



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

Historic Preservation Covenant Review Sheet – 2024

Burnt Coat Harbor Light Station
Owner: Town of Swan's Island

Contact Information

Please update contact information below

Gwen J. May
Town Clerk
Town of Swan's Island
P.O. Box 100
Swan's Island, ME 04685
Phone: 526-4521
Email: sitwonclerk@gmail.com
Website:

PO Box 11
sitownclerk@gmail.com

Will any construction, alteration, remodeling, changes of color or surfacing, or any other work be undertaken this year that would affect the structural integrity, the appearance, the cultural use or the archaeological value of the above referenced light station?

Yes No

If yes, attach the following information:

1. A written description of the proposed work. If available, include any drawings or specifications for the proposed work.
2. Attach photographs of the area where the work will take place.

If any work (as defined above) at the light station has been completed in the past year, please submit the following information:

1. A written description of the completed work. If available, include any drawings or specifications that were generated for the work.
2. Attach photographs of the completed work.

This information has already been submitted to the Commission.

Comments and/or Questions:

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Planned Projects 2024

The Bell House is our next substantial project slated to occur in 2024 or 2025. It requires both shingle (which will match the Keeper's House) and extensive stripping and sanding prior to repainting with the same paint used in our 2022 repainting of the Keeper's House. There has been significant lichen encroachment into the paint and probably wood surface and we expect treatment with mildewicide and mildewicide additive for the paint will be necessary. While the square footage of the building is small its location on the rocks makes this project challenging. We are carefully planning the scaffolding compliance with OSHA standards and hope to be able to reuse the scaffolding every 5-7 years.

In May 2024, the Lighthouse internet service was converted to Fiber optic cable as part of the Island-wide fiberoptic installation. This enables us to expand our existing webcams to include three realtime webcams in the Tower. It further makes it possible to consider the addition of an internet weather station. This project seems in keeping with the function of a lighthouse and upon SHPO approval will be done in coordination with the Coast Guard and the Swan's Island School. We will contact SHPO as we plan this further.

Current Projects

In late May our Resident Volunteer Program (RV) will again enable us to complete a number of projects through a carpenter that spends a rent free week at the apartment in turn for specific tasks.

The most significant of the RV tasks is tiling of the wall next to the apartment tub. As noted in the maintenance list of our 2023 report, we have experienced water damage to the existing wall and to remedy this situation and following consultation with SHPO are now replacing it with cement board and white subway tile that is in keeping with the 1930s period.

The Resident Volunteer will also complete a job he started last year reglazing those window sashes that are in need and will paint those windows in matching paint. He will also the sand and paint 2 posts installed several years ago in the Tower restoration to replace the jack posts.

The floor of Fuel House is cracked and the brick that was partially covered with concrete allows dampness into this brick structure despite the concrete curbs restored in 2022 as the Tower was renovated. This year, In order to have safe, secure storage in the building, we will place a heavy moisture barrier over the existing floor. This is the same barrier used under the Keepers House and will be removable once we can budget the time and funds to fully restore the floor. This is listed in the 2023 and 2024 maintenance lists (attached as Item 1, items in Red are discussed.)

As noted in the Maintenance Lists since 2022, the concrete sidewalk to South of Keepers House is uneven and needs to be leveled for safety. This project is to free up, pry, and place gravel under the existing slabs so they do not represent a trip hazard. If we need to expand the paved space we will seek SHPO approval.

As approved in 2023 by SHPO, a simple memorial bench made of granite slabs, donated by one of the past lighthouse keepers will be placed on the South side of the Keeper's House near the water.

Work Completed in 2024

The Roof of the Keeper's House of the Burnt Coat Harbor Lighthouse was replaced on May 6, 2024 by Home Roofing Solutions. The job was completed as specified in our Report to SHPO in 2023. The project was funded in part by the Town of Swan's Island (\$3,313) but the great majority (\$16,563) was funded through a grant to the Friends of Swan's Island Lighthouse from the Maine Lighthouse Trust. Photographs of the completed project are attached as Item 2.

As noted in 2023 Maintenance list, the floor in the second floor apartment had a few places that were soft. We believe these to be areas where the original flooring is finally succumbed to age and use.

