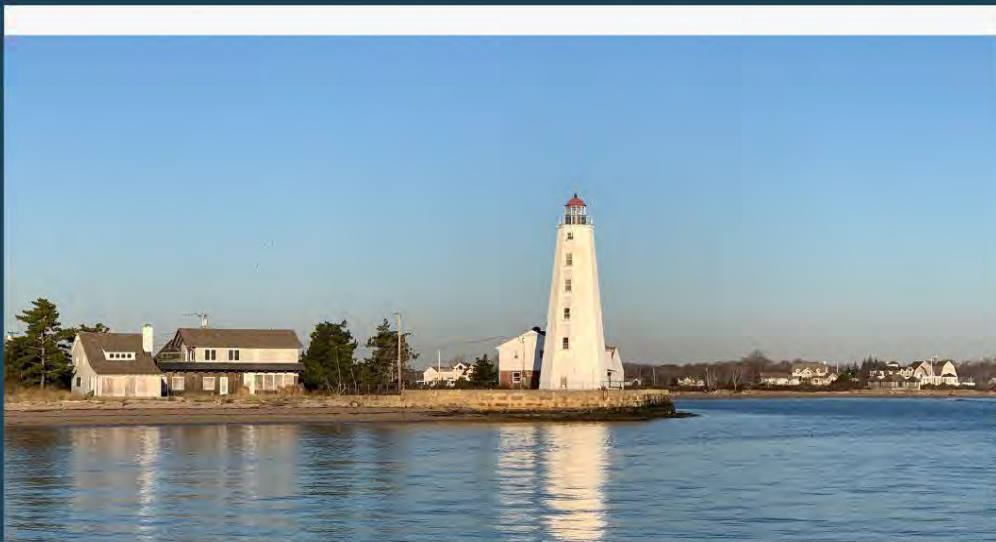


THE BOROUGH OF FENWICK, CONNECTICUT'S APPLICATION TO OBTAIN AND ASSUME STEWARDSHIP IN PERPETUITY OVER THE HISTORIC LIGHTHOUSE KNOWN AS LYNDE POINT LIGHT



Located in the Fenwick Borough of Old Saybrook, CT at the entrance to the Connecticut River, on the Northern Shore of Long Island Sound.

Latitude: 41.27153° N Longitude: -72.34318° W **GSA Control No. CT-0938-AA**

Applicant Organization/ Representative:

The Borough of Fenwick, Connecticut
Newt Brainard, Warden
580 Maple Avenue
Old Saybrook, CT 06475
Daytime Phone: (860) 388 3499

Physical Address of Lynde Point Lighthouse: 94 Sequassen Avenue, Old Saybrook, CT 06475

5. Master Plan for the Historic Lynde Point Lighthouse Station

A. Preservation and Maintenance Plan:

The Preservation and Maintenance Plan for Lynde Point Light is a comprehensive strategy dedicated to the enduring structural and historical longevity of the landmark. The Fenwick community and the Fenwick Park Commission will meticulously adhere to the Secretary of the Interior's "Standards for the Treatment of Historic Properties," as outlined in 36 CFR Part 68.

Lynde Point Light requires routine inspection to quickly identify necessary repairs and proactively prevent damage. Our Park Commissioner is local and knowledgeable about the work required to maintain mid-19th century lighthouses like Lynde Point. Because Lynde Point Light is in the Borough of Fenwick, we are uniquely equipped to perform regular inspections. The lighthouse is a nearly 200-year-old structure in a marine environment; small problems can escalate quickly unless promptly identified and addressed. The Borough of Fenwick will provide local and dedicated attention to detail to maintain the



Photo by Jeremy Dentremon, USCG

property in a timely, ongoing manner. **The Borough has conducted market research and solicited proposals from architectural, preservation, engineering and construction experts to ensure that the challenges of preservation are addressed proactively (see appendices for letters of intents).**

The Borough will honor Lynde Point Light by restoring the site to the condition maintained by John Buckridge. Online and in-person visitors will experience a curated snapshot of maritime life in 19th-century Connecticut. The first step to accomplish this restoration is the demolition of the ailing, non-contributing duplex built in 1966. The land where the duplex currently stands will be returned to natural with the reintroduction of resilient, native plant species.

