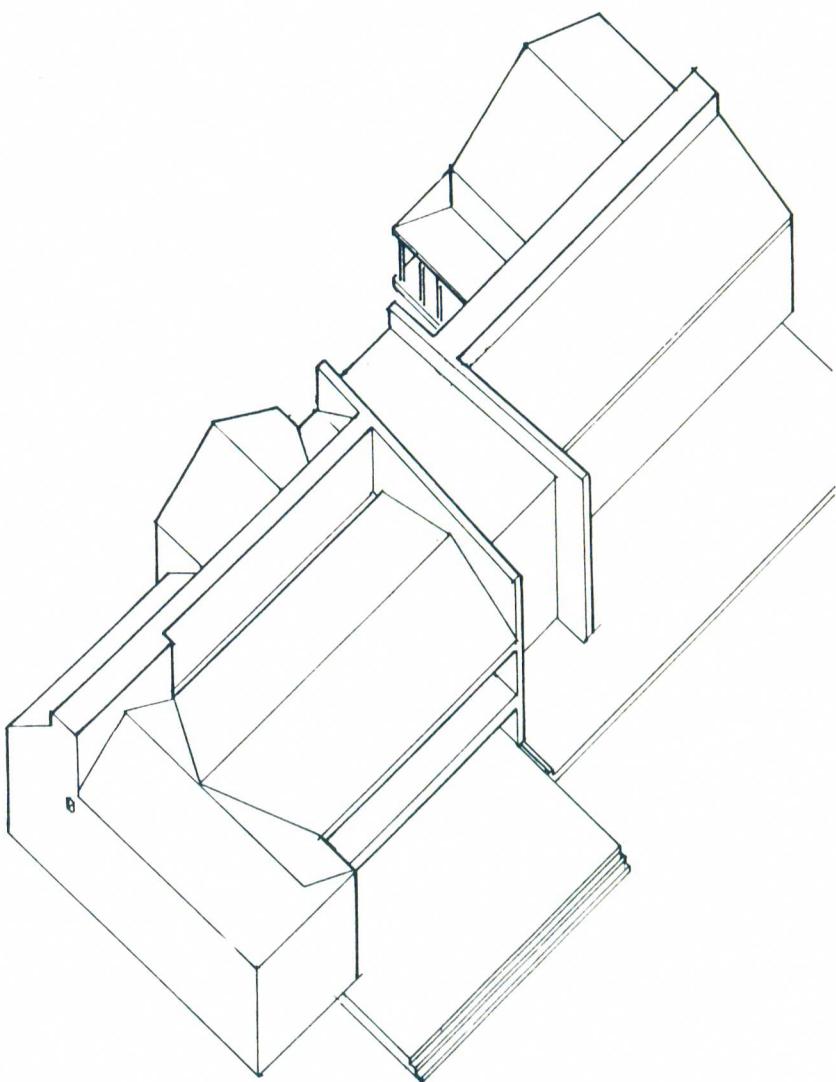


BUILDING SECTION:

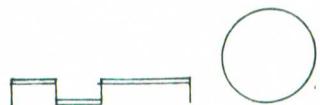
- 1. Ballroom.
- 2. Dining Room.
- 3. Lobby.
- 4. Car Drop Off.
- 5. Deck.
- 6. Terrace.

PARTI STUDY 2
FIGURE 32





PARTI STUDY 2
FIGURE 33



PARTI 3

View: All public, formal rooms front the ocean.

Approach: Proceed along a paved surface viewing the ocean through a two turrets which frame ones view.

Massing: A three-story main building and a two-story secondary building.

Site layout: Outdoor recreational facilities located to the south of the site; Parking in the northwest quadrant of the site.

Building design: A large porch on both buildings are connected by breeze way to unite the "complex"; Each building acts on its own, in terms of entry and independent identity.

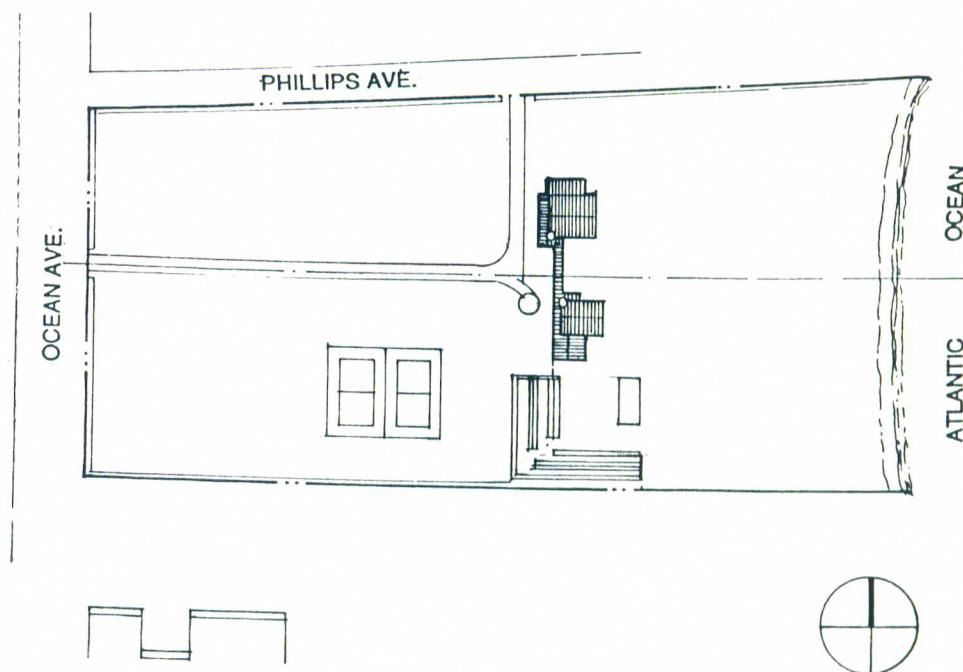
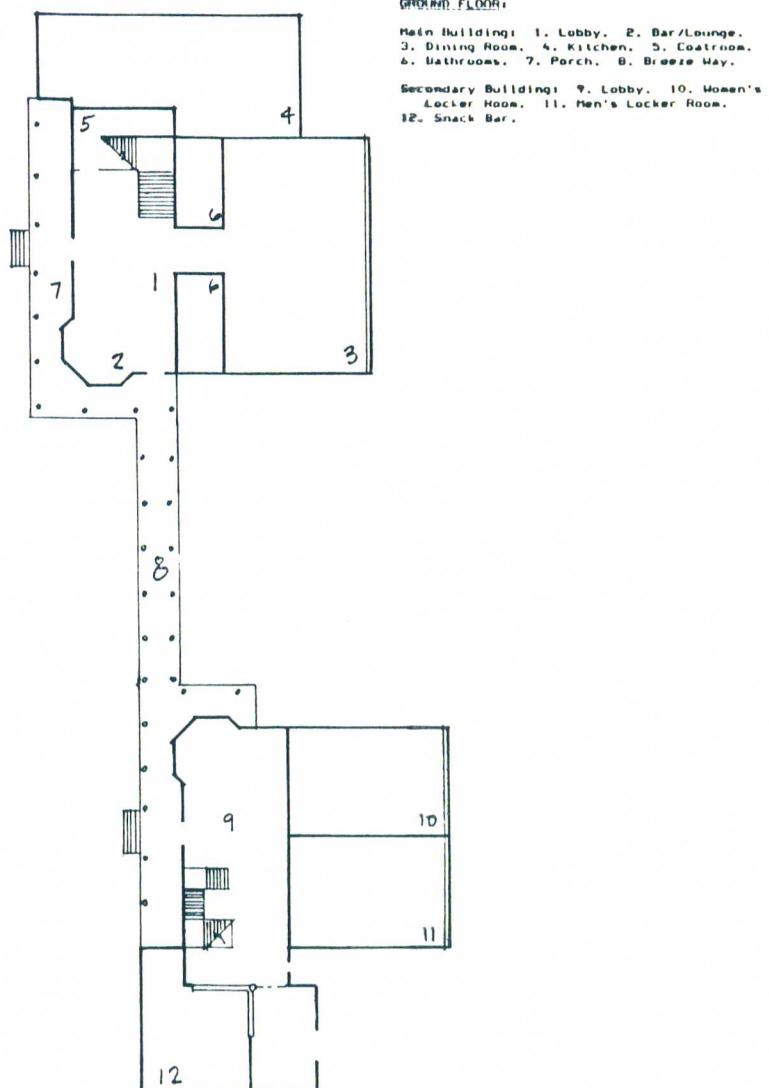
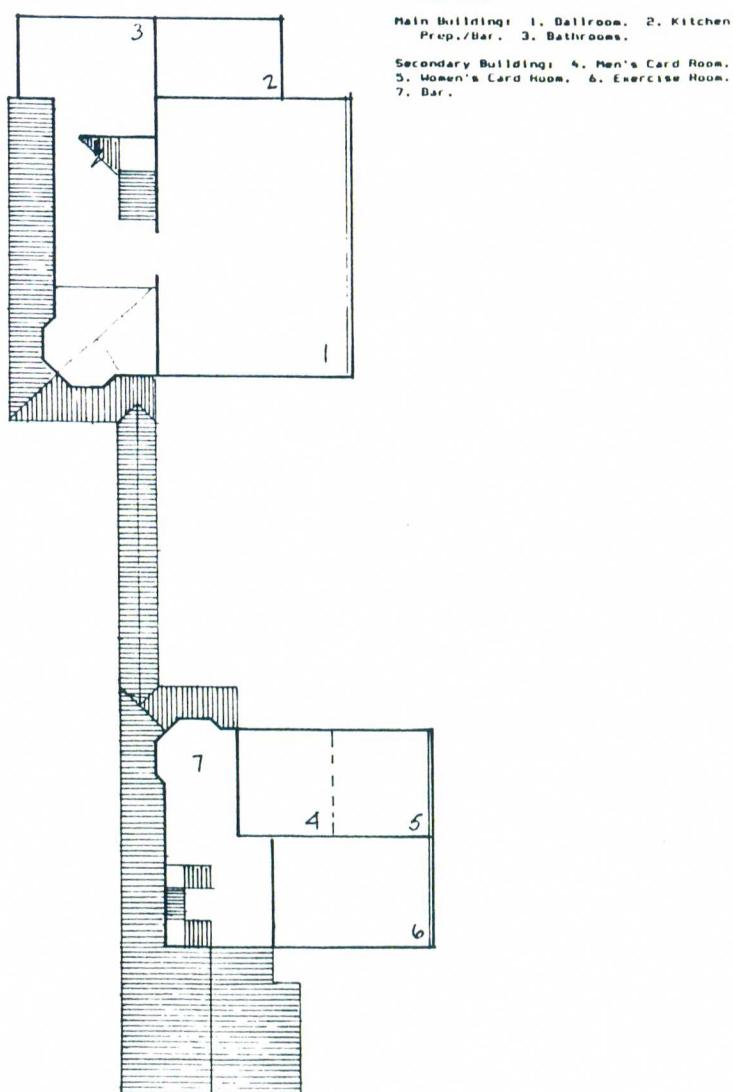


