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Planning Better Vacation Accommodations
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C. A. Gunn, Land and Water Conservation
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Planning



BETTER VACATION ACCOMMODATIONS

33.4



LOCATION



SITE
SELECTION



BUILDING
DESIGN



GROUNDS



UTILITIES



LAYOUT



By C. A. GUNN • *Department of Land and Water Conservation*

MICHIGAN STATE COLLEGE
EAST LANSING

COOPERATIVE EXTENSION SERVICE • AGRICULTURAL EXPERIMENT STATION

FOREWORD

Buildings and grounds for longer-stay vacationists are just a little different from those for overnight guests. Hence, the suggestions for planning these two types have been presented in two separate bulletins—this one and R-302, "Planning Better Overnight Accommodations." Occasionally, a site is capable of supporting both types of business, but each one should be developed according to its own planning principles.

Research on this subject is new and, therefore, is subject to many additions and revisions. The material in this bulletin results from several years' contact with commercial operators and research in architecture, landscape architecture, conservation, and engineering. Even so, recommendations or suggestions for revision are solicited and will be gratefully received.

This bulletin is intended for present as well as prospective operators. It is also meant for the builder, the architect, the landscape architect, and all others interested in better planned vacation accommodations. Greater comfort and enjoyment can be derived from a "Michigan vacation" if everyone will conserve Michigan's recreational lands; safeguard the guests' health, safety and general welfare; and increase the utility and esthetic appeal of the facilities.

ACKNOWLEDGMENTS

The material in this bulletin includes so many phases of planning vacation facilities that the experience and technical assistance of many others was obtained. Several persons generously offered guidance and counsel in the content and general arrangement of the text material. Such assistance of the following members of Michigan State College is sincerely appreciated: Prof. L. R. Schoenmann, Prof. M. D. Pirnie, Prof. L. R. Wolfanger, Frank Suggitt, Charles Shick, Gladys Knight, and R. W. McIntosh.

Certainly no such publication would be complete without the help of those who promote the state as a vacation land and are also concerned with the health of all its people. Several members of the Michigan Tourist Council and the Michigan Department of Health gave much of their time and assistance in this regard.

Thanks are extended to the many persons who supplied photographs to illustrate the text. Acknowledgment of the source is noted; those without such credit were taken by the author.

It is impossible to mention the names of the hundreds of operators of tourist and resort businesses who have cooperated with the author over the last few years, sharing their experiences and welcoming inspection of their facilities. In reality, they have prepared this bulletin.



Cover Photo: Hide-a-Way Resort, Cadillac

Planning Better Vacation Accommodations

by

C. A. GUNN *

IN THE PAST

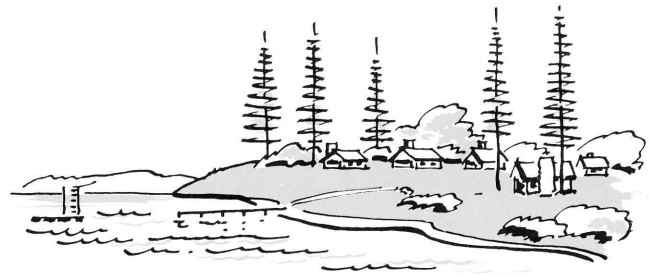
Recent decades have seen marked changes in facilities catering to vacationists. They have changed in character and location. Because houses before 1910 contained few conveniences, facilities for travel and vacation had few conveniences. Transportation was by carriage, rail or boat.

Our first resorts were developed at points where the lumber railways skirted inland lakes, or at ports along the Great Lakes, or on inland lakes within carriage or interurban distance of the cities. Resort facilities consisted of the large resort hotel or summer home.

Such buildings were relatively simple to construct. No central heating plant was included; no maze of plumbing ran through the structure. No elaborate sewage disposal system was needed. Light was by oil lamp. No complex network of wiring, fuse boxes, switches and transformers had to be included. Most construction was of wood because it was inexpensive and available. The foundation consisted of posts; the walls were of wood frame construction, and the building was topped off with wood shingles.

The tremendous boom in automobile production after 1910 and the rapid development of Michigan's highways brought about a great expansion of lakeshore resorts and cottages. Even then the cottage was regarded as a temporary or inferior type of structure not requiring any planning. A rough frame structure was used, leaving the wall studs and rafters exposed on the inside. It was usually furnished with cast-off furniture obtained by raiding grandmother's attic. The presence of a hand water pump inside made it luxurious. The toilet facilities were nothing more than a privy.

Cottages were grouped close to the lakeshore in a line parallel to it, since there seemed to be ample lakeshore for everyone. There was no thought of expanding or installing modern plumbing, requiring considerable area for sewage disposal between the buildings and lake.



TODAY

Our whole approach to the development of lakeshore facilities is now necessarily quite different. Vacationists still wish to enjoy the environment of the great out-of-doors, but now require facilities just as modern and complete as their own homes.

Today, the majority of vacationists prefer facilities with electric lights, hot and cold running water in complete bathrooms, and electric or gas refrigeration and cooking equipment. Construction materials are much more diverse, such as a variety of masonry units, plastics, metals of all kinds, glass in many forms, pre-cut or pre-assembled parts, etc.

Problems of layout exist today that tax the ingenuity of anyone developing lakeshore facilities. There are now complex problems of drives and parking, because the majority of our vacationists travel by automobile. There are also increased problems of adequate well-drained land area to obtain safe water supply and proper sewage disposal. With the increased pressure upon the use of our lakeshores, all cottages cannot face directly on the water. Some must be arranged in the areas away from the lake.

Today, more people have the time, money, and desire for a vacation than ever before. This expanding use of Michigan's recreational resources is very beneficial to the economy of the state. It can become even more of an asset in the future, *if all developments are properly planned*. True conservation is the *wise* use of such resources.

*Assistant Professor, Michigan State College, East Lansing.



Vacation Accommodations Are Influenced By

THE VACATIONIST:

Who He Is

*What He Likes To
Do*

THE REGION:

Natural Resources

*Man-Made In-
fluences*

Neither the vacationist nor the region can be ignored in providing vacation accommodations. The vacationist is a special type of person who requires buildings and grounds unlike our homes or commercial facilities. The location of our vacation accommodations depends greatly upon certain natural resources. The importance of these resources is conditioned by many aspects of man's activities such as economics, history and transportation.

First, let us obtain a better understanding of the vacationist—his likes and dislikes, his habits and his ages. Surely, this will help in planning facilities for his comfort, convenience, and well-being while he is on his vacation.

THE VACATIONIST— WHO IS HE?

Never assume that all vacationists are alike. In planning facilities, it will make a great deal of difference whether you will need housing for families, hunters, fishermen, bachelor girls, or large groups.

The spring season brings demands for facilities by the early fishermen—usually men in groups of two to four. A little later—in June—come the honeymooners, who dominate the travel picture at that season. Beginning in July, the vacationing family appears—the dominant group—and facilities need to be enlarged.

In one summer season for example, it was estimated that the vacationists were distributed in this fashion: single persons, less than 1 percent; couples, 25; threes, 35; fours, 25; fives, 6 percent; and the rest in larger groups. (The larger groups are frequently office girls, college youths, or other young people vacationing together.)

By early fall, family patronage gives way to that of childless couples, or semi-retired persons whose families are grown. Late fall brings the hunting seasons, still patronized principally by men, but more and more of the womenfolk are appearing each year. As a vacationist, the hunter occurs dominantly in parties of two to six.

Formerly, the winter sports enthusiasts were only the very active youth, but now this group includes children and middle-aged people as well. The winter sports season may be active any time between November and March. Greatest patronage occurs on week-ends.

Contrary to popular belief, there is little correlation between a vacationist's income and the kind of facilities he seeks. A recent study reveals that more depends upon what a person wants to do on vacation than what his annual income may be. Apparently, if he has enough money for any vacation, he is willing to pay for what he wants in accommodations. This is true of the average vacationist and not the one who stays with relatives and friends, or in camps, or who patronizes luxurious resorts.



THE VACATIONIST— WHAT DOES HE LIKE TO DO?

The most satisfied guest will be the one who can do the things he likes to do while on his vacation. Satisfied guests make a successful business. Therefore, it will be worthwhile to discover the vacationist's habits and preferences in order to offer the right kinds of facilities. Compare these desires of the vacationist with the favorable recreational advantages of Michigan as described on page 6, "Choose a Desirable Location."

FISHING

This activity probably leads the list of things the vacationist likes to do in Michigan. It is desired by people of all ages and incomes. It brings people to lakes and streams at all seasons of the year and, therefore, greatly influences the design of the facilities needed to house them.

OTHER WATER RECREATION

There are many who would think they weren't on a vacation unless they were near water. There are many activities other than fishing that the vacationist is seeking on or near water—such as swimming, boating, canoeing, or just viewing the lake.

SIGHTSEEING

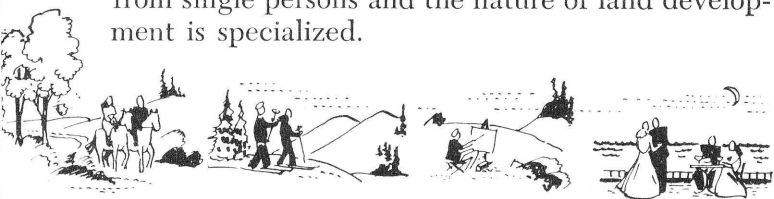
Next in importance is visiting points of interest and obtaining a general panorama of the landscape from the car window. This kind of trade does not stay at any one place very long and, therefore, will need slightly different accommodations than fishermen and other longer-stay vacationists.

HUNTING

Of increasing interest among vacationists is matching wits with wild game. Usually, in true sportsman's fashion, the hunter is more interested in an adventure in the woods than the actual "kill." These duck hunters, bird hunters, deer hunters, and rabbit hunters require somewhat specialized housing facilities.

DUDE RANCHING

Although most people think of dude ranching as a western recreation, a number of operators are succeeding in Michigan by offering facilities for horseback riding, under the name, "Dude Ranching." The accommodations for this activity are quite different because patronage comes mostly from single persons and the nature of land development is specialized.



WINTER SPORTS

Each year finds winter vacation activity increasing. Many now consider winter as the ideal vacation period, and are completely out of sorts if there is not enough snow or ice for full enjoyment. While at first it was limited to spectator activity, such as watching professional ski-jumpers—a winter vacation now offers more diversified activities, such as cross-country skiing, snowshoeing, tobogganing, bobsledding, skating, and ice fishing.

HOBBIES

Although a member of a relatively small group, probably the most specialized vacationist is the hobbyist. The art enthusiasts, the amateur photographers, historians, archeologists, naturalists or other persons pursuing hobbies dominate many resort communities.

SOCIAL ACTIVITY

A number of vacationists consider social activity more important than scenery, water, or wild game. They are happy as long as they are surrounded by friends of like interest. Some prefer quiet relaxation. Others like nothing but social activity such as provided in a night club or dance hall.

OTHER ACTIVITIES

Other recreational activities and interests are very important to those communities that offer services for their enjoyment. Persons wishing freedom from pollen and those attending festivals also need housing, feeding and entertainment facilities.

THE NEED FOR BETTER PLANNING

Will just a simple cottage do for everyone, everywhere? Not at all. This new concept that vacation housing facilities should be planned comes as a surprise to many. But it is vital to the proper use of Michigan's recreational lands in the future that adequate planning precede all construction.

This is serious business! It requires considerable thought and attention by all of us to house vacationists so they can spend a happy, healthful, and comfortable vacation in Michigan. They should get the greatest benefits from our many and varied recreational resources regardless of the seasons or attractions they choose to enjoy.

Certainly, planning better vacation accommodations is one big complex job. But to help simplify it for you, the material you should know is arranged in the following manner:

CHOOSE A DESIRABLE LOCATION.....	6
SELECT A GOOD SITE.....	8
DEVELOP YOUR SITE EFFECTIVELY.....	9
A. Buildings	10
The Housekeeping Cottage.....	12
The Resort Lodge	14
Winter Sports Facilities	16
Sportman's Cabin	18
Dormitory	18
Maintenance Building	18
Other Structures	20
B. Grounds	22
C. Utilities	24
TYPICAL LAYOUTS	
1. Cottage Resort (Row-type).....	26
2. Motel and Cottage Resort.....	27
3. American Plan Resort	28
4. Hillside Resort	29
5. Cottage Resort (Separate Units).....	30
6. Extensive Resort (American and European Plan)	31
7. Sportsman's Resort	32
8. Boat Livery	33
10 STEPS TO FOLLOW	34
WILL THE BUSINESS PAY?.....	35
NOW, ARE YOU READY TO BUILD?	36
FOR ADDITIONAL INFORMATION	36

CHOOSE A DESIRABLE LOCATION

Locate a vacation business where greatest advantages exist. One or several natural resources should be present and other influences, such as transportation, should augment these resources rather than detract from them.

NATURAL RESOURCES

WATER for recreation is plentiful in Michigan, satisfying the great demand for fishing, swimming, boating, and other water activities. It is a major appeal for most summer businesses catering to all types of vacationists, and particularly families. You should consider the kinds of fish and their abundance, the nature of the shore and beach, the wave action, and the water temperature and depth. [1]*

WILDLIFE, especially wild game, such as deer, grouse, rabbits, and bear, brings fall season patronage to many resorts. Abundant wildlife appeals to the naturalist and sightseer at all times of the year. Since special housing accommodations are necessary for hunters and others seeking wildlife, you should obtain information on the areas of abundance and seasons of legal hunting. [2]

LAND FORMS, in their variety, create a desire for sightseeing. Throughout the state as a whole, there are many rolling hills, rocky highlands, fertile moraines and flat stream-cut valleys that provide interest and appeal to vacation guests. Although the vacationist's use of scenic tours is somewhat dependent upon the weather, they can be advantageous to vacation businesses at nearly all seasons of the year. [4]

FORESTS and other vegetation create scenic interest. When combined with wildlife and interesting land forms, they add real value to any vacation business. Get acquainted with the different types of vegetation in a region before choosing a location. [5]

CLIMATE influences many Michigan vacation businesses. The differences in climate over the state are small, but significant. Therefore, one should find out about the prevailing breezes, rainfall and snowfall, amount of sunshine, temperature and other characteristics of the seasons. This is extremely important in specialized businesses such as winter sports. [3]

*Numerals inclosed thus, [1], refer to sources of further information as listed on page 36.

MAN-MADE INFLUENCES

MARKET is just as important to your business as to a grocery store or a drug store. You may have the finest recreational resources and be the best host, but your business will not amount to much if there is no market for your vacation facilities. Some business is obtained from nearby states and Canada, but the largest markets for Michigan's vacation businesses are in Ohio, Indiana, Illinois, and Michigan itself. [7]

TRANSPORTATION influences your location considerably. Since over 90 percent of modern-day vacationists travel by automobile, most businesses will be influenced by highways and roads. Ease of access at the time of year you intend to operate is particularly important, regardless of how the vacationist is traveling. [1, 7]

COMPETITION may indicate that there are already enough establishments offering services to the vacationist. However, you should not assume that competition has reached its limit just by observing a large group of vacation services in one colony. Unless the resources of the region are being overused, it still may be possible to offer services to a slightly different clientele than now comes to the community. [7]

HISTORY is everywhere. Every place has a history, but some sites have particular tourist appeal because of the significance of the historic event. Such sites have not been adequately utilized in the past. When authentically described, they can be definite assets to any resort. [6]