The Secretary of the Interior's Standards framework focuses on four pillars of site maintenance: Preservation, Rehabilitation, Restoration, and Reconstruction. These considerations are the backbone of our strategy to reinvigorate the historic character of Lynde Point Light. Preservation includes sustaining the existing form, integrity, and materials of the property. Rehabilitation involves removing non-historical elements on the site. Restoration aims to depict the property at a particular period in its history while removing evidence of other periods. Lastly, reconstruction recreates vanished or non-surviving portions of a property for interpretive purposes.

In addition to these four treatment pillars, special emphasis will be placed on preserving the unique and irreplaceable Fresnel lens. This lens is emblematic of the lighthouse's storied past and will receive focused inspection and care. Extensive best practice training will be provided to all maintenance and tour staff regarding the lens to ensure the lens is not disturbed. Staff will also be training to identify any conditions that would warrant immediate notification of the U.S. Coast Guard. This diligent inspection plan, combined with careful identification of threats to the lens will ensure the longevity of this unique historical object.

Below we outline a comprehensive maintenance plan. The Borough of Fenwick is committed to making significant financial and community investment in preserving Lynde Point Light as a source of education and inspiration.

i. Preservation:

- **Conduct Regular Assessments:** Periodically assess the condition of the lighthouse to identify areas requiring attention.
- **Maintenance of Historical Materials:** Preserve and maintain historic building materials and features, emphasizing repairs over replacements.
- **Preventative Conservation:** Implement measures to prevent decay and damage, focusing on environmental control and weatherproofing.
- **Minimal Intervention:** Make minimal changes to the historic property, retaining the maximum amount of historic fabric and avoiding significant alterations.
- **Documentation:** Document the existing site conditions, the rehabilitation process, and the end results in order to tell a more complete and cohesive story about Lynde Point's History.

Our preservation plan is to meticulously maintain the existing form, materials, and integrity of the lighthouse. Our ongoing maintenance will be conducted to monitor, document, and proactively resolve issues regarding the condition of the grounds, the foundation, the structure, and the roof. We are committed to the conservation of the original materials and distinctive features, prioritizing repairs over replacements whenever possible. We will maintain historical accuracy at the site through a process of researching accurate materials and manufacturing processes. Only site projects meeting high standards of historical accuracy backed by qualified craftspeople will be approved.

The single most pressing preservation measure required is the repair of the existing granite seawall. The Borough of Fenwick commissioned an assessment by Harbor Engineering LLC to determine the actions required for the long-term stabilization of the sea wall. The wall was found to be in good condition but in need of significant stabilization measures. Their recommended stabilizing actions are estimated to cost \$415,000. The Borough of Fenwick is prepared to incur these costs. Harbor Engineering recommends:

"The three (3) areas of concern identified along the seawall should be further investigated to determine the extent of any issues that may exist and what solution(s) are required. If it is determined that stones are shifting or settling, the area(s) will need to be opened with a landside excavator to reset the stones in their proper position. Depending on the situation, each area may need to be fortified with larger stones, concrete, and/or steel dowels that are anchored into neighboring stones. It is assumed an experienced marine contractor using land-based equipment would need approximately 2 days to address each location.

To address the sinkholes along the entire backside of the seawall, the solution that yields the best results involves trenching along the entire backside of the seawall, lining the trench with filter fabric and backfilling the trench with crushed stone. This solution will retain fill going forward, self-compacts, and is free draining. When properly installed, the seawall should continue to perform without the problems of sinkholes forming behind it."

Preservation is the bare minimum required to maintain the heritage and integrity of Lynde Point Light. The primary pitfall for properties in marine coastal environments is how frequently they need to be inspected, given the dynamic and corrosive environment. The Borough of Fenwick is uniquely poised to provide the regular inspection that the lighthouse requires.

The Borough of Fenwick is prepared to provide the site with the highest quality of preservation, internally and externally. Our preservation efforts will structurally reinforce the land and structure while maintaining the historical accuracy and significance of the Inner Light lighthouse.

ii. Rehabilitation:

- **Adaptive Reuse:** The Borough intends to preserve the lighthouse structure without making extensive adaptations. We anticipate making only those changes that may be necessary to ensure the continued utility of the structure as an aid to navigation and reasonable unobtrusive changes to promote the site security and the safety of visitors. Additionally, the Borough may install inconspicuous digital cameras and related electronic equipment to support online publication of live-feed video from the site to allow continuous public access to images from the mouth of the Connecticut River.
- **Compatibility of Alterations:** The Borough will ensure that any alterations or additions are compatible with the lighthouse's historic character.
- **Reversibility of Changes:** Any and all changes made by the Borough will be made in a way that can be reversed without damaging the original structure.
- **Enhance Accessibility:** The Borough will Improve accessibility while preserving significant historical and architectural features.