Figure 34. Parti Study 3, Site Plan.



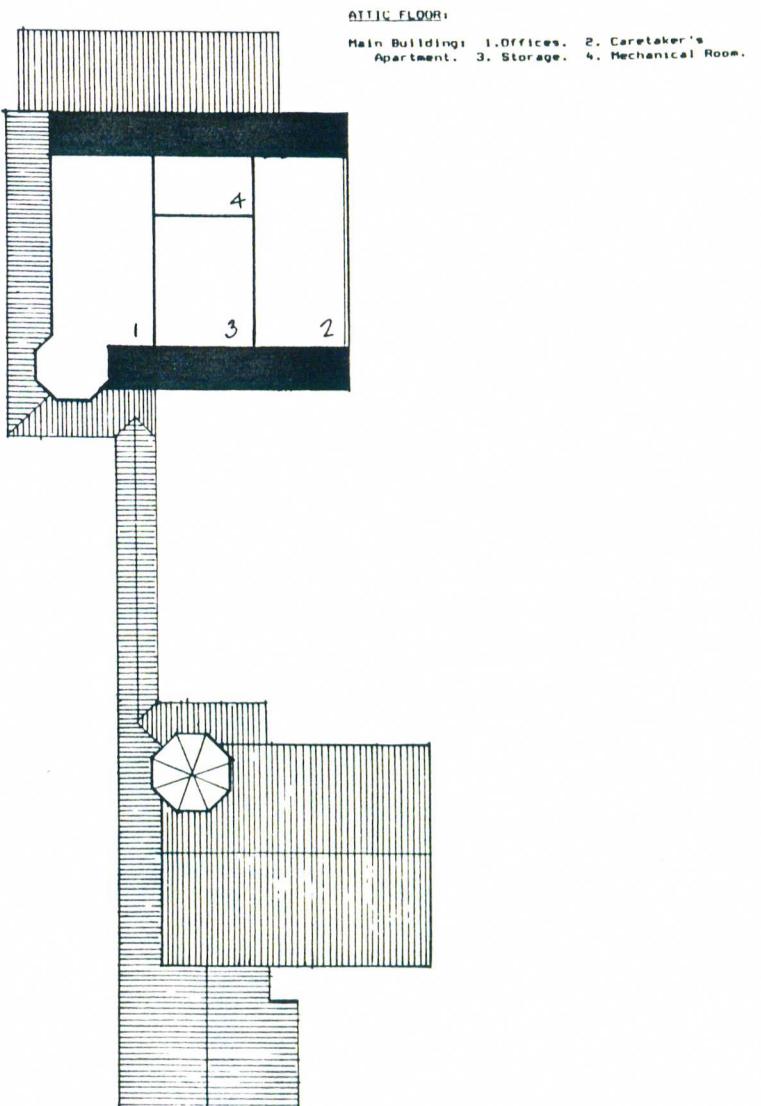
PARTI STUDY 3
FIGURE 35





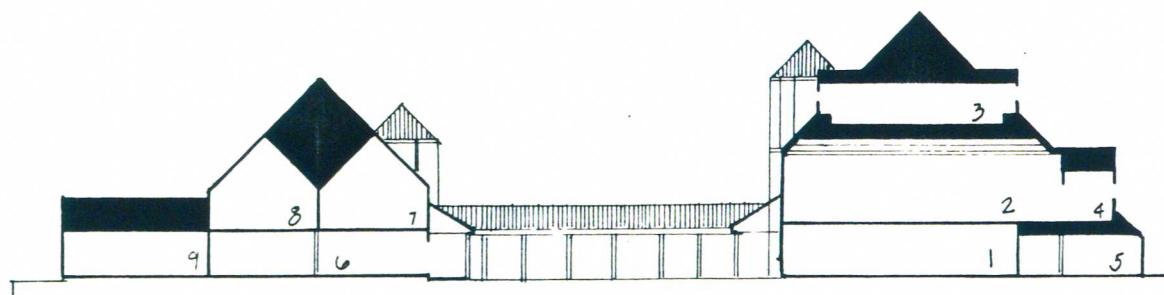
PARTI STUDY 3
FIGURE 36





PARTI STUDY 3
FIGURE 37





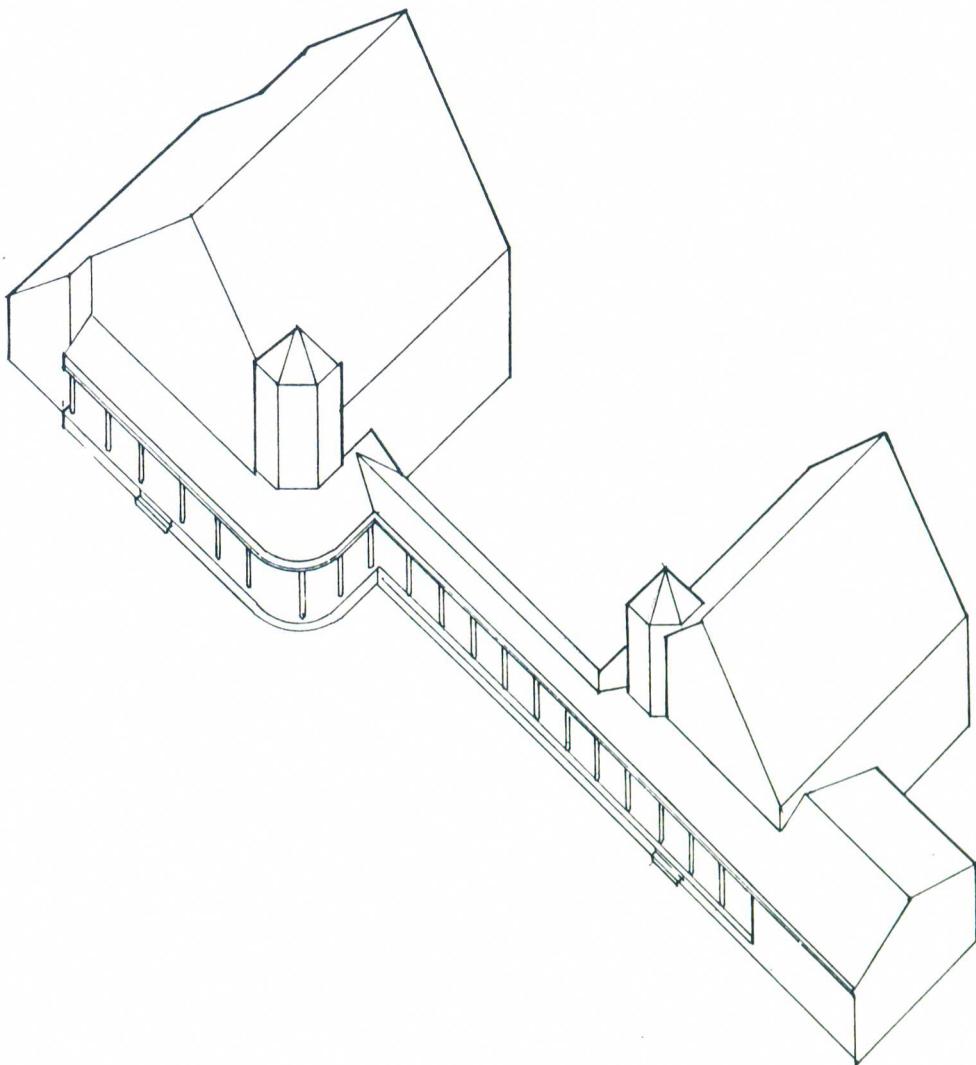
BUILDING SECTION:

Main Building: 1. Dining Room. 2. Ballroom.
3. Offices/Storage. 4. Kitchen Prep.
5. Kitchen.

Secondary Building: 6. Lobby. 7. Women's
Card Room. 8. Exercise Room. 9. Snack Bar.

PARTI STUDY 3
FIGURE 38

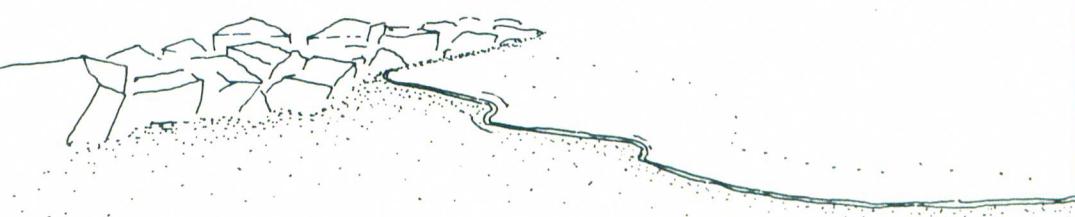




PARTI STUDY 3
FIGURE 39



CONCLUSION



To conclude my thesis document, I would like to summarize my intentions and strategies during the design of this project.

I have addressed the issues of scale, character, frontality, and detailing, however, the overall intention was to design a comfortable yet elegant complex for beach club members to enjoy on a recreational and social level. Each level required a different set of design characteristics that were organized by "the site strategy".

The site strategy solved the functional aspects of the beach club, which is partitioned into five zones or layers, beginning at the public street front, and ending at the private ocean front. The first zone includes the parking lot, filled with canopy trees and hedges providing shade for a pleasant surrounding. The second zone includes a carefully-maintained garden containing annuals and trimmed hedges. The third zone contains the main building and two tournament tennis courts. The fourth zone embodies a spacious well kept lawn. The pool house and cabanas partially underground, so that the view from the dining room to the ocean is not obstructed. The fifth zone is the beach, culminating at the ocean.

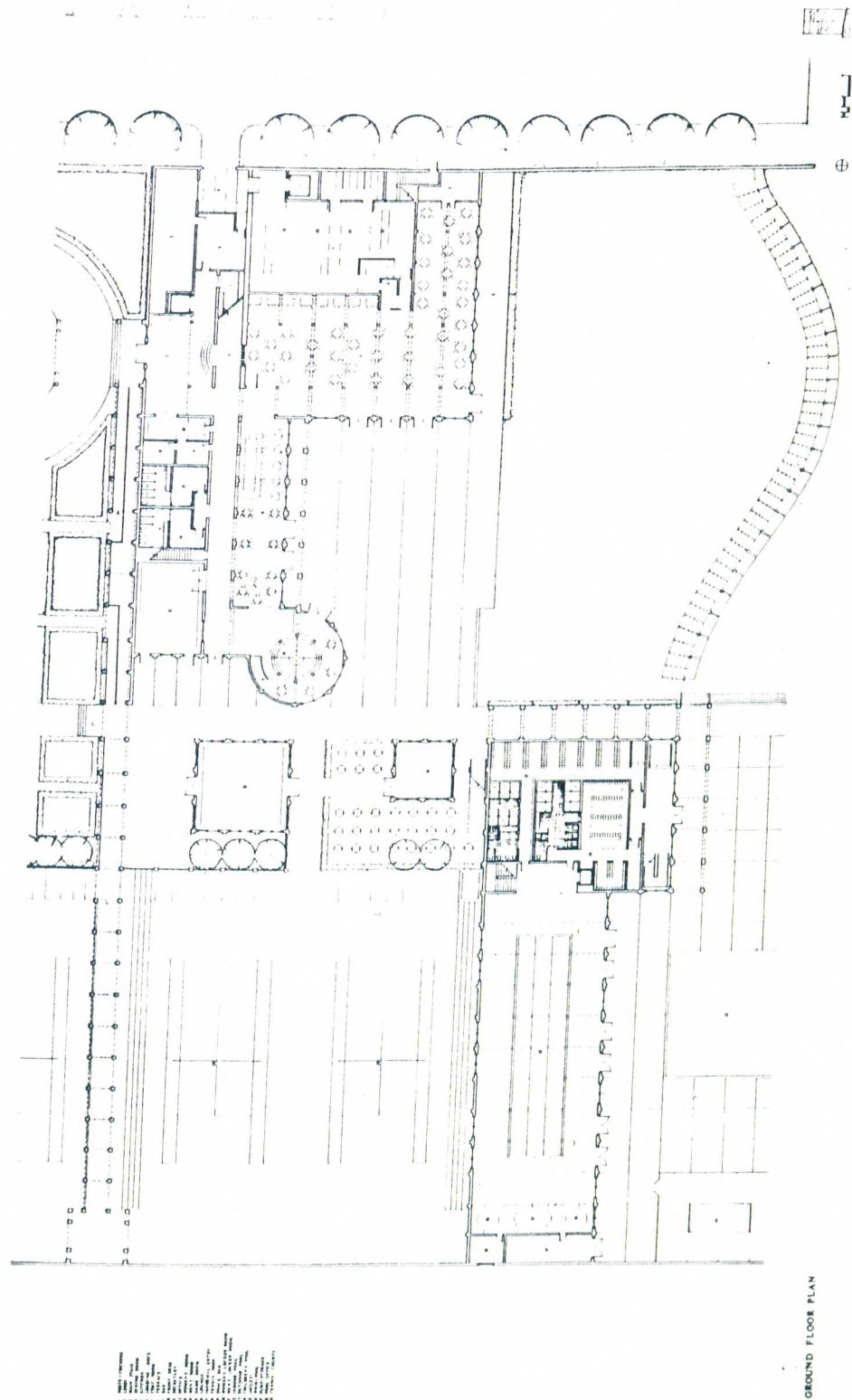
This strategy guides the procession of the formal and informal entries into the club for pedestrians as well as vehicles. A pedestrian enters on an axis that perpendicularly slices through the four zones from the street to the beach giving direct access to beach lovers. The formal entry is usually approached by car and used by members not going directly to the informal beach facilities.

