



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

JANET T. MILLS
 GOVERNOR

KIRK F. MOHNEY
 DIRECTOR

Historic Preservation Covenant Review Sheet – 2025

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
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HTTP://burntcoatharborlight.org

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:

Historic Preservation Covenant Review Sheet - 2025
Swan's Island Lighthouse - Burntcoat Harbor Lighthouse

Planned Projects 2025

The Spring Summer Maintenance List Sorted by Date and Priority is attached as *Item 1*. The projects discussed below are highlighted in Red.

As described in our 2024 Historic Preservation Covenant Report to SHPO the Town of Swan's Island Lighthouse Committee (TLC) is Investigating the addition of a weather station. We anticipate the weather station will be removably attached to the chimney of the Keeper's House. We intend to purchase a solar-powered, wireless internet-connected unit supplying basic weather functions. The project, in keeping with the function of a Lighthouse, will enable ongoing projects with the Swans Island School. We hope to use Weather Underground Integrated Package so that readings will be available to everyone in near real-time. This Project complements our Tower Webcams broadly used by the Community. *Item 2* is the Proposal for the Weather Station. It is worth noting that our Tower Webcams will be featured on WABI-TV 5, Bangor for weather introductions by Curt Olson, Chief Meteorologist.

Members of TLC attended the Conference *No Place to Hide* hosted by Bob Trapani and Ford Reiche, American Lighthouse Foundation. One important recommendation was preparing the buildings to accommodate climate change winds and storm surge. We plan to formally specify the needs for our Lighthouse and contact SHPO with the upgrades we recommend. Our initial assessment indicates a need for internal hurricane ties and braces for Bell House which is very exposed on the rocks and shutters for Keeper's House and Tower ocean-facing windows to mitigate high wind-driven rain. Any work will balance historic integrity with our need to protect the existing structures from future damage. *Item 3* provides examples of interior braces hurricane ties that might be proposed.

Current Projects

As described in the 2024 Report, the Bell House is our next substantial project slated to occur in 2025. It requires both shingle (which will match the Keeper's House) and extensive stripping and sanding before repainting with the same paint used in our 2022 repainting of the Keeper's House. There has been significant lichen encroachment through the paint into the shingle 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 jack stand scaffolding in compliance with OSHA standards in expectation of reusing the scaffolding every 5-7 years. This Bell House restoration is grant-funded through Maine LightHouse Trust (MLT) as a time and materials project with tracking and the return of any unused funds. The attached specifications and cost estimates were submitted to MLT and they elected to fund the project - *Item 4*. As noted above, an assessment of the need for interior braces and hurricane ties to preserve this structure against future extreme weather.

Each Summer in return for a week's stay in the apartment of our Lighthouse a Resident Volunteer performs basic maintenance as specified by the TLC. This year is largely a painting and patching year. *Item 5* provides the Resident Volunteer Task List with specified tools and materials.

The tasks are:

- Painting the Art Room.
- Reglazing Windows on first floor approximately 5-7 sashes.
- Repair minor rot in the bulkhead doors to the basement.
- Clean, treat for rust, and paint the Lantern Room.
- Clean, treat for rust, and paint the Watch Room Ceiling.
- Wash the Tower on all sides using oxygen bleach.
- Treat the insides of the wooden gutters with Boiled Linseed Oil.
- Paint the floor of the Lantern Room.

We have been attempting to solve a century-old riddle causing puddling on our Lantern Room floor. Last year we removed the rope and beeswax seal in the base of the tower and temporarily substituted flexible

silicone caulking which is easily removed. The leaking continued over the winter. We are fairly certain the leak is not from the windows and we can find no apparent source on the outside of the drum. Before the season begins this year we will remove sections of the bead board to investigate possible hidden sources from the vent housing or seams. This will all be restored before the season begins.

As described in last year's Report, we have now budgeted for the labor needed for the floor of Fuel House to be lined with removable vapor barrier and protected by PT Plywood.

Work Completed 2025

For ten days in April 2025, the Maine Conservation Corps (MCC) held training of its Team Leaders at our Lighthouse. Funded by the Pollinator's Fund of the Maine Community Foundation (MCF) and the Town Lighthouse Committee significant work was done restoring the trails, cutting blowdown from the Pair of Storms in January of 2024. As described in last year's Report of Future Work, the re-leveling of the South Walkway was included in this work program. The detailed TLC Completion Report to the MCF of the MCC work, along with before and after photos, is *Item 6*.

The bathtub backsplash tiling completed by the Resident Volunteer last year is holding up well (*Item 7*).

Longer Term Planned Project 2026-2027

In April of 2026, TLC is considering having MCC install better stairs to the burying point trail along with a pipe railing. An example of an MCC Gravel and Frame stair is provided as *Item 8*.