These areas were replaced using newly milled pine flooring with a tongue and groove and painted to match the existing grey. One board at the first floor front entrance was also replaced with matching wood. This board was damaged by water infiltration around the existing door weatherstripping. We have addressed this by adding a new door sweep and a roof water diverter was installed over the doorway as part of roofing job.

The storms over the winter blew down many trees but did not jeopardize any structures. All have been removed but ongoing trail maintenance is needed.

Longer Term Planned Projects 2025-26

We have previously discussed the conversion of the former children's bunk room and current existing attic space to a real bedroom. We are planning this for the 2025-2026 timeframe. We have initial concept architects drawings for this conversion and will be submitting them to SHPO for approval. We have previously discussed this possibility but believe this will make the Apartment more attractive to renters with families. A former lighthouse keeper's family has offered to fund this project as it was their bedroom.

Maintenance List Winter Spring 2024

Sorted by Status, Date, Building and Priority										
Status	Ref#	Priority	Date	Building	Hours	Task	Volunteer/ Contractor	Materials	Materials Cost	
Done	1	3	8/1/23	KH	0.5	Repair Shelf wall anchors Top of Stairs	Dave	Wall Anchors	\$	10
Done	2	2	8/1/23	T	1	Shim PT Support Post in Tower Entry	Dave, Jerry	Shims	\$	1
Done	3	2	8/15/23	KH	1	Bondo Hole on Apartment Floor	Jerry	Wood Hardener and Bondo	\$	10
Done	4	2	9/3/23	KH	1	Headboard loose and banging	Clark	Tightened Bolts	\$	0
Done	5	3	9/15/23	KH		Refrigerator Fan Icing Adjusting Freezer temp	Dave Link, Jerry	Defrost. Suggest Reserve Funds to replace. Marked Settings		
Done	6	2	9/15/23	T	3	Catwalks door bottom filled for tighter tolerances for weatherstripping	Clark, Jerry	Silicone putty	\$	50
Done	7	2	9/15/23	T	2	Glazing on Tower Windows Failing Need new P/U Black 4x	Link, Eric	Remove old with Raser Knife and Acetone	\$	25
Done	8	3	9/15/23	T	3	Clean Mildew on North Wall of Tower	Clark, Eric OxyClean	Oxyclean brush	\$	10
Done	9	3	9/22/23	KH	2	Put in Storm Window on Stairs	Max	Drill , caulk, ladder	\$	10
Done	10	3	9/23/23	KH	1	Medicine cabinet latch fixed	Link	Reinstalled spring	\$	0
Done	11	2	10/1/23	T	1	Replace Tower Fan	Link	Order Fan	\$	20
Done	12	3	10/15/23	KH	1	Install Water Sensor for Off Season after Water has been turned off.	Clark			
Done	13	3	10/15/23	KH	3	Replace filled soft spots under table and where Jerry filled in apartment and landing	Charlie to replace over winter same time he does the flooring by front door	Need flooring to match,	\$	550