A focal point of our Rehabilitation efforts involves addressing the presence of a 1960s era duplex on the property. While the lighthouse itself stands as a testament to maritime history, this non-contributing structure detracts from the overall aesthetic and historic character of the site. Accordingly, plans are being developed for its removal in strict accordance with federal guidelines and regulations, namely the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated stipulations.

The conditions under which the duplex can, should, and will be removed have been thoroughly examined and aligned with federal standards. These standards advocate for the removal of non-contributing structures that diminish the historic integrity of a property. Our adherence to these guidelines ensures that every step of the removal process is consistent with the goal of enhancing historical education and accuracy. The removal process will involve careful documentation, assessment of impact, and mitigation strategies to ensure that the site's historical significance is upheld.



Removing this non-contributing structure is costly but has many benefits. Foremost, it will enhance the overall visual and historic coherence of the site, allowing for a more authentic representation of its maritime heritage. Additionally, the removal of this building will allow visitors and the community to appreciate the historical lighthouse without incongruent additions. This improvement will enhance educational opportunities and

provide a more immersive experience for all who visit. We believe our commitment to removing this detracting structure represents the Borough of Fenwick's unique dedication to Lynde Point Light.

Our rehabilitation philosophy reflects our respect for the historical, cultural, and architectural significance of the lighthouse. While adhering to the highest standard of historic preservation, the Borough of Fenwick will improve the site for visitors and the community at large.

iii. Restoration:

- **Historical Accuracy:** The Borough will restore the lighthouse to its appearance during a specific period of its history, removing later additions and alterations.
- **Use of Original Materials:** The Borough will employ original or historically accurate materials and construction techniques to maintain authenticity.
- **Documented Evidence:** The Borough will base restoration activities on thorough historical research and documented evidence.
- **Preservation of Significant Changes:** The Borough will recognize and respect alterations and additions that have gained historical significance over time.

At the heart of our comprehensive strategy for Lynde Point Light is the Restoration phase, aimed at faithfully depicting the lighthouse as it existed during the late 19th-century under John Buckridge's stewardship. The Borough of Fenwick has significant community investment, financially and otherwise, in achieving an authentic restoration.

Our restoration strategy includes removing any later additions and alterations that do not align with the lighthouse's appearance during the 19th Century. Detailed documentation of these structures will be completed, including photographs and historical research, before removal. After removal of the non-contributing structure, the site will be restored to its historical appearance, integrating seamlessly with other preserved historic features. This careful process allows us to reveal and celebrate the authentic character and architecture of Lynde Point.

A cornerstone of our approach is the prioritization of using original or historically accurate materials, finishes, and construction techniques. This commitment to authenticity in material and craftsmanship extends to every element of the site.

Where updates to mechanical, electrical, and plumbing systems are deemed necessary for the lighthouse's functionality and sustainability, they will be executed with the utmost sensitivity. These updates will be meticulously planned and executed to minimize visible impact to the building while ensuring the site is safe and functional for staff and visitors.

iv. Reconstruction:

- **Historical Documentation:** The Borough will rely on detailed historical documentation for reconstructing lost elements.
- **Accuracy and Authenticity:** The Borough will ensure accuracy in replicating the appearance and characteristics of the original components.
- **Distinguishability of New Work:** The Borough will make reconstructed elements distinguishable from the original for future identification.

- **Landscape and Setting:** The Borough will respect the natural environment and historic setting of the site, ensuring that every preservation action promotes the ecological well-being of the river and the sound.

While the lighthouse itself is well maintained, reconstruction of the site is essential for the revival of Lynde Point Light grounds. Reconstruction requires a diligent approach starting with extensive historical research and identification of detracting elements – such as invasive plant species, unnecessary hardscapes, and modern intrusions (such as chain-link fencing) that clash with the site's historical integrity.

