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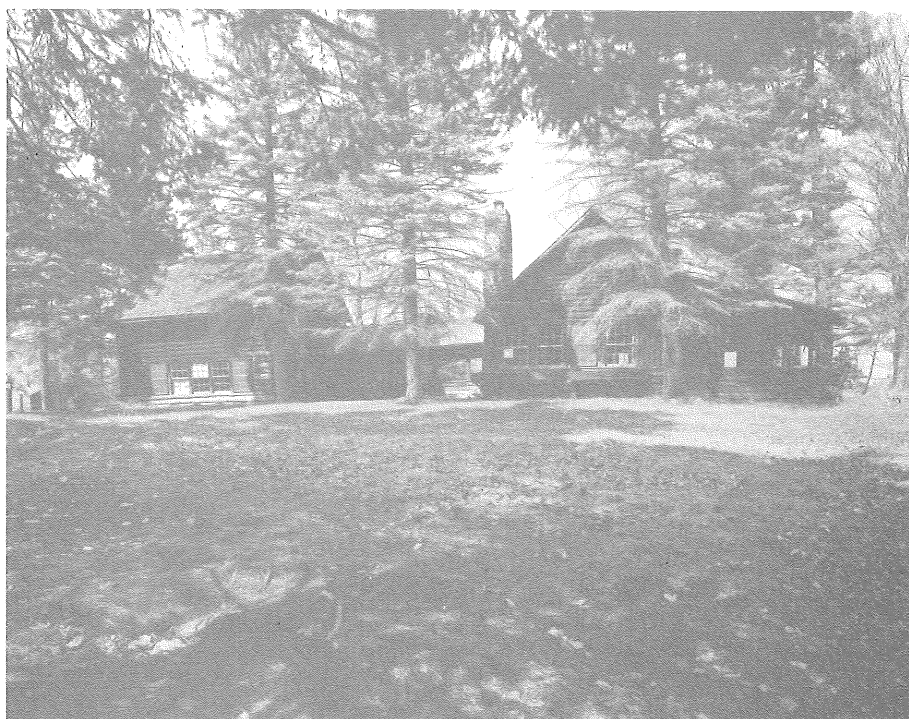
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THE TETTEGOUCHE CAMP

A Reuse Study



Sponsored by the
Department of Natural Resources
in cooperation with the
Minnesota Historical Society

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The Tettegouche Camp Reuse Study

Prepared by Rolf T. Anderson

The consultation was sponsored by the Department of Natural Resources in cooperation with the Minnesota Historical Society. Members of the consultation team were:

Rolf T. Anderson
Historical Consultant

Harrison Goodall
Conservation Services

Joseph G. Gallagher
Boise National Forest

Foster Hudson
Tettegouche State Park

Glen Kreag
Sea Grant Extension Program

Stuart MacDonald
MacDonald and Mack Partnership

Charles Nelson
Minnesota Historical Society

Timothy J. Rudnicki
American Youth Hostels

June, 1989



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Executive Summary

On June 7, 1989 the Reuse Consulting Team met at Silver Bay, Minnesota to evaluate the Tettegouche Camp and to determine potential uses for the property. Located in Tettegouche State Park, the camp consists of a complex of Rustic style buildings which have recently been nominated to the National Register of Historic Places.

During the three day consultation, the team inspected the camp and examined the condition of the various buildings. Interviews were conducted with individuals familiar with the issues impacting the camp and with several potential users.

Alternatives

After analyzing the resulting information, the consulting team developed the following alternatives:

1. Demolition

The Department of Natural Resources would demolish the Tettegouche Camp and return the land to its natural state.

2. Stabilization with Mixed-Use Alternatives

A. The primary buildings at the Tettegouche Camp, such as the Lodge, Kitchen/Dining Hall, and the three log Cabins, would be rehabilitated in order to accommodate a variety of mixed-use alternatives. The remaining buildings would receive minimal treatment in order to prevent any further deterioration. Compatible uses for the facility could include a combination of the following functions:

- 1) Trail Shelter/Interpretive Center
- 2) Minnesota Conservation Corps Camp
- 3) American Youth Hostel
- 4) State Park Group Camp Facility

B. The primary buildings at the camp would be stabilized as outlined under Alternative 2A. The rehabilitation would focus on establishing several individual rental cabins. This alternative could also provide a Trail/Interpretive Center.

3. Full Restoration

The majority of the buildings at the Tettegouche Camp would be restored to an optimum level and utilized for mixed-use alternatives.

Recommendations

After carefully considering the various issues and possible uses for the site, the consulting team recommends Alternative 2A, Stabilization with Mixed-Use Alternatives.

Demolition (Alternative 1) was not recommended due to the historic significance of the Tettegouche Camp and because it is feasible to stabilize the majority of the buildings. However, it is recommended to remove both the Filers' Shack and the Garage as a result of their deteriorated condition.



Lodge and Kitchen/Dining Hall – southwest elevation

Alternative 2A was selected because it would permit a variety of users to simultaneously occupy the site and thus offer a broad range of experiences to the public. In addition, each possible function is characterized by low intensity use. These uses remain compatible with the management plan for the park, which requires limited motorized access and the retention of the wilderness landscape.

Considerable flexibility is achieved through Alternative 2A since the programmatic

requirements for a youth hostel, group camp facility, and an MCC camp are very similar. Each requires sleeping quarters for both staff and campers as well as a kitchen facility. It might be possible for a youth hostel to share the site with an MCC camp, with the lodge available as a Trail Shelter/Interpretive Center for the public.

Both the Minnesota Conservation Corps and American Youth Hostels have expressed interest in the site, while a group camp facility could clearly operate within the existing administrative framework found in the many state parks with such facilities. In addition, the MCC has requested involvement in any decision concerning the Tettegouche Camp. MCC had previously utilized the camp and would be interested in providing maintenance for the complex or occupying the site as a residential facility.

Alternative 2B was not recommended because the establishment of rental cabins lacks the multiple use flexibility found in Alternative 2A.

Alternative 3 was not the initial recommendation because of the high cost of complete restoration. However, this option might be viewed as an ultimate goal for the complex. Key buildings could be stabilized while the remaining structures could be restored at some point in the future.

Regardless of the specific users of the site, the consulting team strongly recommends the construction of a sanitation building, possibly on the site of the garage.

In addition, serious consideration should be given to low cost alternatives to conventional restoration. For example, MCC crews could be utilized in the restoration process or a series of Preservation Training Classes could stabilize the Tettegouche Camp in a cost effective manner. ■



Boat Shelter – looking northeast

Introduction

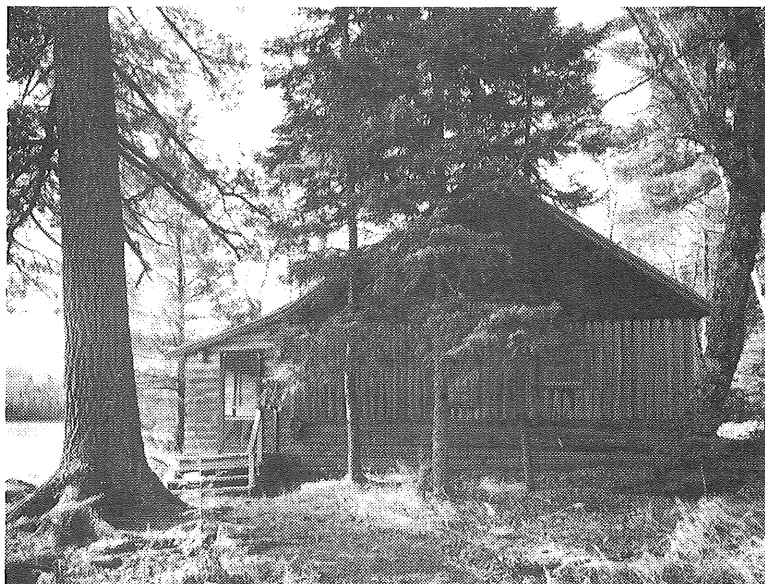
Concept

The Reuse Consulting Team is part of an ongoing effort by the Minnesota Historical Society to determine the feasibility of reusing historically significant properties which are vacant, underutilized or threatened by demolition. The program is patterned after the Preservation Advisory Services Team (PAST) developed by the Midwest Office of the National Trust for Historic Preservation. Since the program began in 1986, two consultations have been completed and three consultations are currently in progress.

A consultation includes the selection of persons with technical expertise in fields related to the needs and circumstances of the property under consideration, intensive inspection of the property's physical condition, interviews with individuals associated with or interested in the site, analysis of the findings, and publication of a final report. Because each property is unique, this approach may be modified as necessary.

Study Purpose

The Tettegouche Camp on Mic Mac Lake contains a high concentration of log structures and represents an early effort to unite recreation and conservation. The site has been determined to be historically significant and was placed on the National Register of Historic Places in 1989. The camp is owned by the State of Minnesota and is



Cabin B – north elevation

administered by the Division of Parks and Recreation of the Department of Natural Resources. The property is presently vacant and in a deteriorating condition. The Division of Parks and Recreation is seeking recommendations for the site.