Last year we discussed the conversion of the former children's bunk room and current existing attic space to a real bedroom. The TLC is still considering restoration of the Attic Room to add cabinets and full-height storage closet, and perhaps into a bedroom with hardware in keeping with 1930s styling. If we elect to pursue this restoration, architectural plans will be submitted to SHPO along with a before and after report. The TLC was approached about this project by a lighthouse keeper's daughter who grew up in that bunk room during the 1960s. She has agreed to fund material and labor. TLC will decide how to proceed with this project this summer.

Maintenance List spring Summer 2025

Sorted by Status,Date, Building and Priority									
Status	Ref#	Priority	Date	Building	Hours	Task	Volunteer/ Contractor	Materials	Materials Cost
Done	1	3	9/1/24	KH	2	Order Blind for Skylight	Link and Clark	Skylight 18x36"	\$ 150
Done	2	3	9/15/24	T	4	Replacement of wax rope seal in LR with Silicone putty for all of LR floor/drum wall intersection.	Gordon, Clark, Jerry	Silicone putty	\$ 150
Done	3	2	10/15/24	KH	1	Repaint bathtub Trim	Link	Light sand and Exterior Paint	\$ 10
Done	4	3	5/1/25	KH	3	Art room Lighting should be better	Link Barbara	Shopping	\$ 200
Done	5	2	5/1/25	Trails	960	MCC Trail Crew 2 weeks on Island	Chris Yeaw, Clark, MCC	Site Visit to Plan work	\$4,500 + 1300
Done	6	2	5/10/25	Landscape	15	Level Sidewalk slabs	MCC	Gravel, Sand, Pry bar, Sho	\$ 50
Hold	7	3	9/22/22	KH	2	Add 22" Hot Water Heater Pan	Link	\$500 authorized TLC	\$ 25
Hold	8	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	9	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	10	2	11/1/24	Trails	5	Replace Cedar Trail walkways	Clark, MCC?	Find Wood, Chicken Wire	
In Process	11	3	11/15/24	KH	50	Draft 1 Detailed Plans for Renovation of Bunk Room	Link from Zander list Eric, Joe DePace, Clark,	Joe Depace Drawing Distributed. Need Go/ NoGO decision	Donor Funded
In Process	12	3	5/20/25	KH	4	Re-Paint Art Room Walls two Coats	Zander	Yellow eggshell paint 1 gal	\$ 40
In Process	13	3	5/30/25	KH	6	Clean Paint LR beadboard, Ceiling and Floor after cleaning	Zander	Exterior Paint and Poly Urethane for Ceiling and floor	\$ 150
In Process	14	2	5/30/25	T	3	Clean Treat for Rust and Paint WR Ceiling	Zander	Tarps P/U paint White	\$ 100
In Process	15	3	6/20/25	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
In Process	16	1	9/23/24	Trails	2	Open Well Head Covered now but needs to be filled. Brackens have been contacted Believe is not Town owned Well	Clark,	Plywood Stone to cover, Fill with scrap from Fuel House and Rubble from Banks?	\$ 20
Review Annual	17	1	4/1/25	Trails	5	Assess safety of Trail BlowDown clearing	Clark, Eric C,Chris Yeaw	Notes?	
Review Annual	18	2	5/1/25	Trails	3	Replace Road Signs for Spring Summer	Clark, Jerry		
Review Annual	19	3	5/17/25	KH	4	Wooden Gutters need Linseed Oil To stop rotting	Zander	Linseed Oil, Minwax wood hardener, Polyurethane Paint White 1 gallon for interior of gutter, SW oil Primer, SW Emerald White Exterior 1 gallon,	\$ 150
Review Annual	20	3	5/21/25	KH	3	Clean Tower from 1st window to base. All Sides	Clark, Link, Jerry	Oxyclean brush Ladder	\$ 5
Review Annual	21	2	5/22/25	KH	15	Annual review 'all' windows repair/reglaze as needed	Zander, Clark	Glazing, Paint, table, Points, extra glass panes,	
Review Annual	22	2	11/1/25	KH	2	Store Paint, Caulk, Glazing in Town Office	Clark, Jerry		
Review Annual	23	2	11/1/25	Trails	3	Road sign annual winter storage	Clark, Jerry		
	24	3	9/1/24	BH	2	Buy Shingle for Bell House to match KH	Link,Clark	3 more bundles and drip edge	\$ 150

