

## EXECUTIVE SUMMARY

The purpose of this Preservation Plan is to look at and address the “big picture” and to provide direction to the Town of Swan’s Island and the Light House Committee on the recommended work and adaptive use of the Burnt Coat Harbor Light Station complex of buildings and surrounding landscape. The report includes six main components:

1. An architectural evaluation and recommendations for the restoration and renovation of the buildings exteriors.
2. An assessment of the interior conditions and recommendations for the Keeper’s Dwelling.
3. A Site Improvement Plan.
4. Recommendations for educational material on the history of the Light Station.
5. A Maintenance Plan.
6. Recommendations for phasing the work and a cost estimate.

This is a planning document designed to assist in planning for continued long-term good stewardship of the building’s and landscape. It is designed to assist with fundraising and with appropriate and timely restoration work. No Preservation Plan is considered finite and is a constantly changing document, as building and landscape conditions change and additional research information is uncovered and added. This document should provide an initial reference point for all work and should be added to and changed, as more information is uncovered.

## PROFESSIONAL PROJECT TEAM

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Historic Building Architects, LLC (HBA) has addressed the physical conditions of the exterior and interior of the buildings, identified existing materials, historic fabric and recommended repairs, as well as recommended future uses for the buildings. Cindy Brockway of Past Designs has focused on the site and provided a strategic plan for the landscape based on historic documentation and conditions noted in a series of videos. Daedalus Projects, Inc. has developed a cost estimate for the restoration and adaptive use work for each building by phase according to the recommendations provided by HBA.

Al Hodson, PE was asked to provide independent consulting on the ongoing structural repairs and provide observation for work currently in progress. This was requested by the Maine Historic Preservation Commission that has been working closely with Swan’s Island and the Light House Committee under the direction of Amy Cole Ives.

No systems evaluation by a civil, mechanical, electrical or plumbing engineer has been included in this Preservation Plan due to the limited funds available. This should be completed in the future. The recommendations in this report for systems upgrades are very limited. No material analysis has been included.

## **SUMMARY HISTORIC RESEARCH**

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This Preservation Plan does not include any primary historic research. The basis for most of the information was obtained from a report prepared by Amy Cole Ives of the Maine Historic Preservation Commission's report on March 20<sup>th</sup> 2006. The information describes a clear chronology of construction at the site and HBA developed a series of site maps showing the development of the buildings between 1872 and 2006. The plans were then supplemented with historic photographs obtained from a variety of collections, which identified and confirmed the chronological development. This is important to understand because changes can impact the condition of the building envelope and structure and alterations can sometimes cause rapid deterioration of historic fabric.

The Burnt Coat Harbor Light Station is clearly an important part of Swan's Island history since the development of the site in 1872. Even today, this landmark has significance to the local community. It provides a beacon of safety into the Burnt Coat Harbor entrance, it symbolizes the scenic beauty on the Island and is an extremely important part of the Island's history.

## **DESIGN APPROACH**

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Interviews were conducted with the community to help understand the value of this site, and outlined below are several key points, which have helped direct the recommendations of this report:

1. Public access and use of the building's and site are important to retain because it represents a significant and historic landmark for the community. The Town no own the site and recognize this responsibility.
2. The exterior of the buildings should be restored to the 1930s to the period just before the Coast Guard took over from the US Light House Board. This was the last period when the Light Station was occupied by a Light Keeper and his family.
3. The interior building fabric will be repaired and remain as is for most of the buildings with the exception of the Keeper's Dwelling, which will be upgraded in phases to include a Caretaker apartment on the second floor and a publicly accessible first floor to be used for museum interpretation and community space in the warmer seasons.
4. The landscape will be preserved and casual recreation encouraged. Barrier-free access and basic services will be provided without compromising the cultural and natural landscapes.

## **SUMMARY OF PHASED RECOMMENDED WORK**

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The proposed work has been recommended in phases. The Phase I (immediate work) should be completed immediately within the next 1 to 2 years, the Phase II (mid-term work) is to be completed within the next 3 to 5 years, and the Phase III (long-term work) to be completed within the next 7 to 10 years.

The recommendations were organized by building, however, below we have summarized them by phases:

## **Phase I – Immediate Recommendations**

### Site Work (all buildings)

- Regrading to prevent further damage due to moisture build-up adjacent to the perimeter of buildings.
- Removal of concrete parking and swales along perimeter walls.
- Installation of new wood walkways and a barrier-free entrance into the Keeper's Dwelling.
- Repairs and improvements to walkways to provide safe access.

### Keeper's Dwelling

- Completion of the exterior restoration work and structural stabilization of the framing elements, as described by Al Hodson.
- Exterior restoration to include the double-hung windows and frames.
- The clapboard repairs and floor framing.
- Masonry repairs along the foundation walls and at the brick access into the basement.
- Piazza structural repairs and restoration of the balustrade.
- Phase I Adaptive Use Recommendations to include providing safe barrier free access to the first floor Keeper's Dwelling and installation of the sound system with the oral history recordings.

