

TEXAS TECHNOLOGICAL COLLEGE

A MOUNTAIN RESORT HOTEL  
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## A MOUNTAIN RESORT HOTEL

### Definition

The resort hotel or lodge is not a new thing; the basic idea has been used for many years--whether by the sea, in the mountains, or in the desert. For years man has had the desire "To get away from it all," to escape from the bonds that tie him and to rest and relax, unopposed by civilization. The resort must offer more than does the average commercial hotel. "The resort hotel differs from a commercial hotel in that it offers relaxation and entertainment in addition to sleeping and eating facilities."<sup>1</sup>

### History

To say that the resort lodge has been with us for many years is only partly true--the general type has been used, it is true. However, the new lodge at Lake Tahoe differs greatly from the lodge built in 1904 in Stalheim, Norway. They are used for the same purpose, yet with basic differences.

Lodges are used throughout the year and offer many forms of amusement--ice skating, fishing, hunting, sledding,

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<sup>1</sup>"Hotel As An Organism" Progressive Architecture, February 1952. p. 107.

water skiing and skiing. Perhaps one of the main attractions of the lodge is skiing. It is becoming very popular with the American public. "One can ski in New England in any style. College kids pile into jalopies, drive to a small resort, put up for the weekend at a country boardinghouse, and ski from dawn to dark. The rich take a week off at a lush \$40-a-day hotel, bring imported boots, \$100 skis and immense ski wardrobes, and ride the fanciest lifts. It's hard to tell which has the most fun."<sup>2</sup>

Although skiing is quite well known in the United States, and many people have at one time tried to sail down the side of a mountain--it is relatively a new sport. Skiing appeared in Europe around 1900, and was not started in America, to any extent, until 1935. In 1897, an attempt was made to ski in Cortina, Italy; the place of the 1956 Winter Olympics. The skiers used crude beechwood planks and probably even cruder skiing techniques. Six years later the Cortina Sports Club was organized with two hundred and twenty members; its purpose--to further skiing, bobsledding, tobogganing, and skating. In 1906, the first bobsleigh competition was held on the Dolomite Road between Pocal and Cortina, and in 1911 several European countries gathered for the first international skiing meet.

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<sup>2</sup>"Skiing in America." Holiday, February 1956.

### Skiing in America

Skiing in America has a short and very simple history; marked by only a few significant names and dates . In 1931, the small Boston and Maine Rail Road ran a special train to Warner, New Hampshire, carrying exciting figures of great European skiers to sport pages and newsreels. There was the depression--born C.C.C. that cleared countless mountains for ski trails. There was (Magna Carta date in ski history) the first ski tow, set up in a Vermont pasture in 1934, and the subsequent T-bar lifts, Constam lifts, Mount Cranmore's Skimoble, and Cannon Mountain's aerial tramway, opened in 1938.<sup>3</sup>

One of the great names in early skiing was Harvey Gibson, a millionaire who restored the economy of his native Conway, New Hampshire by his clearing of Cranmore, opening the big Eastern Slopes Inn, and, most of all, by employing the great Hannes Schneider. Schneider, who died last year, was a marvelous person, the inventory of the Arlberg technique, and the first of scores and scores of imported "skimeisters" who taught millions of Americans ("Benz zee knus; five dollars pleeze!") to try and to love skiing.

### Skiing in Europe

Up until the last few years, the American skiers have

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<sup>3</sup>"Skiing in America." op. cit.

not been much in competition with other countries at the Olympics. This (1956) is the first time that the American men's team has made a good showing.

That skiing has come so far in a bare twenty years is one of the greatest revolutions the sports world has ever seen. It is a direct result of the sudden, mass development of skiing in America. Twenty years ago, when skiing was first included in the Olympics at Garmisch-Partenkirchen, the sport as we now know it scarcely existed in this country.<sup>4</sup> Then, there were no lifts, only a few rope tows, and scarcely any organized ski schools. In 1936, the Americans who went to Garmisch for the Olympics were not selected through a series of qualification tests--there were not enough contestants. Most of the men paid their own way. They went frankly, with no idea of winning or even placing and thought only that it would be a whale of a lot of fun and probably a good experience. It proved to be both.