The function of the Reuse Consulting Team is to provide an objective evaluation of the camp, beginning with its physical condition and its distinctive historical and architectural qualities. Using this information and input from resource persons, the team prepares recommendations for priorities in physical preservation and rehabilitation. Compatible uses are suggested which are consistent with the historic character of the property and the management goals of the Department of Natural Resources. Factors to be taken into consideration are environmental impact, economic justifications, operational programming, and continued maintenance of the property. The final report addresses the feasibility of physical preservation, potential uses, and potential users for the camp.

Consulting Team

The consulting team consisted of the following individuals with expertise in architecture, historic preservation, log building conservation, wilderness area management, resort development, and tourism.

Rolf T. Anderson, Principal Investigator

3632 Park Avenue South, Minneapolis, Minnesota 55407

Mr. Anderson is a Consultant for the State Historic Preservation Office of the Minnesota Historical Society. His projects include an architectural survey of the state park system which resulted in National Register nominations for 512 Rustic style buildings and structures. Mr. Anderson was responsible for coordinating the activities of the consulting team, directing the on-site consultation process, and for the preparation of the final report.

Joseph G. Gallagher, Development Specialist

4766 Maverick Way, Boise, Idaho 83709

Mr. Gallagher is a Cultural Resource Specialist for seven National Forests in the state of Idaho. His work includes assessments and program development for historic properties, and he also conducts Preservation Training Sessions. Mr. Gallagher was responsible for determining the evaluative criteria for the various use alternatives.

Harrison Goodall, Log Conservation Specialist

Conservation Services, 8 Lakeside Trail, Kinnelon, New Jersey 07405

Dr. Goodall is an Architectural Conservator and Log Specialist for Conservation Services. His firm specializes in maintenance management systems, condition assessments, and restoration and stabilization of historic structures. Dr. Goodall has conducted Preservation Training Sessions for the National Park Service and the U.S. Forest Service. Dr. Goodall was responsible for an evaluation of the log structures and for recommending various levels of stabilization and restoration.

Foster Hudson, State Park Manager

Tettegouche State Park, 474 Highway 61 East, Silver Bay,
Minnesota 55614

Mr. Hudson is the Manager of Tettegouche State Park. He was the on-site contact at the Tettegouche Camp, and he familiarized the team members with the management plan for the park. Mr. Hudson served as the liaison with the Department of Natural Resources.

Glen Kreag, Tourism/Recreation Specialist

University of Minnesota, Minnesota Sea Grant Extension Program,
208 Washburn Hall, 2305 East 5th Street, Duluth, Minnesota 55812

Mr. Kreag is a Tourism/Recreation Agent for the Minnesota Sea Grant Extension Program. Mr. Kreag evaluated the Tettegouche Camp in terms of local tourism and recreation issues.

Stuart MacDonald, Restoration Architect

MacDonald and Mack Partnership, 712 Grain Exchange Building,
Minneapolis, Minnesota 55415

Mr. MacDonald is a Restoration Architect and a partner in the firm of MacDonald and Mack which specializes in historic properties. His current projects include the restoration of Split Rock Lighthouse and the William Gray Purcell House. Mr. MacDonald recently documented the Tettegouche Camp for the Historic American Building Survey and was responsible for an assessment of the buildings at the Tettegouche Camp.

Charles Nelson, Historical Architect

State Historic Preservation Office, Minnesota Historical Society,
Fort Snelling History Center, St. Paul, Minnesota 55111

Mr. Nelson is the Historical Architect for the State Historic Preservation Office of the Minnesota Historical Society. He monitors all restoration proposals for National Register properties throughout the state and administers programs for the rehabilitation of historic properties. Mr. Nelson developed the program for the consulting team and assisted in the evaluation of the historic structures.

Timothy J. Rudnicki, Youth Hostel Specialist

American Youth Hostels, 30 South 9th Street, Minneapolis,
Minnesota 55402

Mr. Rudnicki is the Executive Director of the Minnesota Council, American Youth Hostels. He has participated on a national technical review panel in the area of hostel development and reviews all facility designs and license applications for hostels in the three-state area. Mr. Rudnicki was responsible for determining the feasibility of utilizing the Tettegouche Camp for uses such as a youth hostel.



Cabin C – looking north

Process

Each member of the consulting team was supplied with an informational packet prior to the consultation. Each packet contained pertinent information about the site, the National Register nomination, and preliminary studies on condition and potential reuse.

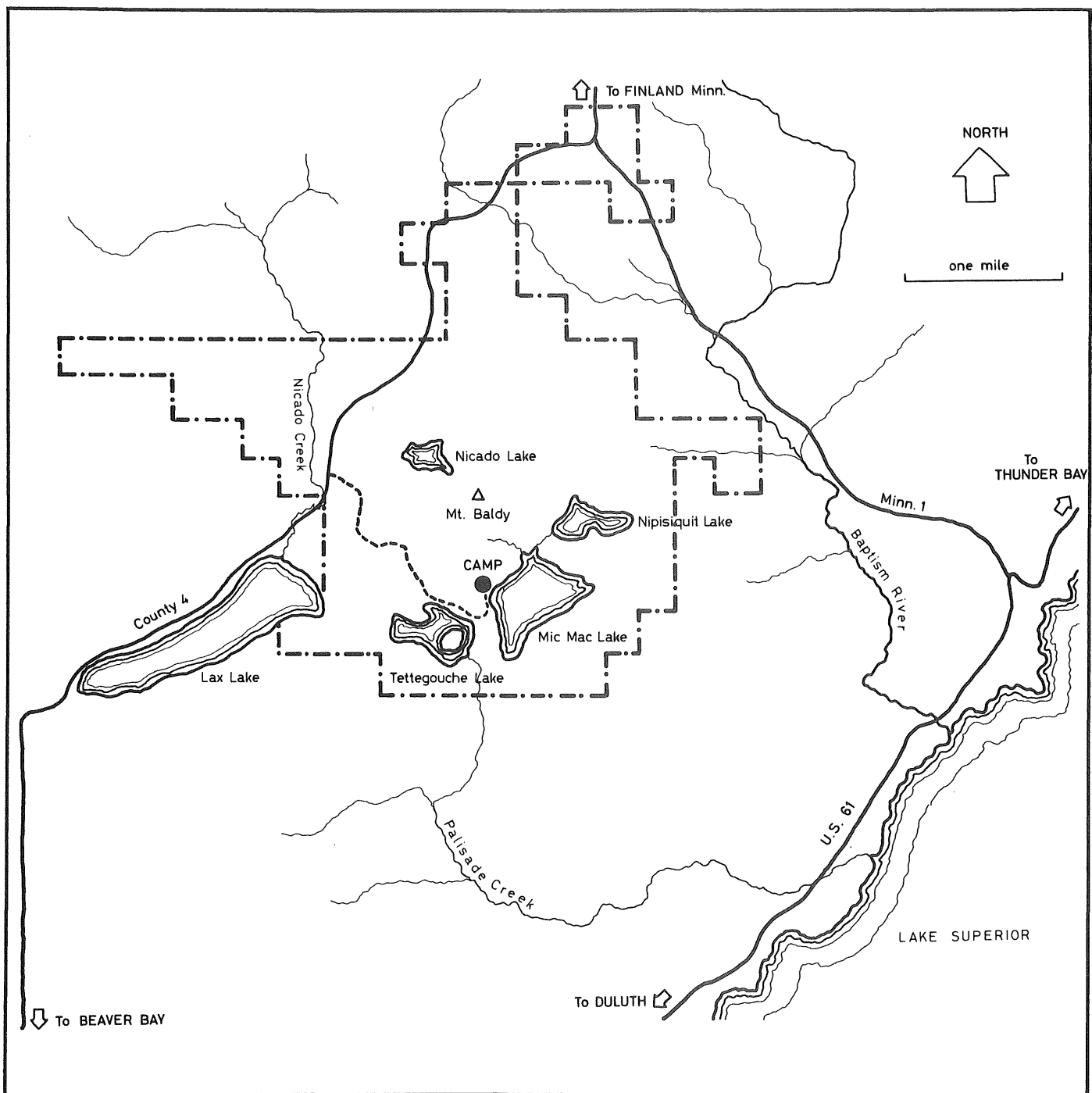
After arriving at the Tettegouche Camp on Thursday, June 8, 1989 the team was given a tour of the site. Three days were spent evaluating building condition and interviewing individuals familiar with the site and potential users. All interviews were confidential, which resulted in an open and frank discussion.

After the interviews and building assessment were completed, the team members developed the alternatives and recommendations contained in this report. ■

Chronology of the Tettegouche Camp

- | | |
|----------|--|
| ca. 1895 | Alger Smith and Company of Michigan purchased the area around the Tettegouche Camp and developed a logging camp in the vicinity. |
| ca. 1910 | The Tettegouche Club was established and bought 1,000 acres of cutover land from Alger Smith and Company. |
| ca. 1911 | The Tettegouche Club built the Main Lodge, Kitchen/Dining Hall, Cabin, and Root Cellar.

The Barn and Filers' Shack are thought to have been moved from the Alger Smith Logging Camp on the east shore of Nipisiquit Lake to the Tettegouche Camp. |
| 1921 | The Tettegouche Club sold the camp to member Clement K. Quinn who later purchased additional land. |
| ca. 1925 | Two Cabins, Garage, Out House, and Boat Shelter were constructed. |
| ca. 1950 | The Bath House and Dog House were built. |
| ca. 1960 | A Cabin was built. |
| ca. 1970 | A Small Log Shop and Ice House, of unknown origin, razed. |
| 1971 | John and Karl deLaittre acquired the Tettegouche Camp. |
| ca. 1972 | The Sauna was built on the shore of Mic Mac Lake. |
| 1978 | The Nature Conservancy obtained a one-year option on 3,400 acres. |
| 1979 | The State of Minnesota acquired the Tettegouche Camp and established Tettegouche State Park. |
| 1989 | The Tettegouche Camp is placed on the National Register of Historic Places. |



Map by Michael G. Walton, courtesy of John deLaittre.