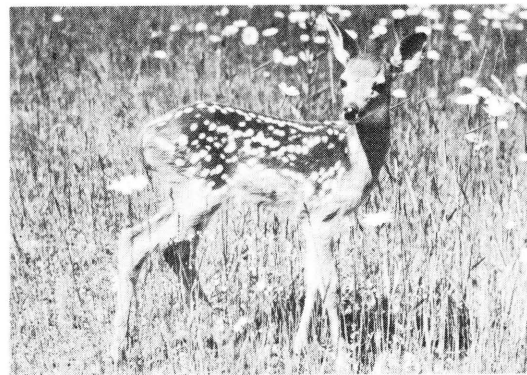
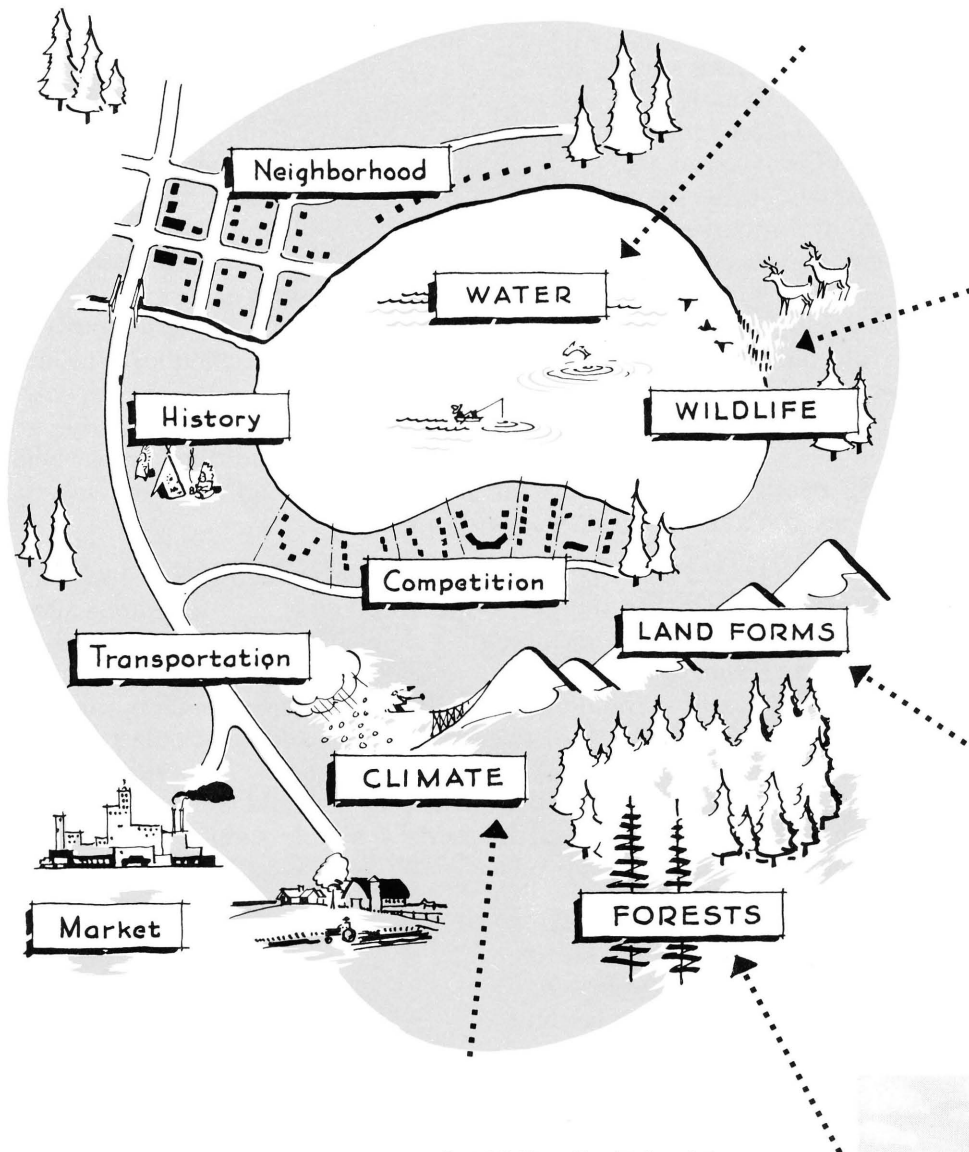
NEIGHBORHOOD is as important in locating a vacation business as in locating a home. A resort neighborhood should include the recreational resources necessary to success and also other activities that are compatible with vacation businesses. Such land uses as agriculture, industry or heavy commerce do not mix well with recreation. Each of these may complement one another, but they need some isolation to prevent conflict. A resort community, providing entertainment, shopping, medical, and other services may be an asset. But, the industrial plants in the town should not be usurping choice lakeshore property or polluting the stream or lake. [1]

How the Region Can Influence the Location of Vacation Businesses

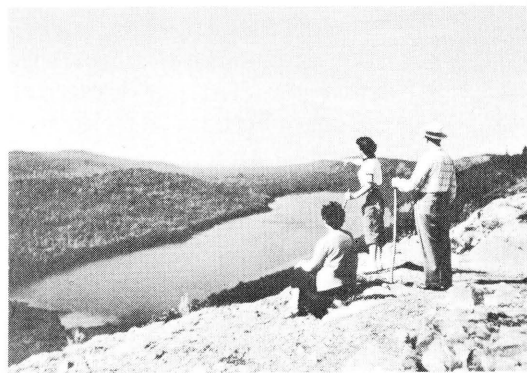
A properly located business will bring patronage for a longer period of the year. This considerably increases the annual return on the investment in facilities. Many operators say that the annual wear-and-tear and obsolescence are almost the same whether the buildings are used only in summer or all the year.



Manistee Chamber of Commerce



Michigan Department of Conservation



Michigan Tourist Council

East Michigan Tourist Association



Michigan Department of Conservation

SELECT A GOOD SITE

In choosing a location you considered the regional influences to help find the lake, stream, or area that seemed most appropriate for the type of business you wished to develop. In selecting the right site, you are now concerned with the individual piece of property that you will own.

LAND CHARACTER that is pleasing and appropriate to your business is very necessary. It should have a degree of scenic appeal, without being so rugged that access will be difficult. Within your property boundaries, all drives, walks, and other details of the development will be your responsibility, and their costs of development and maintenance will be yours.

Will you be able to lay out an interesting entrance drive and give access to all buildings, without costly grading or destruction of much that gives the site its recreational appeal? Are there washouts or evidence of severe erosion that will be costly to control? Is the land rolling enough to provide the height for vistas and slopes for adequate air drainage that make it a good site?

RECREATIONAL APPEAL of the site is essential unless there is unusual appeal in the region near by. Then only can you depend on other than site advantages. Does the site immediately give you the impression that it is appropriate for vacation use? Does it have the rolling and somewhat forested character suitable for winter sports, or does it have a fine beach for summer vacation use? Does it have a good harbor where dockage can be provided for boats, if fishing is to be the vacation attraction? Questions like these should have favorable answers if the right site has been selected.

REGIONAL ATTRACTIONS are usually an asset to any site. Those sites having less recreational appeal of their own depend greatly upon the surrounding region. The possibility of scenic tours, visiting points of historic interest and natural phenomena, add to recreational utility of a site. Many successful resorts in Michigan depend much upon the services offered by neighboring vacation businesses. Boat liveries, riding stables, theaters, amusement centers, and public parks are many times assets to resort businesses.

SOIL conditions have an important influence on the recreational use of a site. Sandy soils can provide drainage desirable for good building stability. However, they are extremely susceptible to wind

erosion, if not completely covered with vegetation. Heavy, wet, or poorly drained soils are not only a hazard to building stability, but make it difficult to establish good lawn, tree, and shrub growth. Heavy clay soils retain a great deal of moisture, which increases frost damage during winter. They also increase the difficulty of sewage disposal, requiring special treatment that becomes costly. Rocky soils may also present some of the same problems as clay soils.

A well-drained sandy or gravelly loam is a most desirable soil.

LAND AREA should be ample for both future and present plans. One of the greatest threats to our recreational resources is the congestion of structures on small properties, particularly in areas typically extensive in their recreational appeal.

It is far better to keep development in tune with the spaciousness of natural conditions except where demand for facilities offers no other choice than intensive development.

UTILITIES are much more important now than in the past. Electricity, gas, and telephone service are in increasing demand. Water supply and sewage disposal are essential utilities. Every effort should be made to obtain these from a municipality for the sake of economy and, particularly, for the health and safety of the guests. If these utilities are not now available, you should determine whether they will be made available soon, or whether you must furnish them yourself.

FLOODING can do considerable damage to the structure, finish, and mechanical equipment in your buildings. A site may appear ideal for recreational buildings at the time you inspect it. Experience—bitter experience—has emphasized the importance of checking the history of flooding to avoid a costly surprise.

OTHER'S OPINIONS are of value to you, because of the variety of experience and training that they represent. The resort-operator who has already invested his money in a similar operation can give you some excellent tips. A reputable realtor can give his opinions concerning the present and future land values of your site. Your Michigan Cooperative Extension Agent and your local health department official, usually located at the county seat, can give excellent advice regarding desirable soil and topographic features.

DEVELOP YOUR SITE EFFECTIVELY

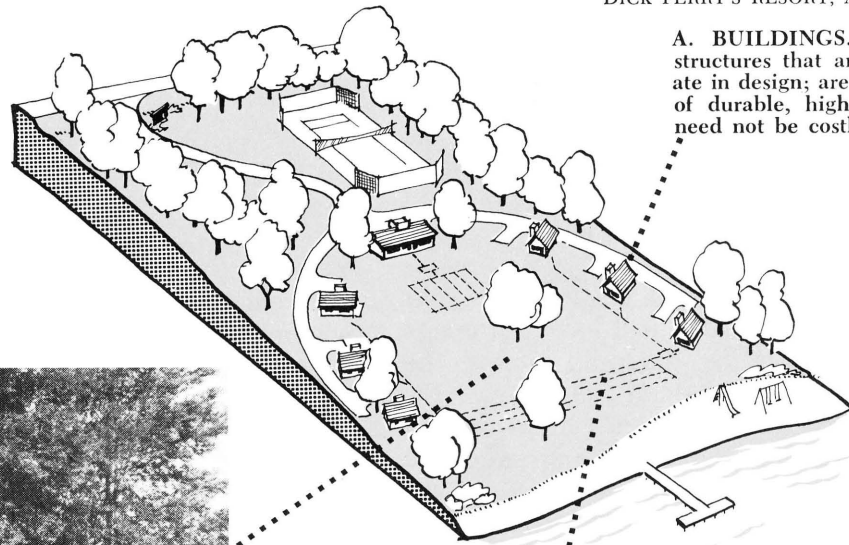
A good site and a desirable location are definite assets, but in order to enjoy the recreational advantages at their fullest, a certain amount of "development" is necessary. Housing facilities are needed to provide shelter. Land development is needed to give the site esthetic appeal, restful open spaces, and adequate access. With the addition of structural facilities come the necessary engineering systems that often have rigid and specialized requirements of location, arrangement and soil conditions.

These aspects of development cannot be considered independently of each other. Many present operators, as well as conservation-minded people, are disturbed by the general detriment to recreational appeal of many sites because of extreme congestion in the arrangement of buildings. All such evidence emphasizes the need for integrated planning of: A) buildings, B) grounds, and C) utilities.

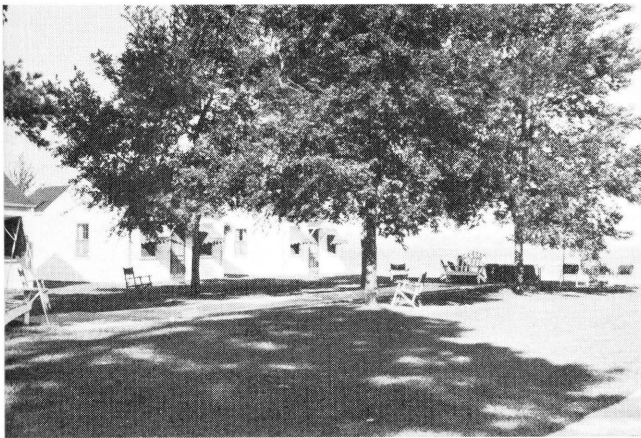


DICK PERRY'S RESORT, AU TRAIN

A. BUILDINGS. A successful business has structures that are attractive and appropriate in design; are usefully arranged; and are of durable, high quality construction; but need not be costly.



LAYING SEWER TILE



SANDY BEACH COURT, TRAVERSE CITY

B. GROUNDS. Those vacation businesses which have the greatest real value for both the public and the owners have the most appealing, conveniently arranged, and well-maintained grounds.

C. UTILITIES. Today's high degree of convenience and comfort requires the service provided by carefully engineered utilities which will be efficient, safe, and economical in both initial and maintenance costs.



A. BUILDINGS

All structures should be planned and built not only to serve their individual functions, but also to harmonize with the site and the purpose of the entire development. Even though land costs seem to be very important at the time of land purchase, you will usually have over 80 percent of your total capital investment in the structures. This figure is either not generally known or is ignored, because much more attention is given to dicker over land costs than to adequate planning of the structure.

While the housing structures are probably most important because of the guest's close contact with them, all other structures—such as well-houses, boat-houses, recreational buildings, shelters and docks—should also be well-planned. Since few of us are trained to know all the aspects of planning and constructing such buildings, we should seek the help of architects, landscape architects, and engineers.

There are three questions about each structure you must answer before you can be sure of the right building plans.

WHAT ARE THEY FOR? It seems almost unnecessary to call attention to the functional planning of vacation structures. And yet, today's evidence too often shows that buildings now used by vacationists would make better chicken coops! Remember that there are different types of vacationists coming at a variety of seasons. If your location and site indicate you will have patronage at various seasons and by different groups, the facilities must be planned to suit these uses.

Within each building or room a great deal of money can be saved by planning the arrangement properly. Wasted space is wasted money! Make sure that every area has a use, and is well-designed to serve this use.

In a cottage, for example, does the "picture window" face the highway traffic, or is there really an attractive view to be seen? Can the guest get from his sleeping area to the bathroom without disturbing other guests? Is there enough storage space for clothing and all the accessories needed on a vacation?

WHAT DO THEY LOOK LIKE? The design of both the exterior and interior has much to do with the vacationist's attitudes and well-being while he is your guest. Too few buildings have been given an architectural treatment completely satisfying to the guest and in harmony with the

site and use of the building. A city-type design is found in a rough and naturalistic setting, and a rustic design may appear in the center of a town. In developing new accommodations, too many of us have been so busy with our plumbing and inner-spring mattresses that we have forgotten what the structure will look like.

Let's use more imagination in choosing design themes. For example, choose a historic theme or a design that typifies the region. The design of historic structures or the use of native building materials is appropriate and has considerable tourist appeal.

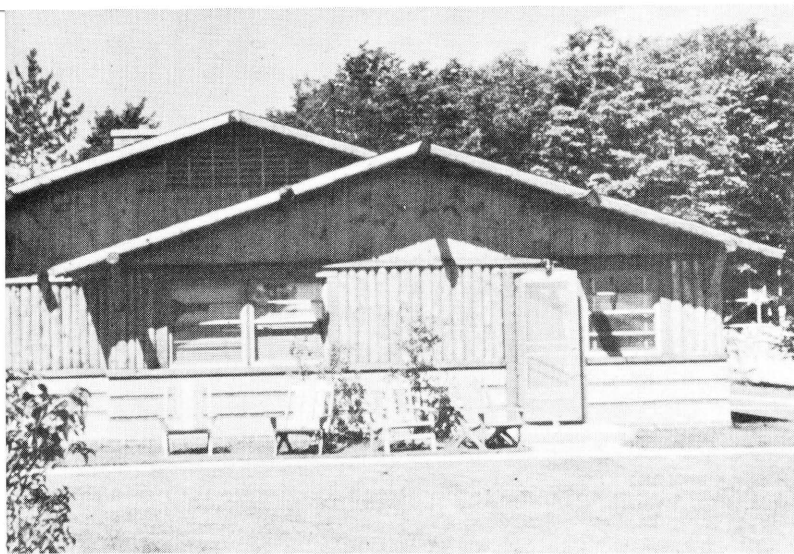
HOW ARE THEY BUILT? Most of today's mistakes in construction can be avoided. With so many sources of information on construction available, little excuse is left for doing a poor job. Much faulty construction can be traced directly to a desire to cut corners.

In nearly all instances, it is less expensive in the long run to do the job right the first time! Poor foundations, cracking walls, leaky roofs, hard-to-heat rooms, rotted windows and doors, require constant repairs and unnecessary maintenance that could have been eliminated during construction.

Everything considered, there is not a great deal of difference in the construction costs or maintenance among various types of construction. For example, in most localities it will not make much difference if the structures are of standard frame, concrete, cinder block, or log construction.

No matter what is used, however, it should be built with careful workmanship. Usually, you'll have better results by using those materials readily available and familiar to your builder.

The following discussion of structures includes those vacation accommodations and related buildings that occur most frequently. It is not presumed here that the whole story is given for each one, nor that all possible buildings are mentioned. Special emphasis is placed on those aspects of function, design, and construction that experience has shown to be most important. It is hoped that by reviewing this discussion of structures you can obtain a more accurate perspective on the objectives of good planning in all structures that you build.



COTTAGE, OTSEGO SKI CLUB, GAYLORD

The maintenance of this rustic exterior is reduced by using alternate courses of brick and concrete block in the lower portion of the wall. This design is attractive as well as durable.



COTTAGE, CEDAR LAKE

An attractive rustic exterior, using dark-colored paint on wood, combined with stone and light-colored trim. The two floor levels adapt it to the slope.



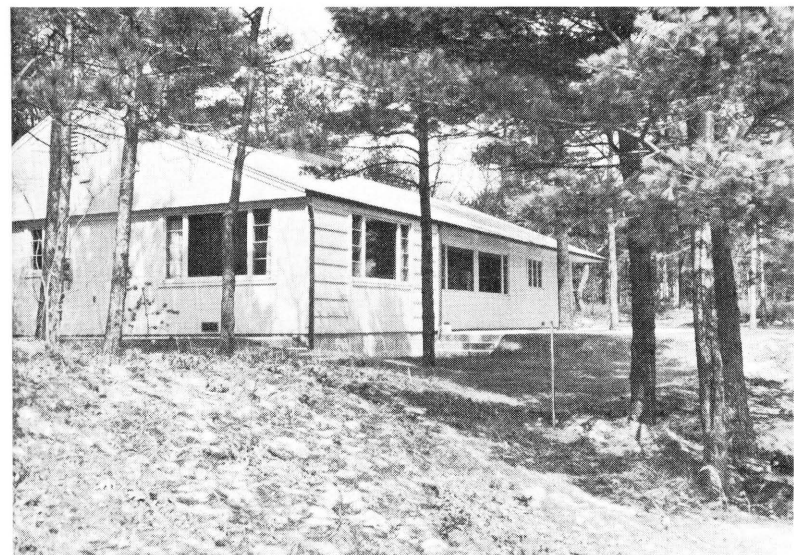
BIG PAW RESORT, HARRISVILLE

This well-designed four-unit building is of an appropriate, pioneer type log construction. Notice the protected entrances and the harmonious use of coarse-textured stone.