Sorted by Status,Date, Building and Priority									
Status	Ref#	Priority	Date	Building	Hours	Task	Volunteer/ Contractor	Materials	Materials Cost
	25	3	9/1/24	T	2	Investigate Staining and Spalting on top stairs	Clark, Link, Jerry	Check if better after Fixing LR	
	26	2	9/15/24	T	3	Create Wedges to hold catwalk door shut	Link	Cardboard template, 2x6 blocks	\$ 10
	27	4	9/20/24	KH	1	Rust spots on Porch Paint- Treated and repainted	Link	Scrape Ospho, Rust Block, Paint	\$ 20
	28	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
	29	2	9/30/24	FH	1	Caulk Cupola holes at flashing East Side	Link	Ladder White P/U caulk	\$ 10
	30	3	10/1/24	KH	4	Fire Safety and Disaster Plans Managers Books Rentals Book and Posting	Link, Kim, Clark, George?		
	31	4	10/1/24	KH	0.5	Broom Holder in closets need to work	Link, Jerry	Blocks or new holders	\$ 10
	32	2	11/1/24	Trails		Walk Through Identify Work Plan MCC	MCC, Chris, Clark		
	33	2	11/1/24	Trails	15	Identify and Fix uneven ground on Trails	Eric C, Laura S, MCC	Volunteer Day?	
	34	3	4/20/25	KH	2	Gutter Trim of Porch Peeling	Dave	Sand Prime and Paint	\$ 15
	35	3	5/1/25	BH	10	Bell House needs Painting Also Will Reshingle Charlie	Clark getting quote from Don Wise Grant Funded	Better Priming use S/W Extreme Bond Primer Shingle matching KH	\$ 5,135
	36	3	5/15/25	KH	8	Repaint Apartment Egg Shell or Satin Same yellow No Priming needed	Dave?Clark,Eric? Zander	1 gallon Paint	\$ 65
	37	1	5/20/25	KH	2	Replace Vent for Bathroom	Jerry, Clark	Caulk, Vent	\$ 20
	38	3	5/20/25	KH	3	Touch up Paint in Hall and Stairs to Apartment	Dave while renting		\$ 30
	39	2	6/1/25	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
	40	4	10/22/25	Trails	3	Add Riser to Septic Tank and Pump Box	Bill Banks	\$500 authorized 2021	\$ 400
TOTAL				Time	1185.5			COST	\$7,990
								2023 Costs	\$25
								2024 Costs	\$730
								2025 Costs	\$7,210
								Major Expenses	
								Res Volunteer 2025	\$ 460
2024								Glaze Windows	\$ 30
						Shower	\$300	Repair Bulkhead Doors	\$ 30
						Shingle for Bell House	\$150	Paint LR and WR	\$ 200
2025						Paint Bell House	\$1K to \$5k	Paint Art Room	\$ 100
						Trails	\$5k	Floor of Fuel House TW	\$ 100
2026						Attic to Bunk Room	\$3k Donor Funded	Empty Attic	
						Replace Attic Flooring	\$2k?	2026 2027	
2027+						Sidewalk and Stair Railing	\$3k	Begin Attic: vent eves insulate, Cabinet Framing, Electrical	
						Generator	\$8K	Dry Wall, Flooring, Trim, Modify Window Plastic	

Purpose: to Evaluate Installation of a Weather Station at the Burnt Coat Harbor Light

Work Group: Clark Howland, Michelle Whitman, Link Hart , Steve Dock
Resource Advisers, Brian Krafjack, Laura Vengar - Frenchboro

Configuration

We need to determine what series of weather sensors and features will best meet the needs of our community and weigh that with what the Light House Committee can afford.

Options and my opinion if needed

- Inside & Outside Temperature- Yes
- Inside & Outside Humidity- Yes
- Dew Point- Yes
- Wind Speed & Direction- Yes
- Wind Chill & Heat Index- Yes
- Barometric Pressure - yes
- Rainfall & Rain Rate -yes. Needs bird repeller
- Historical Graphing -?
- Forecast - No
- Moon Phase-No
- UV - no
- Solar Radiation- no
- ET-no
- THSW Index-no

Additional Features

- Console for realtime monitoring-yes?
- Wireless- to be determined based on location recommended by advisors
- Historical Data- No as this appears to require a subscription.
- Realtime online reporting- Not at this time as it requires Davis's WeatherLink cell service based realtime service \$250 annually, reporting online can be through an upload every 5 minutes. This will also decrease potential demand for upload bandwidth shared with the tenets, credit card machine and webcams.
- Wired vs wireless communication to the console and uploads to the internet- related to location selected.
- Wired Power vs solar charging of battery power - dependent on location.

Weather Underground is a website for sharing local weather in a network of integrated personal weather stations. They have recommended equipment we should consider.

Location at Light House

The weather station can be placed on a pole on the Keeper's House or one of the outbuildings. The Wind speed and direction indicators and rain fall sensors are location sensitive and should be in an unobstructed location. Only the Keeper's House has power. One suggested location is on the south end of the western roof ridge above the apartment. This should be out of the lea of the Tower for example on the Chimney of the KH. This is technology but as it serves the essential purpose of the Lighthouse, it is deemed within the allowances historically.

Wired vs Wireless

Wired Systems are more reliable and wired power is more reliable than solar battery power and does not need battery replacement. Wireless has more flexibility as does a solar battery power. The Installation is more difficult for wired but the ongoing maintenance is lower. Lower ongoing

maintenance seems preferable as the location is high up and not accessible. Wired Installation seems the most practical long-term option.

Webcam

Most sites allow for addition of a webcam. Our new bandwidth will allow for a webcam if we determine we want to add another. I do not see the need given the 3 we currently have in the Tower.

School Project

There is potential for a good school project helping select and monitoring the weather station. Real Time reporting of weather is far more interesting than uploads every 5 minutes. The added cost of realtime reporting with historical graphing might be worth considering for more dynamic lesson plans.