Done	14	2	10/20/23	T	2	Seal Catwalk Door bottom and Top	Clark and Jerry	Reusable Silicone Strips	\$	100
Done	15	2	11/1/23	KH	2	Replace Flooring at Front Door	Charlie	Flooring obtained PU stain	\$	400
Done	16	2	11/1/23	Trails	3	Expand Meter panel cover to accommodate larger meter- use Phillips screws per Versant	Charlie, Clark		\$	100
Done	17	3	11/15/23		3	Paint waterproof gutter on N side	Clark and Jerry	Dry Lock Paint	\$	40
Done	18	3	1/15/24	KH	4	Dry Clean Furniture Covers	Barbara Kim		\$	150
Done	19	2	1/20/24	Trails	6	Blow Down on to Outhouse	Clark, Tom M, Ron, Taylor White	Slash to be burned-off	\$	200
Done	20	3	4/20/24	KH	5	Use Scaffolding under Tarps to Protect Shrubs during roofing	Clark, Jerry, Charlie Taylor White?	Tarps Scaffolding 2x10s Rope and Pegs	\$	100
Done	21	2	5/1/24	KH	2	Paint Apartment Flooring where patched	Gordon	Sand Prime and Paint	\$	20
Done	22	2	5/1/24	KH	1	Polyurethane entrance flooring	Gordon	Sand Prime and Paint	\$	10
Done	23	3	5/1/24	KH	1	Water Turned On	Clark, Jerry	HG Reed	\$	50
Done	24	2	6/1/24	KH	2	Weatherstrip Front Door	Zander	Weather Strip	\$	25
Hold	25	3	9/22/22	KH	2	Add 22" Hot Water Heater Pan	Link	\$500 authorized TLC	\$	25
Hold	26	3	5/22/23	Trails		The vault Donation box is difficult to unlock. Why Double Locks?	Link talk with George	Lock is difficult get back in. New Lock? No easy fix.	\$	25
Hold - No Leaking	27	2	10/22/23	KH	10	Leak in the south wall. This could cost anywhere between \$2,000 to \$3,000 or possibly as much as \$12,000 if the windows need replacing. In that case new siding would probably be needed.	Clark, Jerry and Charlie will be watching this winter.	Clapboards in storage area not sufficient. Could need to be Milled. FUNDS RESERVED	\$	0
In Process	28	3	8/1/23	KH	2	Gutter Trim of Porch Peeling	Dave	Sand Prime and Paint		
In Process	29	3	3/15/24	KH	2	Draft 1 Detailed Plans for Renovation of Bunk Room	Dave, Link from Zander list Eric, Joe DePace	Joe Depace Drawing Distributed. Need Go/ NoGO decision	Donor Funded	
In Process	30	1	5/15/24	KH	2	Replace Vent for Bathroom	Dave? Jerry, Clark	Caulk, Vent	\$	20
In Process	31	3	5/15/24	T	2	6x6 Posts Secured Top and Bottom	Zander	Epoxy Putty		
In Process	32	2	6/1/24	KH	2	Replace Ring on Upstairs Toilet	Zander	Ring, Tools Bathroom Caulk	\$	10
In Process	33	2	6/1/24	KH	9	Tile bathtub wall with Cement board backer	Zander	Pick Tile, Order See Zander List	\$	1,000
In Process	34	1	1/1/24	Trails	5	Assess safety of Trail	Dave, Eric C, Laura S	Notes?		
In Process	35	2	4/1/24	Trails	25	Blow down near Shore- many trees	Laura S. Clark, Tom M, Ron, Taylor White	Clearing and Slash burn-off	\$	200
In Process	36	3	4/18/24	KH	2	TDS Install Fiber Optic	Clark	Installation Instructions Reviewed by TP SD		