MODEL COTTAGE, M. S. C. EXHIBIT

The modern cottage should be functional as well as attractive. Notice the wall bed, the dressing mirror on closet door and the sliding door for the bathroom.



COTTAGE, EAST TAWAS

Having a painted plywood exterior, this cottage design fits an urban resort setting. Concrete block, wood siding, or asbestos shingle, would produce similar results.



CABBLES TAWAS RESORT, TAWAS CITY

Privacy is obtained by using sound-resistant walls between units—a better land use than six tightly grouped cottages. Note the angled fronts and terrace for each unit.

THE HOUSEKEEPING COTTAGE

Most popular among all vacation structures is the housekeeping cottage—one with cooking facilities. It is well-adapted to the midsummer vacation trade, particularly that of families. In many resorts, it is varied to suit honeymoon patronage in early summer and hunters in fall. See Layout Suggestions No. 1, 2, 4, 5, and 7, on pages 26, 27, 29, 30, and 32, respectively. Usually the following activities will take place in the cottage and areas must be planned for them:

LOUNGING. Guest comfort is of prime consideration here. An attractive decorative scheme, with purposeful use of color, can make an attractive, restful room out of a drab, uninteresting interior. If the exposure is a sunny one, deeper, darker tones may be needed. More than likely, however, the forest cover will darken the interiors with shade, so that lighter and brighter interiors are needed to dispel the gloom. While paneling, logs, or plywood is appropriate in a rustic northern setting, do not overdo their use to the extent that the cottage interior seems like the inside of a box.

Wood, finished with a penetrating sealer is a very easily maintained wall finish. Painted plaster is probably most difficult to maintain, usually needing redecorating before the season is over. The attractiveness and durability of floors depend greatly upon the maintenance given them. Hardwood, inlaid linoleum, and rubber appear to top the list. Other materials may be satisfactory if they do not receive much wear or are given extra care.

In most cottages, the lounging area can also be used as a sleeping room, thus eliminating one partitioned bedroom. This opens up a much larger lounging area, giving the impression of greater spaciousness during the daytime. Both sleeping comfort as well as daytime concealment are possible in several types of disappearing beds now available.

SLEEPING. Since beds are large and bulky, they influence the size of bedrooms, the location of other furniture, and placement of windows and doors. It is better to plan the room so that beds can be made-up from both sides, although the free-moving larger casters now permit slight moving of the bed without harming the floors.

There is an increasing demand for twin beds. Double-deck bunks appear to be satisfactory for children and young persons. A bed-lamp is a definite necessity. It allows the guest to get around the room at night without stumbling over his shoes, banging his head on the dresser and suing you for negligence!

Reducing sound annoyance is important here, for who wants to spend sleepless nights while on a vacation? Locate sleeping areas away from objectionable sound sources. Use acoustic tile on the ceiling, as much drapery as possible, and rugs or carpet on the floor. It is essential that sound-resistant walls be built between units of all row-type vacation buildings.

Well-planned dressing space can prevent much of the usual untidiness of bedrooms. Built-in chests of drawers and other furniture make room cleaning much easier than separate pieces of furniture, but must be located for convenience. The dressing area should be adjacent to the closets and also accessible to the bathroom. A mirror with side lights and an electrical outlet placed over the dressing table will relieve considerable congestion in the bathroom.

In building new cottages, it is often desirable to increase the roof pitch, utilizing the space above other rooms as a sleeping loft. Children enjoy such an experience, and extra sleeping area is provided at very little additional cost.

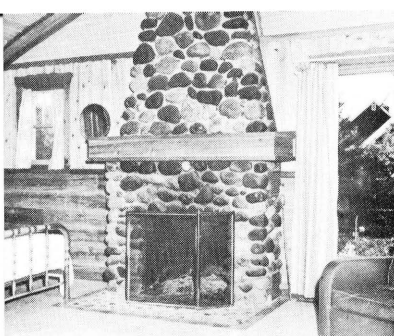
BATHING. The bathroom is most economically installed adjacent to the kitchen area, but should be well screened from the kitchen, lounge and dining areas. In some cottages, swimmers and fishermen would appreciate an outside entrance to the bathroom.

Some people prefer showers; others like tubs. Therefore, the ideal cottage group or resort will have some of each. Some operators compromise with shower heads over tubs. In all cases, maintenance must be of absolutely the highest quality. Shower controls are available which will prevent the guest from being scalded one minute and chilled the next.

A plain mirror of ample length for guests of varying heights, flanked with ample light and electrical outlets, will usually suffice over the lavatory. Some open shelves nearby will take care of the tooth paste, sunburn lotion, razor, and the like. A wide shelf at lavatory level for the vacationist's make-up or shaving kit will be appreciated. Do not neglect ash trays in this area. At least one towel bar for each guest also should be provided.

Sound control is particularly important here. An easily maintained surface such as enameled tile board, porcelain or ceramic tile is desirable for absolute sanitation on the lower walls, but more sound-absorbent materials should be used on upper walls and ceiling.

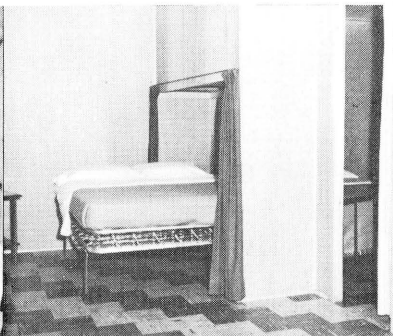
PREPARING AND EATING MEALS. Certainly, the cottage-wife does not wish to spend all



Weber's Resort, Lake Gogebic



Murphy Door, Bed Co., Detroit



W. D. Swing Bed Co., Detroit



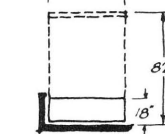
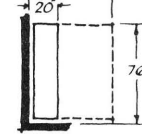
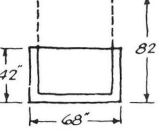
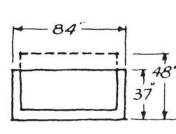
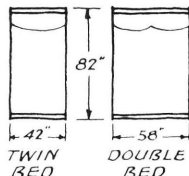
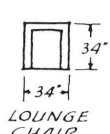
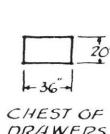
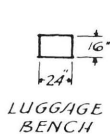
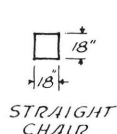
A. Brandwein & Co., Chicago

Most vacationists like fireplaces, which should be attractive and also function properly. Installing a circulating fireplace unit provides much more heat.

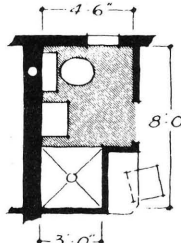
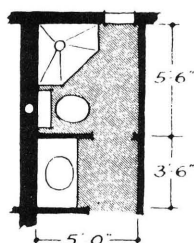
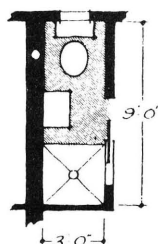
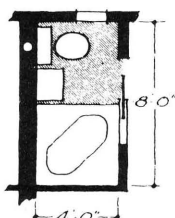
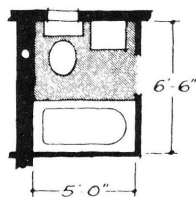
A wall bed that tips up endwise uses little width of recess, allowing room for a closet and dressing table beside it. Floor becomes lounge area in daytime.

Another type of recess bed that tips on its side. It can provide comfort equal to any regular bed. Storage space over bed is accessible from opposite side of wall.

A combination piece will provide day use as well as a comfortable bed at night for extra guests. Consider upkeep when selecting fabric or other covering.



Bathroom Plan Suggestions

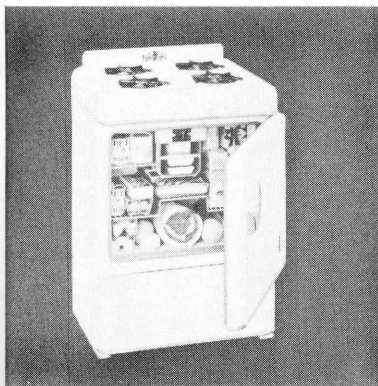
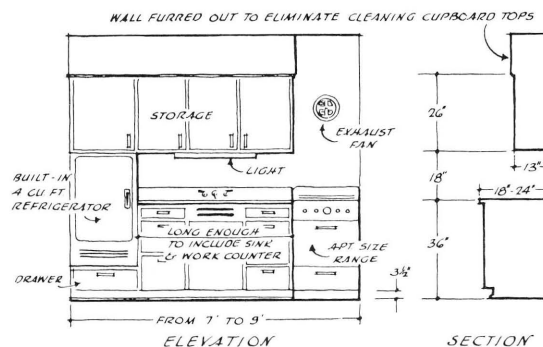


These bathroom plans are designed to fit either single, duplex, or row-type cottages.

Some Dimensions You Should Know

On this page are some basic dimensions that will help you in planning your facilities. Interior room sizes and shapes should depend more on the use of the room and the size and arrangement of its furnishings than on any common "rule-of-thumb."

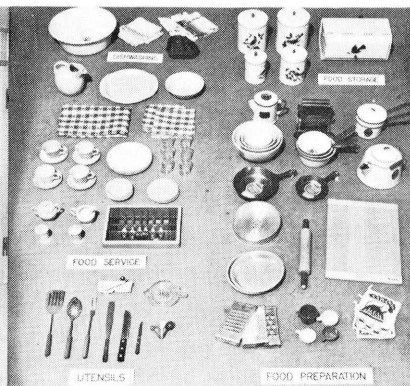
Typical Cottage Kitchen



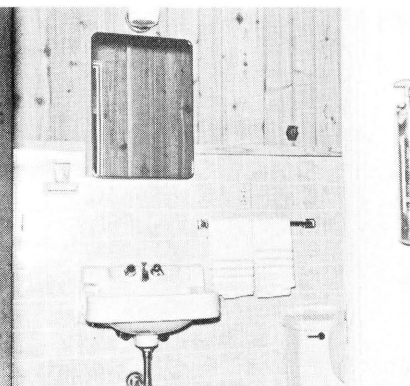
General Air Conditioning Corp., Los Angeles



Murphy Door, Bed Co., Detroit



Sears, Roebuck & Co., Chicago



Big Paw Resort, Harrisville

Double-duty equipment, now available, saves space and provides for essential cooking and refrigeration in the cottage kitchen.

Compact manufactured kitchens, such as the 48-inch unit above, provide stove, sink, refrigerator, and storage in a small space.

Here are the utensils and minimum service needed for a cottage kitchen to serve four persons. Plan convenient storage space.

A well-planned bathroom with shower (just at the left). Notice the easily maintained linoleum lower wall, cedar paneling above.

her time in the cooking area, so it should be usable, compact, and easily cleaned. Usually, space enough for the necessary items—such as stove, sink, refrigerator, and work counter—and some room to work in front of them are all that is necessary. Storage cupboards above and below the counter will provide for the cooking utensils, silver, glassware and dishes needed. Compact, manufactured kitchens of porcelain or stainless steel are excellent space-savers and are easy to maintain.

An inexpensive exhaust fan placed in an outside wall will foster good will. New guests are not thrilled over odors left by previous occupants.

The interior finishing materials desirable in kitchen areas are similar to those recommended for bathrooms. Allow enough electrical outlets so that guests will not be removing bulbs from lamps in order to use toasters or coffeemakers.

The dining area is often combined with the lounge area for general “vacationability” and also because the dining table will be used for card-playing, map-reading, writing and activities other than eating meals. Like the kitchen area, this region should be well-lighted and have at least one electrical outlet nearby. Because your guests are sitting down to meals three times a day, (sometimes more when on vacation) the outlook from this area should be attractive, restful, and pleasant.

THE RESORT LODGE

A resort lodge may contain rooms or space for: office and manager’s quarters; lobby and lounge; recreation room; dining room; snack bar; kitchen; and sleeping rooms or other needs. The functions you’ll need in your lodge will depend on your site, other structures on the property, and the kind of business anticipated. The trend is away from tall, hotel-like buildings and toward lower, more home-like lodges having sleeping rooms on the first floor. See Layout Suggestions No. 3 and 6 on pages 28 and 31. Because the lodge is a compact structure, it is well-adapted to regions having year-around recreational appeal, needing heated buildings.

THE OFFICE should be located so that it is easy for the guest to find, and also should give him a pleasing first impression while registering. Plan it so that other functions of management and record-keeping can be performed without presenting a messy-looking catch-all. A small storage room nearby will be useful for files, records, forms, folders, and other items needed for management.

THE MANAGER’S QUARTERS are usually preferred near the registration office unless a full-

time clerk is on hand. In this case, it may be possible for the operator to have a separate structure of his own. This is particularly desirable when the operator has a family and wishes some privacy for them. Those parts of his structure or rooms that are seen by his guests should be designed in harmony with the other structures or rooms on the resort.

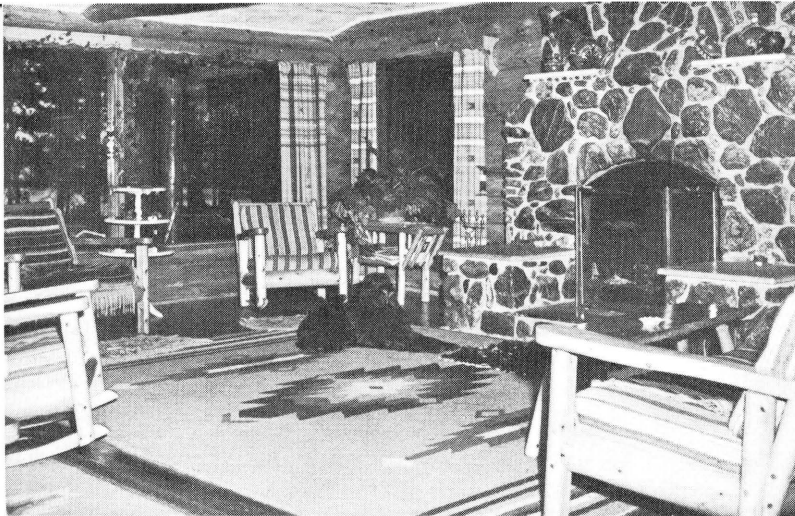
A LOBBY is an entryway that will lead to the office and the most-used rooms—such as the lounge, the dining room, the snack bar, and perhaps a recreation room. Although the lobby is not a large room, it should have the lighting, decoration and arrangement that will invite the guests to the other rooms. Restrooms should be accessible from either the lobby or lounge.

THE LOUNGE is a place for quiet restful relaxation. This function may require considerable area or just a small room, depending upon the vacationist’s interests and the other areas available for the same function. If the guests are very active with play outdoors and in the recreation room, the lounge need not be very large. If the guests prefer easy-chair recreation, the lounge may be the focal point of the resort and need greater area. No matter what the size may be, the room must be comfortable, attractive and well-harmonized with the outdoors.

THE RECREATION ROOM is often a part of the central lodge building, which is particularly desirable on rainy days and in the evening. Others, who have sleeping facilities in the lodge, prefer to make it a separate structure because it tends to be noisy. (For a more detailed discussion of this room, see “Recreation Building” on Page 20.)

THE DINING ROOM should be restful, cheerful, and pleasant because the guest will be spending many of his precious vacation hours here. Beautiful vistas toward the lake, hills or across a wooded valley should be framed with picture windows. The area needed for this room will depend upon the number of persons to be seated at one time and the kind of service offered. It will make a difference whether you have a cafeteria or other type of service. Seek the counsel of a person who specializes in planning dining rooms.

The materials used in walls, floors, and ceilings should be selected for attractiveness, harmony with other materials and furnishings, sound absorption, durability, and ease of maintenance. By using care in the selection of such materials, all these objectives can be obtained even at reasonable cost. This room should be well-lighted and adequately ventilated.



DICK PERRY'S RESORT, AU TRAIN

This resort lounge is combined with the operator's living quarters. A lounge should be comfortable, attractive and in keeping with the character of the surroundings.



DE GRAFF'S LODGES, TROUT LAKE

A service bar between the kitchen and dining room can save many steps. The use of construction materials is in harmony with the dining room shown at bottom of page.



LOST LAKE WOODS CLUB, HUBBARD LAKE

A larger lounge can also be inviting and provide a restful gathering place for guests. Notice the grouping of lounge chairs and the large scale of the fireplace.