NEXT STEPS

1. Consult Advisors on draft proposal to select configuration
2. Determine School Interest in participating in this project
3. Adjust the draft proposal as needed to reflect lesson planning
4. Investigate Potential for a grant to fund installation and Lesson Plans
5. Purchase and installation- FUNDED by FOSIL February 2025
6. Expand the scope as community interest warrants

Installation Planning

1. Verify Wireless Connection and Power available.
2. Consult SHPO to approve location
3. Verify Website can be installed on LH site. Perhaps Weather Underground is best route Will Consult with Steve about this issue.
4. Weather Bridge Needed? Added \$159

Issues to Resolve:

On Going Fees to see data historical or current. \$250 with Davis vs Weather Underground.
Lifespan repair costs for Davis. Appears to be 3-5 years
Solar vs Power
Wired vs Wireless

Recommended Units

Selected Model: Recommended Manufacturer and Model- Davis Vantage-Pro2

https://www.davisinstruments.com/products/vantage-vue-wireless-integrated-sensor-suite?gad_source=1&gad_campaignid=270431645&qbraid=0AAAAADiof7OiqgfsilCsoFHgVAadpYofQ&gclid=FAIalQobChMlIpiBI_bmjAMVpET_AR1tqTgXEAAAYASAAEgKs0PD_BwE

Davis is highly regarded and makes some of the best and most durable semi-professional level equipment. There seem to be 6 models of Vantage-Pro2 with options like the console and WeatherLink. Prices vary from \$470 for sensors only to \$1400 for the most deluxe configuration. One consideration is for access to online historical data one needs to pay a fee (how much?)

Rainwise Package

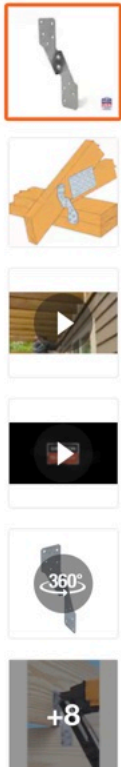
https://rainwise.com/wunderground?utm_campaign=wunderground-pws&utm_medium=buying-guide&utm_source=wunderground

Does not Come with a display must go through Weather Underground No Moving Parts



Simpson Strong-Tie
H2.5A 18-Gauge ZMAX Galvanized Hurricane Tie

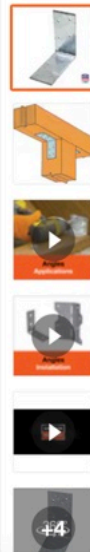
★★★★★ (345) Questions & Answers (44)



Hover Image to Zoom

Simpson Strong-Tie
3 in. x 3 in. x 1-1/2 in. Galvanized Angle

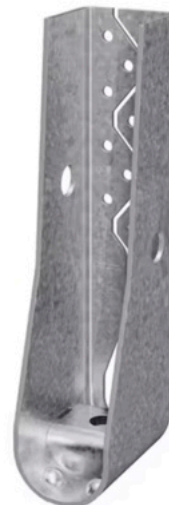
★★★★★ (655) Questions & Answers (47)



Hover Image to Zoom

Simpson Strong-Tie (Brand Rating: 4.6/5) ⓘ
S/HDU 10-3/8 in. Light-Gauge Steel Holdown

★★★★★ (1) Questions & Answers (1)



Hover Image to Zoom



History



The Burnt Coat Harbor Lighthouse was built in 1872 and is a National Historic Landmark. The Swan's Island Lighthouse Bell House was built in 1911. At that time, it was a tall, tapering, rectangular building housing a mechanical system to ring the bell. Weights had to be wound up to the top of the tower. As they descended, they caused a hammer to strike the bell. When that system was no longer needed, the bell house was cut down to its present height.

As you can see, the Bell House is supported by piers on the rocks in front of the Keepers House. It's dimensions are listed below as Item 1.

Summary

This project is to strip and paint the Bell House and then reroof it without stripping the old shingles. As the Bell House is on the rocks, this project would be facilitated by simple OSHA compliant pump-jack scaffolding.

Time Frame

This project must be scheduled during the 2025 season from May to November and is estimated to require about a week.

Phases

- 1) Scaffolding assembly using user supplied pump-jacks and 4x4 posts and 6 2x10 planks. The Detailed Scaffolding Costs are attached as item 5.
- 2) Strip, prime and Paint the white shingle walls. The historic building has been through lead abatement so this is straightforward work. However, on one side the shingles are infested with lichen patches but painters specialized surface grinding tools should make short work of this issue. Painting this exposed location requires excellent oil based primer with added mildewicide and a quality finish coat with added mildewicide. The Sherwin Williams Emerald we used on our Keeper's House is lasting very well. We strongly prefer Marine Grade Polyurethane Caulk and specify Sika Flex White.
- 3) The last step would be to move the scaffolding up and lay a new roof of shingle matching the existing Keeper's House Shingle. We do not feel that the old shingle needs to be stripped as this is the second roof but addition of white drip edge is appropriate. We have 9 bundles of shingle which we believe is sufficient to complete what we think is a half-day roofing job. It should take 8.5 bundles. We need 3 bundles of shingle for future repairs. We have 60 feet of white drip edge as well.
- 4) Removal and Storage of the existing scaffolding which will be reused in that location in 5-years.