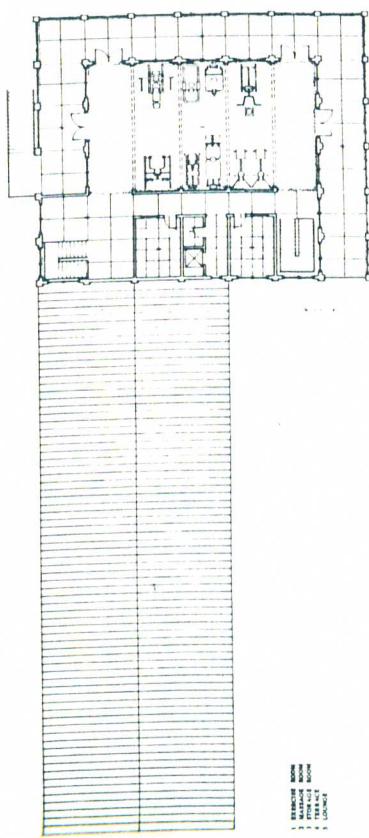
The main building is also organized in layers; the services toward the front and the amenities such as the dining room, lounge, bar, ballroom, and card rooms toward the ocean. The pool house contains a three-lane lap pool, locker rooms, and an exercise room all fronting the ocean. The three small pavilions, which also line the axis, are the gate house, tennis shop, and lifeguard station.

The elevations are designed to contrast one another in character but contain the same overall architectural expression. The stone veneer base is seen throughout the beach complex. The street facade's base is solid and becomes transparent when the building faces the ocean enabling the public spaces to view the ocean.

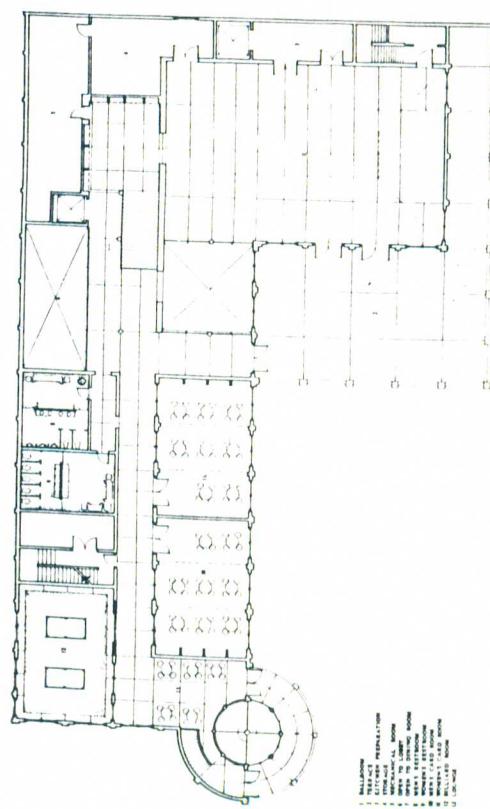
The dominant force in this thesis project is the site strategy. Each building and outdoor space has specific dimensions and sizes that are organized functionally and spatially. Placing the pieces in the correct location was a difficult puzzle and its solution was very gratifying.

Overall, this project was a challenge, and I learned a great deal from the experience.

