

DRAFT Cabin Planning, Winter 2018:

Submitted by Bruce Davis (1971-74; cabin builder 1975)

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New Member of the TCA Board

There have been numerous concerns about fire safety at the cabin for many years. Truly, we are fortunate the place is still there and no one's been injured, as current woodstove and gas appliances are not safe. Now we have a unique opportunity - this fall a number of donors from the 1950s organized by Bob Watts donated \$4,250 in memory to Dr. Douglas Rankin, Trailmaster 1952-53 specifically for fire safety upgrades. This appears to be a workable amount for making the necessary safety improvements we have identified at this time. When spending this much money, we want to be thoughtful about how we approach this phase. If you have concerns or questions about the safety planning outlined below, please be in touch. For instance, we know inconsistent users of woodstoves are much less reliable than a single homeowner using wood heat, however it seems converting to propane heat would be impractical and expensive. At this point we plan to move ahead with replacing/ upgrading woodstove installations.

Besides safety upgrades there are several decayed log areas to be repaired. While these are not threatening to the structural integrity of the cabin at this time, I want to get these soon taken care of sooner rather than later.

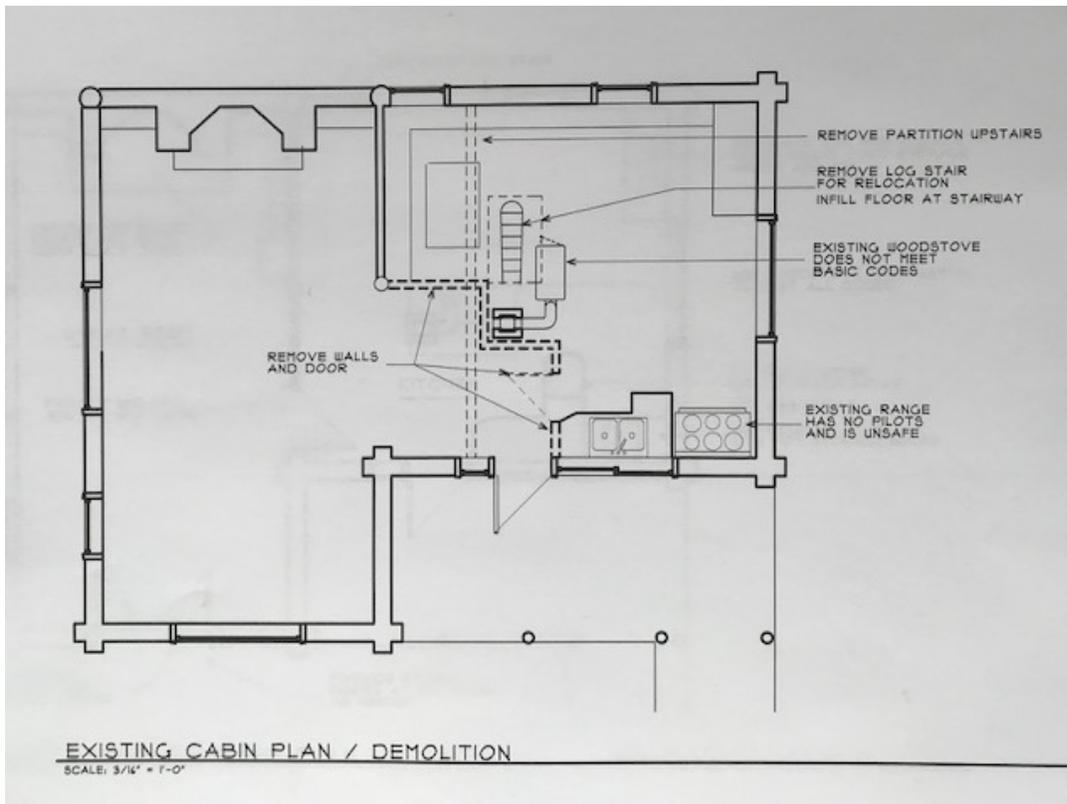
The cabin is clearly getting much more intensive use by current crews than during the years after we built it. We had occasional small groups of TC alums in mind for the design. Currently, at least one night of summer weekends typically sees a gathering of most crewmembers, and this is likely to remain a need when Hutton moves to Camp Dodge as well. Inside spaces are currently too cramped to be as functional for larger groups as it needs to be. I have been spending more time at the cabin the last few years, and talking to current / recent crew members, including Romney, Stitch, Switchback and Smathers about what works and what doesn't for larger number groups with summer crew use.