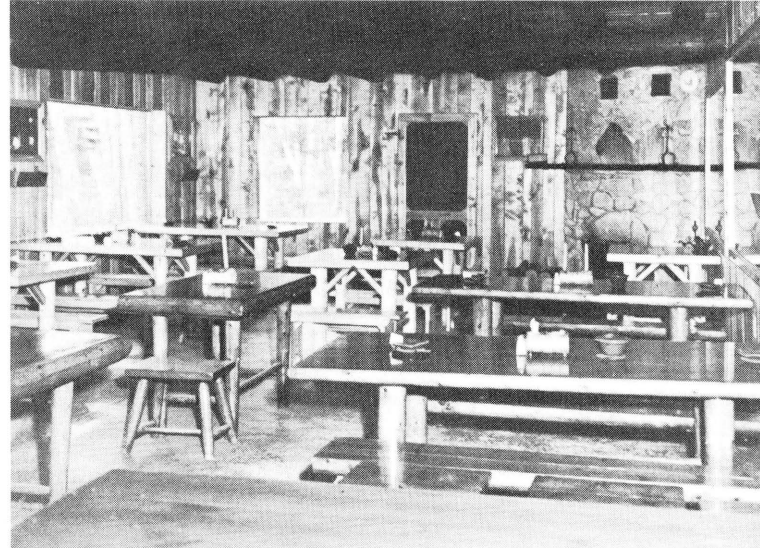
BIG PAW RESORT, HARRISVILLE

The sleeping rooms should provide the privacy, comforts and home-like atmosphere that are sure to satisfy all guests. Each room should have a small lounge area, as shown above.



OTSEGO SKI CLUB, GAYLORD

A recreation room might provide the dance floor, fireplace and snack room shown above as well as space for indoor entertainment, such as ping-pong, billiards and perhaps movies.



DE GRAFF'S LODGES, TROUT LAKE

The liberal use of "view" windows and the rustic style of the interior and furnishings tie the indoors with the outdoors. Note the birch centerpieces.

THE KITCHEN is probably the most costly room to build and equip—yet how frequently it is poorly planned! Proper arrangement of equipment is most important for efficient operation. This decreases management costs, lowers the number of employees necessary, and saves wasted steps by all employees. The area needed can be estimated as $\frac{1}{4}$ to $\frac{1}{3}$ of the dining room area. This area will be influenced by the total number of persons to be served at any one meal.

Each of the following functional areas in the kitchen must be convenient, accessible and attractive: **food receiving and storage, food preparation, service to the dining room, dishwashing, and waste storage.** The first impression of many resorts includes a view of the garbage cans, paper and tin can waste. A very inexpensive walled enclosure, built as a part of the structure, can screen from view such unattractive necessities. It is up to the owner to obtain proper assistance in planning the kitchen, not only to satisfy the guest completely, but also to provide the kind of working quarters that will induce clean, efficient, and cheerful work by the employees of the food unit.

THE SNACK BAR is often needed in addition to the more formal dining room. The nature of the service—sandwiches, snacks, hot and cold drinks—does not require as large or complex a kitchen, but it must be well-planned. Locate it near the kitchen, lounge, and recreation rooms if possible.

SLEEPING ROOMS in a lodge need not be large, but should be well-planned to get the most use from the space and to give the guest the comforts and conveniences he would like. Most rooms are planned for two persons and include a private bath. If there are to be facilities for a larger number of persons, there will be demand for a few two- and three-room suites. For more economical room rentals some rooms may be furnished with a lavatory only, with toilet and bath facilities accessible by a corridor. The amount of lounge space needed in the sleeping rooms will depend on the type of patronage and the size of the central lounge.

WINTER SPORTS FACILITIES

In general, the structures needed for housing, feeding, and entertaining winter guests do not differ much from those required for shorter seasons. In fact, it requires approximately the same investment for facilities suitable for May to October use

as those to be used in winter. Therefore, there is an increased desire to locate winter sports facilities where they can be operated at other times of the year as well.

The layout of winter sports facilities is such a specialized problem for each site—requiring the combined skills of skiing experts as well as designers of buildings and grounds—that it would be difficult to offer any typical recommendations. Therefore, no suggested layout diagrams are incorporated in this bulletin. Careful planning, however, is just as important in developing facilities for winter sports as for any other kind of recreation.

Most winter sports operations are run on the American Plan basis and use some or all of the following rooms or buildings: a **lodge**, containing dining room, kitchen, snack bar, office, lobby, lounge, and recreation room; **sleeping rooms** (in lodge or separate structure), usually dormitories, semi-private, and private rooms with bath; **rooms for maintenance of skis**; an **outpost cabin** as a warming shelter and perhaps concessions; **structures for maintenance equipment** and power for tows and lifts; and **miscellaneous structures** or rooms such as souvenir shops and sales of sporting and outing goods.

All of these winter sports buildings must serve their intended use efficiently, conveniently and with the least amount of maintenance. They should have a design appropriate to the region and attractive during all seasons of operation. A white painted structure of a design suited to the arid southwest would not be appreciated by the nearly snow-blinded Michigan ski enthusiast.

THE WINTER SPORTS LODGE is very similar to the resort lodge in design and arrangement (see page 14). Since the operation will take place in midwinter, special attention should be given to heating, plumbing, insulation, condensation, and fire safety problems. With newer, tighter and well-insulated construction comes the problem of condensation in exterior walls and ceilings—particularly in rooms having high humidity, such as bath-rooms, kitchens, dining rooms, and sometimes bedrooms.

Fire safety is extremely important because of the intensive use of the structure at a time when public fire control equipment may not be accessible or not in efficient operating condition. Many operators feel that having sprinkler fire control systems is so important for the protection of the facilities and guests that they include it in their advertising. The esthetic appeal, friendly atmosphere, and many pleasant associations go hand-in-hand



BOYNE MT. SKI CLUB

W. Mich. Tourist & Resort Assoc.

Winter sports accommodations also should be designed in harmony with the setting. The use of masonry walls below, reduces apparent height and is easier to maintain.



BOYNE MT. SKI CLUB, BOYNE FALLS

John Norton

A north to northeasterly slope is preferred because the snow lasts longer. The ski lift (right, center) is used in summer for scenic trips to mountain top.



BOYNE MT. SKI CLUB, BOYNE FALLS

John Norton

Ample view to ski slopes can be obtained from dining room. Either flat, shed, or gabled roofs may be designed equally strong—your choice depends on the appearance desired.



OGEMAW HILLS, WEST BRANCH

E. Mich. Tourist Assoc.

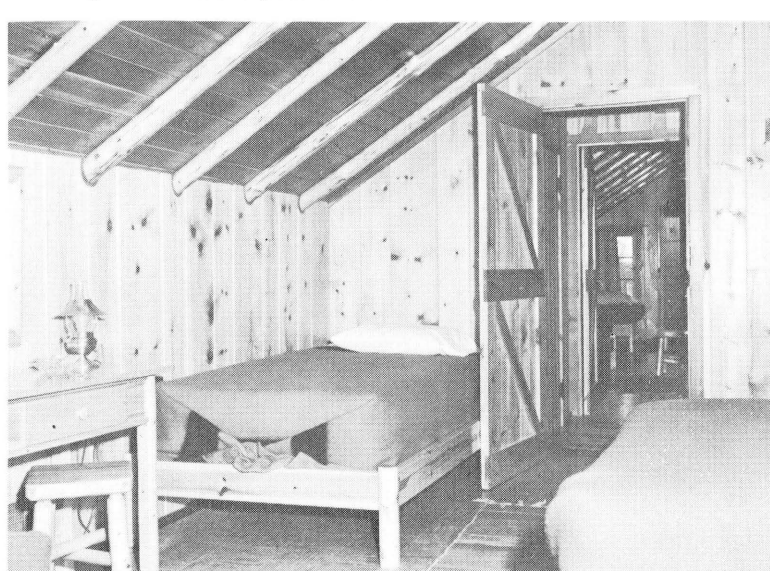
The facilities built first may be a warming shelter, including a concession, rest rooms, and a ski repair room. Provide parking space that is easily accessible.



BOYNE MT. SKI CLUB, BOYNE FALLS

John Norton

Winter sports housing is more easily heated and maintained if several sleeping rooms are grouped under one roof. Both private rooms and dormitory type rooms will be in demand.



KEN-MAR-ON-THE-HILL, GAYLORD

A dormitory type room can be rented to fishermen and hunters at other times of the year as well as winter sports patrons. A good use of otherwise wasted attic.

with a massive fireplace in the lounge, recreation room, or dining room. In order to provide this satisfaction, fireplaces must be built of the correct shape and materials.

THE SLEEPING ROOMS are usually of several types because of the variety of patronage. The dormitory type building is very acceptable for single persons, who usually dominate on weekends, and offers facilities at a reduced rate. The increasing use of winter sports accommodations in spring, summer, and fall creates a demand for sleeping rooms for couples, families and larger groups.

SPORTSMAN'S CABIN

Here is a building that does not require the polish demanded of other buildings. A simple structure built at low cost and designed for rugged use is adequate. It may sound absurd to urge that such a building should also be planned. Because the investment is low is not an excuse for wasted materials or a hodgepodge of arrangement—in fact, just the contrary. When your working capital is small, you will naturally want the most for each dollar invested.

The best materials of construction to use are those most readily available and appropriate to the setting—which is usually rustic. Concrete or stone walls up to the window sills will reduce fire and rodent hazard. A rectangular plan will save construction costs and provide a useful interior. In one corner can be grouped a simple kitchen arrangement with a rustic table and benches for dining. Both double-deck bunks and double beds will be needed for the sleeping facilities. Whether a fireplace, wood range, or oil room-heater is used will depend on the degree of convenience desired and the availability of fuel.

See Layout Suggestion No. 7, Page 32.

DORMITORY

The dormitory type building is ideal for resorts or ranches catering to unmarried persons. It saves construction costs by utilizing one bathroom for each sex, rather than a complete bath for each room. This type of housing is well-adapted to winter sports centers and summer ranches. See Layout Suggestions 6 and 7, on Pages 31 and 32.

In order to reduce the din of confusion, it is usually desirable to keep the occupancy of each

sleeping room down to two persons. Where it is known that guests will not object, perhaps four or even six may be housed in proportionately larger rooms. The arguments in favor of smaller rooms include greater privacy and less disturbance from snoring neighbors or from other guests coming in late or getting up early. A small clothes closet, a mirror, dressing space, and a foot locker which can also serve as a bench, will be all that is needed for furnishings.

Each dormitory wing or building should have a lounge so that guests can group together for a discussion of the day's activities, a card game, or other diversion.

MAINTENANCE BUILDING

If you run a resort, you'll need a shop! The operator of any group of housing units knows that there is a great deal of equipment which needs constant attention, and many repairs are to be made at all times. A sewer line suddenly plugs; a swing rope was used for knife practice and broke; a dog ran through a screen door; a water faucet drips; a shower head is plugged; the lights won't light! You haven't time to call in a plumber, electrician or repairman—you're it! As long as you know this is true, do you have the right equipment and place to work? Planning a resort workshop or maintenance building is important.

You may wish to combine storage for your car (or boats, in winter) with a workshop. If electricity is available, power tools will lighten the task and help you perform better workmanship. Provide plenty of natural and artificial light. Allow for large enough electrical service and install sufficient outlets. Do not forget safety. Have a first aid kit nearby, and be sure all equipment is installed, maintained and used properly. Have plenty of metal containers for waste rags, and keep the right kinds of fire extinguishing equipment in readiness.

Workbenches will be much more usable if there are wall cabinets for tools, equipment, and supplies. Too frequently the benches get piled high with paint cans, tools, scraps of wood, etc.

Since much of the shop work will be done during spring and fall months, there must be some provision for heat. Do not use any old cast-off heater or makeshift flue; there will be considerable valuable equipment and material here which would be costly to replace if burned.

The resort maintenance building should be planned so that it is usable, attractive, well-built, and in harmony with other structures on the resort.



GRATSCH RESORT, WALLOON LAKE

A simple dock of portable sections, well-suited to most inland Michigan lakes. Track is used for a boat dolly with which to haul in boats for storage or repair.



SUNNYLAKE RANCH, GLENNIE

Here is proof that a simple, inexpensive cabin, without electricity or hot and cold running water, can be attractive, comfortable and useful if it is well-planned.



M.S.C. AGRICULTURAL ENGINEERING DEPARTMENT

Although this tool cabinet and work bench were designed for farm shop use, the arrangement and storage of tools is equally usable in a resort shop.



JACK AND JILL RANCH, ROTHBURY

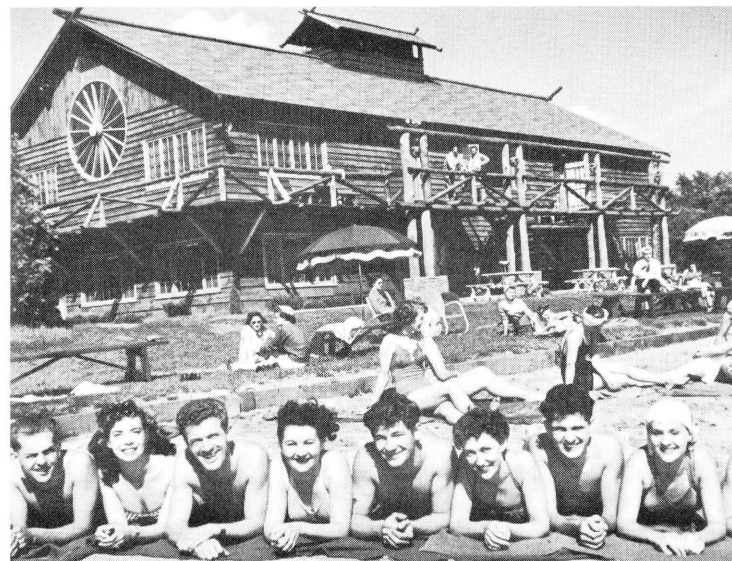
Dale Rooks

A souvenir shop is a fascination to most guests and can be an attractive feature as well as a profitable venture. Souvenirs that are native to the area are best.



OTSEGO SKI CLUB, GAYLORD

An excellent example of Alpine architectural design in a dormitory building for both summer and winter sports use. Sleeping rooms are in each wing with baths in center.



JACK AND JILL RANCH, ROTHBURY

Dale Rooks

A large structure, such as this recreation building, should have large scale parts (notice the large wagon-wheel). It is attractive, useful, and popular.

OTHER STRUCTURES

DOCKS. The condition of the lake bottom, the forces of the waves and ice, the fluctuation of lake levels, ease of access, and safety must all be considered in designing docks. Most of our water bodies used for vacations have a fairly stable water level and firm lake bottom, eliminating the need for floating docks. However, permanent supports extending from the lake bottom through the water surface cannot be built without expert engineering advice and considerable expense. A tremendous force is exerted by ice, and most docks built by the amateur are crushed or pushed out of shape during the first winter.

BOAT LIVERIES. Dimensions of boat livery buildings depend upon the amount and type of business. However, certain aspects of planning are the same, no matter the size. Such a structure often includes: sales of fishing tackle and artificial bait; live bait sales; boat and motor rentals; fuel sales; and an area for regular maintenance of motors and boats.

The displays of fishing tackle and other sporting goods should be located where they will be most readily seen by every customer that enters. The storage of live bait has precise requirements of temperature and other water conditions. Plan for all the special needs before you build so that floors or walls will not have to be broken up to allow for changes or additions after the building is completed.

Boat motors and oars do not require great floor space, but should be located as near the boat dock as possible. The construction of the area for storage and sales of fuel must conform with all state and local requirements for safety and fire protection.

Often the winter storage and maintenance of boats is accomplished in another boat house separate from the rental and sales building. See Layout Suggestion No. 8 on Page 33.

SOUVENIR SHOP. The interior arrangement of displays and the kind of merchandise must be considered in allowing for the right shape and size of room or building. The room and its equipment should be designed in harmony with the region and all other structures or rooms on the property. That the merchandise must be seen is a basic rule more important here than in many other retail businesses. Therefore, a location is best when adjacent to rooms where the most people will be gathering frequently—lounge, dining room, recreation room or lobby. Room enough should be allowed for customers to browse. The utility, appearance, and construction of a souvenir shop are important in the planning of the whole resort establishment.

RECREATION BUILDING. A separate building is frequently used to reduce the annoyance of guests who are not engaged in active—perhaps boisterous—recreation. This building should be located centrally with respect to the vacation housing facilities.

Its best use is for active and rainy-day fun, such as badminton, volley ball, shuffleboard and other court games. Usually the building should be at least 24 by 50 feet. An open floor of this size can also be used for movies, skits, square dancing and other entertainment. A small, raised platform at one end or corner can serve as a stage, with access to dressing rooms or to the outside. If some guests wish to play table games at the same time that others are more actively engaged, provide space for them, also.

A small snack bar adjacent to the recreation room is very popular. It should be near a large fireplace which can be used for marshmallow roasts, hamburg fries, and the like. The masonry structure for this fireplace may also include a barbecue pit on the outside of the building, facing a picnic area or porch. In planning a recreation building, consider its complete use, the exterior and interior appearance, and the problems of maintaining it.