Betty Woolsey, of the 1936 Women's team, describes the amusement they received from a radio announcer's running comments on the progress of an American racer down the course: "Maintenant vient Mademoiselle X, U.S.A. Elle est sur la piste. Elle tombe, elle est live. Elle tombe. Elle se live, etc. etc." And from the announcement at the end of the race, "It appears that an American girl, Clarita Heath, has placed fourth. This undoubtedly a mistake that

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<sup>4</sup>"Skiing in Europe." Town and Country, February 1956.

will soon be corrected!"<sup>5</sup>

Gretchen Fraser did away with all possible mistakes when (in 1948) she became the first American to ever win the gold medal and later, in 1952, when Andrea Mead Lawrence won two gold medals at the Oslo Olympic Winter Games. These are the first gold medals to be won by any American skiers, but they are almost sure to be the first of many.

### Services

The resort hotel serves multi-purposes in the present day civilization. It is more than a commercial hotel in that it offers not only rooms and meals, in general it provides entertainment for the guests, instructors for riding, skiing, and swimming. It must have a program planned so as to offer several means of entertainment to people of different likes and tastes. The average stay at a resort hotel is longer than at a commercial hotel, so this extra time must be planned and filled at every minute.

### Spaces

#### Business Lobby

The business lobby is usually the first point of contact between the customer and the hotel. Here the registration desk, cashier, mail, baggage check, bell captains post, switchboard, and house telephones are

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<sup>5</sup>"Skiing in America." op. cit.

located. Shops, public toilets, and transportation desk are sometimes found here. The lobby must be attractive since it makes the first impression on the guest. The main traffic in the lobby consists of entering and departing guests. To some customers, it is embarrassing to walk across a huge lobby under the guidance of bellboys as heralds. For this reason a private checking-in station at a separate entrance would be desirable.<sup>6</sup>

### Main Lounge

The lounge is used as a waiting area, reading and writing area, and social area. Television sets are sometimes available in the lounge. The lounge should be arranged to permit some degree of privacy to each person or group using it. This can be achieved by furniture arrangement or by breaking the lounge into different levels.

### Dining Room

Dining facilities usually include a coffee shop, a public dining room, a banquet and ballroom, checkroom, and a cocktail lounge. A coffee shop's main purpose is to offer between-meal snacks for guests. A public dining room furnishes the main meals for the guests. The area should be gay and attractive enough that customers will not want to go elsewhere for their meals. Some hotels make use of varying levels and different seating arrangements to create a more personal atmosphere. The private dining rooms are maintained for guests to entertain with small luncheons and dinners

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<sup>6</sup>"Hotels." Architectural Forum, June 1950. p. 92.

### Gift and Miscellaneous Shop

Many hotels provide small shops that supply the small needs of the guests such as cosmetics, tobacco, reading material, and gifts. The areas are usually adjacent to the lobby and conveniently near the dormitory wing.

### Kitchen

The kitchen usually includes facilities for receiving food, storage, preparation, serving, dish-washing, and garbage disposal. Most kitchens provide separate areas for cleaning vegetables and soups, baking, and freezing ice cream and desserts. A serving space is usually provided for the finished order. The waiter places his order here and picks the food up to deliver to the guest. Centralization of food service and storage is much preferred.<sup>7</sup>

### Typical Rooms

The customer's comfort and entertainment are the most important services rendered by the hotel. The rooms should be pleasant and comfortable. Usually it is very difficult to make a room seem attractive compared to the beautiful and inviting outdoors. This problem is sometimes solved by the generous use of space and color in the rooms. The colors should be cool and light. Some hotels emphasize the living-bedroom; that is, one which can be used as a living room during the day and a bedroom at night. The

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<sup>7</sup>"Hotels and Motels." Progressive Architecture, April, 1952. p. 101.

effect can be obtained by using two single beds for couches and by using coffee tables, casual chairs, and a bureau which can double as a bat. Most hotels also contain a few suites of two rooms or more. Since guests stay longer at a resort hotel than at a commercial hotel usually, it is almost necessary for them to do light laundry. They would appreciate drying racks in the bathrooms.

### Administration

The administrative area in most hotels contains an executive private office, comptroller's office, cashier's desk, and such clerk offices as timekeepers, auditors, receiving, and storeroom. The executive office is occupied by owner or manager of the hotel. Here he usually holds business conferences in addition to his other managerial activities. The purpose of the comptroller's office is to provide working space for the controller of hotel expenditures. The cashier collects money for room accommodations and other services and is provided with a desk or office for this purpose. The timekeepers office contains files and bookkeeping machines for posting customer's accounts; receiving clerk's office contains files of invoices and data on food, furniture, and other items received; storeroom clerk's office contains files and charts on food, linens, and other supplies in the storeroom.