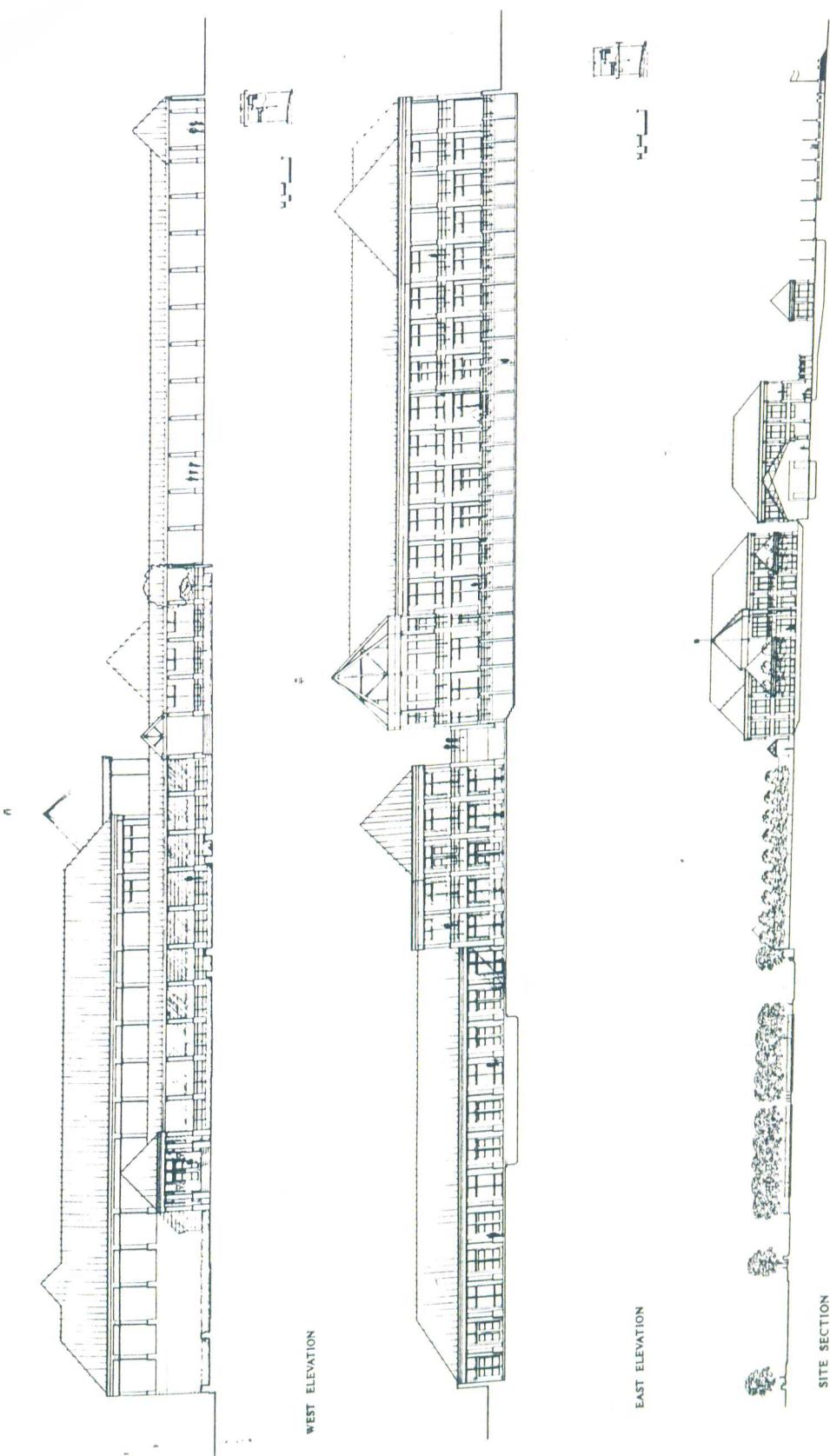


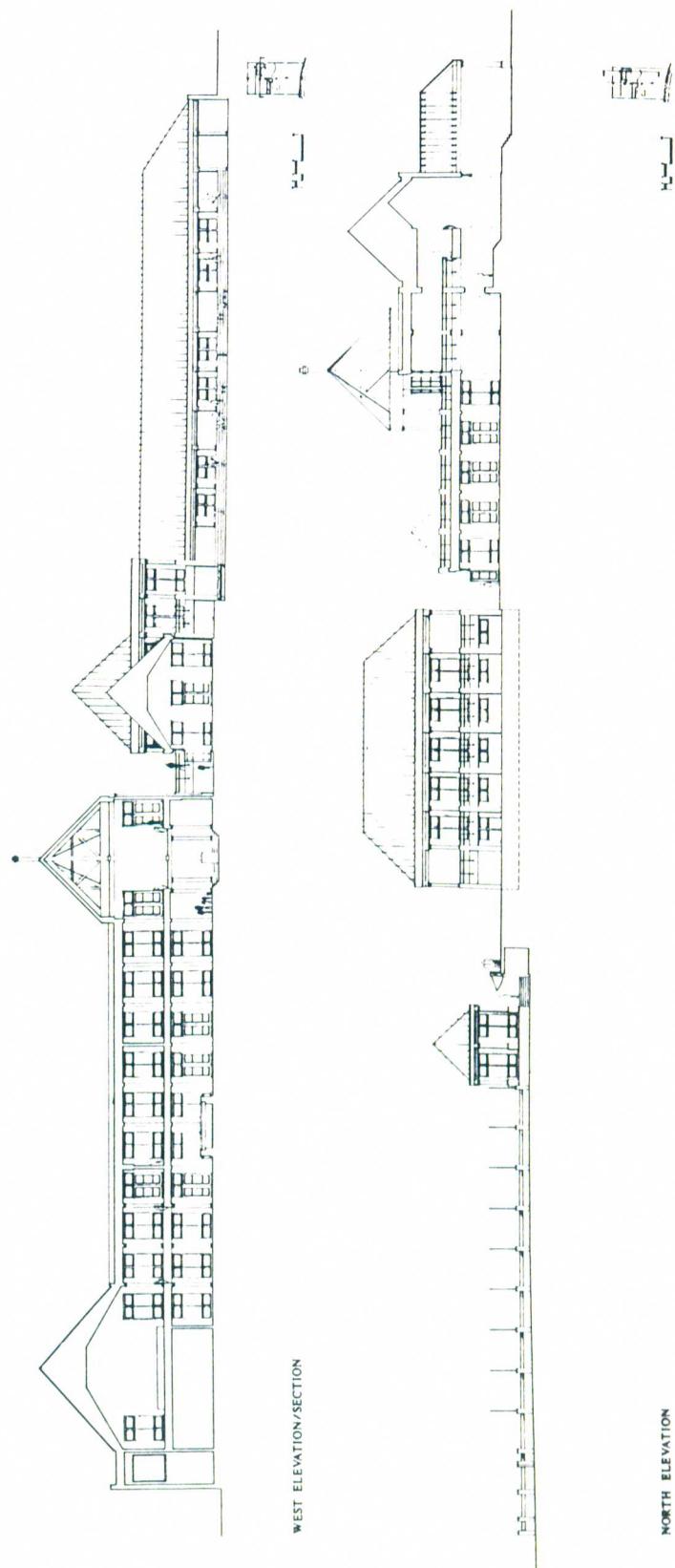


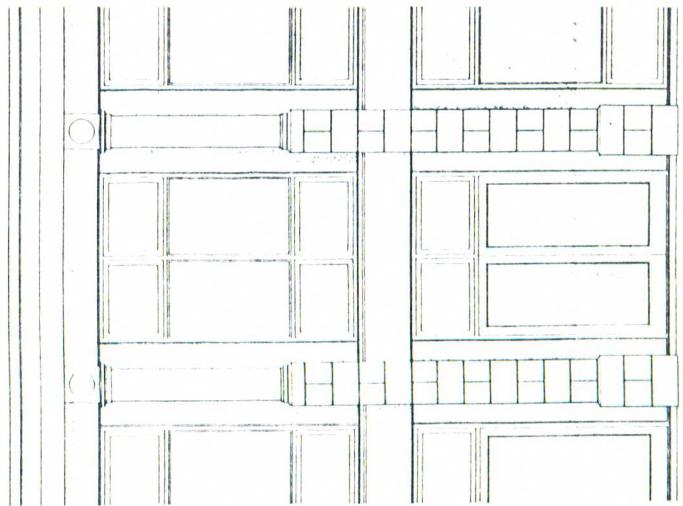
SECOND FLOOR PLAN POOL HOUSE



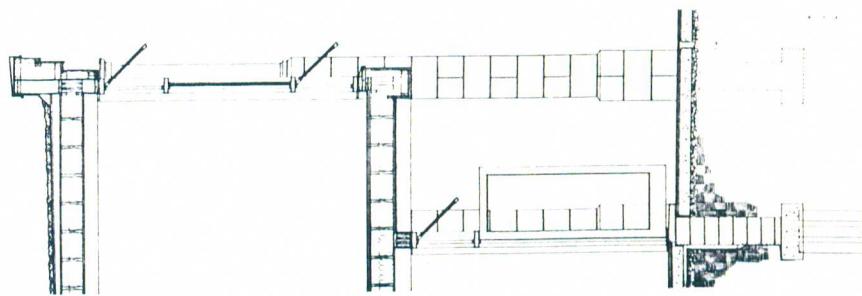
SECOND FLOOR PLAN MAIN BUILDING



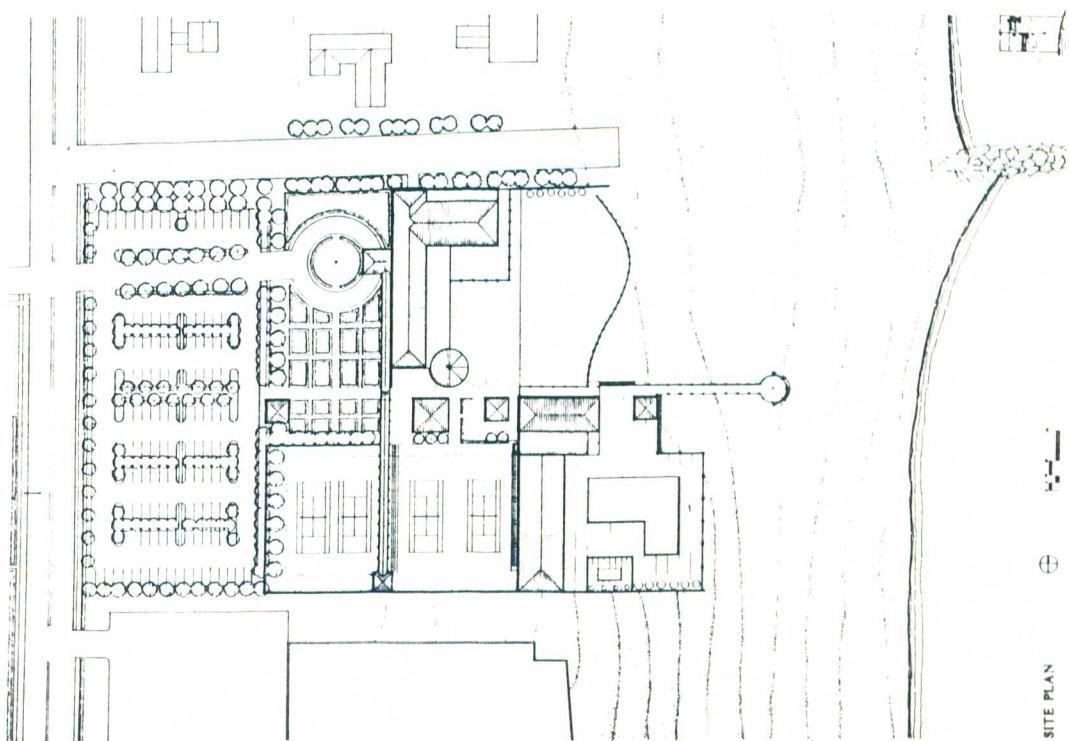




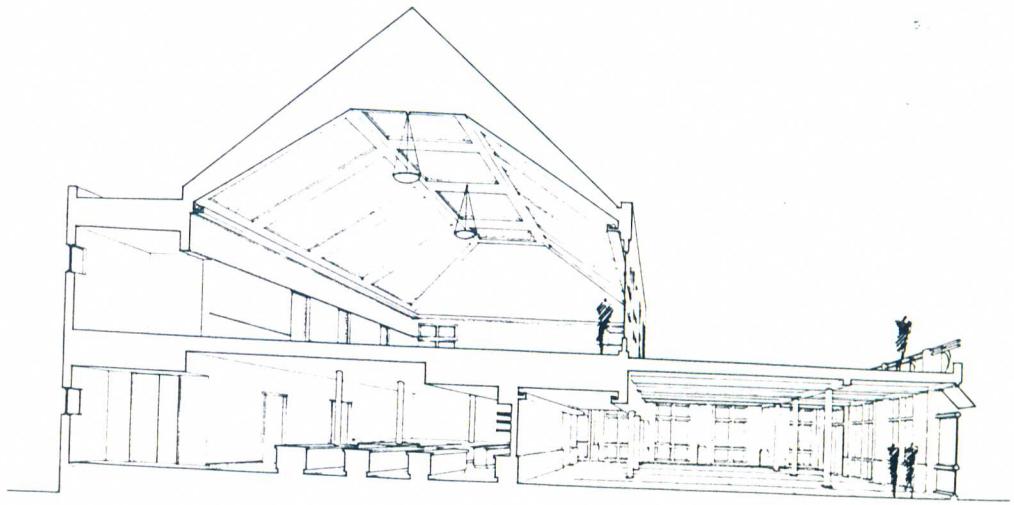
