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BUILDING SCENE

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BUILDING SCENE'S NAMES & PLACES

Business development choice

Frederick J. Llesveld of Birmingham has been named director of business development for Campbell/Manix. He will be responsible for negotiation of design/build contracts.

He formerly was the business development manager for R.A. DeMatteis Co.

Campbell/Manix will participate in the groundbreaking of Cadillac Loosleaf Products office and manufacturing facility in Troy on Aug. 21. It will provide the design, engineering and construction for the project.



Llesveld

New banking step

Robert J. Joseph of Bloomfield Hills has been appointed manager of the Bank of Bloomfield Hills' newly formed commercial mortgage department.

Joseph, a commercial mortgage specialist, has more than 16 years of banking experience. Most recently he served as senior vice president at Huntington Bankshares, where he oversaw Michigan and Ohio commercial placement offices. Previously, he served as vice president and manager at Empire of America. He serves on the income property committee of the Michigan Bankers Association.

The department offers consulting and brokerage services to commercial real estate developers and owners seeking to receive permanent loans or sell properties.



Joseph

Contracts awarded

The Plenda Cos. of Farmington Hills will design and build an addition and renovate the current space of Carrier & Gable in the Farmington Freeway Industrial Park. Plenda will also design and build an addition to Richard Tool & Die, 26600 Grand River.

Retirement option

Botsford General Hospital and Botsford Continuing Health Center have announced plans for Botsford Commons, 90 privately owned homes, 48 apartments and 60 assisted-living units.

It will be built on the grounds of Botsford Continuing Health Center (formerly Farmington Nursing Home) at Tuck and Folsom roads.

Individuals will own their own homes and pay a monthly association fee for services such as 24-hour emergency medical call, transportation, trash removal and grounds maintenance. Other services, such as meal preparation, will be available on a fee-for-service basis.

Developer is Botsford Development Corp.; architect/planner is Bowers and Rein Associates of Ann Arbor; consultant is the National Retirement Corp.

Studious question

Great minds are said to think alike, and a group of University of Michigan faculty is hoping enough academicians will think they want to live in a new condominium development for retiring staff.

The group has staked out 17 acres in an 80-acre privately owned plot in Ann Arbor Township to build a 100-unit condominium building. The rest of the Washtenaw County plot would be developed into single-family homes. The condos would go for \$100,000-\$200,000.

The Universities of Virginia and Minnesota have similar communities.

To qualify for the Ann Arbor condominium, potential residents must be at least 60 years old and have some present or past work relation to the university. They also must have \$1,500 as a downpayment.

The association hopes work starts on the site next spring and that it can be finished a year after that.

New house sales surge

New home sales jumped 7.9 percent nationally in June, breaking a string of four consecutive declines. Sales were pulled up by rebounds in the Northeast and West.

Sales totaled a seasonally adjusted annual rate of 572,000 last month, up from 530,000 in May, said the departments of Commerce and Housing and Urban Development.

Sales had dropped 0.9 percent in May, an improvement over an earlier estimate of a 5.6 percent drop. They fell 3.6 percent in April, 11.5 percent in March and 6 percent in February. They had risen 15.4 percent in January.

Because of the big increase at the start of the year, sales for the first six months of this year, 314,000, were 18 percent higher than the first half of 1991.

Looking ahead, economists are expecting July to show some pickup because mortgage interest rates have been falling in response to an interest rate reduction by the Federal Reserve on July 2. Regionally, sales of new homes jumped 30.3 percent to an annual rate of \$6,000 in the Northeast. They were up 28.9 percent in the West to a rate of 147,000.

In the Midwest, they fell 2.9 percent to 101,000. In the South, sales dropped 2.8 percent to 239,000.

The median price of a new home, meaning half the homes sold cost more and half less, was \$122,500 in June, up from \$111,000 in May and \$119,000 a year ago.

The Associated Press contributed to this story.



DAN DEAN/STAFF PHOTOGRAPHER

Elegant dining: The main dining room at Orchard Lake Country Club was completely reworked. Improvements included a cathedral, beamed ceiling, lighting, woodwork and wall coverings, and window treatments.

Societal changes hasten country club renovations



Today's country clubs must appeal to a wider membership, who seek more diverse activities than the founding members. Transforming aging country club facilities into those that are functional and aesthetically appealing requires more than a cosmetic approach.