Cost

It is difficult to hire painting contractors for small jobs and we have determined that the best course forward is to hire a local team of painters from Swan's Island to complete this project. As with most local contractors, they prefer to work on a Time and Materials Basis. We therefore have developed detailed T&M costing for the entire project. These have been verified by two local contractors. The Friends of Swan's Island Lighthouse will bear any costs exceeding this estimate and will return to the grantor any amount not spent on this project. This is a "Not-to-exceed Request" with a return of any unspent funds.

The cost of the entire project is estimated to be \$5,135.78. The Time and Material expenditure is detailed in the attached spreadsheets (Items 2-5) as \$4,385.88.

We have also included the one-time investment in reusable scaffolding which will be needed for this ongoing project every 5 years. The \$750 investment in this scaffolding will enable us to use ad-hoc labor for this project in the future.



This is the Bell House from the South East Side. The Lichen is apparent on both the south and east sides of the building.

Project Summary for Painting and Reroofing the Bell House of the Swan's Island Lighthouse

Item 1

Bell House Dimensions

	Feet	Comments	Adjusted	Total		
Roof						
Width	11.5		11.5			
Height	7	Add two Rows for bottom shingle one for top of vent	8.5	Square Feet		
				195.5		
Drip edge needed				44		
Materials we have						
Drip edge				60		
			Sq ft / bundle			
Shingle Bundles	8		33	264		
To Purchase				68.5	2	Extra Bundles
						Need 3 bundles for repair of KH
Vent	1 bundle	Size 11 feet				
Size of Walls for Painting						
NS Bottom	14.5					
NS Top	11.5			333.5		
EW Bottom	11.5					
EW TOP	10			230		
				563.5		
		South Side has lichen and needs grinding down and treatment		230		

Time and Materials Cost Summary

Labor Costs	\$ 3,840
Materials Costs	\$ 545.88
Labor and Material Costs	\$ 4,385.88
Scaffolding Costs Reusable	\$ 749.90
Total	\$ 5,135.78

Item 3

Labor

LABOR	Time High end 2 men so double it	Charge Total per hour- \$40
• The Scaffolding setup	4	\$ 320
• Stripping: grinding, Sanding, Pressure Wash, Mildewicide spray	20	\$ 1,600
• Drying- 2 days	0	\$ 0
• Priming Oil based	10	\$ 800
• Painting Latex with mildewicide	6	\$ 480
• Raise Scaffolding and do roofing	4	\$ 320
• Cleanup: Remove and store scaffolding	4	\$ 320
Total	48	\$ 3,840

Project Summary for Painting and Reroofing the Bell House of the Swan's Island Lighthouse