PARTIAL ELEVATION



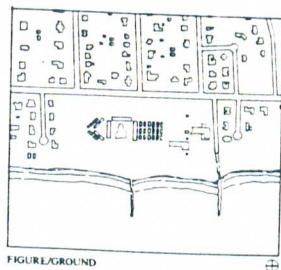
WALL SECTION



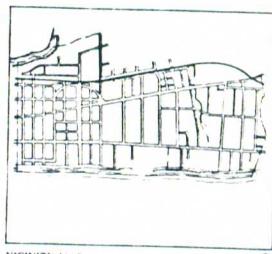
SITE PLAN



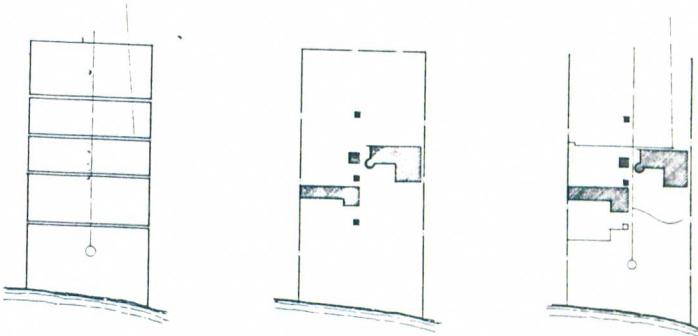
INTERIOR PERSPECTIVE



FIGURE/GROUND



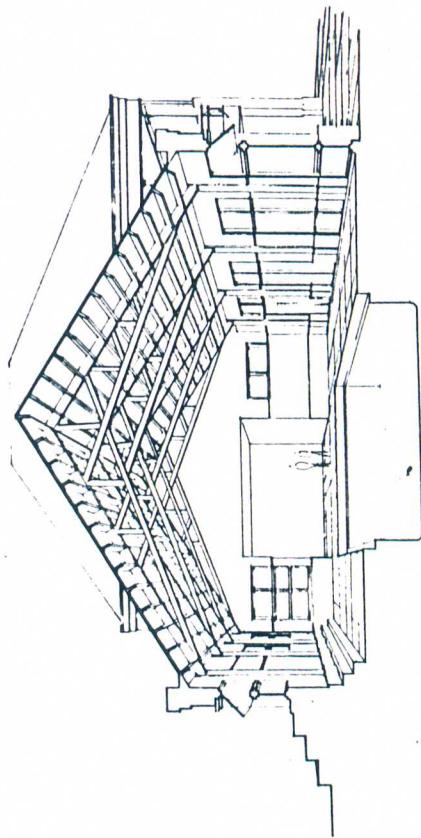
VICINITY MAP



SITE PARTS

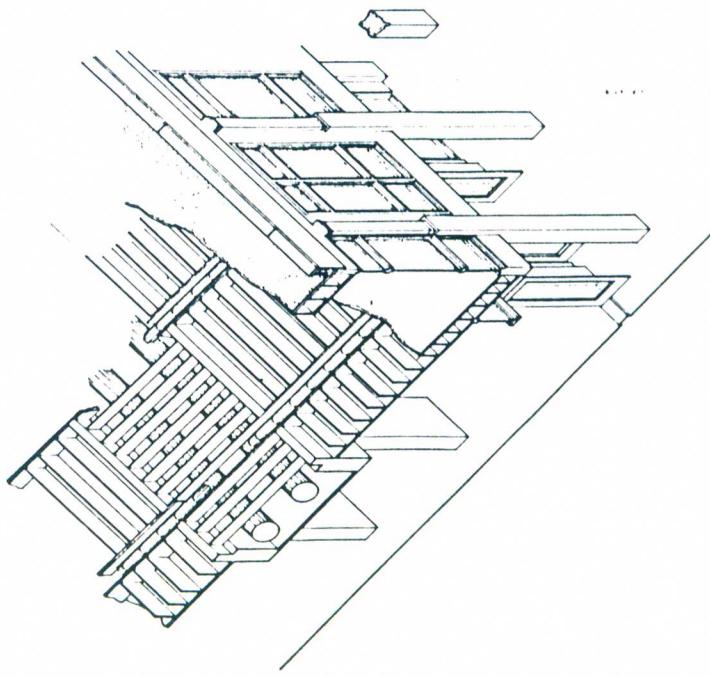
⊕

H-H'