## Engineering and Maintenance

The engineering department in the ordinary hotel consists of a boiler plant, electrical switchboard, ventilating equipment, fuel and equipment storage, and engineer's office. The purpose of the boiler plant is to furnish heat for the entire hotel. If site size permits extensive building perimeter and if a year-round prevailing wind is present, happily synchronized with the most pleasant view, the single loaded corridor producing natural room ventilation is certainly the most desirable solution.<sup>8</sup>

## Organization

The whole layout of the lodge is based on simplicity. The units are a series of squares and rectangles placed together so as to form the most logical arrangement for convenience and accessibility. The kitchen is placed on the long side of the dining room, rather than at the end, to provide maximum efficiency and service.

The dormitory wing is arranged so as to form an L with the public areas of the hotel. It has been found that it is more satisfactory to have the sleeping areas located away from the public areas.

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<sup>8</sup> Charles H. Warner, Jr. "Resort Hotel Rooms." Progressive Architecture, April, 1952. p. 129.

### General Area Use<sup>9</sup>

Lobby	12 sq. ft. per guest room
Lounge	4 sq. ft. per guest room
Dining	9 sq. ft. per guest room
Public Toilets	
(men)	1 sq. ft. per guest room
(women)	2 sq. ft. per guest room
Laundry	6 sq. ft. per guest room
Single bed rooms	120-180 sq. ft.
Double bed rooms	160-300 sq. ft.
Twin bed rooms	200-310 sq. ft.
<u>Suite Combinations</u>	
Living Room	200-300 sq. ft.
Double Bed Rooms	160-300 sq. ft.
Twin Bed Rooms	200-300 sq. ft.

### Administration

The lodge will be owned and operated by a group who specialize in operation or resort hotels. Room rents are the backbone of the hotel's income. They normally account for about 70 per cent of the hotel's receipts, and some managers believe that the hotel should retain between 70 - 75 per cent of the room receipts as an operating profit.

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<sup>9</sup>"Building Types." Architecture Record, February, 1950. p. 63.

### Examples

#### (1) St. Donat Ski Lodge in Quebec, Canada

Although the general scheme is quite simple, the lodge is well worked out and planned. The ground floor, which is a rectangle, is composed of all the public areas. The guest rooms are above.

One enters into a small lobby; there is a lounge on one side and the dining room on the other. There is a cocktail lounge off the main lounge. The kitchen is so arranged that it services all the public areas well, and still has an outside entrance for delivery.

Across the back of the building there is storage for needed items, repair of furniture and skis, ski shop, liquor store, and skier's drying area.

The lodge is located at the bottom of a ski lift, and is surrounded by a series of small chalets, which are used in conjunction with the hotel.

My only objection to the general layout is the complexity of the unit. The areas seem small and hard to reach in some instances.

#### (2) Aspen Meadows, Aspen, Colorado

Although not basically a lodge, this hotel is used for that purpose. It is located at the bottom of the ski lift and is built in a series of wings, using single loaded corridors. There is no dining room in the unit,

and the only public area is a large public lounge and lobby.

### Problem

#### Location

My resort hotel will be located near Aspen, Colorado, because of the ideal resort and mountain conditions-- including swimming, sledding, skiing, horseback riding, hiking, and fishing. Aspen has only one large hotel, and it is quite old and very expensive. The hotel will be built at the top of the ski lift, and should offer an ideal view of the surrounding mountain range.

#### Site

The site selected shall be a large area located half way up a large mountain, which is located at the edge of Aspen. The hotel will be near the Sun Deck, and the top of the ski lift. The hotel will be so oriented that the full advantage of the view will be utilized.

#### Requirements

My hotel shall contain the following spaces:

Business Lobby

Main Lounge

Approximately 30 rooms

Five guest chalets

Main dining room

Coffee Shop

Hall

Bar

Snack Bar

Kitchen

Receiving and Storage Room

Laundry

Gift and Miscellaneous Shop

Repair Shop

Offices for Manager and Bookkeeper

Heating Equipment

### Spaces

Business Lobby--will be used as a distribution point for (1) guests checking in and out, (2) people arriving for dining room service, (3) people waiting for other guests, and (4) people attending festivities in upper hall or lounge.

Many people dislike being seen checking in, with bellboys carrying baggage across a large lobby. This plan does away with that idea completely. The lobby will be used strictly for business; if one desires to talk or relax with friends, he will go to, (1) the central upstairs lounge, (2) the small pool-side lounge or (3) the lounge off the main lobby. The business lobby must be attractive since it makes the first impression on the guest.