Item 4

Materials

Item	Detail	Cost Total	Comment	Source
Primer Oil based	Sherwin Williams Fast Drying Primer Oil Based White	\$ 53.49		https://www.sherwin-williams.com/homeowners/products/fast-drying-primer
Paint latex	Sherwin Williams Emerald Exterior Acrylic Latex Paint White	\$ 130.78		https://www.sherwin-williams.com/homeowners/products/emerald-exterior-acrylic-latex-paint
Mildew treatment	M-1 Advanced Mildew Treatment 1 per gallon	\$ 15.72		https://www.sherwin-williams.com/homeowners/products/m1-advanced-mildew-treatment
Stripping Housing for grinder	HERZO Surface Grinding Dust Shroud for Angle Grinder, Universal 4.5"/5" + Diamond grinding cup wheel 5 inch	\$ 36.89	Attachment for 4" grinder	https://www.amazon.com/HERZO-Surface-Grinding-Universal-grinding/dp/B0B8QDF6V5/?encoding=UTF8&pd_rd_w=yzN&content_id=amzn1.sym.255b3518-be71-495c-8611-30a58648072e&amzn1.sym.a6814ca3-28-dc-f398-a2cf-24672c480d81&pf_rd_p=255b3518-be71-495c-8611-30a58648072e&pf_rd_r=Z4S0B2N58JEPX6MV5AG1&pd_rd_wa=naNGR&pd_rd_r=247189ca-afbd-48dc-a950-85e91817718&ref=pf_rd_d_ait_d_mck_mv_ca_hp_ait_d
Stripping Disks for grinder	10 Pack Strip Discs 4-1/2 Inch Quick Stripping Wheel Paint Stripper for Angle Grinder Clean and Remove Paint Coating Rust Welds Oxidation for Metal and Wood (4-1/2" x 7/8")	\$ 32.39	Pad for 4" grinder	https://www.amazon.com/dp/B0CDDPHMBM8/?coliid=I30LTF4VDM58FB&colid=2SRMAFH1UR1V&ref=list_c_wl_lv_ov_lig_dp_it&th=1
Cutter Head for Grinder	Wood Deck Removal Tool 4-1/2 in.	\$ 49.98	Cutter Pad for 4" grinder	https://www.amazon.com/dp/B07M2N7Y4Z?coliid=I3HHCVCVM44QX6&colid=2SRMAFH1UR1V&ref=list_c_wl_lv_ov_lig_dp_it&th=1
Sanding Pads	Cococa Mouse Detail Sander Sandpaper Sanding Paper Assorted Sanding Pads 40 80 120 180 240 Grits (50pcs Mouse Sandpaper)	\$ 8.99	Pads for Electric Sander	https://www.amazon.com/Cococa-Detail-Sandpaper-Sanding-Assorted/dp/B01N1V6RMW/ref=sr_1_42?pd_rd_w=25577AWZ1SX&pd_rd_wb=evj2ljoIMSj9_PSc&shy5j6D1Tt2kpe5wpwECZicyBU1SQB8D1ILcD836wBqToteenMENnBwUjontEkl_hv7mse25e-4AmI:evAWarwUgZpI2Qe:rw1W8_709we48WuzUoMh0c3LO5i9wUj7NPTInoC0PsJ9:yDlr2kUJNrdm0hQM6EaUOHarpPvSQU5EMQNi81EmXPOZnwNzetN7sJgA2N7Z7znpaX8YcQYj5eQusfplD83wB3qo1ActmUY8K7ibOrLrnBwH4Z5vHvGJUSL6CWN8e_CkMfQYQs:R3V83paaz5marQo3hY35e:Q5VH1HMzS0DSB8&lib_tqa=sa&keywords=sanding+pads&qid=1729965168&h1&prefix=sanding+pads.tools.92&sr=1-5&th=1
Brushes x 4	Purdy Clearcut Elite Glide 4"	\$ 64.64	Sherwin Williams 4"	https://www.sherwin-williams.com/homeowners/products/purdy-clearcut-elite-glide
Roofing Shingle	Owens Corning True Definition Duration AR Roofing Shingles Terra Cotta	\$ 153.00	We have 8.5 bundles so need 3 more for repairs	Viking Lumber \$51/
Drip Edge- white		\$ 0.00	We have 60 feet	https://www.homedepot.com/p/Amerimax-Home-Products-36-x-10-ft-White-Aluminum-Drip-Edge-Flashing-557300120202530736#ratings-and-reviews
Extension cords 2 x 100'			Borrowed from Volunteers	
Pressure washer			Borrowed from Volunteers	
Total		\$ 545.88		

September 1, 2024

**Project Summary for Painting and Reroofing
the Bell House of the Swan's Island Lighthouse**

6 of 6

Item 5

Reusable Scaffolding

	Componet	Number	Price	Total	Home Depot Reference
Deck	2x10x16 Deck	6	\$30.68	\$ 184.08	https://www.homedepot.com/p/2-in-x-10-in-x-16-ft-2-Prime-or-Better-Ground-Contact-Pressure-Treated-Southern-Yellow-Pine-Lumber-166298/206964265
Jack Posts composed of 2 sistered 2x4s	4x4x16 jack posts,	8	\$12.18	\$ 97.44	https://www.homedepot.com/p/WeatherShield-2-in-x-4-in-x-16-ft-2-Prime-Ground-Contact-Pressure-Treated-Southern-Yellow-Pine-Lumber-253920/206967809
Jacks	pump jacks,	4	\$69.98	\$ 279.92	https://www.homedepot.com/p/MetaTech-Pump-Jack-30-1-4-in-W-x-5-3-4-in-D-x-24-3-4-in-H-Steel-Pump-Jack-for-the-Pump-Jack-Portable-Scaffolding-System-PJ-PJST/322395315
Railing	Railing 16x2x4	3	\$12.18	\$ 36.54	https://www.homedepot.com/p/WeatherShield-2-in-x-4-in-x-16-ft-2-Prime-Ground-Contact-Pressure-Treated-Southern-Yellow-Pine-Lumber-253920/206967809
Stabilizer brackets	6x2x4 stabilizer brackets	4	\$37.98	\$ 151.92	https://www.homedepot.com/p/MetaTech-Pump-Jack-37-1-4-in-W-x-34-in-D-x-4-in-H-Steel-Pump-Jack-Brace-for-the-Pump-Jack-Portable-Scaffolding-System-PJ-BST/322395318
TOTAL				\$ 749.90	