BY DOUG FUNK
STAFF WRITER

Kenneth F. Evangelista approaches renovating a country club like remodeling a home. Maybe that's why the Birmingham architect has been so much in demand by area clubs in recent years.

Evangelista has put his professional signature on Orchard Lake Country Club, Forest Lake Country Club and Bloomfield Hills Country Club and is in the process of putting together plans to remodel Pine Lake Country Club, all in Oakland County.

"Most were built in the early 1900s," Evangelista said. "They don't seem to function the way people use them today."

"Years ago, most people lived in the city of Detroit and drove out to the country to spend a day or a weekend here. It would be almost like someone's big house they'd go to."

"Over time, usage changed," he said. "Women came into the club more frequently. Kids came out. It evolved from the way it functioned as an original club. It didn't offer what members needed — swimming, tennis. Dining rooms were too small, kitchens too small."

Just like home

Evangelista developed an appreciation for large historic houses from his father, Joseph, an architect who designed stately homes in Grosse Pointe.

"He always taken the approach that a country club is an extension of the home," said Evangelista, 44. "You use it in the same way. It's just bigger. You have the same usages — sitting areas are like living rooms. You have kitchens, dining areas."

"Everything's just on a grander scale. Spaces are larger. Just trying to keep proportions and aesthetics to fit spaces is the task of the architect," he said.

Virtually every renovation involves updating the mechanical plant — heating, air conditioning, electrical and plumbing, Evangelista said.

"Clubs are spending \$500,000 to \$5 million depending on how much work they need," he said. "Normally they appoint a small committee that serves as a cross section of the membership. Lots of times, people involved are in construction so they have a working idea of what it takes to do."

Wish list and finances

"By interviewing people who work for the club, management, people who use it, we develop a program as to what we perceive their needs are. After developing a wish list, we develop solutions."

"They like to do a master plan . . . they can follow through generations," Evangelista said. "Then whatever they feel they can afford and get approval for, we'll do part or all of it."

Some recent projects identified by Evangelista:

- Orchard Lake Country Club — Created a new formal dining room. Totally renovated kitchens, employee areas, service entrances and loading dock.

- Forest Lake Country Club — Completely redid interior and exterior including window treatments, brick work, stairway entrances. Also, renovated pool and pool building plus a new tennis building.

- Bloomfield Hills Country Club — Renovated north wing of existing clubhouse including ladies lockerroom and a small dining room.

Evangelista also has put together plans to redesign Pine Lake Country Club from a more contemporary to traditional look.

Appearance follows function

"Most efficient function is the pri-



Kenneth F. Evangelista: The Birmingham architect, is in demand when it comes to country club renovations.

ority," he said. "Appearance comes after you know the function," he said.

"The challenge is to prepare a plan that appeals to everyone. You have 300 people who all don't use the club the same way. Some are drinkers, some are non-drinkers. Some like to dine formally, others informally."

"Second, is to make something that fits." It isn't always easy to get a traditional appearance and conform with modern building codes as they apply to ramps, stairways and railings, he added.

Charles Knighton was president at Forest Lake when members narrowly voted to improve the club facilities beyond a \$1 million plumbing and electrical update.

A big concern was the main dining room, which seated fewer than 100.

"Before we redid the club, we weren't getting membership. It was a pretty shabby place," Knighton said. "We weren't pulling in members with company accounts that drop in a lot of revenue for clubs."

"They're all happy (now)," he said. "Before we had to fight to keep membership full. Now, we have an 18-month waiting list."

Richard Vining was on the building committee for renovations at Bloomfield Hills Country Club.

Changes involve women

"We were trying to make it fit in with the building scheme," he said of the women's lockerroom, lounge and dining area. "The club was built in 1909. It needed to be updated. We gutted the second floor right down to the walls."

"We put a program together. Ken did our layout work, he did our renderings. We did a cost study. We had an interior decorator give us some ideas on themes. Women worked with us from beginning to end," Vining said.

Evangelista figures he's the right guy with the right experience at the right time to deal with major renovations.

"Clubs have run into the point where they've run out of Band-Aids. They have to be fixed," he said. "They've realized they must spend money or they won't be able to use the facility."



Big changes: Differences before and after renovations at Forest Lake Country Club are readily apparent in these pictures. Notice especially the roof lines, windows and brick treatment.