Background/Summary of Existing Conditions

Historic Overview

The Tettegouche Camp on the shores of Mic Mac Lake traces its origin to the burgeoning resort industry of the early 1900s. As transportation systems improved and awareness of the importance of natural resources grew, tourism became a major American pastime. Private clubs with landholdings emerged as one form of tourism. The Tettegouche Camp serves as visual reminder of this movement and represents the use of Rustic style architecture in a recreational setting.



Lodge and Kitchen/Dining Hall, circa 1940



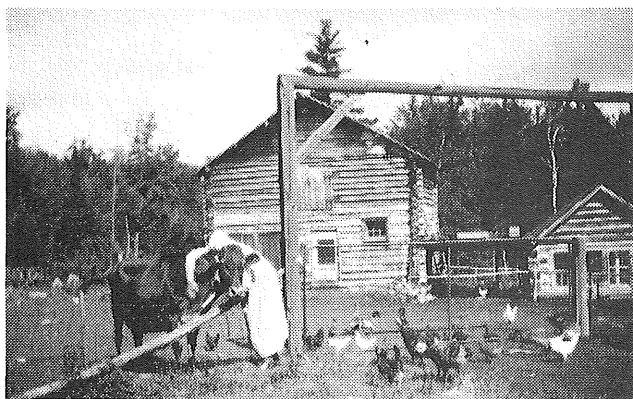
Barn, Filers' Shack, and Shop, circa 1911

The Tettegouche Club was formed about 1910. The purpose of the club was “to sensitively use the area’s natural resources and to promote conservation of its scenic beauty and inherent wilderness qualities while allowing recreational fishing” (Koop, M., Tettegouche Camp National Register Nomination). The emphasis on conservation was unusual and it remains the pivotal factor in ongoing management of the site.

The purchase of 1,000 acres of cutover land between Mic Mac and Tettegouche Lakes was the club’s first activity. The land was formerly owned by Alger Smith and Company, a lumber firm based in Michigan, and was ideally suited for development of a camp. Creation of a complex of log and half-log structures was the club’s second major undertaking. The first known buildings included a Lodge, Kitchen/Dining Hall, sleeping Cabin, and Root Cellar. A log Barn and Filers' Shack attributed to the nearby Alger Smith Logging Camp on Nipisiquit Lake are thought to have been moved to the camp during its initial development. Research indicates that a small Shop and Ice House had been located on the site, but were razed in 1970.

In 1921, ownership of the camp shifted to club member Clement K. Quinn. Quinn had a strong interest in preserving the area surrounding Tettegouche Camp as a wilderness and added several hundred acres to the camp. Around 1925, the camp was expanded with the construction of several log buildings including two Cabins, a Garage, an Outhouse, a Boat Shelter, and a Breezeway between the Lodge and Kitchen/Dining Hall. In ca. 1950 a half-log Bath House and half-log Dog House were added. A half-log Cabin was built in ca. 1960.

After fifty years of ownership, Quinn sold the Tettegouche Camp in 1971 to John and Karl deLaittre, descendants of Minnesota lumber families. Under their ownership, a half-log Sauna was built on the shore of Mic Mac Lake in 1972. By 1978, the Nature Conservancy had purchased a one-year option on 3,400 acres to allow time for another agency to step-in with a management plan that would preserve the Tettegouche Camp as a wilderness retreat.



Barn and Filers' Shack, circa 1930

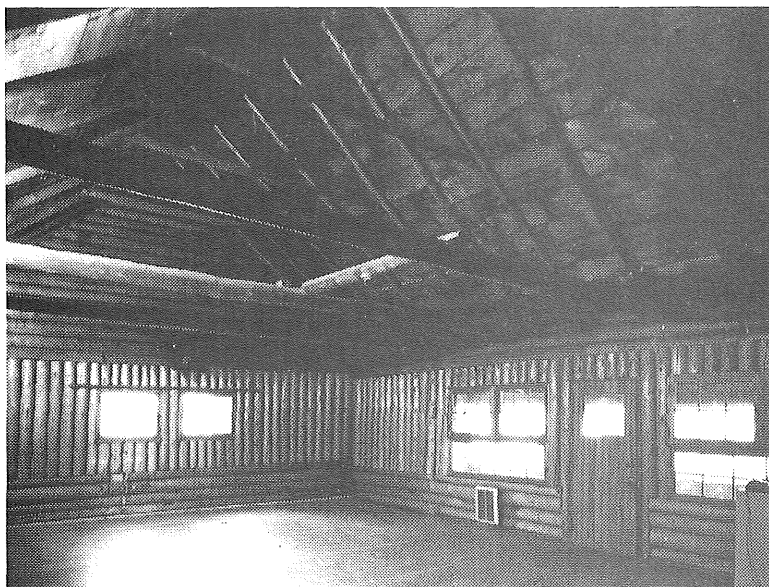
As early as 1962, efforts were underway to acquire the Tettegouche Camp as part of a major state park that would encompass areas around Baptism River State Park. Negotiations with local concerns and approval by the state legislature spanned seventeen years. Finally, in 1979 Tettegouche State Park was established, and included the Tettegouche Camp. Since that time, 120 acres of land have been added to the original 4,613 acres, and a DNR/MnDOT wayside rest and state park office have been opened in the park.

To further recognize the importance of this site, the Tettegouche Camp was placed on the National Register of Historic Places in 1989 as an historic district. The district includes nine contributing buildings, two contributing structures, and four non-contributing buildings. The nomination was approved based on the architectural and historical merits of the camp.

Architecture

The buildings at the Tettegouche Camp represent examples of Rustic style architecture which became popular in resort areas throughout the Upper Midwest during the first half of the 20th century. Rustic design prescribed the use of native materials, such as log or stone, with a handcrafted appearance. This style was utilized at a number of other recreational camps along the North Shore and may have been inspired by the great rustic camps in the Adirondack region of northern New York state.

The log constructed buildings at the Tettegouche Camp are particularly unique because of their variety of vernacular construction techniques. Both the Lodge and Cabin B, for example, combine both horizontal and vertical log construction. The Garage features palisade construction, utilizing vertical half-logs. The Filers' Shack is built with hewn timbers joined at the corners with half dovetail notches.



Lodge Interior – looking northeast

One of the most significant structures at the Tettegouche Camp is the Boat Shelter. The building is not only an unusual property type, but its construction is a classic example of Rustic design in the Adirondack tradition.

Furthermore, the building interiors, with exposed wood and framing elements, as well as hand-made furniture (now in storage), serve to enhance the Rustic characteristics of the site.

Building Condition



Out House – looking southwest

Many of the buildings at the Tettegouche Camp are entering a critical state of deterioration. Typical conditions include rotting sill logs, shifting foundations, and problems associated with a gradual increase in grade around the buildings. However, at the present time, only the Filers' Shack and the Garage are considered beyond repair.

Appendix A (Building Assessment) contains a detailed analysis of the condition of each building and structure as well as the necessary steps for stabilization. ■



Issues

In developing a plan for the reuse of the Tettegouche Camp, the consulting team analyzed a number of issues which affect the preservation and development of the property. These issues include physical condition, logistics, management policy, operations and budget, and suitability for programmatic development.

Physical Condition

Evaluation of the physical condition of the Tettegouche Camp is necessary in order to determine both structural and historical integrity. Advanced deterioration could require the removal of a number of buildings, such as the Garage and Filers' Shack. The loss of a substantial number of components of an historic site could result in the loss of the historic context of the property as a whole. In addition, the results of the physical evaluation are also an important factor in determining the feasibility for development.



Barn and Filers' Shack – looking southwest

Logistics

Logistics play an important role in determining the use potential of a property. The location of the Tettegouche Camp within Tettegouche State Park presents a complex logistical issue. Access to the camp is off County Highway 4, which is a considerable distance from the contact station and the major control point in the park. The need for security must be addressed as well as the issue of public access.

Management Policy

Management policies often set limitations or restrictions on use or development. The management plan for Tettegouche State Park calls for the preservation of the site as a natural area and also specifies limited motorized access. The acceptable volume and means of

motorized access must be considered as well as the specific needs of potential users. The intensity of use and the optimum capacity of the site should also be analyzed in order to assess potential environmental impact.

Operations and Budget

The investment in a site must be related to the resulting final product and the benefit and services that a property provides. Planning must also consider long range goals and objectives and should recognize that funds for initial work may be more readily available than funds for continued operation. The cost for stabilizing the Tettegouche Camp must be considered along with the ability of potential users to generate revenue or provide maintenance and management.

