

Report on Preservation of Point Pinos Lighthouse

Discussion

In anticipation of the transfer of the Point Pinos Lighthouse and its surrounding property to the City of Pacific Grove, the following projects were accomplished or initiated:

- 1) In August of 2001, the City invited conservators from the Western Archeological and Conservation Center to inspect and give a written report on the 3rd Order Fresnel Lens at the Point Pinos Lighthouse. This original lens was manufactured in France circa 1854 and was found to be in good working order with only minor recommendations from the conservators.
- 2) Jerry McCaffery, local author of a book about the Point Pinos Lighthouse, was appointed Lighthouse Historian and served as the organizer for the Lighthouse's 150th anniversary celebration. He continues to volunteer his knowledge and services regarding this valuable historic resource.
- 3) Museum staff met with the City's ADA representatives at the Lighthouse property and discussed the path of travel from the parking lot to the Lighthouse and visitor access to the building. An architect was retained to draw up accessibility plans, and a virtual video tour of the entire Lighthouse was produced.
- 4) The existing sprinkler system was upgraded in anticipation of future landscaping.
- 5) A Lighthouse Preservation Fund was established to help raise money for various ongoing and future Lighthouse preservation projects.
- 6) In September of 2004, the City invited Glenn Simpson from the National Park Service to visit the Point Pinos Lighthouse and produce a Historic Preservation Report. This very extensive and detailed report is attached.

Highlights of the Historic Preservation Report

"The results of the preliminary survey show that the lighthouse is an exceptionally significant historic structure and should be regarded with extraordinary care in its upkeep. In general, it is in good condition and retains an extremely high level of historic integrity; however, some immediate problems were observed which should be addressed in the near future."

Cedar Shingle Replacement

It is recommended that the cedar shingle roof be replaced as soon as possible.

Exterior Finishes Restoration

Based on the conditions observed, NPS recommends that the exterior finishes be restored as soon as possible, but only after the completion of a Historic Structures Report (HSR) for the Lighthouse.

Window and Door Rehabilitation

This is a complex issue that requires the type of analysis typically conducted as part of the HSR before it can be undertaken.

Lantern Room Metals Conservation

Any metals restoration work should be completed by or in consultation with a qualified historic metals conservation specialist.

The Historic Structures Report (HSR) is the primary guide to the treatment and use of a historic structure. The NPS recommends that the Point Pinos Lighthouse be fully documented in conjunction with the preparation of a Historic Structure Report. Treatment Documentation is one of the most important aspects of any historic preservation project and includes Pre-Treatment Documentation, Treatment Documentation and Post-Treatment documentation.

Cost Estimates for Treatment Recommendations

The Museum Staff instructed Glenn Simpson to prepare a budget for these projects as if he were going to be the site manager bringing in all of the specialist resources from his division. The result is that the estimate numbers reflect the maximum cost per project and include NPS administrative fees. The Monterey Peninsula has a number of highly qualified contractors and specialists that could perform much of the necessary work for a much lower cost. Glenn also indicated that on similar projects he has worked as the project site manager while utilizing local skilled labor.

Museum Staff Recommendations

Once the Lighthouse property has been transferred, the City should continue to move forward on all ADA issues. The cedar shingle roof should be replaced as soon as it is financially feasible. An RFP should be prepared for the required documentation, including a Historic Structures Report (HSR), a Historic American Building Survey (HABS), and a Historic American Engineering Record (HAER).

Report on Preservation of Lighthouse Discussion:

In anticipation of the City of Pacific Grove to receive the transfer of Lighthouse property, including the Point Pinos Lighthouse the following has been accomplished or initiated.

In August of 2001 the city invited conservators from the Western Archaeological and conservation Center to inspect and give a written report on the 3rd Order Fixed Lens at the Point Pinos Lighthouse. This original lens manufactured in France pre 1854 and still serving this light is found to be in good order with minor recommendations from the conservators.

Jerry McCaffery author of the book on Point Pinos was appointed Lighthouse Historian and served as the organizer of the 150th celebration. He continues to offer his knowledge and services regarding this valuable historic resource.

Museum staff has met with ADA city representatives at the Lighthouse property and have discussed path of travel from the parking lot to the building and access to the building. An architect has been retained for the drawing of plans and a virtual tour video of the entire lighthouse has been filmed.

The existing sprinkler system has been upgraded in anticipation of appropriate landscaping.

A Lighthouse Preservation Fund # 27 has been established to receive money for the Lighthouse Preservation Project.

In September of 2004 the city invited Glenn Simpson from the National Park Service to visit the Point Pinos Lighthouse and produce a Historic Preservation Report. This very extensive and detailed report is attached. Here are the highlights of this report:

"The results of the preliminary survey show the lighthouse is an exceptionally significant historic structure and should be regarded with extraordinary care in its upkeep. In general, it is in good condition and retains an extremely high level of historic integrity; however, some immediate problems were observed which should be addressed in the near future.

These concerns are:

Cedar Shingle Replacement. It is recommended that the cedar shingle roof be replaced as soon as possible.

Exterior Finishes Restoration. Based on the conditions observed, NPS recommends the exterior finishes be restored as soon as possible, but after an HSR (Historic Resources Report) has been completed for the Lighthouse.