Resident Volunteer 2025 Draft 9

2025 Resident Volunteer											
May 19-May 26											
Sequencing Date	Priority	Job	Time Guesstimate h-Hour	Tools	Supplier	Description of Purchase	Paint Order Sherwin Williams	Quantity	Who Orders?	Cost Estimate	Status
Day 1	2	Clean Lantern Room Ceiling	1.5	Scrub Brush, Rags, TSP or Bleach Bucket, 3x 1-Gallon Zip lock Bags to put the cameras and Cables in while working							
Day 1	2	Paint Lantern Room Ceiling	3	4" Brush, Paint, Rags, Respirator, Step ladder,	SW	White P/U Paint, 4" Brush. https://www.homedepot.com/p/Good-3-in-Flat-Cut-Polyester-Paint-Brush-1827-3/100561900	SSPC-SP10 Sherwin Williams Kem-Bond HS Universal Metal Primer https://www.sherwin-williams.com/ProductDisplay?storeId=10151&urlLangId=-1&productId=1212020&urlRequestType=Base&langId=-1&catalogId=11054 Sherwin Williams Pro Industrial Gloss Urethane Enamel. B54-150 https://www.sherwin-williams.com/painting-contractors/products/pro-industrial-urethane-alkyd-enamel?colorPartNumber=SW7006 .	1 Gallon Each Primer and Paint		\$100	
Day 1	2	Paint Lantern Room Beadboard	2	Light Sanding 120 paper, Wipe Down, Caulk?, Paint 3" brush	SW	2 coats Sherwin Williams	Alkyd/ Linseed Oil Primer Sherwin Williams Duration Exterior latex Gloss K34 Series SW 70006 Extra White	1 gallon used on exterior as well. Need to Touch up Trim		\$50	
Day 2	3	Paint Art Room Walls Yellow 2 coats	4	Fine Sand paper, Rag, 1.5" trim brush, Step Ladder, tape, roller and roller pan, tarp	SW	Yellow Paint 1 gallon egg shell, Blue tape for trim and ceiling edge. Tarp.	1 Gallon Benjamin Moore from McEachern I Hutchins 548-1X Matte Yellow. Matte 3/28/2022. McEachern Hutchins 207-244-7243 SUGGEST SWITCH TO EGGSHELL	1 Gallon		\$50	
Day 2	2	Paint Lantern Room Floor	1.5	Treat Rust?, Tape off new caulking, 2" blue tape, Fine Sand Paper, Rag, 4" brush, Mini-Roller, respirator	SW	Red P/U Paint, 2" blue tape, Small Roller 4" brush	Have floor paint per Clark				
Day 2	2	Treat Rust on Watch Room Ceiling	3	Wire Wheel on Grinder, Sand paper 120, Rust treatment-Ospho,	HD	Wire wheel, grinder, 120 Sand Paper, Ospho	Wire Brush. https://www.homedepot.com/p/Milwaukee-3-in-Carbon-Steel-Knot-Wire-Cup-Brush-48-52-5040/100053125 . Flap Disc. https://www.homedepot.com/p/DIABLO-4-1-2-in-40-Grit-Steel-Demon-Grinding-and-Polishing-Flap-Disc-with-Type-29-Conical-Design-DCX045040N01F/202830903#overlay . Sanding Disc Kt for Drill https://www.homedepot.com/p/DIABLO-5-in-StickFast-Sanding-Disc-Kit-DCD050KITD01G/202830915			\$40.00	
Day 3 <u>Weather Dependent</u>	3	Wash all Sides of Tower	7	Pressure Washer, Oxy Bleach,							
Day 4	3	Paint Watch Room Ceiling	4	4" brush, P/U Paint, Short Paint pole, Mini-Roller, Step ladder, respirator	SW/ HD	White P/U Paint, 4" Brush, Tarp, Short Paint Pole, Mini-Roller,	SSPC-SP10 Sherwin Williams Kem-Bond HS Universal Metal Primer Sherwin Williams Pro Industrial Gloss Urethane Enamel.	Ordered above			

Day 4 <u>Weather Dependent</u>	2	Treat the inside of Gutters	4	Scrub Brush, Sand Paper-60, rags, Boiled Linseed Oil?, Wood Hardener, 3" brush, 10' Ladder, 30' Ladder, or scaffolding	HD	Scrub Brush, Sand paper -60, 1 gallon Boiled Linseed Oil, 1-gallon mineral spirits, Minwax Wood Hardener, Epoxy Filler? 3" brushes-cheap ones x2,	1 gallon boiled linseed oil Klean Strip https://www.homedepot.com/p/Klean-Strip-1-gal-Boiled-Linseed-Oil-GKLO145/315435741 . Mineral Spirits. Gallon Klean Strip https://www.homedepot.com/p/Klean-Strip-1-gal-Odorless-Mineral-Spirits-Thins-Oil-Based-Paint-Stain-and-Varnish-GKSP94006/100147127			\$40.00	
Day 5 <u>Weather Dependent</u>	2	Glaze Windows Dependent on review at least 3 window panes	5	Scarper, Putty Knife, Matt knife, Glazing points, Primer, Glass Panes, Glazing Putty, Primer,	HD		Latex Window Glazing https://www.homedepot.com/p/DAP-10-1-oz-Latex-Window-Glazing-12108/100122019			\$80.00	
Day 5 <u>Weather Dependent</u>		Repair the Bulkhead Door	4	Mitre Saw, Table Saw, Wood Trim, Caulk, Stainless Screws, Brackets, Bead Board, Wood Hardener, Bondo		Caulk for edges, Prefinished White pine,				\$30.00	
Total Cost										\$390.00	