### Light Tower

- Exterior restoration including removal of masonry repairs.
- Repair and restoration of corroded steel elements, including the lantern, deck walkway and railings.
- Restoration of the three windows to improve ventilation and repairs to the steel stairs to remove corrosion and restoration of the wood access ramp.

### Oil House

- Exterior restoration of the entire building to include regrading, roof replacement, repair of the louvered vent, structural stabilization of failed masonry at the foundations, and restoration of the brick walls.

### Bell House

- Structural stabilization and rebuilding of the four field stone piers that support the structure.
- Restoration of wood floor framing and sill plates.
- Replacement of the roof with minor repairs to the wood shingle walls.

## **Phase II – Mid-term Recommendations**

### Site Work (all buildings)

Follow the strategic plan for the landscape improvements to include:

- Improved parking and safe access.

- The restoration of footpaths and interpretative signage to encourage casual recreational opportunities for the public.

#### Keeper's Dwelling

- Exterior restoration work to include painting of the clapboard and trim.
- Repair and repointing of the foundations not completed during Phase I.
- Installation of interior storm windows.
- The restoration and adaptive use of the second floor as caretaker apartment to include restoration of all finishes.
- Installation of a bathroom and kitchen, including supplemental upgrades for a grey water system and a new water line.

#### Light Tower

- Exterior restoration of the brick tower including paint removal, cleaning, and repointing.
- Interior repairs and cleaning of the brick.
- Restoration of the interior metal stairs.

#### Oil House

- Restoration of the interior finishes including stripping paint and removal of stucco and repointing of the interior brick walls.
- Removal of cement parging and restoration of the brick floor.
- Installation of a new wood walkway to provide safe access.

#### Bell House

- Exterior restoration work to include the double-hung window, the entrance door and hardware, and the restoration of the interior woodwork, including replacement of rotten wood elements.
- Repair of the wood shingles, as necessary with an option to remove, salvage and reinstall using stainless steel nails.
- Painting of all exterior trim and shingles.

### **Phase III – Long-term Recommendations**

#### Site Work (all buildings)

- Continue to follow the strategic plan landscape improvements including developing access paths and interpretation signs.

#### Keeper's Dwelling

- Adaptive use and restoration of the first floor to a museum and community meeting space to include the restoration of finishes, including plaster, wood floors, and trim.
- Recreation of the 1930s plan.
- Other improvements will include a new small kitchen and barrier-free restroom, as well as upgrade of electrical wiring and lighting.

#### Light Tower

- The exterior entrance door to be replaced with a more appropriate door.
- Installation of proper lighting and handrails to provide access for the public.
- Restoration of the Light Tower railings at the lantern level to provide safe access for a maximum of three visitors at one time.

### Oil House

- Adaptive use of the Oil House for a portable type restroom facility.

### Bell House

- Reconstruction of the Bell Tower to the 1930s period for which there is extensive documentation.
- Possible reconstruction of the bell mechanism used during the 1930s, as an interpretive exhibit.

## **SUMMARY OF CONSTRUCTION COST BY PHASE**

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The estimated construction cost by phase is based on a cost estimate dated March 9<sup>th</sup> 2007 and prepared by Daedalus Projects, Inc., specialists in estimating historic buildings. The estimate below includes overhead and profit at 25% with estimated inflation prorated out by anticipated year of recommended phased work commencing. In this schematic phase, we have also included a 15% design and pricing contingency to allow for unknown conditions, which could be identified during the preparation of Contract Documents, should these projects move forward. Refer to the main report Section IX for a detailed cost estimate.

<b><u>Phased Scope of Work</u></b>	<b><u>Phase I Immediate</u></b>	<b><u>Phase II Mid-term</u></b>	<b><u>Phase III Long-term</u></b>
Anticipated Commencement of Work	2008-09	2012	2014
Escalation for inflation included at:	20%	35%	60%
Site Work – Allowance	\$75,000	\$10,000	\$5,000
Keeper’s Dwelling	\$181,444	\$357,470	\$379,617
Light Tower	\$152,048	\$127,533	\$59,800
Oil House	\$45,204	\$31,964	\$25,875
Bell House	\$37,284	\$32,315	\$109,250
<b>Total</b>	<b>\$490,980</b>	<b>\$559,281</b>	<b>\$579,542</b>

## **CONCLUSION**

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The Town of Swan’s Island should now move forward with this plan. Clearly the costs for the work can be greatly reduced if funds can be obtained sooner and the work completed earlier thereby reducing escalation costs. The purpose of this report was to provide a plan for the future care and use of these buildings but also to help plan for fundraising. The focus now should be on seeking funding opportunities through foundations and individuals interested in preserving this significant cultural resource and landmark on Swan’s Island.