STAFF QUARTERS. In most smaller resorts, the owner is also the manager and one apartment or cottage is sufficient for his living needs. On larger resorts, the housing of the staff assumes greater proportions. Because of their irregular hours, it may be best to have staff housed separately from guests. The number and duties of staff will influence the size and arrangement of their facilities. Certainly, any vacation accommodation will be operated in a better fashion if the staff's quarters are clean, comfortable, and afford them the privacy desired.

FISH-CLEANING HOUSE. A well-planned fish-cleaning house, located near the dock area, will reduce the problem of scattered waste from cleaning fish. It should be large enough for two or three to work at the same time, standing beside slanting wood counter-tops, each top section having a faucet for rinsing. Fish heads, entrails and other waste is dropped through a metal-lined hole in the counter, with garbage receptacle beneath. The rinse water can run into a dry well or seepage bed. The fishermen will make better use of it both night and day, if it is screened in and well-lighted. Its appearance will not be objectionable if it is built and finished to harmonize with other structures.



TOURIST INFORMATION BLDG., MENOMINEE

Use some hard surfacing, such as the flagstone curb walk above, wherever grass would wear out. Simplified landscaping and good building design make this view attractive.



WOLF LAKE RANCH, BALDWIN W. Mich. Tourist & Resort Assoc.

Entrances need not be elaborate or expensive and yet can be appropriate to the area and the kind of resort business. Notice the legible sign and informal drive.



OTSEGO SKI CLUB, GAYLORD

Michigan Tourist Council

A curb is helpful in retaining the lawn, keeping cars off grass in summer and facilitating snow removal in winter. All resorts should have well-defined drives.



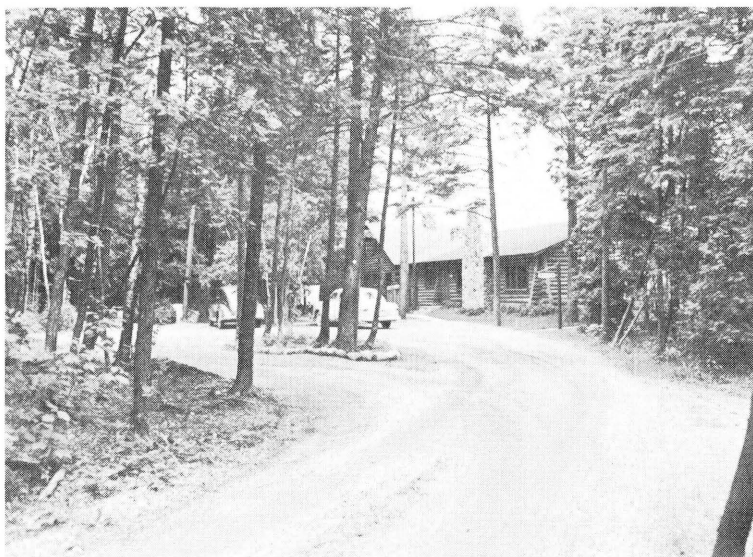
PINE HOLLOW RESORT, ELK RAPIDS

A wandering entrance drive and screen plantings in background create much more interest and suspense than a straight-arrow approach.



HINCHMAN'S RESORT, MIO

Some resorts are increasing their appeal by raising their own bait or game fish in ponds. Contact the Michigan Department of Conservation for permission to dam streams.



BIG PAW RESORT, HARRISVILLE

Entrances should make favorable impressions on the guests. The protection of existing trees, the turnaround drive, and nearness to the office are of merit here.

B. GROUNDS

SIGNS can serve a worthwhile function without being objectionable. At least one sign is needed to identify the property. This sign should bear only essential information. The size, color, contrast and general design of the sign should be easily read and in a style harmonious with the building design. Do not clutter the attractive appeal of the landscape with too many signs or poorly designed and maintained signs.

ENTRANCES should signify the beginning of pleasant vacations. The kind of sign used, the grading and layout of the drive, and the use of plant materials should give this kind of an impression. If not, the entrance has failed to perform its true function. A poorly marked entrance, rutted driveway, battered or broken sign, and littered roadside will make the guest wonder about this vacation "Eden" he read about in the advertising folder.

DRIVES AND PARKING AREAS must have proper layout and construction if they are to provide comfortable, direct, and pleasant access to the facilities. If at all possible, create some suspense with the drive layout; do not let your guest in on all your secrets at first glance. Also consider safety when laying out drives.

The construction should permit use at all seasons of operation. Limits on initial investment, appearance, maintenance, driving requirements, and amount of erosion anticipated will determine the surface material needed. Adequate sub-drainage is necessary for all drives of any materials. Drives of sand-clay mixtures, gravel, crushed rock, or cinders are usually more lasting than a plain earth trail. Asphalt and concrete drives are more costly to build, but when well-built, will require much less maintenance.

LAWNS, TREES, AND SHRUBS and other plant materials are very effective in creating the proper setting for a resort. If the site is already well-covered with plant materials, be careful with the use of the axe and bulldozer. The natural appeal that took decades to develop may be completely destroyed in only a few minutes unless you have done some planning.

Even in the most rugged settings, some lawn adjacent to the main drives or walks will give the guest a very favorable impression of your quarters. The guest will also appreciate the usefulness of lawns for lounging and recreation. Lawns and

paved walks will reduce maintenance of floors by reducing the amount of sand and grit tracked in.

In making any new plantings of lawns, trees and shrubs, select plants that will grow in your soil and region. Consult your Cooperative Extension Agent for his advice on growing the plantings you would like to use.

Plants should be selected and planted so they will do the best landscape job for the money invested in them. Use an informal arrangement of native plants in a rustic setting, and a more formal use of plants in a more urban setting.

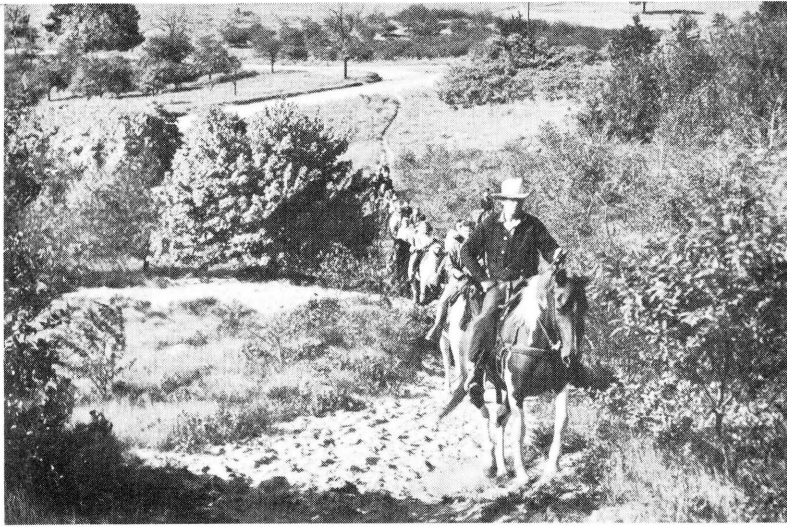
WALKS AND TRAILS. Foot ways must also be planned, since most of the guest's movements on the resort property will be on foot. Lay out walks so that they are direct enough to prevent "cross-lot" paths from developing. Yet, there should be some interest and recognizable order about them.

Trails usually lead away from the resort center and should be clearly identified for the walker, when he is headed in either direction. Nature trails are an asset to any resort, particularly if unusual specimens and points of natural interest are identified on the way.

PLAY AREAS are needed to supplement the natural recreational resources of the region. The extent of play activity depends upon the numbers, ages, and interests of the guests.

A small playlot near the cottage will keep the toddler amused and still under mother's watchful eye while she is preparing meals. An area with apparatus for older children is often placed near the beach, but it should not obscure the view of the lake. Swings, slides, and other such apparatus need ample area for safe use and access to other equipment. An all-purpose paved court for badminton, volleyball, and even tennis usually satisfies young people, saving the cost of building several courts. Shuffleboard or horseshoe courts are very popular and less costly to build.

Beach and water play should be isolated from the fishermen and planned for safe use by children. It is best to zone three separate water areas with floating rope barriers, or by the dock arrangement. The pre-school child will enjoy the sandy beach, but should have no more than 1 foot of water depth. The older non-swimmer area might contain some play equipment and a maximum depth of 2 feet. The third zone for swimmers can have unlimited water depth and include diving facilities.



JACK AND JILL RANCH, ROTHBURY

Dale Rooks

Horseback riding is increasing in popularity, requiring spacious grounds and interesting trails over varied topography. Consider vistas when planning bridle trails.



DICK PERRY'S RESORT, AU TRAIN

Here the simple lawn, rustic barriers and appropriate building design prove that grounds need not be ornate to be attractive. Notice the beautiful naturalistic setting.



BLUE SPRUCE CABINS, MANISTIQUE

Grounds appeal, created by an open lawn area, simple base plantings and tree backgrounds is important to any vacation business. Here, the birch trees also provide shade.



DE GRAFF'S LODGES, TROUT LAKE

Well-planned nature trails, with identifying labels (as on the yellow birch, above) add a great deal of pleasure to a vacation. Such trail experiences are long remembered.



CABBLE'S TAWAS RESORT, TAWAS

Play areas need space and good planning so that all activities can take place with ease and safety. Allow ample room and convenient access.



JACK AND JILL RANCH, ROTHBURY

Dale Rooks

Often the simple and inexpensive features, such as a campfire circle, are the most effective in creating guest satisfaction. Plan many areas for guest fellowship.

C. UTILITIES

WATER SUPPLY AND WASTE DISPOSAL.

No matter where you plan to build in Michigan, you should obtain the counsel of a health department. In most counties, guidance and information on regulations can be obtained locally. In those areas not served by local health departments, guidance may be obtained by contacting the Division of Engineering, Michigan Department of Health, Lansing.

If you cannot obtain water from a city (all municipal water supplies are tested and approved by the Michigan Department of Health), you will have to depend upon your own water supply. Most wells will produce safe water if located and installed properly. Before building: a) check possibility of safe and ample water source on your site; b) locate and construct well according to regulations; c) select and install pumping equipment of adequate size.

Sometimes the soil condition or topography may actually prevent you from building, because adequate and safe sewage disposal is impossible. Therefore, before building: a) inspect site with local health officer to determine possibility of ample and safe sewage disposal; b) construct system according to regulations; c) plan and install sewer lines, septic tanks, and seepage systems according to regulations, both state and local. It is also important that all garbage and other wastes are disposed of in a way that will not create a health hazard.

ELECTRICITY is almost an essential utility because of the convenience and real help it can offer any resort. Most locations can receive electrical energy from an electric power supplier, avoiding the expense and inconvenience usually associated with your own plant. There are so many uses you will make of electricity that it should be a part of early planning. Only by planning can you avoid rewiring. Overloading electrical lines not only causes inconvenience, but can also cause fire.

In order to plan your wiring system properly, the anticipated uses—such as for heating and cooking appliances—must be estimated and added to the normal load for lighting, mechanical equipment, etc. It is much easier to install service of adequate size in the beginning than to rewire afterwards.

There are many advantages to underground service wiring. It will not be damaged by winds, ice, or lightning. The newer insulating materials make such wiring possible without excessive costs.

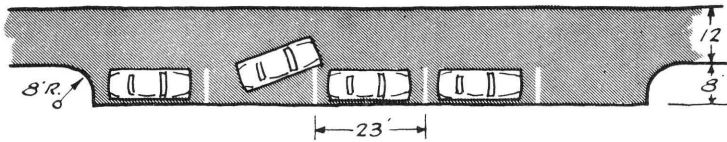
GAS has increased tremendously in popularity for use in vacation accommodations. Much of this increase is due to the availability and favorable competitive price of liquefied petroleum gas ("bottled gas"). Many have found it very desirable for water heating, cooking, refrigeration and heating the rooms. Just as with other utilities, the piping system, controls, and storage needed for gas must follow absolute rules for complete safety and efficient use of the fuel.

HEATING. Providing comfortable quarters in Michigan requires proper heating and ventilating equipment and also proper building construction. We cannot merely "stick in some heaters" and think that we have provided safe and adequate heat for complete guest satisfaction and overall economy.

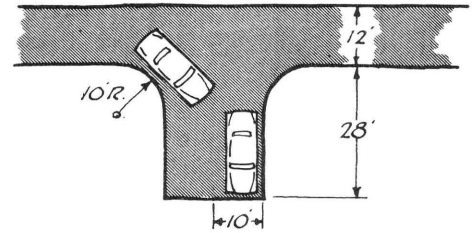
Observe these rules: a) Consult heating and ventilating experts so that the right size and type of equipment can be obtained to fit the needs of your structure. This is an important part of your building plans. b) Purchase equipment that is designed to give the maximum in safe operation, as evidenced by approval of Underwriters Laboratories, Inc., American Gas Association, or other national testing agencies. c) Insist upon installation that will assure safe and efficient operation of the equipment—including fuel storage and feed, vents, flues, smokepipes, chimneys and clearance around heaters. d) Follow manufacturers' instructions for proper operation of equipment, and have repairs made only by those qualified to do so.

Here are some of the important things that make the guest feel comfortable or uncomfortable: a) Temperature. Adequate insulation against summer heat is as important in the building construction as reducing heat loss in the winter. Installation of proper vapor barriers on the warm side of exterior walls is necessary to prevent rot and moisture damage due to excessive condensation. b) Humidity. Additional air moisture should be provided during the heating season. c) Cold walls. Adequate insulation and more even distribution of heat will keep the guests from being chilled by cold walls. d) Air velocity. In summer, a higher air velocity from ventilating systems or fans will cool the body. In winter, the air movement should be as small as possible (still having adequate ventilation) so that body cooling will not be excessive. e) Leaks. Poorly fitted windows and doors will create drafts that will cause discomfort in winter.

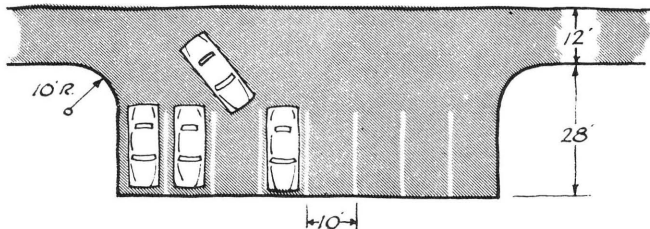
SUGGESTED TYPES OF PARKING AREAS



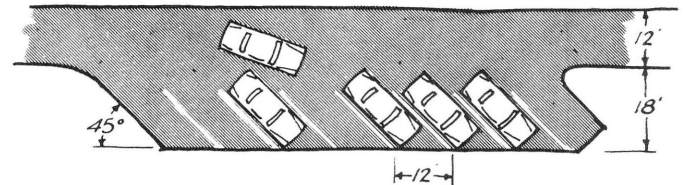
- 1** Parallel Parking. Uses less width, but requires more length in parking space.



- 3** Parking Bay. Suitable for parking between buildings.

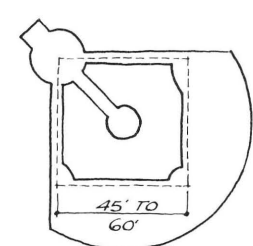


- 2** Right Angle Parking. Requires more width, but will accommodate greatest number of cars for the length.



- 4** 45° Angle Parking. Suitable for one-way drives. Uses less width but more length than No. 2.

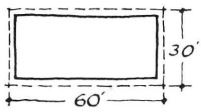
RELATIVE SIZES OF PLAY AREAS



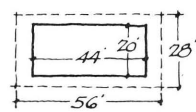
SOFTBALL

APPROX.
200'
PLAYFIELD

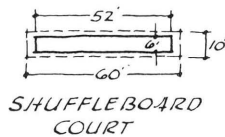
PREFERABLE
ORIENTATION



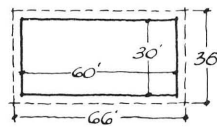
CROQUET



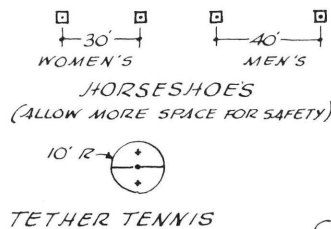
BADMINTON



SHUFFLEBOARD
COURT

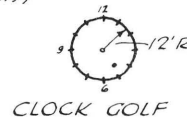


VOLLEY BALL



HORSESHOES
(ALLOW MORE SPACE FOR SAFETY)

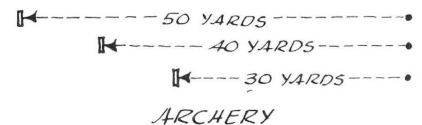
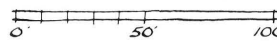
TETHER TENNIS



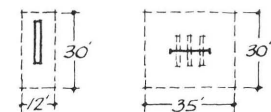
CLOCK GOLF

NOTE:

ALL DIAGRAMS ARE DRAWN
TO THE SAME SCALE

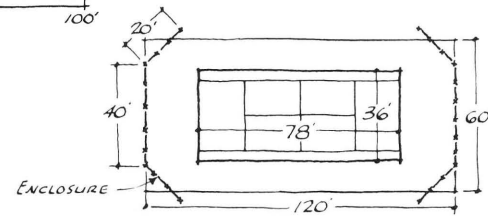


ARCHERY



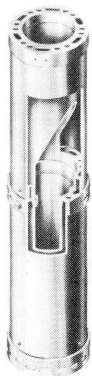
SLIDE

SWINGS



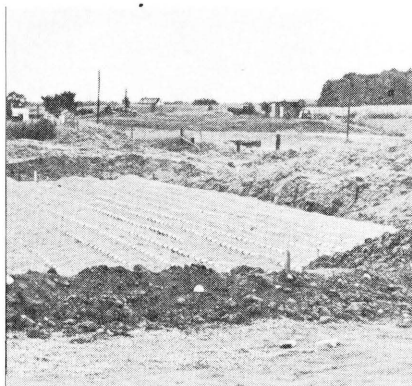
ENCLOSURE

TENNIS COURT



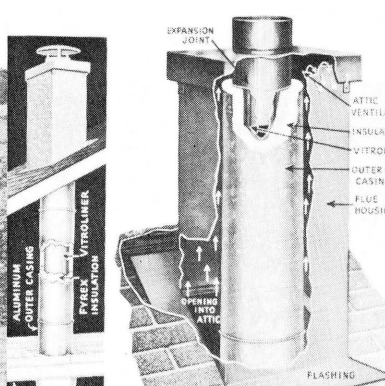
Williams-Wallace Co., San Francisco

Vents for gas appliances are safer and more efficient when insulated. Gas is suitable for space heating, only when equipment is properly vented.