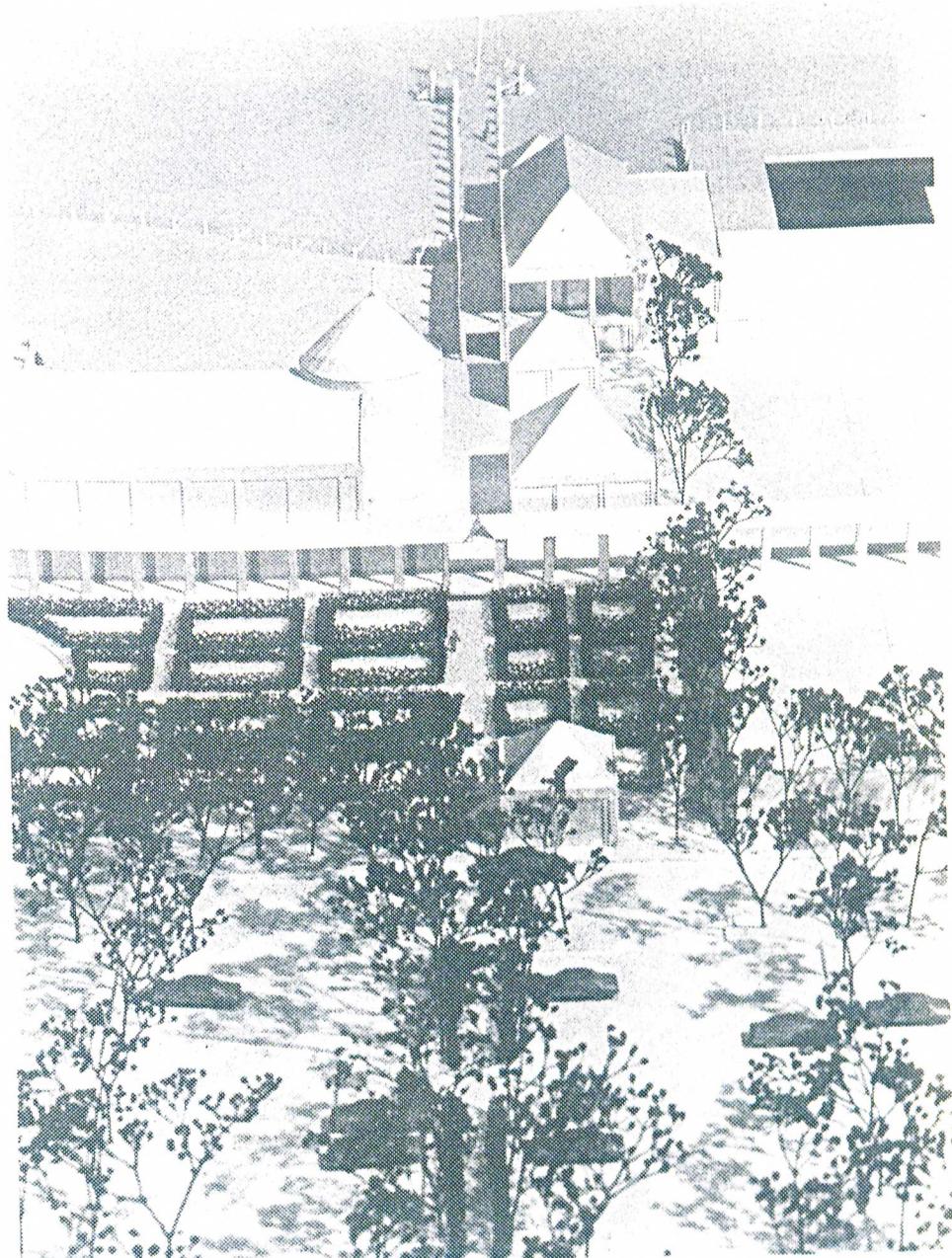


POOL HOUSE PERSPECTIVE

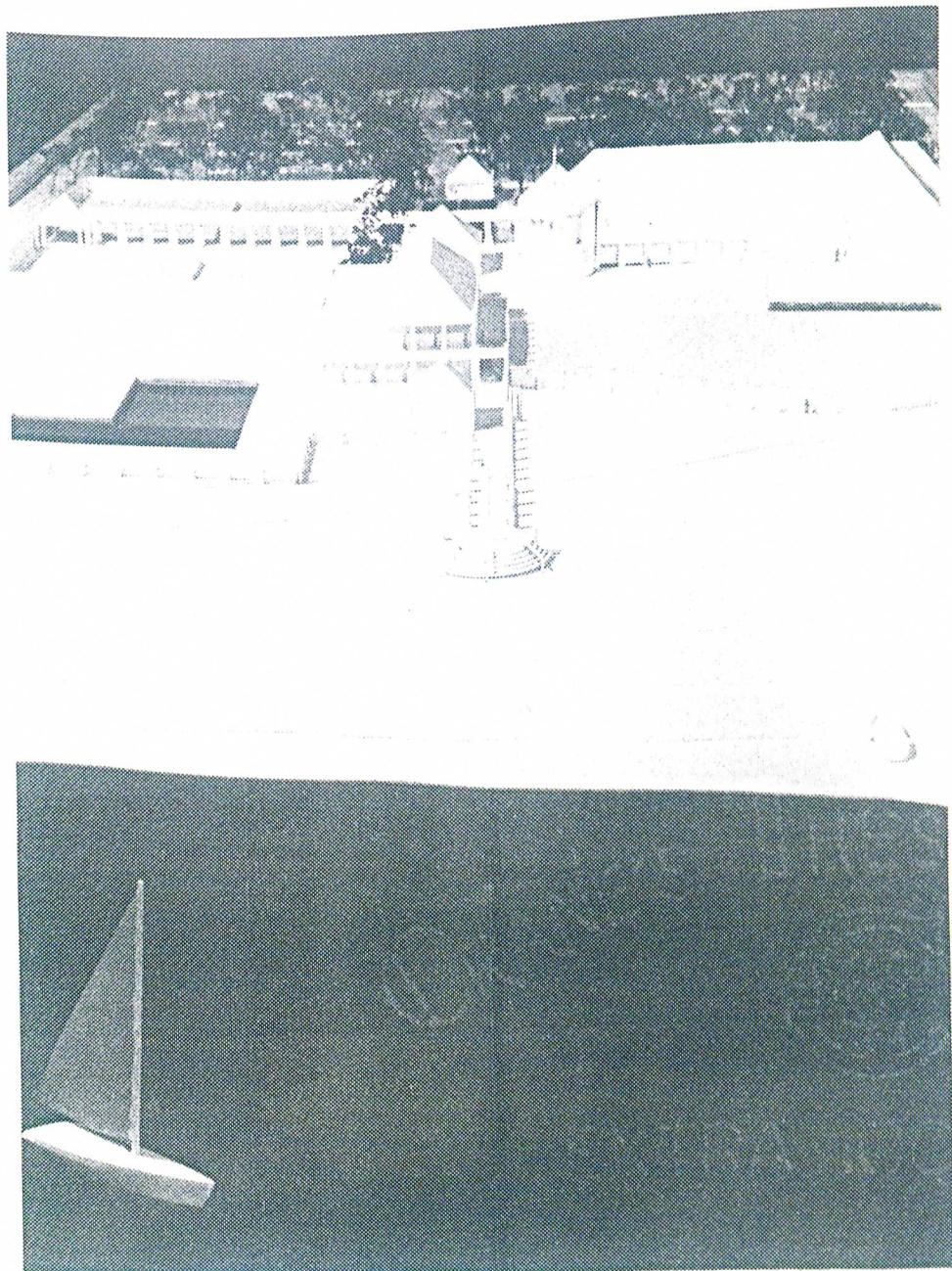
H-H'