Main Lounge--the center of the social gatherings at the lodge. From the lounge, which has a balcony over-looking the pool and terrace, one may go directly to the dormitory wing, the bar, hall or snack bar. The lounge will have a

series of small intimate fire place groupings; these should be very popular with the guests.

The new concept of lounges seems to be to increase the size of the lounge and decrease the size of the lobby. It has been found, especially in resort hotels, that this idea works better as people use the lounge areas more. Lounges in resort hotels have been increased even to the extent of having different kinds, such as sun lounges, reading lounges, etc. Public and service space should occupy forty to forty-five per cent of the total hotel area.<sup>10</sup>

Kitchen areas would be somewhat dependent upon the size of the menu. Obviously, a kitchen that serves 50 selections would require more area than one serving 10 selections.

The main dining room usually exceeds the size of the kitchen somewhat.

My kitchen affords facilities for receiving food, storage, preparation, serving, dish-washing, and garbage disposal. It provides separate areas for cleaning vegetables, preparing salads, frying, broiling, cooking vegetables, and soups, baking, and freezing ice cream and desserts. A serving space is provided for the finished order. The waiter places his order here and picks up the food to deliver to the guests. Centralization of food service and storage is much preferred.<sup>11</sup> My kitchen

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<sup>10</sup>"New Hotels." Architectural Forum, January, 1953.

<sup>11</sup>"Hotels and Motels." Op. Cit.

is placed on the side of dining room for convenience in serving.

The Administrative area in most hotels contains an executive private office, comptroller's office, cashier's desk, and such clerk areas as timekeepers, auditor, receiving, and storeroom. The executive office is occupied by the owner or manager of the hotel. Here he usually holds business conferences in addition to his other managerial activities. The purpose of the comptroller's area is to provide working space for the controller of the hotel expenditures. The cashier collects money for room accommodations and other services and is provided with a desk or office for this purpose. The timekeeper's area contains employee and payroll records; the auditor's office contains files and bookkeeping machines for posting customer's accounts; receiving clerk's area contains files of invoices and data on food, furniture, and other items received; storeroom clerk's area contains files and charts on food, linens, and other supplies in the storerooms.

The main dining room will be one of the most attractive rooms in the lodge. It will have a centralized location--on one side of the entrance lobby; on the other side the pool and terrace. The room will have a high ceiling and the pool side will be partially of glass. The room will be divided into smaller units by the use of a series of small

fire places. These should contribute to the cozy, intimate feeling so necessary in a successful dining room.

The dining room will be located on the side of the kitchen, and at the same level. This arrangement seems to prove more satisfactory because of service problems. The kitchen is so located as to offer service through the dining room to the pool side terrace.

The coffee shop will be located on the main floor, at one end of the entrance lobby, convenient for arriving guests not wanting to dress for the main dining room. It shall be serviced by a series of dumb waiters, as it is directly over the kitchen. It will be open at all hours to provide complete service for the guests.

The hall will be located directly across from the main lounge on the second floor. It may be reached from the lobby on the main floor. One will be able to go directly from the lodge entrance to the hall without entering any other area in the hotel when a special function is held. One wall of the hall will be of glass so as to offer an interesting view of the mountains.

The bar will be located directly off the main upstairs lounge; it will be located adjacent to the snack bar and will be serviced through a dumb waiter from the kitchen. The bar is so arranged to serve both the lounge and the hall.

The gift and miscellaneous shop will be off the main entrance lobby, convenient to both the public areas and the dormitory wing. It will offer such items as cosmetics, magazines and personal items. Also, it will have a select group of items, such as ski sweaters, gloves, caps, Indian jewelry, and crafts of local artists. From time to time there will be shows of artists offered to the guests of the lodge.

The snack bar will be used in conjunction with the bar and will be located on the second floor between the main lounge and the hall. It will be open at all times, and will have pastries, sandwiches, and soft drinks. Three times a day coffee and pastries will be served to the guests as a good-will gesture of the hotel.

Typical room--The great majority of the rooms will be furnished as studio type rooms, rather than the conventional bed room. It is felt that in a resort hotel one would use his room not only for sleeping, but also for entertaining. Each room will have its private balcony, and will also have a small dressing room with the bath.

The idea of having the bath and closets serve as a buffer to the hall noise seems to be best. There are several room layouts that are used in the new hotels taking advantage of the "buffer" system.

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