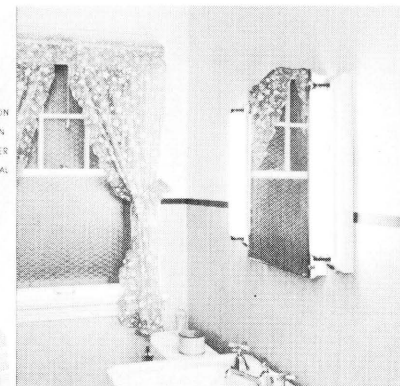
Michigan Department of Health

Proper sewage disposal requires ample land area and well-drained soil. Consult your health department for proper installation.



Condensation Eng'r. Corp., Chicago

Insulated flues are best for fire safety and efficient operation of heating equipment. Never use sheet metal flues in direct contact with combustible material.

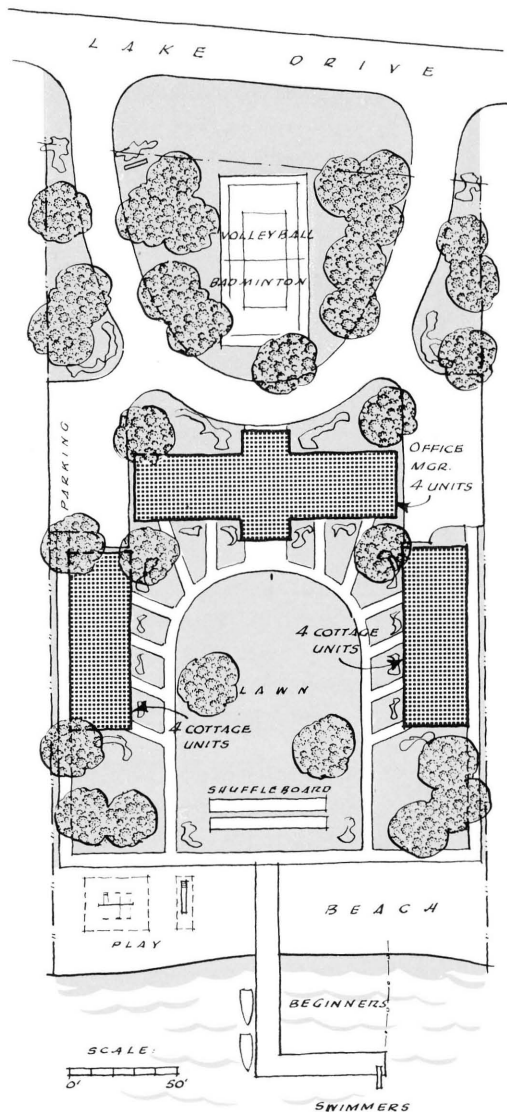


General Electric Company

All lighting should be ample, but without glare. Wire fixtures so that they cannot cause electrical shock when touched with wet hands.

TYPICAL LAYOUTS

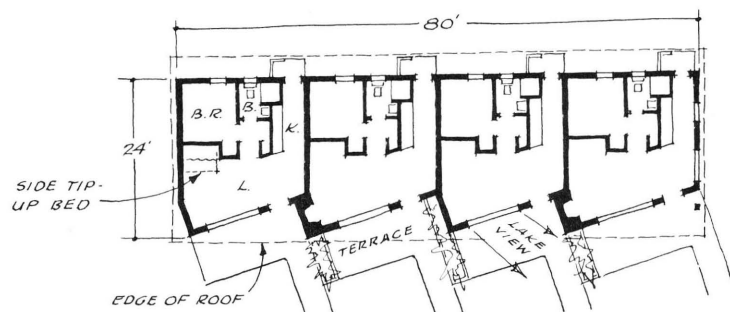
Because there are so many kinds of vacationists and such a great variety of recreational resources in Michigan, there is no end to the number of layouts possible. Although each site requires special planning, there are a few situations that can be described as fairly typical. The following eight layout suggestions certainly are not the only plans suited to each type of business or site—yet they contain suggestions that will apply frequently. Review them for ideas of layout and building planning that will help you for your development of vacation accommodations.



LAYOUT SUGGESTION NO. 1

Cottage Resort (Row Type)

This resort would be best if located where the beach and lake are excellent for swimming and where there is a great demand for facilities. It is certainly the minimum size of property for a resort. The principal use will be in summer, but the compact design of the buildings and grounds would make it adaptable to other seasons if other vacation activities were sought in the region. It would be suitable for families, couples, and other small groups.



TYPICAL 4-COTTAGE
BUILDING

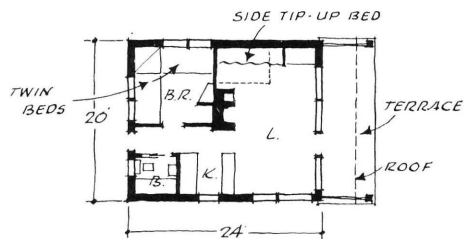
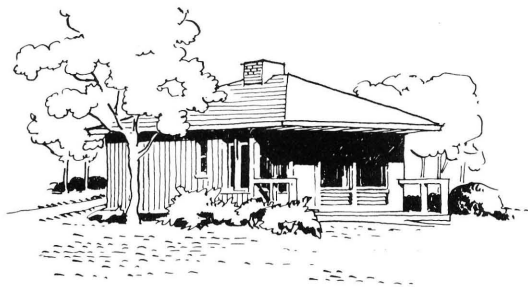
- All parking is kept near the vacationists' rooms, yet it does not usurp valuable front lawn area.
- Row-type buildings keep the grounds from appearing cluttered.
- The central building contains an office, manager's quarters, and four rentable units (without angled fronts).
- The building sketched above is functional in design and well-adapted to the site.
- All such row-type units must be separated by sound- and fire-resistant walls.
- There is the utility of two bedrooms by using a tip-up bed in the living area.
- Notice the provision of ample storage space for clothing and vacation equipment in each unit.
- Slightly additional rent could be obtained from those units having fireplaces.

LAYOUT SUGGESTION NO. 2

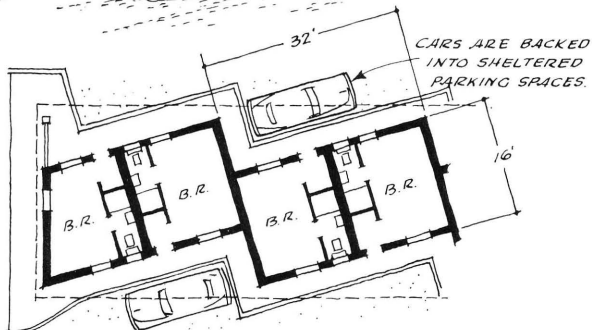
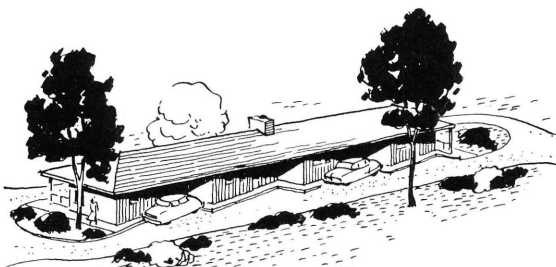
Motel and Cottage Resort

This layout is designed to meet the requirements of both overnight and longer-stay patronage. This combination occurs on some highways near community centers where the highway is near the lakeshore. Each business can retain its identity and yet complement the other on the same property. The motel may be operated the year-around while the cottages will probably be used in summer only. The greatest recreational appeals would be the beach and water for boating, swimming, and perhaps fishing. The resort could be patronized by guests of all ages.

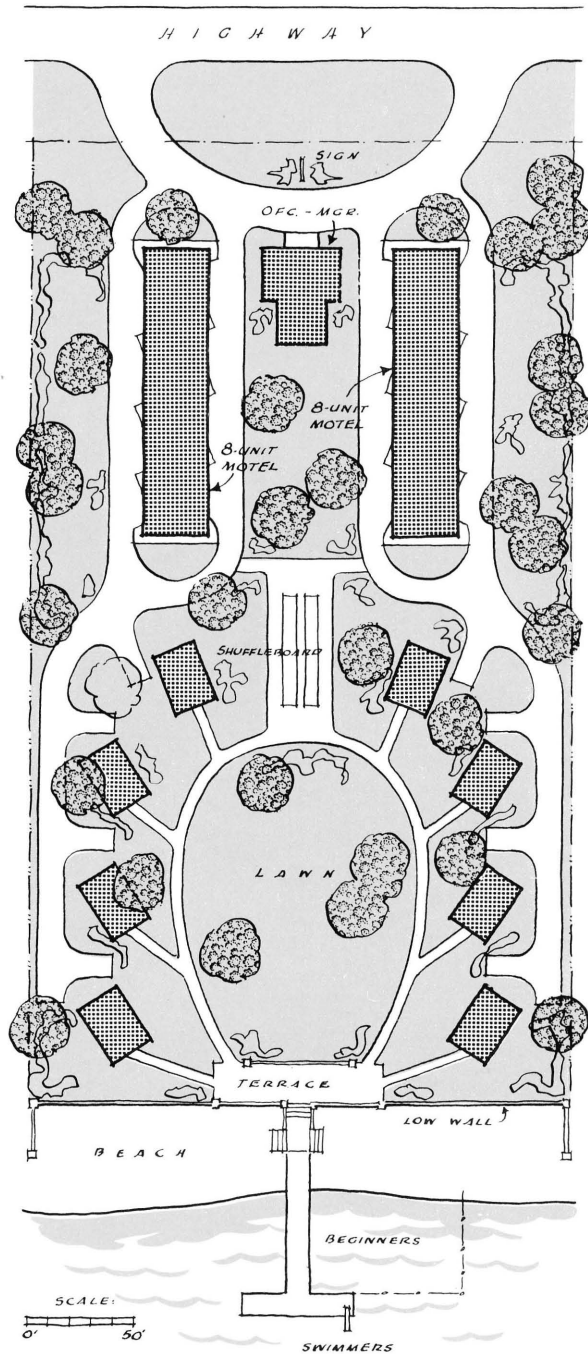
- Unique motel buildings are appealing from highway and yet do not block the view of the lake. This may entice overnight guests to rent the longer-stay cottage facilities.



TYPICAL COTTAGE



MOTEL



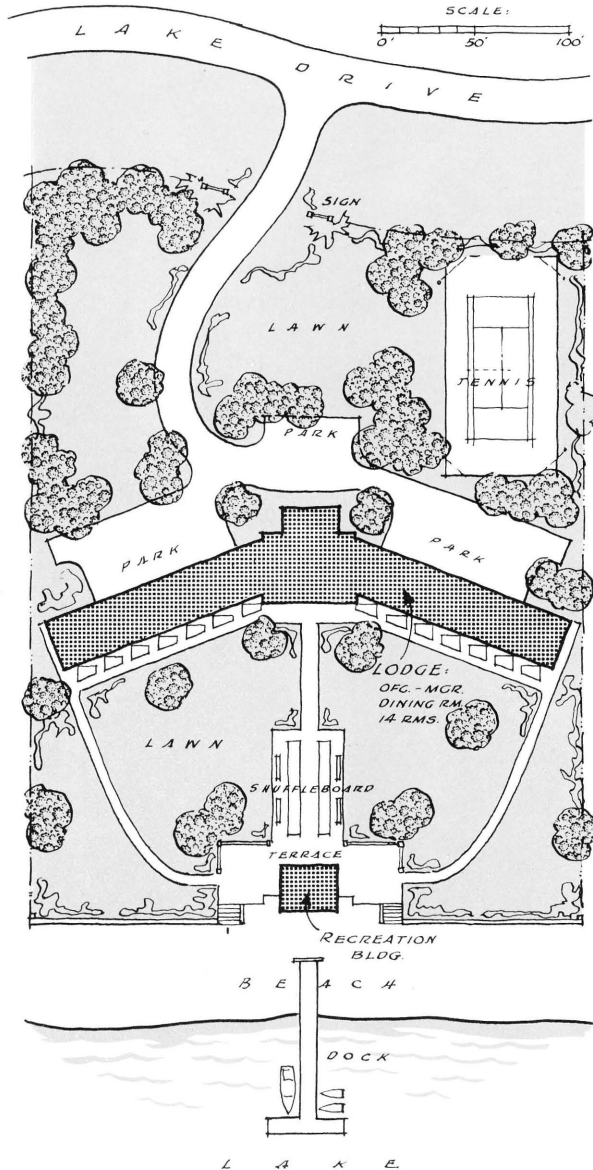
- Sketches and floor plans show buildings well-adapted to the site and also in harmony with each other.
- The cottage has the maximum glass area toward the lake views. This view is also available from the kitchen area, since only a bar separates it from the lounge area.
- The roof overhang protects the front of the cottage, forms a porch area, and shades the view windows.
- The roof overhang of the motel protects the trunk and one side of the guest's car while loading and unloading during bad weather. This is provided at less construction cost than separate full-size carports between motel units.

LAYOUT SUGGESTION NO. 3

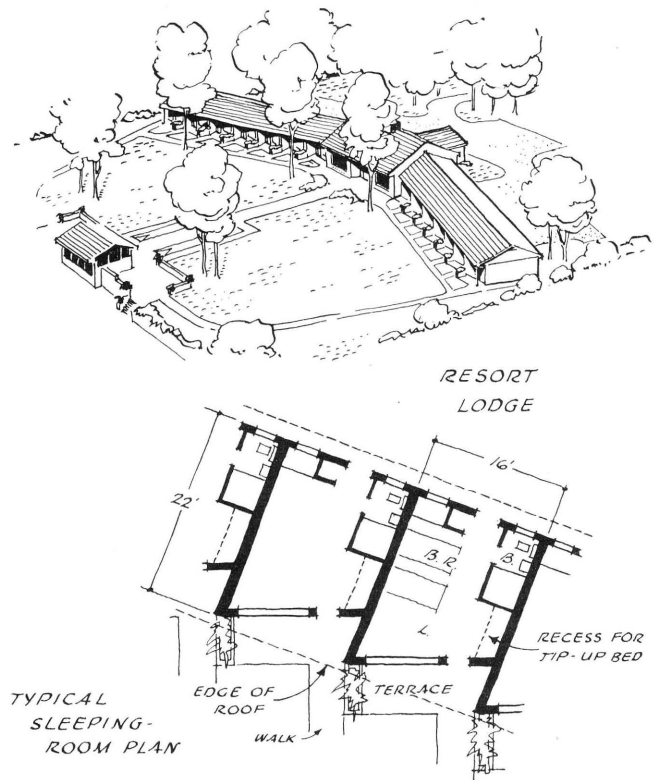
American Plan Resort

There is an increasing demand for American Plan Resorts (the rate includes food as well as lodging, and perhaps additional services). The trend is toward the one-story resort lodge. The best location would include a fine beach, but it might succeed equally well in an area having other recreational attractions. This layout favors adult patronage. Although more buildings could be placed on the property, the resulting congestion would be detrimental to the setting, and a premium rate could no longer be obtained.

- The layout gives each guest convenient access from his car to the quarters; separates parking from attractive front lawn; and gives all rooms full view to the lake.
- Walks provide circulation that is convenient and practical.
- The layout focuses the attention on the boat and beach activities, since these are very important here.
- The recreation building does not block the major lake-view and yet is large enough to offer shelter for many activities near the beach. (Since the patronage of the resort will be largely adults, the emphasis has been placed on adult recreation.)
- The recreation building is located far enough away that its use will not disturb those in the sleeping rooms.
- New guests can enter the resort and come directly to the office without interfering with the activities of other guests. This is also true of the service to the kitchen.