Many of the interior elements of the cabin, such as interior walls and wood stoves, were added ad hoc over the years. Aspects of the current configuration have ended up being somewhat haphazard, at the cost of functionality and usability. Thus, now appears to be a good time to assess the entire facility, and to look at how the cabin could function in the years ahead, with an overall plan. The proposed changes for larger groups will also work better for smaller groups off-season as well.

Based on conversations to date and 42 years of history, below is a DRAFT list of improvements, by category. I want to emphasize DRAFT – I am putting this out to get things moving, and everything is open to discussion. See included Floor Plans:

Safety:

- Gas lights: many are non-functional, there have been dangerous gas leaks, as well as accounts of lights being left on unattended for days or weeks in winter. We propose to remove gas lights; cap gas piping; provide 8 to 10 LED lanterns (D-cells only), provide wall sconces to mount in strategic locations; provide location for discharged batteries; provide charger for Hutton. (Thanks to Stitch, most of this has taken place; Bob and I have each donated several D-cell lanterns and welcome more donations.)

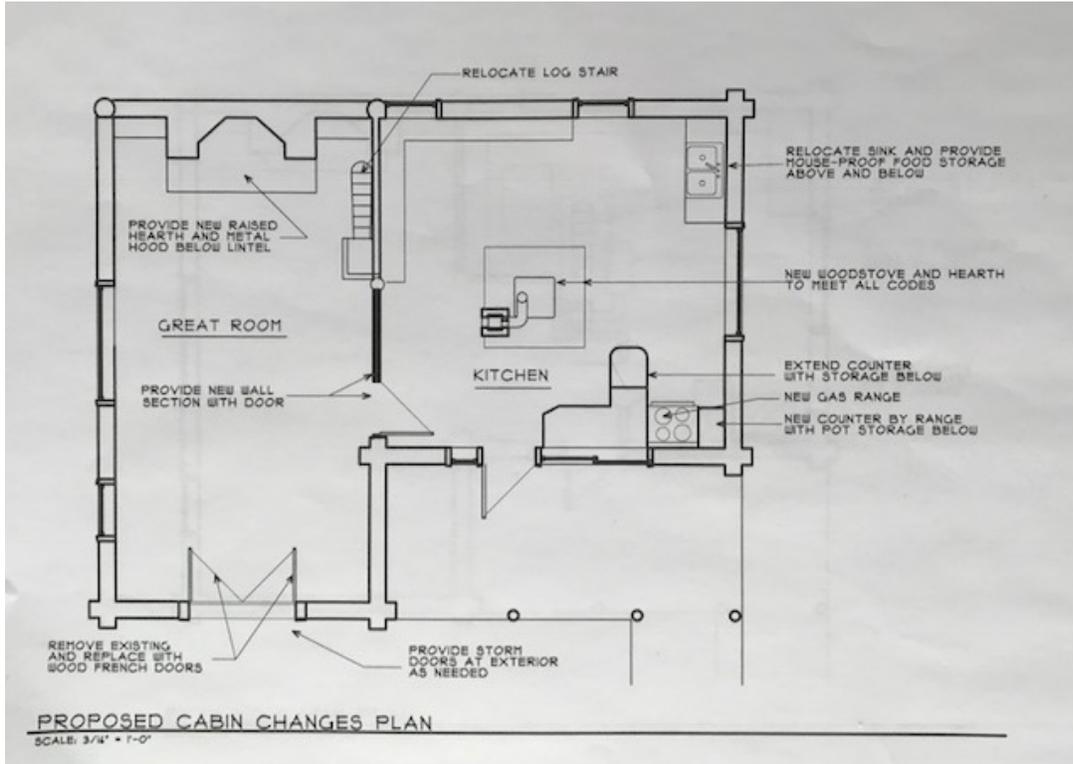


Cabin Demo

- Check and wall-mount fire extinguishers
- Fireplace: expand hearth size and raise 12" above floor; provide screen to keep embers off floor; extend flue additional 2' above roof; add metal hood below mantel to increase positive draft
- Replace gas range – with a range with battery-powered pilots
- Provide new kitchen woodstove, with code-compliant installation (provide adequate sized hearth pad; new stovepipe installation; check all clearances from combustibles and move / protect as needed; move log stair to new location for stove clearance / safety (as well as for kitchen usability).
- Bob's cabin: provide new woodstove, hearth, chimney system, wall protection to meet code.
- Bob has requested to keep three gaslights in his cabin, and he has kept those in good repair since 1974.
- Remove partition in room above kitchen, as that room feels like a fire trap. With wall removed, access / egress to great room via log stair will be less restricted.
- New French doors in great room, for second means of egress.

Maintenance:

- To complete the 3rd reroofing of both cabins, re-roof west side (over existing roofing).
- Provide gutters at porch to decrease weathering
- Repair base log at east side of connector porch deck; remove partial decayed section; consolidate decay; repair decking etc.



Cabin Changes

Improvements:

- Move outhouse closer to cabin on a new hole (at staked & flagged location across trail from woodshed). Either remove (in recognition of our Lease-limits, or convert existing toilet structure to double use, with privacy wall between, and another outside door. This would give the site higher “Peak-Load” capacity during Bash, etc.)
