

REPORT FOR FIRST FIVE YEAR PLAN

2001 to 2006

Friends of the Rockland Breakwater Lighthouse

Year One

- Volunteers clean exterior. Fresh coat of white paint (Painted by Navy work party)
- Install benches on veranda over the boathouse (Done – WeatherEnd)
- Install floating dock and ramp to allow for access from the water (Done)
- Solicit in-kind services from local architects and contractors. Fully plan interior restorations (Done – John Hanson, Architect)

Year Two

- Spring-clean exterior. Paint the interior staircase to the tower (Done)
- Open the tower to the public. Staff with volunteers (Done)
Replace all windows. (Restored keepers house windows)
- Renovation of signal room (Done)
- Finalize plans for renovation of keeper's quarters. (Done)

Year Three

- (1)Electrically rewire entire structure to support intended use. (2) Install solar capability to eliminate dependence on power delivered by submarine cable.
(1. Mostly done – continuing as restoration progresses)
(2. Future concern due to Coast Guard – Maine Historic Preservation Commission – FORB needs and regs.)
- Install minimum level heating system for preservation of structural interior.
(Due to fire safety concerns and with the advice of architect and other professionals permanent heat was tabled)
- Repair/replace stairwells (Ongoing restoration work)
- Repair and paint main floor, interior walls and ceilings. (Near complete)
- Open main floor to public (Done)
- Prepare and mount a photographic exhibition of the breakwater and the lighthouse
(Temporary displays in place – permanent displays when restoration is done)

Year Four

- Repair and paint walls and ceilings on the second floor (Ongoing restoration)
- Install lighting in basement and boathouse (Lighting in basement scheduled for spring '06, boathouse lighting not done)
- Open all areas of the structure for public access (Done with the exception of the basement and boathouse)

Year Five

- Finish carpentry throughout (Ongoing restoration)
- Select and place period furnishings in rooms (Future)
- Establish Rockland Breakwater Light Endowment of \$200,000 to \$250,000
(In progress)

Note on 1st 5 year plan: As with most plans that are created before a thorough investigation of the needs, laws and resources, this plan was in some respects ambitious but more so lacking in areas of specific restoration requirements. Some very large projects that aren't reflected in the plan but were desperately needed were accomplished during this time. The largest of these was the mandated haz-mat evaluation and removal of lead-based paint and asbestos flooring and mastics. The second largest was securing the building from vandalism. Hardwood shutters were installed on the entire keeper's quarters and a security system installed. New hand railing has been installed on the tower catwalk for safety and authenticity.

The process of restoration work has required a reshuffling of priorities. The tower is further along than anticipated but the boathouse and basement have been rescheduled. The heating system has been completely re-evaluated and determined to be too risky. Small electric heaters are being installed for use when personnel are present.

We answer to many authorities and agencies during this process and are limited to a short working season. However, a tremendous amount of work, fundraising, public exposure and progress has been accomplished through the efforts of volunteers and professionals.

Within the next 5 years we should complete the restoration of the structure and begin the process of outfitting the lighthouse with interpretive displays. This phase of our goal along with routine maintenance will be long term.

We look forward to the further cooperation between the Friends of the Rockland Breakwater Lighthouse and the City of Rockland.

Respectfully submitted,

Dot Black, Chair
Friends of the Rockland Breakwater

Warren Kincaid
Project Coordinator