April 2025 Maine Conservation Corps Training Exercise After Action Report for the Swan's Island Town Lighthouse Committee

Arriving on Monday, April 7th, a twelve-member team of AmeriCorps leaders, led by three Maine Conservation Corps (MCC) staff, embarked upon an intense, multi-project program of trail system renovation at the Swan's Island Lighthouse. The team worked for eight-plus days, departing on Tuesday, April 15th, and left a string of wonderful upgrades in their wake. The program was designed both to execute the much-needed "heavy lifting" of several vital trail projects, and to meet the training objectives these MCC prospective team leaders required for the season ahead. They displayed the highest degree of work ethic, knowledge of techniques, and positive attitude during their entire stay, and it was truly an inspiration watching them take to their tasks with grit and gusto.

The first and probably largest of the projects was clearing the extensive blow-down area on the Long Point Beach Trail. This was also the portion of the program that would sharpen their chainsaw skills for the summer season to come. For nearly the first four days of the "training hitch" most of the 12-person crew, broken up into smaller sub-groups, tackled the massive task of cleaning up the wide field of blown down trees. The strategy employed in this clean-up and renewal was to cut all fallen or blown-over trees into smaller logs and branches for incorporation into "habitat piles." Habitat piles are ideal for such situations, since they provide a great alternative environment and cover from predators for the many small mammals and birds that may have been displaced as a result of the original blow-down. For those interested in a short description of habitat piles and their advantages, please visit the U.S. Fish and Wildlife Service article at <https://www.fws.gov/story/2023-05/brush-piles-safe-space-wildlife>. We are certain that when you visit the beloved Long Point Beach Trail, you will enjoy first-hand how much "cleaner" the area appears, and we're looking forward to what type of flora will begin to grow in the field. Until then, please see a few before and after photos below to get a sense of the scope of the large project and the truly remarkable transformation that the MCC team made to the Long Point Beach Trail.



Several additional substantial projects were completed along the Long Point Beach Trail, including: bog bridge replacement, trail section replacement, trail clearing, and a small trail re-direct.

Upon closer inspection, it was realized that almost all of the current bog bridge materials would be unsuitable for re-use. It was also decided that a straighter, safer, and potentially drier direction should be undertaken for the new bog bridge. While we didn't have enough bog bridge timber to extend the bog bridge to the beach stones, the re-direct and new bridge is straight, with excellent footing, and even employs a large stone culminating the beach-side end of the bridge. We expect that next year we will incorporate the necessary bog bridge extension into the work program.

A sub-team of the MCC group also tackled renovating one portion of the trail relatively close to the blow-down area, which is particularly close to the edge of the seaside drop-off. This section required manually cracking large pieces of granite into small pieces to create an interlocking layer of stone underneath a new top layer of mineral-soil (high in inorganic

constituents, rather than organic matter). The new path segment looks fantastic and belies the hours of back-breaking effort it took to achieve.

The same sub-team that had tackled the rocky renovation above also cleared a fair portion of the Long Point Beach Trail near the base of the upward climb toward the summit stairs. Evidence of this clearing operation can be seen in a couple new habitat piles.

And finally, the same sub-team that completed the bog bridge work also cleared a new re-direct for a small portion of the trail near the bog bridge, where it was decided that a straighter trail would greatly benefit our visitors, eliminating several rather hazardous twists and turns. We also expect to add a bog bridge to this segment next year.







One rather dramatic outcome from the team's efforts was the clearing of the entrance to the Burying Point. Where two large trees had lain precariously across the trail, severely restricting access to the Burying Point Beach, there was not a clear path. Additionally, along the Burying Point Trail, a new segment that had replaced the original path was re-emphasized and reinforced using cut logs, rebar, and shaved wood spikes.



Those familiar with the Summit Path will recall the jagged tree-fall on that path. That particular fracture pattern is referred to by loggers as a “barber’s chair,” given the obvious physical resemblance. We now have a new Barber’s Chair in its place.



One particularly unattractive and highly visible sight to greet lighthouse visitors for the past year has been the five large blown-over spruces adjacent to the road near the approach to lighthouse. A sub-team of the MCC group was dispatched to work on these, and with the assistance of Charlie Weigle and his skid-steer, they managed to convert all five into several habitat piles, giving the area a much cleaner look.



Two projects were finished in the immediate vicinity of the Keeper's House: the concrete-block walkway in back of the Keeper's House was re-leveled, and the walkway in the front of the Keeper's House had river rock added over the top of the path, matching it to the rest of the front walkway.



Additionally, a light clearing of the summit spur from near the beginning of Burying Point Trail made that trail more easily traversable.

The intrepid MCC team in good weather and inclement weather ... always displaying a strong work ethic and keeping in high spirits:



ITEM 7

Keeper's House BathTub Surround
using Subway Tiles