Sorted by Status,Date, Building and Priority									
Status	Ref#	Priority	Date	Building	Hours	Task	Volunteer/ Contractor	Materials	Materials Cost
In Process	37	3	5/1/24	KH	5	Reorganize Front Room for Displays	Clark, Kim, Jerry	Designers Hats	
In Process	38	3	5/1/24	Trails	1	Reinstall Road Signs	Clark, Jerry		
In Process	39	3	5/15/24	T	4	Replacement of wax rope seal in LR with Silicone putty for 60" on east side of LR floor/drum wall intersection.	Clark, Jerry	Silicone putty	\$ 75
In Process	40	2	7/1/24	Trails	15	Identify and Fix uneven ground on Trails	Eric C, Laura S	Volunteer Day?	\$ 100
In Process	41	1	9/23/24	Trails	2	Open Well Head Covered now but needs to be filled. Brackens have been contacted Believeis not Town owned Well	Clark,	Plywood Stone to cover, Fill with scrap from Fuel House and Rubble from Banks?	\$ 20
In Process	42	2	9/30/24	Trails	5	Replace Cedar Trail walkways	Clark, George	Find Wood, Chicken Wire	
	43	2	5/20/24	BH	1	Shim Bookcases & Secure to wall	Zander	Shims	\$ 0
	44	3	6/1/24	BH	2	Buy Shingle for Bell House to match KH	Link,Clark	3 more bundles and drip edge	\$ 150
	45	3	6/1/24	KH	10	Glaze and Paint and Windows up to 18 sashes	Zander	Glazing, Paint, table, Points, extra glass panes,	\$ 100
	46	3	6/1/24	KH	1	Grey Touch-up paint at entrance sill	Zander	Grey Deck Paint	\$ 0
	47	3	6/1/24	T	2	Paint PT Support Posts in Tower Entry	Zander	Primer and Paint	\$ 20
	48	3	6/15/24	KH	1	Rearrange Wires at bookcase and Router	Clark Gordon Link	Zip ties, Wire Covers	
	49	2	6/30/24	FH	1	Caulk Cupola holes at flashing East Side	Link	Ladder White P/U caulk	\$ 10
	50	4	7/1/24	KH	0.5	Broom Holder in closets need to work	Link, Jerry	Blocks or new holders	\$ 10
	51	3	7/20/24	FH	10	Add Moisture barrier to floor over brick and secure to inside of walls with P/U	Dave, Taylor White	Moisture barrier purchased, Tape, Caulk, Gravel & sand	\$ 250
	52	3	7/20/24	KH	3	Touch up Paint in Hall and Stairs to Apartment	Dave while renting		\$ 30
	53	2	9/1/24	Landscape	15	Lawn to West of KH needs to be smoothed adding loam and possibly block steps or edged stone dust pathway	Link, Clark, Taylor White	Loam, 30x30 blocks on gravel or edging and stone dust	\$ 600
	54	3	9/1/24	T	2	Investigate Staining and Spalting on top stairs	Clark, Link, Jerry		
	55	2	9/10/24	Landscape	15	Level Sidewalk slabs	Link, Tim?, Jerry?	Gravel, Sand, Pry bar, Shovel, wood block	\$ 50
	56	2	9/15/24	T	3	Create Wedges to hold catwalk door shut	Link	Cardboard, 2x6 block	\$ 10
	57	4	9/20/24	KH	1	Rust spots on Paint- Treated and repainted	Link	Scrape Ospho, Rust Block, Paint	\$ 20
	58	3	9/22/24	KH	2	Will need new lock sets installed Front and Back Doors matched keys	Link	order Black or Aged Brass sets for front and back,Null sets for Knobs	\$ 200
	59	3	10/1/24	KH	4	Fire Safety and Disaster Plans Managers Books Rentals Book and Posting	Link, Kim, Clark, George?		
	60	3	4/1/25	BH	3	Bell House needs Painting Hard due to staging complexity. will design Scaffolding for reuse and storage Also Will Reshingle	Clark getting quote from Max?	Better Priming use S/W Extreme Bond Primer Shingle matching KH	\$ 4,500
	61	3	5/1/25	T	2	Wash North Wall with Oxyclean Paint as needed	Clark and Jerry	Oxyclean brush Ladder	\$ 10
	62	4	10/22/25	Trails	3	Add Riser to Septic Tank and Pump Box	Bill Banks	\$500 authorized 2021	\$ 400
TOTAL				Time	227			COST	\$ 9,716
								2023 Costs	\$ 1,351
								2024 Costs	\$ 3,430
								2025 Costs	\$ 4,910
								Major Expenses	
2023						Roof	\$3K in 2023	Res Volunteer 2024	\$ 280
2024						Trails	?	Glaze Windows	\$ 30
						Shower	\$300	Weather strip door	\$ 0
						Shingle for Bell House	\$150	Prep for Attic	\$ 0
2025						Attic to Bunk Room	\$1k	Paint Post	50
						Paint Bell House reusable scaffolding	\$5k	Cabinets Secured	\$ 0
2026						Generator	\$8K	Shower	\$ 200
						Sidewalk and Stair Railing	\$5k		
						Replace Attic Flooring	\$4k?	2025	
								Sidewalk	\$ 100

Priority: 1=Safety Concern, 2=Causing Damage, 3=Maintenance, 4=Maintenance Low priority

Attachment Item 2



Shingle stripping reveals full ice and water shield of roof. New Ice and Water Shield was installed at Edges.

Note Home Roofing Solutions Crew of 17 men completed the job in 105 man hours.



Finished Roofing on North Side Main Entrance note dew drip edge new flashing of chimney



Finished Roofing South Facing Ocean Side



Roof Water Diverter Installed over main entrance to add to weatherstripping of front door.