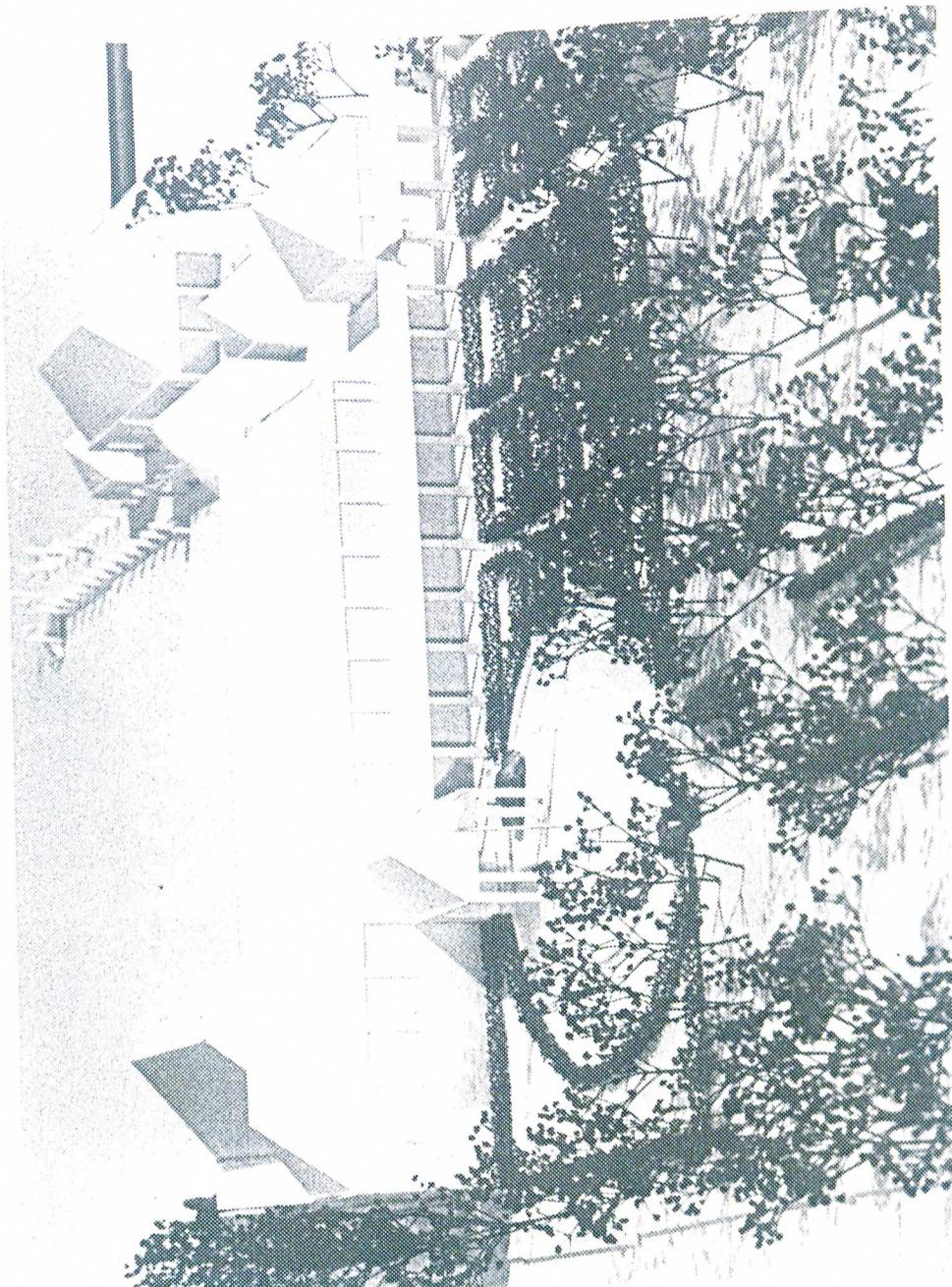
STRUCTURAL AND MECHANICAL SYSTEMS



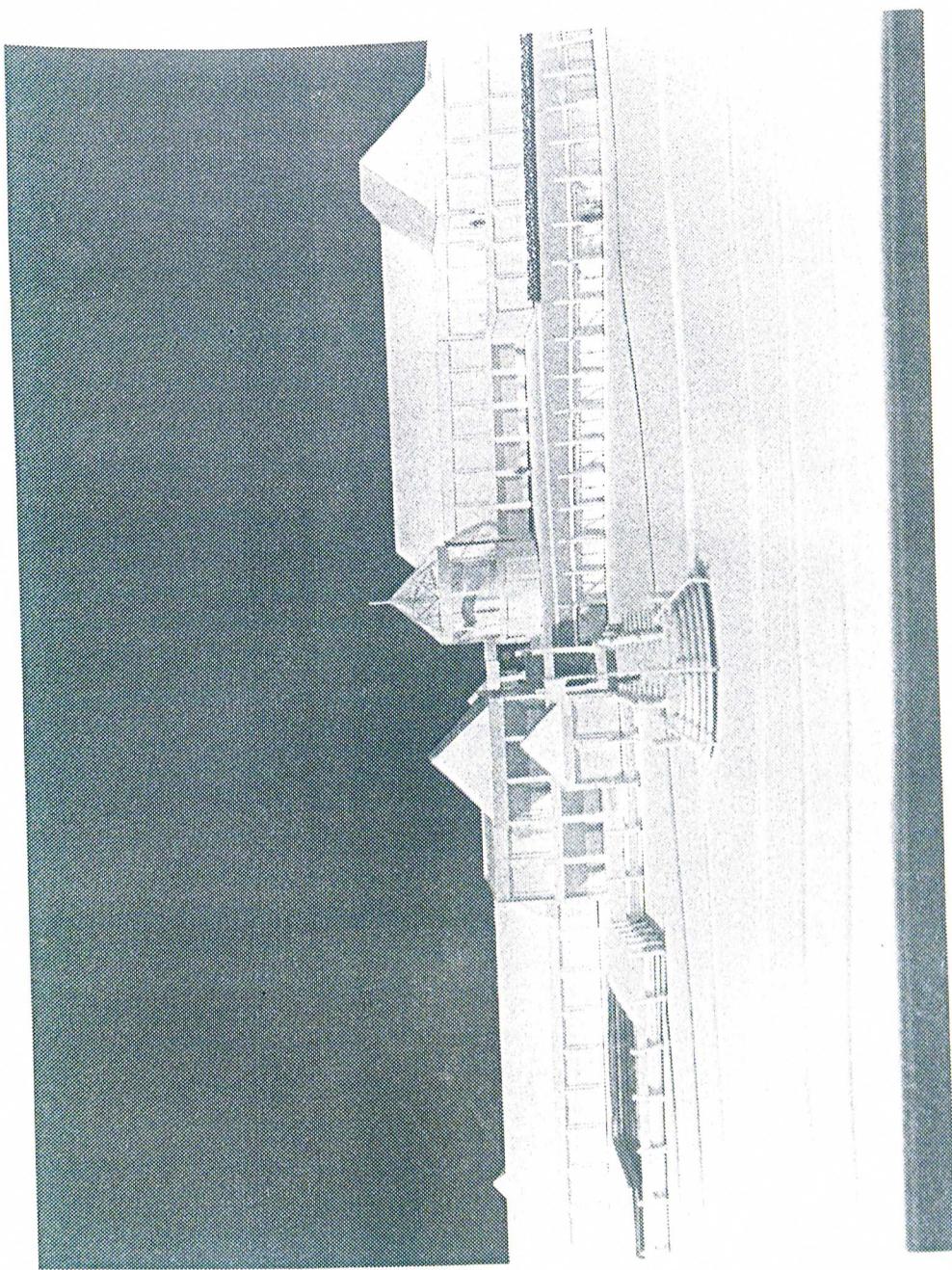
VIEW OF AXIS TOWARD BEACH fig 47



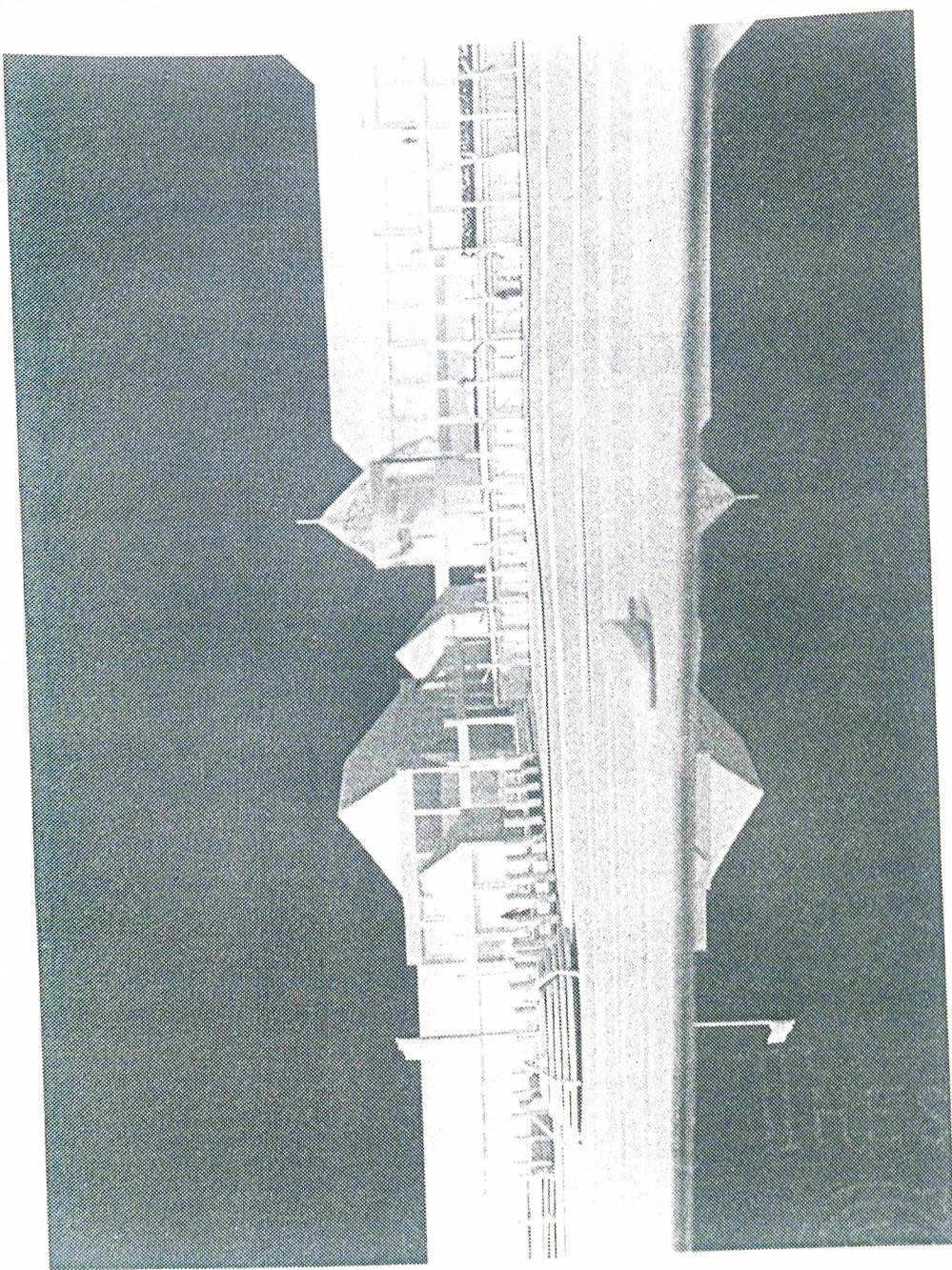
VIEW OF AXIS TOWARD STREET fig 48



STREET FRONT fig 49

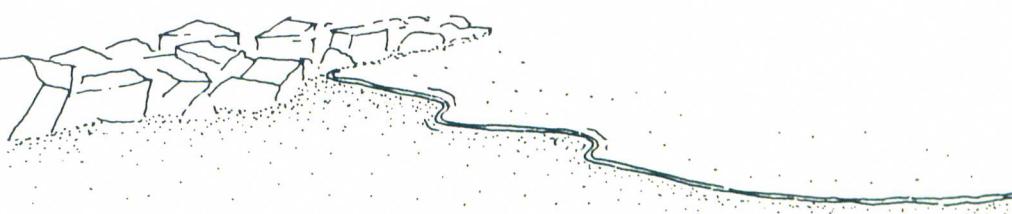


OCEAN FRONT fig 50



OCEAN FRONT fig 51

APPENDIX



APPENDIX A:

TABLE 1
LAND USE IN DEAL

<u>Type of use</u>	<u>% OF TOTAL</u>
Single family residential.....	59.9%
Multi-family residential.....	0.5%
Commercial.....	1.1%
Industrial.....	1.5%
Public and Quasi public.....	8.4%
Farmland.....	0.0%
Woodland.....	0.0%
Vacant land.....	6.3%
Beach.....	3.6%
Street system.....	18.7%

Source: Monmouth County Planning Board Survey,

1974.

APPENDIX B:

TABLE 2
DISTRIBUTION OF POPULATION

1970 and 1980

TOTAL	1970	1980
Total no.....	2,401.....	1,952
Under 5 years.....	4.6%.....	4.1
5-19.....	28.4%.....	22.3%
20-64.....	53.4%.....	58.3%
65 and over.....	13.6%.....	15.3%
Median age.....	37.8.....	39.8
White/non-white %.....	99/1.....	99/1
Total # households.....	754.....	650
Density (sq. mi.).....	2,001.....	1,627

Source: U.S. Census, 1970 & 1980.

APPENDIX C:

TABLE 3

1970 and 1980

Income:	1970	1980
Per Capita.....	\$ 6,340.....	\$16,694
Median Family....	18,353.....	40,751
Mean Family.....	22,549.....	59,555

Source: U.S. Census, 1970 & 1980.

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