- Because there will be many active people among the guests, a tennis court is included, which also can be used for volleyball and badminton.
- The plan and sketch, at right, illustrates the typical floor arrangement and exterior appearance.
- Each unit is planned to accommodate two persons, but is large enough for four, if necessary.
- The lounge area of each room is located near a large view window, overlooking the front lawn and lake.
- The angled fronts give each unit its own private terrace, partially enclosed by a low wall containing plantings.
- The main walk along the front of the units is far enough away to assure privacy in each unit. The walk at back, under the roof overhang, will give protected access to the dining room.
- It will be very important to use sound- and fire-resistant walls between units.

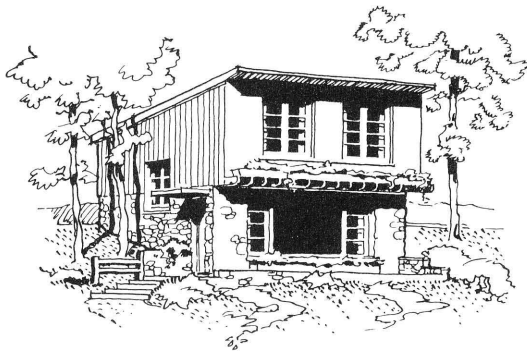


LAYOUT SUGGESTION NO. 4

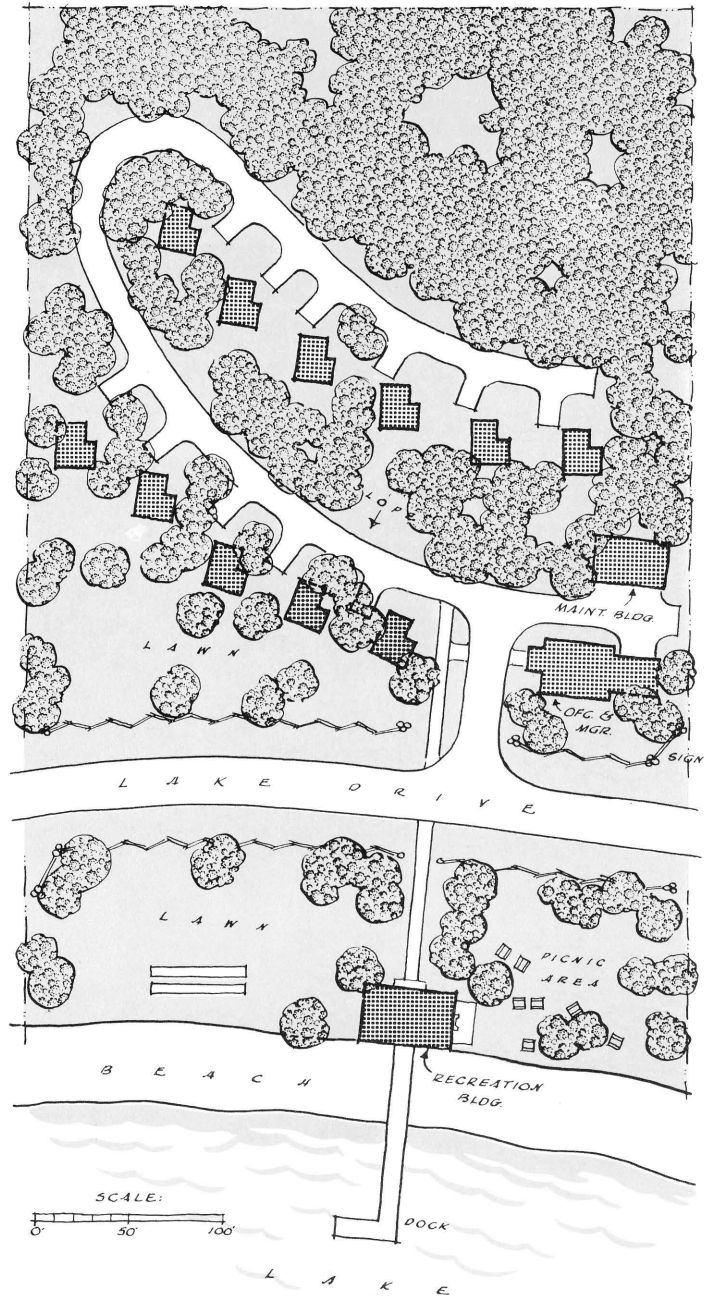
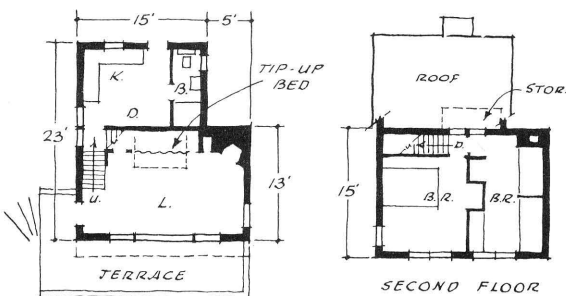
Hillside Resort

Many lakes are bordered by steep slopes or rolling hills with a road located on the available level land near the beach. While this is not the ideal resort setting for families with small children, it can often be utilized by adults and older children, if properly planned. The wooded setting, or the cooling breezes on the higher elevations are frequently as important as the beach in attracting guests. This resort would be most popular during the summer season.

- The rustic fence, bordering the road helps to identify the resort and restrict the use of the property to paying guests, only.
- Since the beach will be the center of activities, other recreational uses such as picnicking and court games will be grouped there also.
- The recreation building will provide for indoor play and also tend to control the use of the dock.
- The office and manager's quarters are located so they can be found readily by the new guest.
- Being near the highway, it is also convenient for the manager if he makes this his year-around home.
- All resorts should have a room or separate structure for maintenance and repair. This building is conveniently located and yet not too conspicuous.
- The drives on the resort tend to follow the contours. This reduces erosion of the drive and provides an easier grade.



HILLSIDE COTTAGE



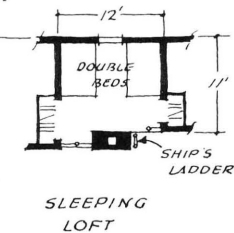
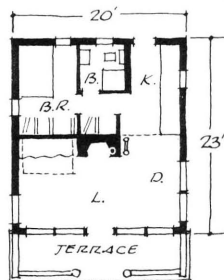
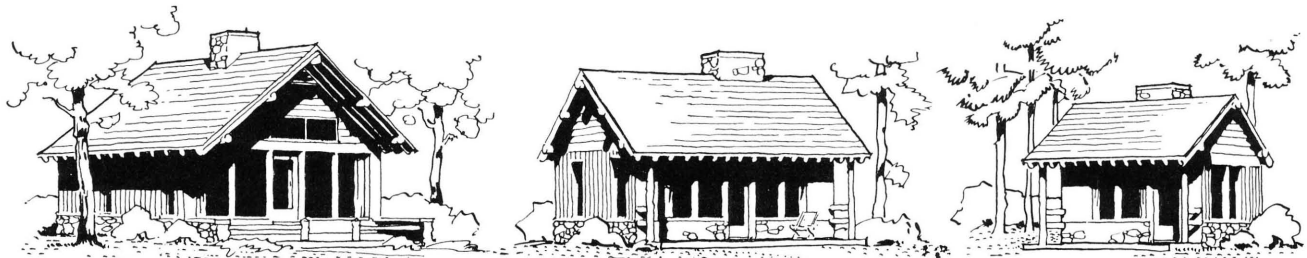
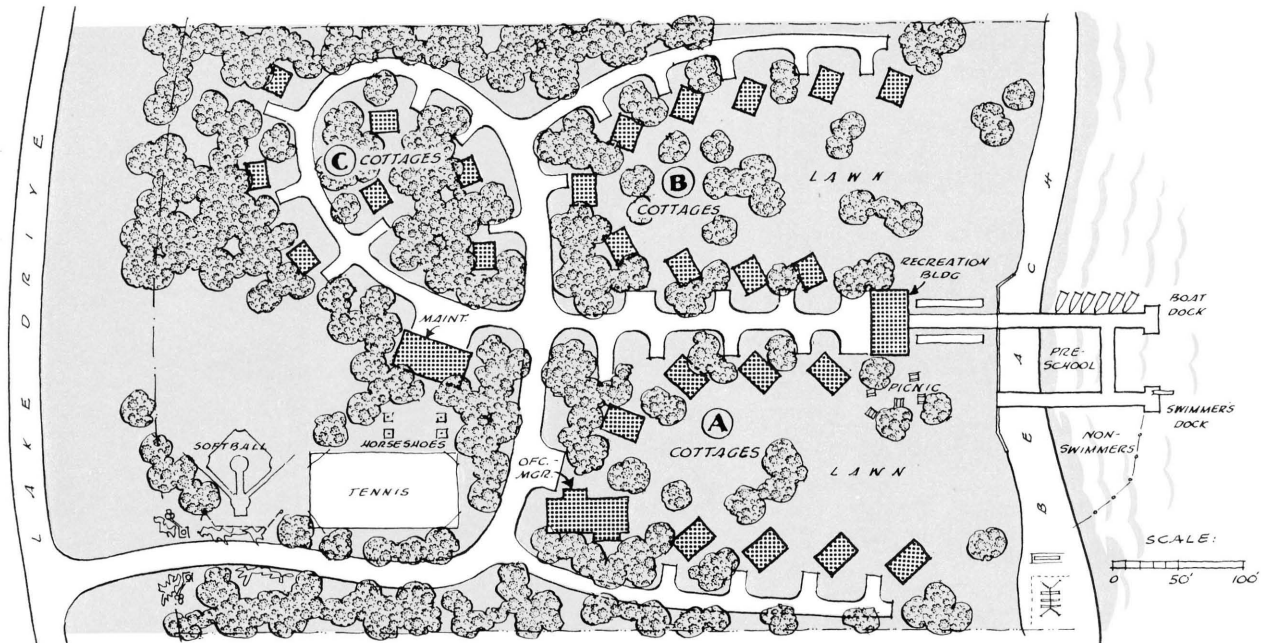
- The split-level cottage was designed to fit the slope and provide convenient vacation quarters.
- Using masonry construction for the lower part of the building eliminates decay and increased weathering that occurs with wood adjacent to the grade.
- The rear entrance placed near the parking space, gives access to the bath and kitchen areas.
- Full enjoyment and appreciation of the lakeview is obtained in the lounge area.
- The cottage would be economical to construct for the number of persons that it will accommodate.

LAYOUT SUGGESTION NO. 5

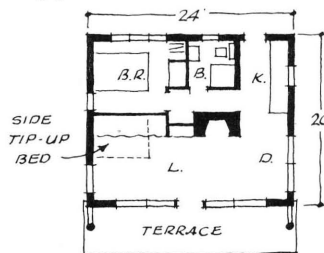
Cottage Resort (Separate Units)

This resort is typical of many lakeshore sites that are fairly level or slightly rolling, having swimming, boating, and fishing as the main attractions. The trend is toward larger properties, as

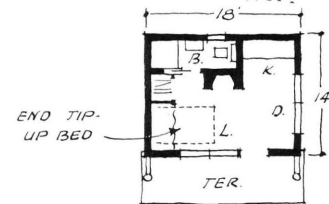
shown here, in order to offer the kinds of services that the guest appreciates. A variety of vacationists can be accommodated with the three different floor plans and separate cottage colonies. If there are attractions in the region that create a demand for housing during spring and fall, these facilities can be utilized.



COTTAGE (A)



COTTAGE (B)



COTTAGE (C)

- This layout suggests a cottage grouping that is not congested and yet offers facilities for a larger number of people.
- The colony of Plan A cottages would be well-adapted to family groups. A colony of Plan B cottages have been suggested for childless couples or other adults who wish to be apart from children's active play. The colony of

Plan C cottages offer accommodations for those who prefer a secluded setting at some distance from the lake.

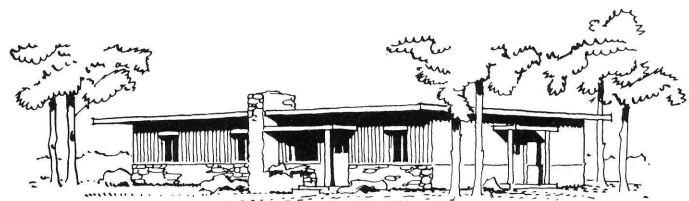
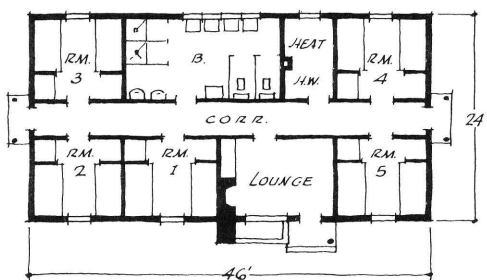
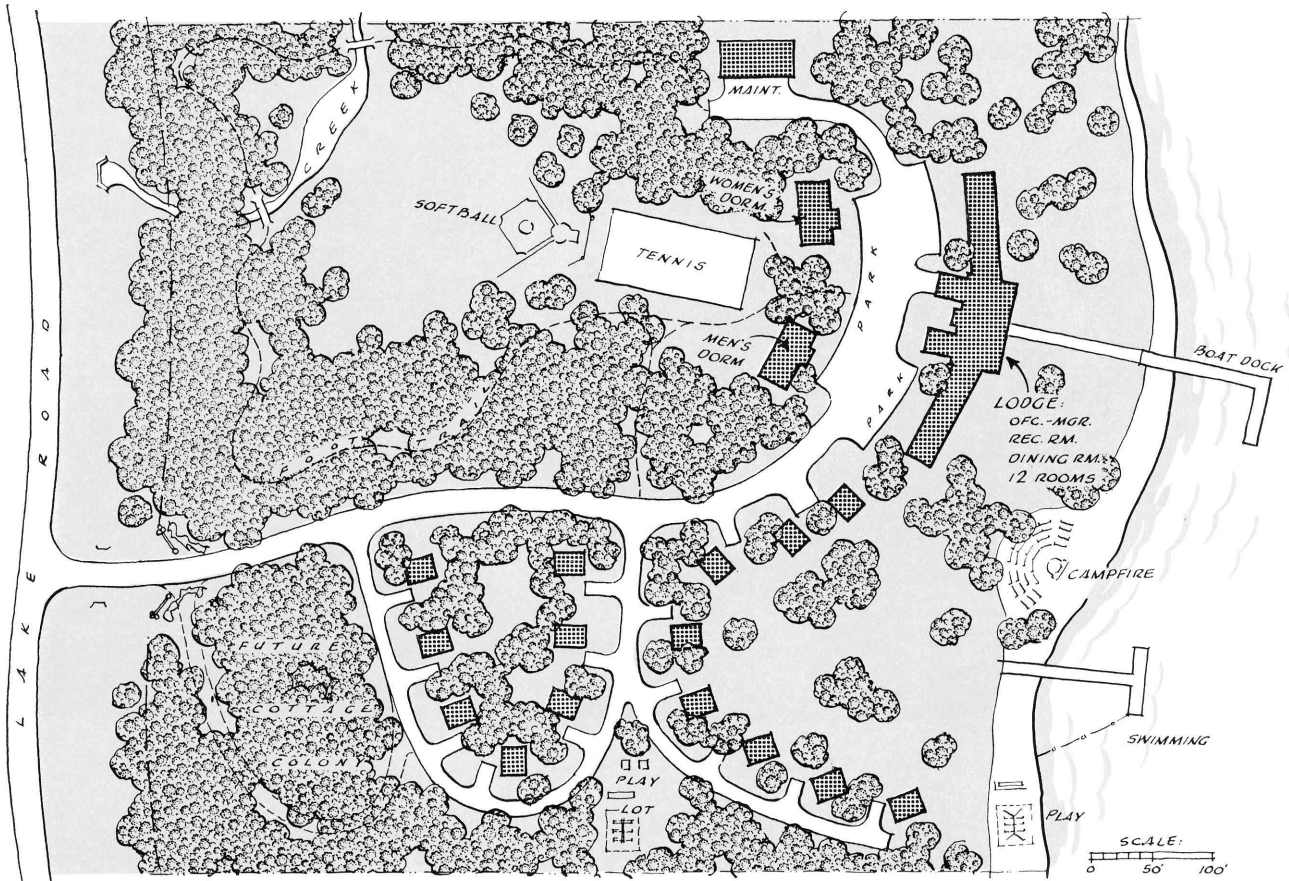
- The office and manager's quarters are located for the convenience of the new guest. The manager also has a fine setting for his home.
- The H-shaped dock separates the swimmers from the fishermen and others using the boats.

LAYOUT SUGGESTION NO. 6

Extensive Resort (American and European Plan)

This layout probably approaches the ideal vacation accommodation more closely than any of the other suggestions. In reality, it is not as

elaborate as might appear and many resorts of this character are being built today or are already in operation. It is well-adapted to an extended season of operation, including early spring fishermen, summer vacationing families, fall hunters, and perhaps ice fishermen in winter. Many ages and types of vacationists would enjoy this layout.



MEN'S DORMITORY

- The central lodge building would provide the American Plan service and with the dormitories could operate the year-around.
- A true "northern" vacation is provided by this layout because the facilities have been subordinated to the natural setting.