Suitability for Programmatic Development

Once the preceding issues have been considered, appropriate uses may be explored. A wide range of options should be considered with a variety of economic and operational requirements in order to offer a broad spectrum of alternatives. ■

Alternatives and Recommendations

Alternatives

After analyzing the issues affecting the Tettegouche Camp, the consulting team examined a wide range of alternatives from demolition to full restoration. However, the size of the facility and the management plan for the area quickly limited the number of options. Although consideration was given to certain upscale use alternatives such as a conference center or a lease arrangement with a concessionaire, these options were eventually eliminated due to a lack of economic viability and an incompatibility with the land management plan. Attention focused on low intensity use consistent with the conservation ethic responsible for the original construction of the camp. Ultimately, the following options were developed for consideration.

1. Demolition

The Department of Natural Resources would demolish the Tettegouche Camp and return the land to its natural state.

2. Stabilization with Mixed-Use Alternatives

A. The primary buildings at the camp would be rehabilitated in order to accommodate a variety of mixed-use functions. The remaining buildings would receive minimal treatment in order to prevent any further deterioration. Compatible uses could include a combination of the following functions:

- 1) Trail Shelter/Interpretive Center
- 2) Minnesota Conservation Corps Camp
- 3) American Youth Hostel
- 4) State Park Group Camp Facility

B. The primary buildings at the camp would be stabilized as outlined under Alternative 2A. The rehabilitation would focus on establishing several individual rental cabins. This alternative could also provide a Trail/Interpretive Center.

3. Full Restoration

The majority of the buildings at the Tettegouche Camp would be restored to an optimum level and utilized for mixed-use alternatives.

Recommendations

Demolition (Alternative 1) was not recommended due to the historic significance of the Tettegouche Camp and because it is feasible to stabilize the majority of the buildings. However, it is recommended to remove both the Filers' Shack and the Garage as a result of their deteriorated condition. This conclusion is based on the structural assessment of the buildings. Further discussions concerning the Filers' Shack may be warranted because of its historic significance.

Any decision concerning demolition should consider that the Tettegouche Camp is recognized as an historic district, rather than as a series of buildings and structures with significance based solely on individual merit. The camp should be viewed as a complex of historic resources consisting of components with functional and spatial relationships.



Cabin A – looking southwest

Alternative 2A was selected because it would permit a variety of users to simultaneously occupy the site and thus offer a broad range of experiences to the public. These functions are characterized by low intensity use and they remain compatible with the management plan for the park which requires limited motorized access and the retention of the wilderness landscape.

The following use alternatives were suggested and are listed below along with the basis for their selection:

Trail Shelter/Interpretative Center

The inclusion of a Trail Shelter and/or Interpretive Center at the Tettegouche Camp would open the site to all public visitors. This function would probably be incorporated in the Lodge building and could attract park visitors as a destination point within the trail system.



Garage – looking southwest

An interpretive program could also attract visitors from the surrounding area. For example, the naturalist at Gooseberry Falls State Park currently conducts periodic tours of the camp. Perhaps the number of tours could be increased and offered to other agencies such as the Environmental Learning Center or local historical organizations. The site could be utilized to interpret the following topics:

- Prehistory
- Geology of the North Shore
- Wildlife and vegetation
- The logging industry – with a tour of the remnants of the logging camp on Nipisiquit Lake
- Rustic architecture along the North Shore - including the Tettegouche Camp, Gooseberry Falls State Park, the North Shore designs by architect Edwin Lundie, and other recreational clubs which had developed in the area
- Conservation - with emphasis on the environmentally sensitive philosophy responsible for the establishment of the Tettegouche Club and the present Management Plan for the area
- The Tettegouche Camp – its history, restoration and preservation

Minnesota Conservation Corps Camp

The Minnesota Conservation Corps had previously utilized the Tettegouche Camp as a residential facility and had been involved in conservation projects along the North Shore of Lake Superior. The

MCC had expressed interest in returning to the site after the camp has been stabilized and has offered to provide maintenance, administrative services, as well as a role in the restoration of the property. (Refer to Appendix B for a detailed description of the MCC.)

American Youth Hostel

The American Youth Hostels program has expressed an interest in exploring the possibility of utilizing the Tettegouche Camp as a hostel site. A precedent exists for establishing youth hostels in historic structures and the wide variety of hostel types makes it possible to match a particular site with a compatible hostel. An American Youth Hostel would also provide on-site management and could play a role in the Lake Superior Hiking Trail. (Refer to Appendix C for a detailed description of American Youth Hostels.)

State Park Group Camp Facility

The Tettegouche Camp could function as a group camp facility similar to those already in operation in the state park system. A camp could be easily incorporated within the existing administrative structure. Group camps serve a specific recreational need and are increasingly in demand as private agencies are beginning to abandon their own group camp facilities. In addition, user fees are often able to support annual operating expenses. (Refer to Appendix D for a detailed description of state park group camp facilities.)

Regardless of the particular user under Alternative 2A, the recommended capacity for the Tettegouche Camp should remain at a relatively low level. Sleeping accommodations should remain limited and the number of individuals at the camp should be kept at a minimum in order to reduce impact on the site. When the Minnesota Conservation Corps utilized the camp as a residential facility, approximately 25 people were housed at the camp. This number would appear to be the ideal maximum. A small youth hostel could provide accommodations for 12 to 24 people, and a group camp facility could easily function with a maximum of 30 people, based on the average group size at other parks. If multiple users simultaneously occupy the camp, it is possible for a small youth hostel and an MCC camp to find adequate space.

Alternative 2B was not recommended because the establishment of rental cabins lacks the multiple use flexibility found in Alternative 2A. In addition, the concept of limited motorized use might be compromised since a number of unrelated users might create excessive traffic to the site. However, five state parks are currently offering rental cabins to the public and an administrative framework exists for providing such facilities. Thus, although providing rental cabins may not be a recommended alternative, it is nonetheless a viable reuse option.

Alternative 3 was not the initial recommendation because of the high cost of complete restoration. However, this option might be viewed as an ultimate goal for the complex.

The consulting team also suggests consideration for the following recommendations:

- The construction of a new sanitation building is recommended, possibly on the site of the garage.
- A limited yet viable means of access should be determined.
- The original furniture should be returned to the site.
- Consideration should be given to low cost alternatives to conventional restoration. ■

Cost Analysis for Stabilization and Restoration

Bldg. #	Building Name	Basic	Desired	Full Restoration
1.	Main Lodge	\$ 40,000	\$ 49,000	\$ 49,000
2.	Breezeway	3,500	4,300	4,300
3.	Kitchen/Dining Hall	40,000	58,400	58,400
4.	Cabin A	15,000	29,000	29,000
5.	Cabin B	15,000	29,000	29,000
6.	Cabin C	12,000	25,000	25,000
7.	Barn	3,000	3,000	60,000
8.	Filers' Shack	400	400	400
9.	Garage	400	400	400
10.	Out House	200	200	3,100
11.	Boat Shelter	1,000	1,000	8,000
12.	Sauna	100	100	1,200
13.	Cabin D	500	500	1,500
14.	Bath House	200	200	1,900
15.	Dog House	100	100	600
16.	Root Cellar	200	200	5,000
Subtotals		\$131,600	\$200,800	\$276,800
Marshalling Costs (10%)		\$ <u>13,160</u>	\$ <u>20,080</u>	\$ <u>27,680</u>
		\$144,760	\$220,880	\$304,480
Contingencies (25%)		\$ <u>36,190</u>	\$ <u>55,220</u>	\$ <u>76,120</u>
		\$180,950	\$276,100	\$380,600
Professional Services (10%)		\$ <u>18,095</u>	\$ <u>27,610</u>	\$ <u>38,060</u>
		\$199,045	\$303,710	\$418,660
Site Development				
	Utilities	\$ 37,346	\$ 37,356	\$ 37,346
	Toilet/Shower	\$ 90,000	\$ 90,000	\$ 90,000
	Landscaping	?	?	?
	Road	?	?	?
Total Cost		\$326,391	\$431,056	\$546,006

Basic Option

This cost analysis is organized in a flexible manner which describes several methods for stabilizing and restoring the Tettegouche Camp. The first option, termed "Basic," includes the cost for stabilizing the Main Lodge, Breezeway, Kitchen/Dining Hall, and Cabins A, B, and C.

Stabilization involves eliminating major problems, repairing or replacing deteriorated or damaged fabric, and putting the building into a functioning mode. After stabilization has been completed, a building would be structurally sound, weatherproof, and habitable. However, the building is not brought back to original condition, nor is optional work undertaken. For example, the replacement of an asphalt roof with wooden shingles might be delayed even though the roof might be in less than ideal condition. Sill logs might require replacement; however, a log located elsewhere in the structure might remain unrepaired if the damage is not too severe, or the log might simply be temporarily re-faced. Interior refinishing would not be included.

The remaining buildings and structures described in the "Basic" option would be "mothballed." Mothballing is a preservation technique used for the purpose of holding a building in a stable state in which the effects of deterioration or damage are minimal. The structure is maintained and prepared so that there will be little or no permanent impact on the building. Water penetration should be eliminated, adequate ventilation should be provided, and all vegetation within eight feet of the building should be maintained at a low level. Trees should be trimmed to prevent damage to the roofs, and there should be positive drainage away from the buildings.

Desired Option

Under the "Desired" option, the Lodge, Breezeway, Kitchen/Dining Hall, and Cabins A, B, and C are restored and returned to original condition. All repair is completed in order to avoid scheduling additional work in the near future. The porches, for example, on Cabins A and B would be returned to their original configuration and the windows along the east facade of the Lodge would be reconstructed. The remaining buildings and structures would continue to be "mothballed."

