



PRESERVATION OUTLEASING SUCCESS STORY

Leasing Historic Property with a Shared Mission

Cable, Wisconsin

THE PROJECT

Forest Lodge, listed on the National Register of Historic Places in 1992, was the site of a logging camp in the late 1890s and later became an estate for the Livingston and Griggs Burke families. In 1999, private owner Mary Griggs Burke conveyed the estate to the Chequamegon-Nicolet National Forest (managed by the U.S. Department of Agriculture Forest Service), setting aside 50 acres of the 872-acre estate to be preserved and cultivated as a premier center for environmental leadership, sustainability, and conservation education. Since 2013, Forest Lodge has been transitioning from being closed to the public to open but having to do so with very limited facilities—due to the condition of the buildings. With limited funding to manage the 15 buildings and grounds at Forest Lodge, the Chequamegon-Nicolet National Forest and Northland College signed a lease in 2017 under Section 1111 of the National Historic Preservation Act allowing Northland College to operate and maintain Forest Lodge for 60 years.

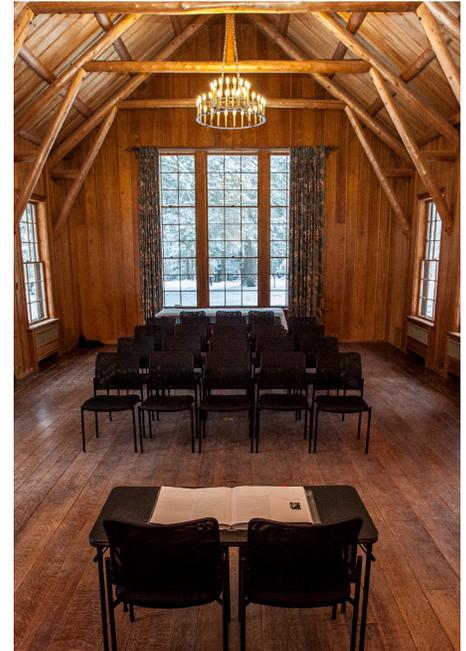
THE PROCESS

The Northland College lease was especially important to the Forest Service because it was its first venture with Section 1111 leasing, also known as outleasing. The Forest Service researched other agencies' use of the authority, followed due diligence procedures designed for establishing a special use permit, determined the market value of the lease, conducted an environmental review, and developed an operating plan with the lessee. The lessee was required to develop a business plan; carry property and liability insurance; be responsible for the preservation of the historic properties through occupancy, maintenance, and monitoring; and operate Forest Lodge in a manner that provides for public health and safety and protects its environment and natural resources. To ensure the operation was profitable for the partner and ultimately ensure the long-term success of the lease, the terms of the lease allow for the lessee to begin payment when all the buildings and grounds become available for programming. The length of the lease also allows the lessee to take advantage of historic preservation tax credits.

“Through the lease, the Forest Service and Northland College will achieve the vision intended for Forest Lodge as a center for environmental leadership, sustainability, and conservation education.”

— Doug Stephens, Forest Service
Federal Preservation Officer

The Forest Service executed an outlease with Northland College, a private, liberal arts college with a progressive focus on the environment and sustainability, to operate and maintain Forest Lodge for 60 years. (Northland College)



THE SUCCESS

The lease has created more opportunities for public use of Forest Lodge than ever before. Through the lease, Northland College has coordinated the operations of Forest Lodge as an environmental education and conference center; conducting forestry and water science research in the greater Chequamegon Bay region, hosting programs and events, and coordinating its use by other institutions, organizations, and public and private groups. Forest Lodge has also served as a hub for historic preservation trades training, hosting the HistoriCorps Institute program, the educational and training arm of HistoriCorps in which students learn hands-on skills for successful preservation construction projects. Additionally, Forest Lodge has partnered with the Cable Natural History Museum to develop interpretive walks of the grounds. Thanks to the lease, Northland College and the Forest Service have been able to work together to protect and preserve the site and provide access and conservation education programming to the public.

Partners:

U.S. Forest Service

Forest Service Passport in
Time Volunteer Program

AmeriCorps

Cable Natural History Museum

HistoriCorps

Job Corps

Lac Courte Oreilles Ojibwe
Community College

Northern Bedrock Historic
Preservation Corps

Northland College

Wisconsin Historical Society

Left, interior of Forest Lodge boathouse on Lake Namekagon, Wisconsin (Northland College); Right, restored interior available for use for a variety of programs (Northland College)