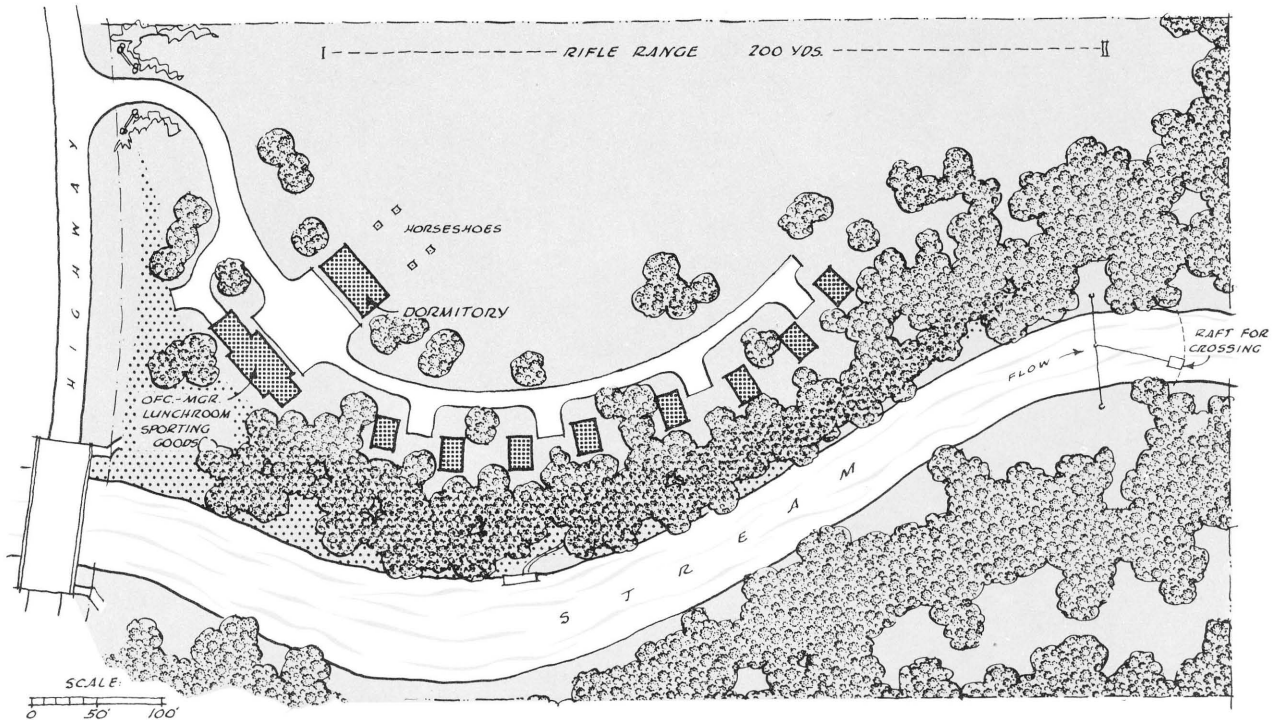
- Vacationists in the cottage colonies would have facilities for preparing their own meals and could obtain occasional meal service in the lodge dining room.
- The dormitory building sketched above could also be used on winter sports locations. A maximum of four persons could use each room, while two would be preferable.

LAYOUT SUGGESTION NO. 7

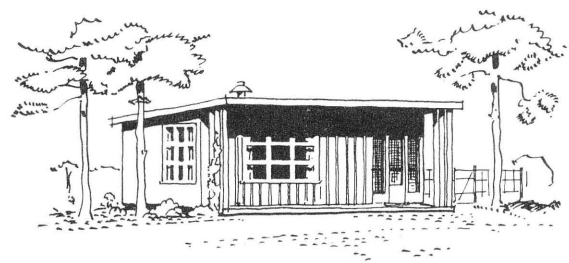
Sportsman's Resort

Streamside locations are also important vacation areas, especially for the stream fishermen. Often such streams pass through good hunting

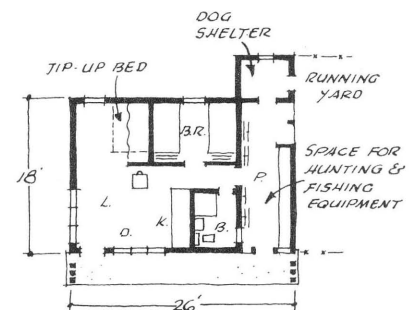
areas, creating a demand for hunter's accommodations as well. Because a good beach is usually lacking, there will be little appeal for the vacationing summer families. Although the general character of facilities is more modest, there need be no compromise in standards.



- The lunchroom and sporting goods store are located to attract business from the highway.
- Easy access is provided for the lunchroom, office, sporting goods store and dormitory. This would be particularly important in late fall or early spring.
- Some dockage is allowed for river craft. A simple and inexpensive means of crossing the river is provided for the fisherman who always prefers the "other" bank.
- The installation of utilities, such as sewers, was considered in grouping the cottages; yet they are spaced far enough apart to allow privacy.
- The dormitory building could be similar in design to the one described on page 31. It would be patronized by those men who come singly or in groups and who prefer to obtain their meals at the lunchroom.
- The bath facilities should be planned for, even though they might not be installed immediately.
- The dog shelter should be used for hunting dogs only—it should not be used by pets of the summer vacationist.



SPORTSMAN'S CABIN

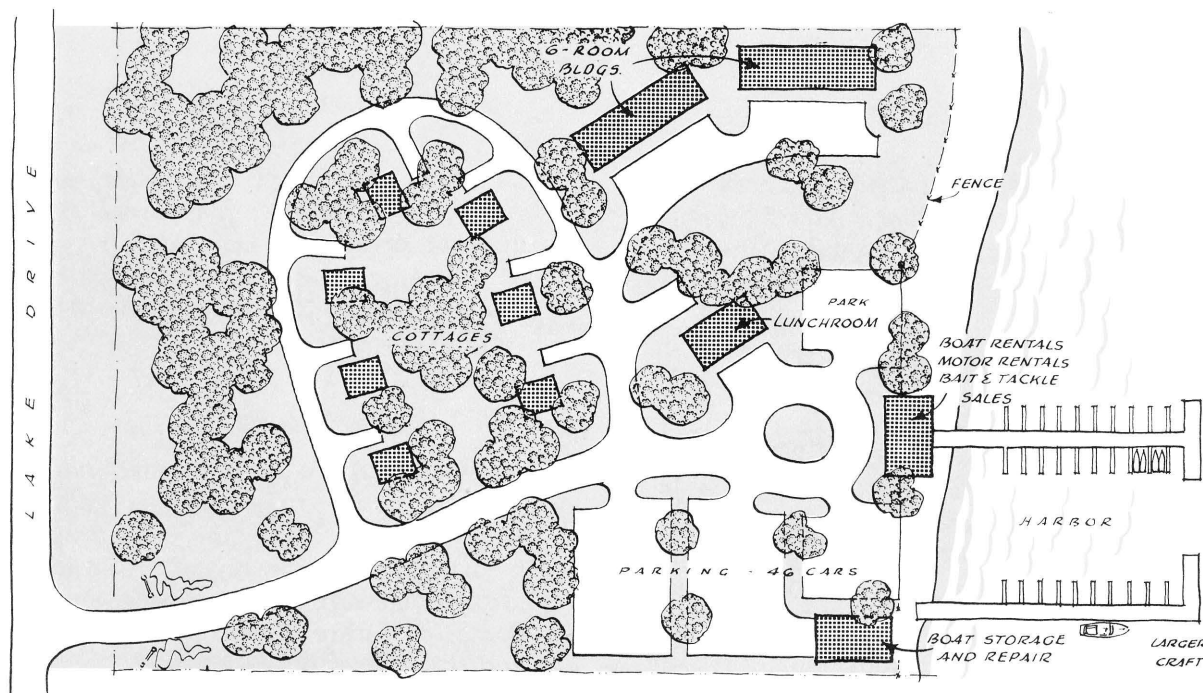


LAYOUT SUGGESTION NO. 8

Boat Livery

Many lakes are famous for their fish and this layout is suitable for such a recreational attraction. Some people will be wishing to stay overnight but the majority will be coming to use the

boat and bait services. This is particularly popular on lakes nearer the cities and may be used the year-round. Frequently, the beach and shore are not well-adapted to swimming; hence the facilities are designed to fit the trade that would be using them.



- The entrance drive is curved to add interest, and also give direct access to all parts of the layout.
- Some cottages are provided for those who wish to pursue fishing for an extended period of time.
- Ample parking space is allowed as close to the boat livery buildings as possible.
- A fence along the shore may be necessary to restrict the use of the water's edge to those who have been permitted to do so.
- A display of bait, fishing tackle, and sporting goods, will aid the sales of such items as well as the regular boat and motor rentals.
- The lunchroom is conveniently located to serve both the transient fisherman as well as the guest staying on the property.

These layouts, on pages 26 through 33, are suggestions for arrangements of facilities and building plans, suited to certain site and regional advantages. All of them have been along waterfront, either lake or stream, because this is usually the dominant recreational resource.

Winter sports, hunting and horseback riding are also very important vacation activities. Because such facilities require individual site and building planning, it did not seem feasible to include any typical recommendations.

The buildings and layouts shown here are original designs and sketches by the author. Suggestions are invited for improving these or adding other building and layout types.

The remaining pages of this bulletin offer suggestions on how you can go about developing a piece of property for vacation use and also obtain an estimate of its business potentialities.

10 STEPS TO FOLLOW IN DEVELOPING YOUR PROPERTY

A definite procedure for developing a site should be followed. This will eliminate costly retracing of steps and should result in finer accommodations. Do not begin a foundation until you are sure of the other steps that will follow.

1

Consult local zoning ordinances and building codes for possible regulations. You may find that you cannot use your proposed site for vacation accommodations because of local restrictions.

2

Have your property surveyed. Call in a professional land surveyor and establish your property boundaries on the property itself. Have your surveyor prepare a map of your property, indicating the location, length, and direction of all boundaries.

3

Through the help of your surveyor, make a drawing to scale, large enough to show the present and future buildings, drives, walks, as well as property boundaries. It is usually convenient to use a proportionate scale in which one inch would equal twenty feet.

4

Based upon information obtained by your surveyor, indicate all differences in ground levels on the sketch of your property. These will be helpful in determining the proper location for sewage disposal systems as well as for the buildings themselves.

5

Determine the number and approximate dimensions of all buildings that are to be constructed on the site. Follow the planning principles and make sure that your plans are what you want and what the vacationist will pay for.

6

Determine the shape and space required for walks, drives, lawns, play areas and sewage disposal systems. These must be considered at the same time that we plan the buildings since these areas occupy considerable space in definite places.

7

Draw and cut out the items mentioned in steps 5 and 6 to the same scale as your property plan. Arrange these on your property plan to make a desirable layout. Consider access, attractiveness from the outside and inside of the area, future expansion, the original cost and the cost of upkeep.

8

Obtain the services of professionals, such as landscape architects, architects, engineers, health officers, and recreation planners. Many of the details of planning and building are too complex for the amateur.

9

Following your plan of the area, have your builder stake out on the ground, the location of the buildings and other features essential to the development of the area. This will help you in visualizing your proposed development.

10

After you have made your plans, be sure to follow them closely. Each step of construction should come in the right order. For example, let's make sure of our water supply before we do any building. Build of high quality materials and insist upon good workmanship.

WILL THE BUSINESS PAY?

Any business enterprise, if successful, must take in enough money to provide a reasonable return on the investment, pay operating expenses, capital expenses, and provide compensation for the efforts of the operator. Fill in the outline below in order to estimate the probable success of the business

that you intend to develop. Work it out carefully. If you do not have access to other records for the data, make conservative estimates, possibly with the help of experienced operators. It is wiser to overestimate costs and underestimate income than vice versa.

FINANCIAL ESTIMATE FOR YEAR 19__

Investment

Land \$.....
 Land Improvements
 Buildings
 Furnishings
 Equipment
 Total Investment \$=====

Income

a) Rental units (rooms, cabins, cottages)
 × × = \$.....
 (units) (days or weeks) (rate)
 b) Profit from bait, boats, souvenirs, food service, etc.
 Total Income \$=====

Expenses

a) Capital Expenses
 Depreciation
 Buildings \$.....
 Furnishings
 Equipment
 Interest
 Repairs and Maintenance
 Real Estate and Property Taxes
 Insurance
 Total Capital Expenses \$.....
 b) Operating Expenses
 Wages \$.....
 Laundry
 Cleaning and other supplies
 Advertising, Printing, Stationery
 Fuel and Light
 Telephone, Telegraph, Postage
 Other Operating Expenses
 Total Operating Expenses \$.....
 Total Expenses \$=====

Summary

Total Income \$.....
 Less Total Expenses
 Net Income \$=====*

*Repayments on principal of mortgage and federal income tax would have to be deducted from net income.

NOW, ARE YOU READY TO BUILD?

1. Have you chosen a location that will have excellent business potentials at many seasons of the year?

Remember that it costs no more to build in a desirable location than in a poor one.

2. Does the site you have selected include the esthetic appeal and physical conditions that are necessary to a thriving vacation business?
3. Have you decided on building plans that will

provide the appeal, comfort, convenience, sanitation and safety that the expected customer will demand?

4. Will your buildings be best adapted to the kind of patronage that you will have at each season of operation?
5. In your planning, have you considered the entire resort as a whole, recognizing the interrelation of all structures, grounds development, and utilities?

FOR ADDITIONAL INFORMATION:

Listed below are several sources that you should contact to obtain more complete information than could be included in this bulletin.

[1] WATER: *Official Highway Map of Michigan* (showing state and federal highways, state and federal recreation areas, cities, towns, lakes and rivers) Michigan State Highway Department, Lansing, Michigan. *Index and Price Lists of Maps of Inland Lakes*, Fisheries Division, Michigan Department of Conservation, Lansing, Mich. *County Maps* (showing state and federal land ownership, state lands for sale, state parks, forest camp grounds, lakes and other features), Lands Division, Michigan Department of Conservation, Lansing, Mich. *Index and Price Lists of Lake Charts* (lists of charts showing hydrography of water and topography of shores along the great Lakes), U. S. Lake Survey Office, 630 Federal Building, Detroit, Mich. Information on possible pollution of recreation waters can be obtained from the Michigan Department of Health, DeWitt Road, Lansing, Michigan.

[2] WILDLIFE: For information on animals to be found and their abundance in any specific region, consult the Game Division, Michigan Department of Conservation, Lansing, Michigan.

[3] CLIMATE: Consult your nearest U. S. Weather Bureau Office and also obtain a copy of "Climate of the States; Michigan."

[4] LAND FORMS: A great deal of information on general land topography, forest cover, and pattern of present land use can be obtained by studying aerial photographs. Such photographs of the entire state of Michigan can be inspected at the office of the Production and Marketing Administration, 200 N. Capitol, Lansing, Michigan. By writing the Supt. of Documents, Washington, D.C., you can obtain lists of topographic maps of Michigan that will show relative elevations of the land.

[5] FORESTS: The official Michigan highway map shows the public forest lands. For more information on the character of forests in Michigan, consult the Forestry Division, Michigan Department of Conservation, Lansing, Michigan.

[6] HISTORY: References and information on historic backgrounds can be obtained from the Michigan Historical Commission, Lansing, Michigan.

[7] ECONOMICS: For nation-wide information on percentages of families taking vacations, the months, regions, types, distances, expenditures, duration of vacations and the types of lodging used, obtain a copy of *The Vacation Travel Market, Nationwide Survey*, Research Department, The Curtis Publishing Company, Philadelphia 5, Pennsylvania.

[8] MISC: *Gardening Guide*, published by Better Homes and Gardens, Meredith Building, Des Moines 3, Iowa, contains helpful information on grounds development. Consult their Home Service Bureau for leaflets and information on outdoor construction and cottage plans. See your landscape architect for development plans and recommendations for your site. Your architect, builder, and lumber dealer will be able to assist you with plans and other information for better building design and construction. Consult the *Portland Cement Association*, Olds Tower, Lansing, Michigan for information on the use of portland cement in concrete and other masonry work. *The Sunset Cabin Plan Book*, published by Lane Publishing Company, 576 Sacramento St., San Francisco, California, contains many sketches and plans of cottages. The bulletin, *Space and Equipment for Rental Housing*, available from the Supt. of Documents, Washington, D.C., has recommendations for room arrangements and space required for kitchens, dining spaces, bathrooms, etc. See *Michigan; Geographic Backgrounds of the Commonwealth*, by Bert Hudgins, Wayne University, Wayne, Michigan, for general data on geology, rivers, lakes, history, climate, transportation, and the people of Michigan. For sources of electrical power throughout the state, contact the Michigan Public Service Commission, Lansing, Michigan. Bulletins R-302, "Planning Better Overnight Accommodations" by C. A. Gunn, a guide for planning motels, overnight cabins and tourist rooms, and R-601, "A Business Management Guide for Resorts and Motor Courts", by R. W. McIntosh, are available from your local Cooperative Extension Office or the Department of Land and Water Conservation, Michigan State College, East Lansing, Michigan.

For further information, consult your County Cooperative Extension Agent, or write to the Department of Land and Water Conservation, Michigan State College, East Lansing, Michigan.