Full Restoration

All buildings and structures at the site would be restored and brought back to original condition. The site would be returned to its appearance during a specific period of time. A major cost involved in this particular option is the restoration of the Barn.

In each option, the costs associated with the Garage and Filers' Shack refer to demolition.

This cost analysis is intended as a flexible planning tool rather than as an exact guideline. Various costs are provided so that appropriate levels of stabilization and restoration might be achieved for selected buildings depending on their ultimate use. ■



Lodge – southeast elevation

Action Plan

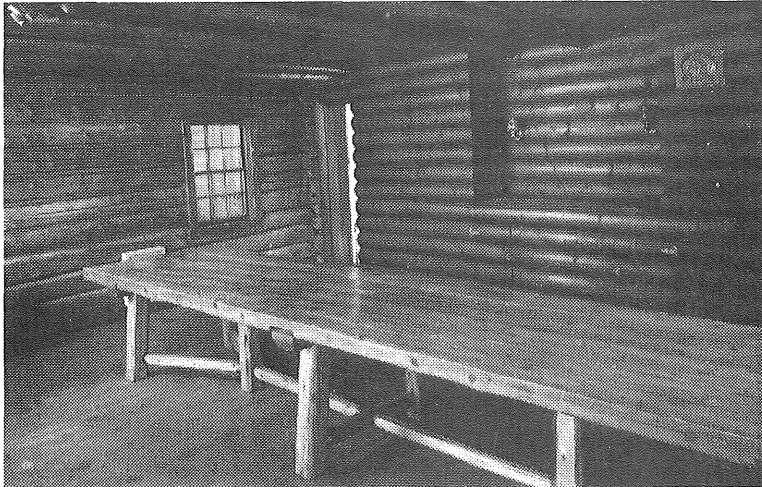
Immediate Action

Due to their unsafe condition, the Filers' Shack and Garage should be removed from the site.

Selection of Reuse Alternatives

Discussion should be initiated with the potential users suggested in Alternative 2A such as American Youth Hostels, the Minnesota Conservation Corps, and DNR personnel involved in the administration of group camp facilities. These agencies can clarify their requirements and describe any additional issues concerning the site.

Specific users for the site should be selected in order to determine the priorities for stabilization. For example, if a small scale youth hostel is to occupy the camp, perhaps only Cabins C and D would be the first buildings stabilized. However, if the MCC would become a user, the Kitchen/Dining Hall would become a priority for restoration. Similarly, if the camp will serve as a Trail Shelter/Interpretive Center, the Lodge should be considered as part of the initial stabilization process.



Dining Area – looking northwest

After the choice of users is made, a decision should be made whether the Barn will be retained. Discussions should also take place concerning appropriate access to the site. At the present time, vehicular access to the camp is on a limited basis only and vehicles may not be left at the Lax Lake parking lot. Access from the east is via a 2.5 mile hiking trail. Appropriate routes and methods of entry should be clarified.

Development of a Preservation Strategy

A planning document should be formulated in order to consider preservation alternatives and long range maintenance. A number of low cost restoration methods should be explored prior to the initiation of any stabilization.

A Preservation Training Session could be held at the Tettegouche Camp. Classes would be conducted by a log specialist who could train log builders, preservationists, DNR staff, etc. Actual work would be completed on-site. This method has been successfully employed by the National Park Service and the U.S. Forest Service.

A “phased” approach toward restoration could be implemented. This would involve gradual restoration of the site as resources become available. During this process, those buildings awaiting rehabilitation would be “mothballed” in order to prevent any further deterioration.

The Minnesota Conservation Corps could be incorporated in the stabilization process for the Tettegouche Camp. The MCC could provide annual maintenance or management of the site. In addition, the MCC has expressed interest in participating in the actual restoration of the camp.

The Tettegouche Camp should be recognized as a unique historic resource in the state of Minnesota. The site documents several significant historic contexts such as logging, tourism, and conservation. A variety of mixed use alternatives present an opportunity to provide a productive facility and to promote the preservation of the Tettegouche Camp. ■

Appendix A: Building Assessment

Main Lodge

Description

The Lodge is a 1 1/2 story structure with a shed roofed, screen and half-log porch which extends the full length of the lakeside wall. It has a gable roof and employs two types of log construction. Six rows of horizontal logs support a log palisade which supports more horizontal logs that rise from the eaves to the ridge. The horizontal logs are saddle notched and all logs are left in the round with little or no chinking. The windows are primarily 6/6 double hung sash. There is a fieldstone chimney on the southwest side and the Lodge is connected to the Kitchen/Dining Hall by a Breezeway.

Date: ca. 1911

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Replace existing deteriorated foundation with new
Log Walls	<ul style="list-style-type: none">• Replace deteriorated sill log and all horizontal logs at north side• Re-face deteriorated palisade log sill at north side• Replace deteriorated sill log, all horizontal logs and palisade sill log on west wall north of Breezeway• Replace deteriorated log sill and 2 horizontal logs at west wall south of chimney• Replace 5 deteriorated log crowns
Roof	
Framing	<ul style="list-style-type: none">• Install supplementary log rafter collars at main roof• Structurally stabilize log framing at porch
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new wood shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing, gutters and downspouts
Chimneys	<ul style="list-style-type: none">• Repoint stonework
Porches	<ul style="list-style-type: none">• Structurally stabilize existing framing• Remove non-original construction and restore to original configuration• Replace screening
Windows	<ul style="list-style-type: none">• Rebuild 7 racked windows• Replace 3 rotted sills• Replace heads and jambs on 2 windows

Doors	<ul style="list-style-type: none">• Repair 2 door frames• Make hardware complete
Finishes	<ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent
Interior Features	Conditions/Recommendations
Walls	<ul style="list-style-type: none">• Reconstruct 2 original east-west partitions of horizontal and palisaded log
Ceilings	<ul style="list-style-type: none">• Reconstruct original loft at north side
Floors	<ul style="list-style-type: none">• Repair/replace existing floor structure and damaged floor boards
Fireplace	<ul style="list-style-type: none">• Remove caulk and repoint stonework• Clean stonework• Make fully operational
Electrical	<ul style="list-style-type: none">• Install electric service panel, power and lighting

Breezeway

Description

The Breezeway is a log and screen walkway covered by a gable roof. It connects the Lodge with the Kitchen/Dining Hall.

Date: ca. 1925

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Replace existing deteriorated foundation with new
Frame Walls	<ul style="list-style-type: none">• Replace deteriorated framing• Replace deteriorated log siding• Replace deteriorated board flooring
Roof Framing	<ul style="list-style-type: none">• Replace deteriorated rafters• Replace deteriorated rafter plate at NE/NW and SE corners• Replace deteriorated fascia• Replace deteriorated bell support log• Replace screening
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new wood shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing, gutters and downspouts
Doors	<ul style="list-style-type: none">• Replace 2 screen doors
Finishes	<ul style="list-style-type: none">• Prepare surfaces and apply wood preservative and repellent
Electrical	<ul style="list-style-type: none">• Install power and lighting

Kitchen/Dining Hall

Description

The Kitchen/Dining Hall is a two section log building with an intersecting gable roof. The 1 1/2 story Kitchen is of horizontal log construction with saddle corner notches to the ridge and includes 6/6 double hung windows. The Dining Hall is two stories and is constructed with unhewn logs with saddle corner notches. It is distinguished from the Kitchen by horizontal clapboards that extend from the top log to the ridge.

Date: ca. 1911

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Replace existing deteriorated foundation with new
Log Walls	<ul style="list-style-type: none">• Replace deteriorated sill log and one log at west wall of Kitchen• Re-face 2 deteriorated logs at west wall of Kitchen• Replace deteriorated sill log and 2 logs at south wall• Replace deteriorated sill log and 5 logs at east wall• Re-face 2 deteriorated logs at east wall• Replace deteriorated sill log and 2 logs at east wall of Kitchen addition• Re-face 4 deteriorated logs at east wall of Kitchen• Replace 16 deteriorated log crowns• Replace portland cement mortar chinking with high-lime-content mortar chinking at Kitchen
Roof	
Framing	<ul style="list-style-type: none">• Replace deteriorated rafter tails, soffits and fascias
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new wood shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing, gutters and downspouts
Chimneys	<ul style="list-style-type: none">• Repair/repoint existing chimney at Dining Hall• Demolish existing chimney at north wall of Kitchen addition
Porches	<ul style="list-style-type: none">• Reconstruct original platform and “rustic” rail at west door

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| Windows | <ul style="list-style-type: none">• Rebuild 18 racked windows• Replace 4 rotted sills• Replace 1 rotted window head• Replace 4 rotted jambs at 2 windows• Replace 1 apron |
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| Doors | <ul style="list-style-type: none">• Repair door frames |
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| Finishes | <ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent |
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Interior Features	Conditions/Recommendations
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| Walls | <ul style="list-style-type: none">• Replace existing gypsum wallboard walls at Kitchen with new gypsum wallboard |
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| Ceilings | <ul style="list-style-type: none">• Replace existing suspended ceiling at Kitchen with board ceiling |
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| Floors | <ul style="list-style-type: none">• Repair/replace existing structural system• Replace damaged board flooring at Dining Hall• Replace existing sub and resilient flooring at Kitchen addition |
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| Finishes | <ul style="list-style-type: none">• Prepare surface and refinish at Kitchen |
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| Electrical | <ul style="list-style-type: none">• Install electric service panel, power and lighting |
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Cabin A

Description

Cabin A is an all-log building of horizontal construction with saddle corner notch joints. It is one story with a gable roof and an elevated porch of half-log and screen. The windows are 6/6 double hung and are placed in all four walls. There is a half-log privy with a gable roof and an outside entrance on the south end.