The Borough's efforts will involve reestablishing native flora, repairing or reconstructing period-appropriate structures (there is, for example, a storage shed on the site), and designing a period-appropriate garden or gardens that reflect the lighthouse's original era. This process will not only enhance the aesthetic appeal while representing the site's historical and cultural significance for future generations. Any projects identified and approved for reconstruction will meticulously adhere to federal historic preservation standards. We will work with craftspeople (see appendices for letters of intent) to ensure reconstruction accurately represents original components of both the lighthouse and its surrounding landscape.

In line with the federal historic preservation standards, special attention will be given to the landscaping and site preservation around the lighthouse. The Borough's commitment extends beyond the physical structure of the lighthouse to encompass the surrounding landscaping because we recognize the symbiotic relationship between the built and the natural environment in shaping the historical narrative of the site. We will consult historical records, photographs, and drawings to glean insights into the original landscape design, plant types, and site features. The goal is to recreate the landscape setting in a manner that complements the architecture of Lynde Point Light and enhances the overall historical ambiance of the site. Plant selections will be made with a view to historical accuracy, ecological sustainability, and resilience to marine conditions and erosion.

The Borough of Fenwick is dedicated to revitalizing Lynde Point Light as a glimpse of history. All restoration and reconstruction projects undertaken will be meticulously researched and reviewed to ensure alignment with this goal. Selected projects will be carefully implemented with the right people and materials. This attention to detail will improve site stability and educational capacity.

v. Fresnel Lens Preservation:

The Borough fully appreciates that the fifth order Fresnel lens at the Lynde Point Light is a critical part of a signaling system that safeguards both property and human lives. **The lens is now more than 130 years old.** We are committed to ensuring that the U.S. Coast Guard has unfettered access to the lens and associated signaling equipment. Please see **the appendices** for a full description of the Borough's plan for preserving the lens at Lynde Point.

Our preservation plan will be built around a "look, don't touch; see something, say something" approach. Our staff will be trained in understanding and recognizing potential issues with the lens, its mounting, and support structure without direct interference. Our plan is to foster an appreciation for the lens's technological significance and delicate nature.

Anyone who has access to the lighthouse lantern room for any reason will be accompanied by Borough personnel to ensure that they do not disturb the lens. Whenever work must be done in the lantern room – for the replacement or repair of windows, for example – we will notify U.S. Coast Guard and seek guidance and establish appropriate work-specific protocols and schedules.

The Borough's Fresnel lens preservation plan is designed to help the U.S. Coast Guard proactively protect the Fresnel lens from environmental threats, mishandling, and structural deterioration, while adhering to a principle of minimal physical interaction for its long-term preservation.

Key Elements of the Borough's Fresnel Lens Preservation Plan:

1. Unfettered U.S. Coast Guard access to the lens and signaling equipment.
2. Scrupulous adherence to the guidelines and requirements set forth by the U.S. Coast Guard.
3. "Look, Don't Touch." Access to the lantern room will be strictly controlled. We will promote an appreciation and understanding of the technological significance of the lens through interpretive materials available at the site and online.
4. "See Something, Say Something." Borough personnel will be trained to identify issues that threaten the lens, its mounting, and support structures. If issues are spotted a report will be made to the U.S. Coast Guard immediately.

B. Use Plan

Digital and In-Person Access:

Our plan includes digital and in-person guided tours that showcase the historical significance of the lighthouse while preserving the site. By offering digital tours, we can preserve the pristine environmental surroundings while making the lighthouse's rich history available to all. Taking a leaf from the exemplary virtual tours of the St. Augustine and Cape Hatteras lighthouses, our virtual tours blend immersive storytelling, panoramic vistas, and interactive engagements.

Complementing digital and physical tours will be information about the historical role of the lighthouse in the Fenwick community and historical photos provided by the community. Our tours will also include a record of the extensive efforts made by the Borough of Fenwick to restore the site to a historically accurate state.

Central Management:

The responsibility of safeguarding and curating this invaluable heritage site rests with the Fenwick Park Commission. They will oversee the site maintenance and tour schedule. Their central management will ensure visitor safety and property preservation.

Collaborative Endeavors:

The Borough has established and will continue to develop strategic partnerships with local groups and experts in maritime history, environmental management, education, and lighthouse preservation. Our partnerships will guide the story we tell during our digital and in-person tours.