- The kitchen is not functional for preparing food for groups of people. Improvements could involve organized food, dishes and pots/pans storage, and a more functional sink/dishwashing setup. The new range being provided for safety will also be much more user-friendly.
- The kitchen has an awkward layout for more than 5 or 6 people using it at a time. We could make it less cluttered and more comfortable for eating and socializing, by relocating the log stair to the great room and removing a number of partitions to allow more usable space and better flow (see proposed floor plan).
- The great room is more functional since recent removal of the partition that made up the small room (“Bridal Suite”). I propose installing double French doors at current location of the window which faces the firepit. This would allow flow between inside and outside, allow tables and other furniture to be moved around, to allow for differing group activities - meals, dancing, etc.
- Current users have said more dedicated sleeping accommodations are not needed. However, if needed, a wall tent could be set up nearby for summer use. (we had one during construction, “damp camp”)

- Current users have said screens and screen doors are not needed
- Eventually replace fixed sash windows with inexpensive double-hung wood windows and screens– for better ventilation. (all of the current window sash were purchased for \$30 when we built the structure, and functionality was not our primary consideration. Going forward might be a good time to work on upgrades)
- Install a large, lockable tool locker (possibly co-located with the new privy) so that large tools can be locked away from vandals. Pick-mattocks, root axes, crowbars, et. al. should *not* be accessible to trespassers. The Board has authorized this expenditure several times.
- For fire-safety, gradually increase the size of the bench where the outdoor fire-ring is located, by moving the fire-ring about ten-feet southwesterly away from both structures, but especially Bob's. This will require removal of a half-dozen hemlocks there and rocking-up the bench there with major side-hill, and moving Omar's Liquor Bar southwesterly as well.
- Re-post "NO TRESPASSING" signs, possibly including "REMOTE CAMERAS IN USE" and sign these with our legal counsel's address (with their prior concurrence) "Cooper Cargill & Chant, Berlin & North Conway, N.H., number/website".

Other Considerations:

- Create user binder for ongoing management of facility to include:
 - spring/fall opening/closing procedures
 - Chimney checking and cleaning procedures
 - specific use instructions (i.e. range and stove user manuals etc)
- Encourage current crews to always annually designate a leader for Shelburne. Ideally this person will
 - manage yearly start-up and winterizing efforts
 - deal with smaller maintenance issues
 - Coordinate efforts with this Cabin committee
 - Coordinate current crew's projects at the cabin (clean-up, firewood prep, workday)