Date: ca. 1911

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Replace existing with new posts on concrete footings
Log Walls	<ul style="list-style-type: none">• Replace broken log at north side• Re-face 6 deteriorated logs at north and south sides• Replace 3 deteriorated log crowns
Frame Walls	<ul style="list-style-type: none">• Demolish existing wood frame outhouse and deck at south side
Roof	
Framing	<ul style="list-style-type: none">• Replace deteriorated rafter tails
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new wood shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing, gutters and downspouts
Chimneys	<ul style="list-style-type: none">• Replace existing metal flue
Porches	<ul style="list-style-type: none">• Structurally stabilize existing framing• Remove non-original construction and restore to original configuration• Replace screening• Replace wood stairs and rails at north and south sides
Windows	<ul style="list-style-type: none">• Rebuild 4 racked windows• Replace 2 window sills• Replace broken glass lights

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| Doors | <ul style="list-style-type: none">• Replace exterior door to match original configuration• Open infilled original door opening at east side and install new frame and door• Replace 1 screen door at porch• Rebuild 1 screen door at porch |
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| Finishes | <ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent |
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Interior Features	Conditions/Recommendations
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| Finishes | <ul style="list-style-type: none">• Prepare surfaces and refinish |
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| Stove | <ul style="list-style-type: none">• Install wood stove and metal flue for supplemental heat |
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| Electrical | <ul style="list-style-type: none">• Install electric service panel, power and lighting |
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Cabin B

Description

Built at a later date, the construction of this cabin differs slightly from other cabins. The walls have a horizontal log base completed by vertical logs that reach to the eaves and wood shingles cover the gable to the ridge. A half-log and screenporch with a shed roof spans nearly all the east side. Wood shingles are used on the cabin and the porch has rolled asphalt roof.

Date: ca. 1925

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Replace existing with new posts on concrete footings
Log Walls	<ul style="list-style-type: none">• Replace 1 deteriorated log at north side• Re-face 2 deteriorated logs at north side• Replace missing sill log at west side• Re-face deteriorated sill log at south side• Replace 1 deteriorated log at east side• Replace 2 deteriorated log crowns
Frame Walls	<ul style="list-style-type: none">• Demolish existing wood frame out house and deck at south side• Tear off existing gable and shingling and replace with new shingling
Roof	
Framing	<ul style="list-style-type: none">• Replace rotted rafter tails
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing, gutters and downspouts
Chimneys	<ul style="list-style-type: none">• Replace existing metal flue
Porches	<ul style="list-style-type: none">• Structurally stabilize existing framing• Remove non-original construction and restore to original configuration
Windows	<ul style="list-style-type: none">• Rebuild 2 racked windows• Replace 2 window sills• Replace bottom sash rail at 3 windows• Replace muntins at 1 window• Replace broken glass lights

Doors	• Rebuild 2 screen doors at porch and make hardware complete
Finishes	• Prepare surfaces, refinish and apply wood preservative/repellent
Interior Features	Conditions/Recommendations
Finishes	• Prepare surfaces and refinish
Stove	• Install wood stove and metal flue for supplemental heat
Electrical	• Install electric service panel, power and lighting

Garage

Description

The garage is a half-log building broken into three stalls having half-log hinged doors. It is one story and rectangular. Rolled asphalt is used on the gable roof.

Date: ca. 1925

Exterior Features

Conditions/Recommendations

Demolish - condition unsafe

Filers' Shack

Description

The Filers' Shack is log building of hewn timbers with dovetail corner notches and a gable roof. It is comparatively small and low and gives the appearance of being sunken or of having the lower portion of the building removed. Openings for 6/6 double hung windows remain. It is believed that the Filers' Shack was moved from the Alger Smith Company logging camp and historic photographs suggest it may once have been used to house chickens.

Date: 1894-1905

Exterior Features	Conditions/Recommendations
	Demolish - condition unsafe

Cabin C

Description

Cabin C has hewn log walls and a gable roof. The wall logs have saddle notch corners and extend beyond the joint. There are both 6/6 and 8/8 double hung sash windows. A small log constructed screen porch attaches to the south wall and a larger enclosed shed porch is located on the east wall.

Date: ca. 1925

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Replace deteriorated foundations and piers
Log Walls	<ul style="list-style-type: none">• Replace deteriorated sill log at west side• Splice deteriorated sill log at east side• Replace 8 deteriorated purlins• Replace 11 deteriorated log crowns• Remove all caulk "chinking"• Replace all deteriorated crawl space skirting
Roof	
Framing	<ul style="list-style-type: none">• Replace deteriorated rafter tails at west side
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing at eaves
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing, gutters and downspouts
Porches	<ul style="list-style-type: none">• Replace screening• Cut back east porch platform adjacent to east log wall of main house
Finishes	<ul style="list-style-type: none">• Prepare surfaces and refinish
Interior Features	Conditions/Recommendations
Walls	<ul style="list-style-type: none">• Remove all caulk "chinking"

Barn

Description

The Barn is a rectangular shaped building of unhewn log with saddle notch corners. The gable roof is covered with rolled asphalt and there are small fixed windows in each wall. A double wagon door of sawn lumber and single entrance door are on the south side of the building. A pair of wooden doors that allow access to the hay loft are also located on the south side. The Barn is believed to have been part of the Alger Smith Company logging camp and moved to Tettegouche Camp in 1911.

Date: 1895-1905

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Replace existing deteriorated foundation with new
Log Walls	<ul style="list-style-type: none">• Replace deteriorated sill log and 2 deteriorated logs at south side• Replace deteriorated sill log and 13 deteriorated logs at east side• Replace deteriorated sill log and 6 deteriorated logs at north side• Re-face 2 deteriorated logs at north side• Re-tie logs to opening jambs at north side• Replace deteriorated sill log and 4 deteriorated logs at west side• Replace existing portland cement mortar daubing with high-lime-content mortar daubing
Roof	
Framing	<ul style="list-style-type: none">• Structurally reinforce roof framing
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new wood shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing, gutters and downspouts
Windows	<ul style="list-style-type: none">• Replace 4 deteriorated windows
Doors	<ul style="list-style-type: none">• Repair doors and make hardware complete
Finishes	<ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent

Interior Features	Conditions/Recommendations
Framing	<ul style="list-style-type: none">• Replace 1st floor log joists/sleepers• Structurally reinforce 2nd floor log joists at ends and 3rd points• Shore all 2nd floor log joists at east wall
Walls	<ul style="list-style-type: none">• Repair existing partition construction
Floors	<ul style="list-style-type: none">• Replace deteriorated 1st floor boards and planks
Doors	<ul style="list-style-type: none">• Repair doors and make hardware complete
Finishes	<ul style="list-style-type: none">• Prepare surfaces and re-whitewash

Out House

Description

The small Outhouse has unhewn log walls with saddle corner notches. The area from the eaves to the ridge is covered with horizontal planks and wood shingles cover the gable roof.

Date: ca. 1925

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Replace deteriorated foundation sections
Log Walls	<ul style="list-style-type: none">• Replace deteriorated log sills at east, west and south sides• Replace 1 deteriorated log at east side• Re-face 1 deteriorated log at east side
Roof	
Framing	<ul style="list-style-type: none">• Replace 2 deteriorated rafter tails at east side
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new wood shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing
Porches	<ul style="list-style-type: none">• Replace wood entry platform
Doors	<ul style="list-style-type: none">• Disassemble, repair stiles and rails, re-assemble and make hardware complete
Finishes	<ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent
Interior Features	Conditions/Recommendations
Floors	<ul style="list-style-type: none">• Remove indoor-outdoor carpet and repair wood flooring
Finishes	<ul style="list-style-type: none">• Prepare surface and refinish

Boat Shelter

Description

The Boat Shelter is fashioned in the Adirondack style. It is an open log structure with a board roof covered with rolled asphalt.

Date: ca. 1925

Exterior Features	Conditions/Recommendations
Logs	<ul style="list-style-type: none">• Replace all deteriorated log main posts• Replace all deteriorated log dock posts• Replace all deteriorated log dock joists• Repair below water dock cribbing
Roof	
Framing	<ul style="list-style-type: none">• Replace deteriorated verge logs at each gable end• Replace missing ornamental log bracket at SW corner
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new wood shingles
Finishes	<ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent

Root Cellar

Description

The Root Cellar is dug into the hillside and has stone interior walls and a wood door.

Date: ca. 1910

Exterior Features	Conditions/Recommendations
Log Walls	<ul style="list-style-type: none">• Replace all perimeter retaining wall log construction• Provide structural reinforcement with posts and “dead men” to resist soil pressure on retaining walls• Provide filter fabric and gravel backfill for drainage at retaining walls
Stone Walls	<ul style="list-style-type: none">• Repair stone jambs supporting massive concrete lintel at door opening
Roof	<ul style="list-style-type: none">• Restore earth cover
Doors	<ul style="list-style-type: none">• Reconstruct plank jambs, lintel and horizontal and vertical board door and make hardware complete
Interior Features	Conditions/Recommendations
Clean-Out	<ul style="list-style-type: none">• Remove all debris at interior
Doors	<ul style="list-style-type: none">• Reconstruct frame, horizontal and vertical board door, and make hardware complete

Sauna

Description

The Sauna, a recent addition to the complex, has a concrete foundation topped by walls of half-log.