Strategic Partnerships Overview

Partner	Purpose and Character of Partnership
Connecticut River Gateway Commission	Established to safeguard the picturesque and natural integrity of the lower Connecticut River valley, the Commission is comprised of representatives of the eight towns along the lower Connecticut River, the Connecticut Department of Energy and Environmental Protection, and the regional Council of Governments. The Commission fulfills its mission via land conservation and land use standards.
Fenwick Historic District Commission	The Historic District Commission was established in 1975 to protect and preserve, for the benefit of the community as a whole, the significant historic and architectural elements that contribute to the visual character of the Historic District of the Borough.
Old Saybrook Historical Society	OSHS is a non-profit, all volunteer, tax-exempt 501 (c) (3) organization with members from all over the Country whose mission is to investigate, preserve and maintain collections in archeology, furniture, genealogy, and historic records of the Town of Old Saybrook while encouraging the study and appreciation of this historical heritage -especially by the young people of the area.

Lynde Point Land Trust (LPLT)

The Borough maintains a fruitful and enduring partnership with the Land Trust. In a recent collaborative effort, for example, the Borough worked with the Trust and the Connecticut River Conservancy to spearhead a dune restoration initiative near the Lynde Point Light. This project significantly bolstered the resilience of Fenwick land and beaches, setting a precedent for comparable coastal preservation projects across New England. The Borough and the Trust are dedicated to applying this same level of leadership and expertise in restoring the grounds around the lighthouse.

Frank Sciamè & FK Associate

The Borough has secured letters of intent from these property owners who control the access easements to the lighthouse property. Both property owners have agreed in principle to allow the Borough to access the lighthouse property in support of the use plan outlined here.

Mr. Sciamè is a renowned historic preservationist and the owner and steward of the Saybrook Lighthouse, located within a quarter mile of Lynde Point Light. Mr. Sciamè’s business, Sciamè Construction (www.sciamè.com), is an award-winning historic preservation company that has restored numerous architecturally significant buildings and structures. Sciamè Construction has indicated interest in performing work when the Borough selects a contractor.

New London Maritime Society

The Mission of the New London Maritime Society (NLMS) is to protect and preserve New London's U.S. Custom House, three area lighthouses, and Long Island Sound. NLMA promotes, interprets, and celebrates the rich maritime life & history of the port of New London and the surrounding region through museum exhibitions, educational programs, and preservation initiatives. The Borough of Fenwick has approached the Society with the intention of collaborating to integrate the Lynde Point Light into the NLMS narratives (particularly online) that describe the maritime history of the eastern Long Island Sound.

We will continually consult with our partners to assess and preserve the ecological and structural aspects of the Lynde Point Light and its grounds. These partnerships will be the bedrock of our education and conservation initiatives, ensuring the Lynde Point Light stands as a testament to sustainable heritage management.

On-site Visitor Experience:

Visitors to the Lynde Point Light will have a tour experience that broadly incorporates the significance of lighthouse infrastructure in New England with specific information about Lynde Point Light. Every guided tour will weave a narrative that illuminates the maritime and community importance of the lighthouse. The tours will highlight the individuals central to the construction and operation of the lighthouse, including the original 1803 commissioner Abisha Woodward, and longtime keepers like John Buckridge. The tours, scheduled between April to October, will be carefully curated to offer an immersive experience while ensuring the site’s preservation.

Inspired Conservation Model:

Drawing inspiration from curated models like those of the Mesa Verde National Park and the Muir Woods National Monument, our approach is one of balanced accessibility. The reverence with which Mesa Verde treats its ancient structures will be mirrored in our handling of the Lynde Point Light. Tours will focus on providing high quality digital and in-person access in a way that does not adversely affect preservation.

Engaging the Community:

Recognizing the importance of public access and education, we are committed to facilitating meaningful educational programs and tours that allow the community to engage with and learn from this historic landmark.

Regular community interactions will raise awareness about the lighthouse's historical significance and foster a sense of collective ownership and pride. The Fenwick community will be actively encouraged to participate in guided community enhancement.

Community engagement is a cornerstone of our approach, and we aim to build strong partnerships with local communities, historical societies, and other stakeholders to enrich the lighthouse's cultural and historical significance. In areas of environmental sensitivity, we will employ sustainable practices and protective measures to preserve the surrounding natural ecosystem.