Date: ca. 1972

Exterior Features	Conditions/Recommendations
Foundations	Replace concrete block foundation piers
Roof	
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing
Porches	<ul style="list-style-type: none">• Repair wood entry platform and stair construction
Windows	<ul style="list-style-type: none">• Replace 2 sash and broken glass lights
Doors	<ul style="list-style-type: none">• Replace existing hollow core door with new vertical board crossbuck and make hardware complete
Finishes	<ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent

Cabin D

Description

Cabin D is a small, half-log building with a gable roof.

Date: ca. 1960

Exterior Features	Conditions/Recommendations
Foundation	<ul style="list-style-type: none">• Repair minor sill deterioration
Frame Walls	<ul style="list-style-type: none">• Replace rotted siding adjacent to sills at south and east sides of cabin and north side of porch
Roof	
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing at NE corner
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing, gutters and downspouts
Porches	<ul style="list-style-type: none">• Replace screening
Finishes	<ul style="list-style-type: none">• Prepare surfaces and refinish

Bath House

Description

The Bath House is a square shaped half-log building, with a hipped roof.

Date: ca. 1950

Exterior Features	Conditions/Recommendation
Roof	
Framing	<ul style="list-style-type: none">• Replace broken rafter tail at east side• Structurally reinforce all rafter tails• Replace fascia at south side
Sheathing	<ul style="list-style-type: none">• Replace deteriorated board sheathing
Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new shingles
Metals	<ul style="list-style-type: none">• Replace sheet metal flashing
Porches	<ul style="list-style-type: none">• Repair entry platform construction
Windows	<ul style="list-style-type: none">• Replace screening
Doors	<ul style="list-style-type: none">• Make hardware complete
Finishes	<ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent
Interior Features	Conditions/Recommendations
Floors	<ul style="list-style-type: none">• Remove indoor-outdoor carpet and repair flooring
Finishes	<ul style="list-style-type: none">• Prepare surfaces and refinish
Electrical	<ul style="list-style-type: none">• Install electric service panel, power, and lighting

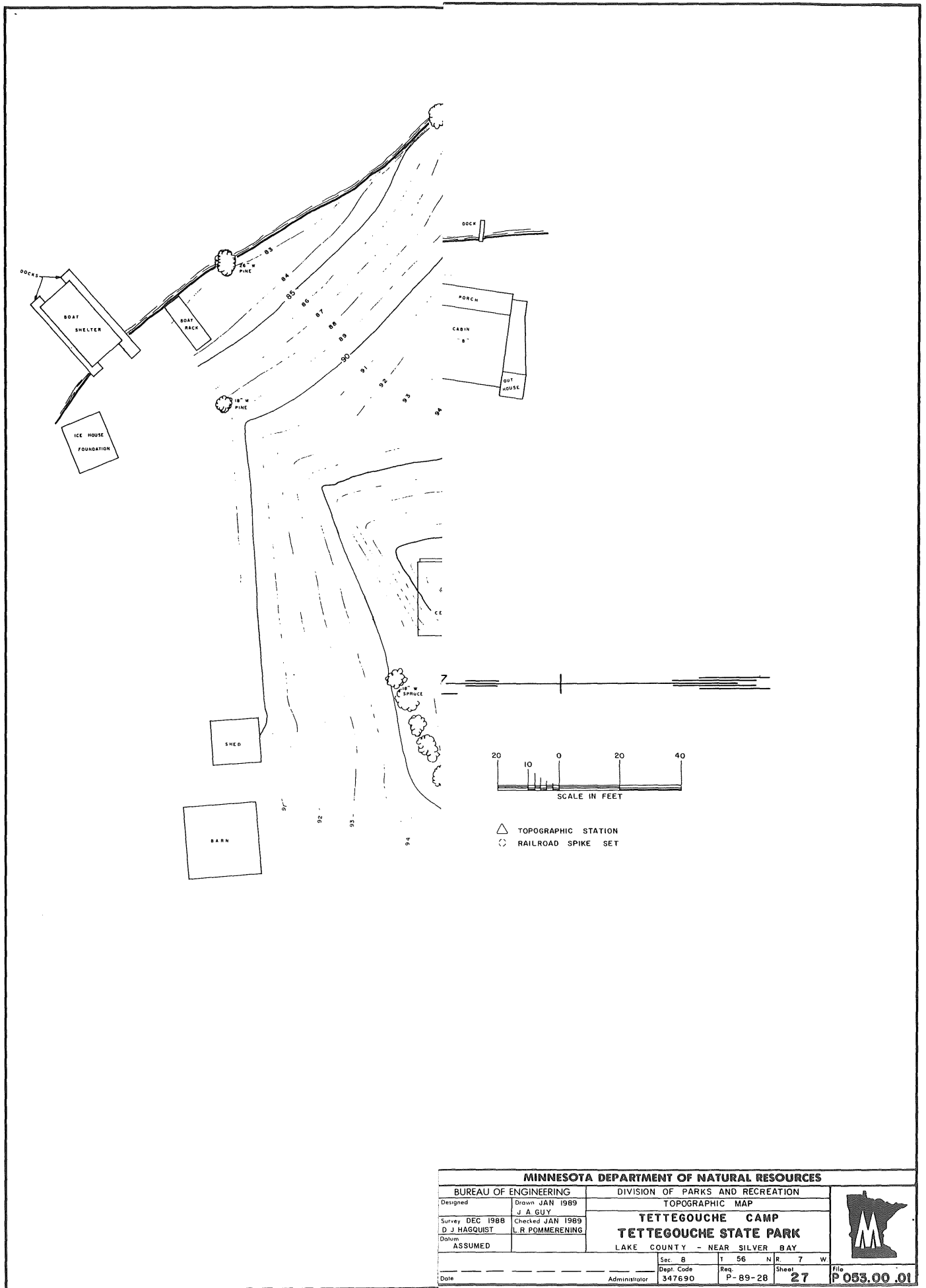
Dog House

Description

The small Dog House is constructed of half-logs and is covered by a shed roof.

Date: ca. 1950

Exterior Features	Conditions/Recommendations
Frame Walls	<ul style="list-style-type: none">• Repair minor sill deterioration at south side• Repair rotted log siding adjacent to sills
Roof Shingles	<ul style="list-style-type: none">• Tear off existing and replace with new shingles
Finishes	<ul style="list-style-type: none">• Prepare surfaces and apply wood preservative/repellent



Appendix B: The Minnesota Conservation Corps Proposal

The Minnesota Conservation Corps is a state wide program comprised of men and women ages 18 to 26 who work to conserve Minnesota's valuable natural resources. Administered by the Department of Natural Resources, the MCC serves the state by completing outdoor conservation projects and also serves Minnesota's youth by providing employment, training, career development, and job placement.

The Corps consists of two separate components, a youth program for high school students ages 15 to 18 and an adult program for adults from ages 18 to 26. According to MCC regional supervisor Joe Alberio, the Corps is involved in trail development, erosion control, timber stand improvement, building maintenance, as well as bridge and shelter construction. Specific projects include the construction of a 45 mile section along the Superior Hiking Trail, a river cleanup campaign which covered 235 miles of waterways, and firefighting in Utah's Affleck Park in August, 1988.

The Minnesota Conservation Corps currently operates a residential program for 75 high school students at St. John's Landing Group Camp in St. Croix State Park. The Corps once operated a similar program at the Tettegouche Camp for the hearing-impaired. While at the Tettegouche Camp, projects included conservation measures in the state parks along the North Shore, and work was also completed for the Forestry and Wildlife Divisions of the Department of Natural Resources. The Tettegouche program was closed when the condition of the log buildings deteriorated.

MCC has offered the following proposals for the Tettegouche Camp:

- 1) The MCC could resume the operation of the residential training program for the hearing-impaired at the Tettegouche Camp. A maximum of 20 high school students and 5 staff members would live at the site. MCC would maintain the camp and continue conservation work along the North Shore. Resources are available to fund the operational expenses of this program.

2) MCC is willing to work in conjunction with another agency utilizing the Tettegouche Camp. A crew of approximately three adults would function as on-site managers and would also provide light maintenance and security. Additional work programs in the area could also be initiated.

3) MCC could provide annual maintenance for the Tettegouche Camp by furnishing an adult crew from Duluth. The crew could provide maintenance on an "as needed" basis and would probably remain at the camp for one week periods of time.

4) MCC is interested in assisting in the restoration and preservation of the Tettegouche Camp by providing an adult crew who would work with a contractor or Preservation Training Team.