General Activities:

- **Comprehensive Documentation:** The Borough will maintain thorough documentation of all preservation, rehabilitation, restoration, and reconstruction activities.
- **Sustainability Considerations:** The Borough will integrate sustainable practices in maintenance and improvement activities, balancing environmental concerns with historic preservation demands.

Compliance with Legal Requirements:

As the prospective stewards of a historic lighthouse under the National Historic Lighthouse Preservation Act, the Borough affirms our unwavering commitment to the comprehensive responsibilities this stewardship entails. Our dedication is rooted in a deep respect for the lighthouse's historical and architectural significance, and we pledge to meticulously preserve and maintain its integrity in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Our stewardship will be marked by strict adherence to all federal, state, and local laws, ensuring compliance with environmental, zoning, and safety regulations. We understand the financial obligations involved in maintaining the lighthouse and have prepared a comprehensive plan to manage these responsibilities, including restoration, ongoing maintenance, and operational expenses. Adequate insurance coverage will be maintained to protect the property and ensure the safety of visitors.

We are prepared to provide regular, detailed reports to the relevant federal agency. We will document our preservation efforts, public access initiatives, and overall compliance. We will respect and adhere to any covenants or easements associated with the property, recognizing their importance in maintaining the lighthouse's historic character. The Borough has developed robust emergency response strategies and long-term preservation plans to ensure the lighthouse's resilience and enduring legacy.

The Borough will stay up-to-date and comply with all local, state, and federal regulations and guidelines related to environmental and historic stewardship. Rehabilitation stands as a crucial component in our

comprehensive strategy for Lynde Point Light, encompassing efforts to adapt the site for appropriate use while meticulously preserving its rich historical values and integrity. Our nuanced approach encompasses thoughtful alterations and minor additions (web-linked cameras, historically appropriate fencing, historically accurate treatments of the storage building), each meticulously designed to harmonize with and enhance the lighthouse's character, thereby ensuring the continuity of its storied past.

In committing to these best practices and comprehensive preservation strategies, the Borough of Fenwick underscores its unwavering dedication to maintaining the historical authenticity and significance of the lighthouse. We are committed to ensuring that the building, the grounds, and the Fresnel lens continue as symbols of our maritime heritage for generations to come.

D. Management Plan

Access

One of the main challenges in creating public programs at Lynde Point Lighthouse is the legal constraints on accessing the site. **The Borough of Fenwick has actively worked to obtain access rights.** We have obtained letters of support from the two property owners affected by limited right-of-way easements. **These owners have, in principle, agreed to allow the Borough to extend access,** subject to conditions, to improve public accessibility. The relevant property owners have asserted confidence in the Borough. One property owner has told the Borough that they understand the easement to be for a governmental purpose and that they would be unwilling allow a private entity to use the right-of-way unless that entity is affiliated with the Borough or U.S. Coast Guard.

Organizational Structure

The Borough of Fenwick is a municipality established under a Special Act of the Connecticut State Legislature in 1899. Governed by a Board of Warden and Burgesses, alongside elected positions such as Treasurer, Clerk, and Tax Collector, Fenwick functions with the same autonomy as a city or town, with electoral processes occurring every odd-numbered year as stipulated by the Special Act.

General management and planning for the lighthouse will be conducted by the Borough's Park Commission. The Park Commission's efforts will be monitored and supported by a standing Lighthouse Committee to be established by the Borough's Board of Warden and Burgesses.

Our partnership with nonprofit organizations such as the Fenwick Historic District Commission, the Lynde Point Land Trust, the Old Saybrook Historical Society and the New London Maritime Society will be pivotal, tapping into their deep knowledge of historical preservation and educational programming. Local volunteers will play an integral role in conducting tours, organizing events, and maintaining the site, thus deepening the community's connection to the lighthouse.

Fenwick operates with a unique dual identity, serving as an independent municipality while also being a political subdivision of the Town of Old Saybrook. This dual status means residents contribute to both borough and town tax bases and, in turn, receive services such as police, education, and emergency responses from Old Saybrook.

Borough governance is defined by the Special Act and Borough Ordinances, which delineate the rules of governance and the operations of various commissions. These include the Planning and Zoning Commission, Inland Wetlands Agency, Zoning Board of Appeals, Harbor Management Commission with a Harbor Master appointed by the Governor, Historic District Commission, and Park Commission, which manages park lands and the public golf course. All positions within these commissions are filled by volunteers who meet the qualifications mandated by law. The Borough also employs a Manager, Business Manager, Zoning Enforcement Officer/Land Use Administrator, and Building Official. Health and sanitation services provided by the CT River Area Health District and Fire Marshal services by the Town of Old Saybrook.

The Borough of Fenwick is well-equipped with the administrative capability, infrastructure, and experienced personnel to preserve this valuable piece of maritime heritage. We hold sufficient reserve funds to immediately undertake the restoration of the lighthouse and its surrounding area. Our community is supported by a strong charitable atmosphere and programs. We are also capable of using conventional municipal financing methods for both capital investments and operational budgets. We

have made efforts to foresee all costs, yet we are also equipped to adapt to unexpected situations and manage any unforeseen expenses.

Capital Project Planning and Phases

The management plan for the Lighthouse property comprises four distinct phases over a 10-year period. Phase 1 focuses on critical repairs, including fence replacement and Seawall stabilization. Phase 2 addresses the restoration of lighthouse windows and all components of the lighthouse structure that have suffered from neglect. Phase 3 involves hazard mitigation and the demolition of the duplex structure. Finally, phase four emphasizes landscaping and site restoration. Throughout all phases, we will pursue ongoing

educational and interpretive activities – initially online and then in-person as the site is made safe for visitors. Our approach is designed to preserve the property's historical significance, enhance its aesthetic appeal, provide a cultural and recreational destination for the public at a pace that will not overwhelm the neighborhood or overreach our financial resources. The Borough plans to use a significant portion of its current capital reserve fund to finance the major stabilization and remediation projects at the lighthouse site.

“Phase 0” Immediate and Ongoing: Educational and Interpretive Activities

Throughout all four phases of the capital improvement program, educational and interpretive activities will be developed and will be an ongoing component of our management plan. Throughout the construction and restoration process, the public will have the opportunity to learn about the lighthouse and the Borough's efforts to restore the site. The Borough will establish an engaging online classroom where information about the lighthouse, the Connecticut River and Long Island Sound will be available. We intend to use social media and online tools to make the public aware of the work being done and the long history of human activity on the River and Sound.

Phase 1: Critical Repairs and Seawall Stabilization (2024-2025)

During phase one of the management plan, spanning from 2024 to 2025, our primary objectives are centered around addressing critical repairs necessary to ensure that the site will be safe for visitors and secure from further degradation. This phase encompasses the removal of the existing dilapidated chain link fence surrounding the property and its replacement with a new, aesthetically pleasing fence. Simultaneously, we will prioritize the stabilization of the Seawall.

We have already had an engineering firm assess the wall's condition and provide an estimate for necessary repairs (see the appendices for the engineer's report). Phase one will involve significant expenditures to ensure both the structural integrity of the seawall and the enhancement of the property's overall safety and security.

We have chosen to address seawall repairs in the initial phase for two reasons. First, repairing the wall will prevent future damage to the grounds and reduce the threat to the lighthouse itself. Second, seawall stabilization will be expensive, and we believe that there will be a great deal of donor enthusiasm immediately after the Borough acquires the property.

Phase 2: Restoration of neglected elements of the lighthouse proper (2025-2026)

In the second phase, planned for 2025-2026, our attention turns to the overlooked aspects of the lighthouse, including mending railings, substituting windows, identifying and fixing wood rot, and treating metal surfaces to remediate or prevent rust and corrosion. This stage encompasses a meticulous evaluation and refurbishment of the lighthouse's ancillary components that require replacement or repair. All work will be conducted in strict compliance with the Secretary's standards for historic preservation work.

Phase 3: Hazardous Materials Removal and Duplex Structure Demolition (2027)

Phase three, expected to occur in 2027, entails the remediation of hazardous materials (see appendices sample firm qualifications to conduct the assessment and remediation). Phase three also includes demolition and removal of the non-contributing modern duplex structure on the property. This important step will clear the way for potential future site enhancements, aligning with our commitment to responsible property management.

Phase 4: Landscaping and Site Restoration (2027 and beyond)

In phase four, beginning in 2027, our efforts will concentrate on significant landscaping initiatives aimed at restoring the entire site to a more pristine and visually appealing condition. Extensive landscaping

improvements will be made to enhance the site's natural beauty, incorporating native plantings and pathways to enrich the visitor experience. These enhancements will complement the historical and natural surroundings, creating an inviting environment.