The Minnesota Conservation Corps has requested involvement in any decision concerning the Tettegouche Camp. MCC is willing to offer a wide variety of skills and services to the site. ■

Appendix C: American Youth Hostels Proposal

Introduction

American Youth Hostels (AYH) is a nonprofit organization founded in 1934 to promote a greater understanding of the world and its people. This is done by bringing travelers of all ages and nationalities together in AYH hostels, and by sponsoring hostel related programs for educational and recreational travel. AYH is based in Washington, D.C., with 39 local AYH Councils throughout the United States, and is affiliated with the International Youth Hostel Federation which coordinates a worldwide network of 5,400 hostels. Through the combination of rehabilitated historic structures and their adaptive reuse as hostels, educational travel experiences can be enhanced while preserving historic landmarks for current and future generations.

Youth Hostels Serve as an Adaptive Reuse for Historic Structures and Educational Experience

Adaptive reuse of historic structures through the development of youth hostels can save historic landmarks from neglect and destruction while providing additional public benefits. Through diverse and cooperative efforts on the part of local communities, volunteer groups, various government agencies and American Youth Hostels, history and hostels have been successfully combined in 36 adaptive reuse projects across the United States. In these projects, youth hostels:

- preserve underutilized historic structures for public use and enjoyment;
- generate educational opportunities for new markets of domestic and international travelers of all ages; and
- provide simple, safe, affordable, alternative overnight accommodations in scenic, historic cultural areas.

The preservation of historic structures and their adaptive reuse is viewed by American Youth Hostels as an important part of its educational mission. Staying in rehabilitated historic structures in the United States provides travelers with an interpretive view of the diversity of regions across the country.

Domestic and international travelers can experience history firsthand through historic hostels in the U.S., and, in some hostels, participate in related educational programs. The historic hostel, its floor plan and the

geographic characteristics of a region play a role in determining the program. Each hostel is a unique “Window on America” for the traveler and a “Window on the World” for the local community.

As educational tools, U.S. historic hostels also bring people of different nationalities, social backgrounds, and opinions together in congenial meeting places. The design of a hostel, its location, management practices, customs and related programs serve to promote a spirit of cooperation, physical fitness, interdependence, greater self-reliance and appreciation for our natural resources. Hostels, in general, are simple, inexpensive (\$5 to \$10 per night per person), alternative overnight accommodations that usually consist of dormitories and bathroom facilities for males and females, self-serve kitchen, dining area and common room.

Through their memberships, travelers using hostels agree to abide by certain customs which are established to enhance the educational experience, ensure a safe stay and keep operating costs low. The customs include no alcohol on the premises, completion of a supervised housekeeping task before departure, and use of a sheet sleep sack (similar to a sleeping bag liner) to eliminate the need for bed linens. To ensure that hostel customs are followed, travelers can choose from several memberships that range from \$10 to \$30 per year. Nonprofit organizations may qualify for free memberships.

Building Rehabilitation for a Youth Hostel

Although each U.S. hostel is unique, each licensed facility must meet AYH grading criteria and standards for operation. The “Hostel Grading Criteria” provides valuable guidance in the rehabilitation of structures to encourage the best conditions in even the simplest hostel. A hostel grade also provides useful information to the traveler regarding the type of facility to expect. In any case, the hostel grade refers only to the level of facility and not to quality of atmosphere or to the value of the hosteling experience in a particular facility.

The grade considers a variety of factors including:

- floor space per person in dormitories;
- ratio of sanitary facilities to beds;
- seating capacity in the dining and common rooms; and
- work space provided in the kitchen.

These factors are, however, weighed against the type of structure and its location. A structure might, for example, be of value based on its location, and in order to be in harmony with the local environment it may not be practical to provide full hostel facilities. An urban hostel will have separate dormitories and flush toilets while a rustic hostel or “Shelter Hostel” might have unisex dorms with separate male/female dressing areas, unisex sanitary facilities (flush toilet or locally approved privy, chemical or composting type) with a system to allow alternating use, and some washing facility with at least cold water (even basins).

In contrast to the “Shelter Hostel” is the “Superior Hostel.” This hostel might be in an urban area, and provide 100 square feet of floor space per bed to accommodate all recommended hostel services. It generally exceeds all of the minimum standards for a hostel, and might also provide private family rooms, laundry facilities and bicycle storage. The “Simple Hostel” and “Standard Hostel” fall between the other two hostel grades.

AYH operating standards are designed to provide travelers with hostels that are clean, hospitable, safe and comfortable. The on-site hostel managers are trained, and play a key role in providing building security and in meeting AYH operating standards. The hostel managers, for example, usually maintain the building with revenue generated from the hostel overnights, and provide travelers with information regarding the locale, activities and future route planning. Annual inspections are performed to ensure that all licensed hostel facilities meet the AYH grading criteria and operating standards.

Adaptive Reuse Potential at Tettegouche Camp

Based on hostel grading criteria, three to five historic structures at Tettegouche Camp could be combined to serve as a hostel. The type of grading criteria chosen for guidance in potential building rehabilitation will have a significant impact on the degree and cost of rehabilitation. For purposes of adaptive reuse analysis, the “Shelter Hostel,” “Simple Hostel,” and “Standard Hostel” grading criteria were used.

The “Shelter Hostel” grade consists of the following building combination:

1. Cabin C (Residence for on-site hostel manager)
2. Cabin D (Self-serve kitchen and dining area)
3. Cabin A (Unisex dormitory with separate dressing areas for males and females, and common room)

The "Simple Hostel" grade consists of the following building combination:

1. Cabin C (Residence for on-site hostel manager)
2. Cabin D (Self-serve kitchen and dining area)
3. Cabin A (Female dormitory and common room)
4. Cabin B (Male dormitory and common room)

The "Standard Hostel" grade consists of the following building combination:

1. Cabin C (Residence for on-site hostel manager)
2. Cabin A (Female dormitory)
3. Cabin B (Male Dormitory)
4. Kitchen/Dining Hall (Self-serve kitchen, dining area)
5. Main Lodge (Common Room)

Approximate rehabilitation costs for a basic level hostel, from the "Shelter Hostel" to the "Standard Hostel" grade, ranges from \$27,000 to \$122,000.

It should be noted that simple, low cost solar showers and composting toilets are feasible alternatives to more traditional sanitary facilities. The alternatives could be used to moderate project costs and maintain an appropriate environmental balance.

Based on information provided by State Park personnel, vehicular access to the site would be limited. This limitation could potentially have an adverse affect on the viability of this particular adaptive reuse. Given this limitation, there should be at least a two-year contingency fund for operations. ■

Appendix D: State Park Group Camp Proposal

Group Camps, or organized camps, within Minnesota's state parks trace their beginnings to the Depression Era. When the state park system we know today was being developed by agencies such as the National Park Service and the Civilian Conservation Corps, group camp facilities were developed in many parks.

Some of the early group camps utilized the remaining buildings from the CCC and WPA Transient Camps after state park development had been completed. These camps usually consisted of a series of barracks, a mess hall, and a number of shop buildings, all ideally suited for a conversion into a group camp facility. Camps of this type were established at Itasca, Scenic, Camden, Flandrau, and Whitewater State Parks. However, over the years many buildings deteriorated and were removed until only Itasca and Flandrau State Parks retain facilities of this type. New group camp facilities were also constructed. Lake Bronson, Lake Carlos, and Lake Shetek, all include group camps built near the end of the Depression. However, these camps generally only included a Mess Hall and Crafts and Recreation Building, although other buildings have often been added during the modern era.

The state's largest group camp was built at St. Croix State Park, which was originally known as a Recreational Demonstration Area. The RDA program was intended to provide recreational facilities to large numbers of people from urban areas, something not possible in most state parks. With this purpose in mind, three Rustic style group camps were built, including over 100 buildings. The first camp opened in August 1936 and was operated through a joint effort between the State Relief Administration and the Recreation Division of the Works Progress Administration. The first campers were girls from ages 9 to 14 from families on relief.

Since the 1930s, group camps have continued to play a major role in the state park system. Additional facilities have been added and today the following parks offer modern or semi-modern group camps: Helmer Myre, Itasca (Squaw Lake Group Camp), Lake Carlos, Lake Shetek, St. Croix (St. John's Landing Group Camp, Norway Point Group Camp, and Head of the Rapids Group Camp), Sibley, and Whitewater. In addition, almost every park in the state offers some type of primitive group camp with limited facilities.

In the early 1980s the Division of Parks and Recreation of the Department of Natural Resources conducted a study to determine the feasibility of continuing state park group camps. As a result of the study, it was decided to continue to provide these facilities. By 1989, surveys indicate that there has been a noticeable increase in demand for the group camps and a number of the camps, such as those located at St. Croix and Whitewater State Parks, are also able to generate sufficient revenue to cover operating expenses. In fact, the group camps at St. Croix State Park are reserved for the entire summer. Many private organizations are no longer able to provide such facilities, and, in some cases, high land values encourage an owner to sell the property associated with a group camp. Today, group camps are used by social, civic, and non-profit organizations, and they remain popular for church groups and family reunions.

Due to the demand for group camping, and because the state park system already includes the administrative framework to operate such camps, it is considered a viable alternative to incorporate the Tettegouche Camp within this system. The Tettegouche Camp could accommodate up to a maximum of 30 campers and the functional organization of the buildings is similar to many existing group camps. Vehicular access to the site would also remain compatible with the land management plan for the park since groups of this type would probably tend to arrive and leave as a single unit and continual traffic would be kept to a minimum.

A similar group camp facility is not available at any state park in the area. In addition, the picturesque setting of the Tettegouche Camp and the proximity of the scenic North Shore would also tend to attract users. ■