

# **Master Plan**

*for Interim Management of the*

## **Point Cabrillo Light Station**

### **State Historic Park**



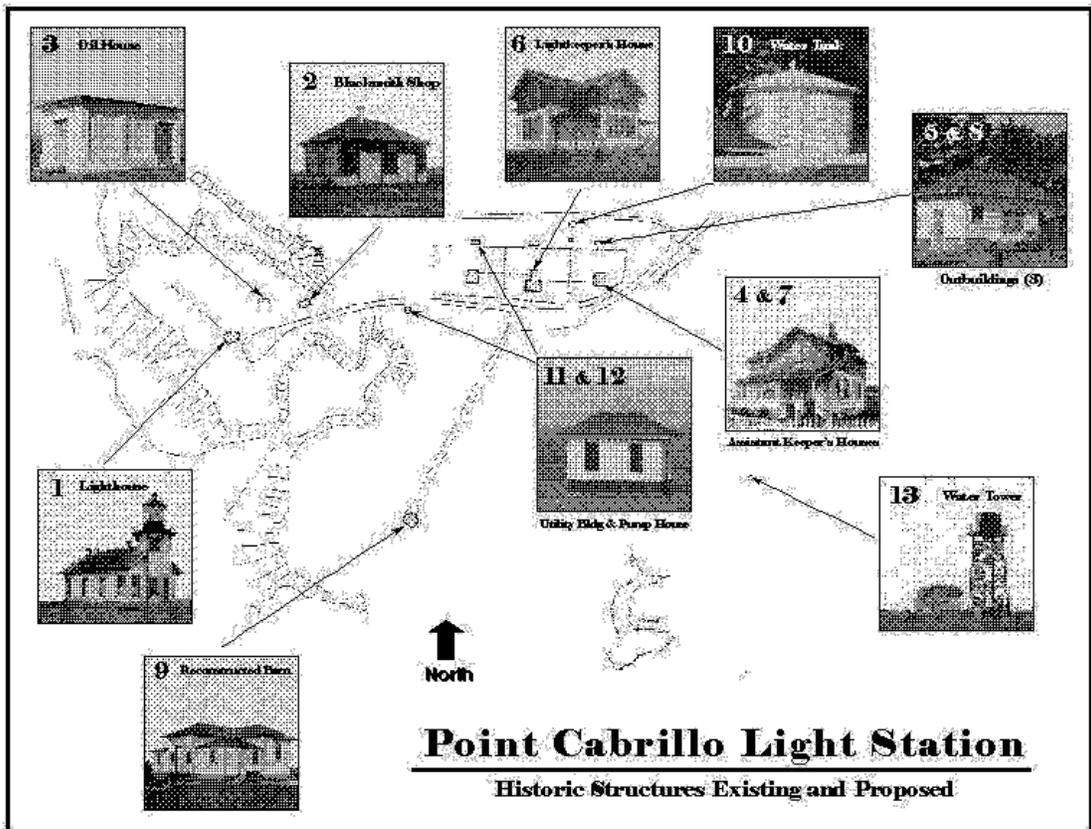
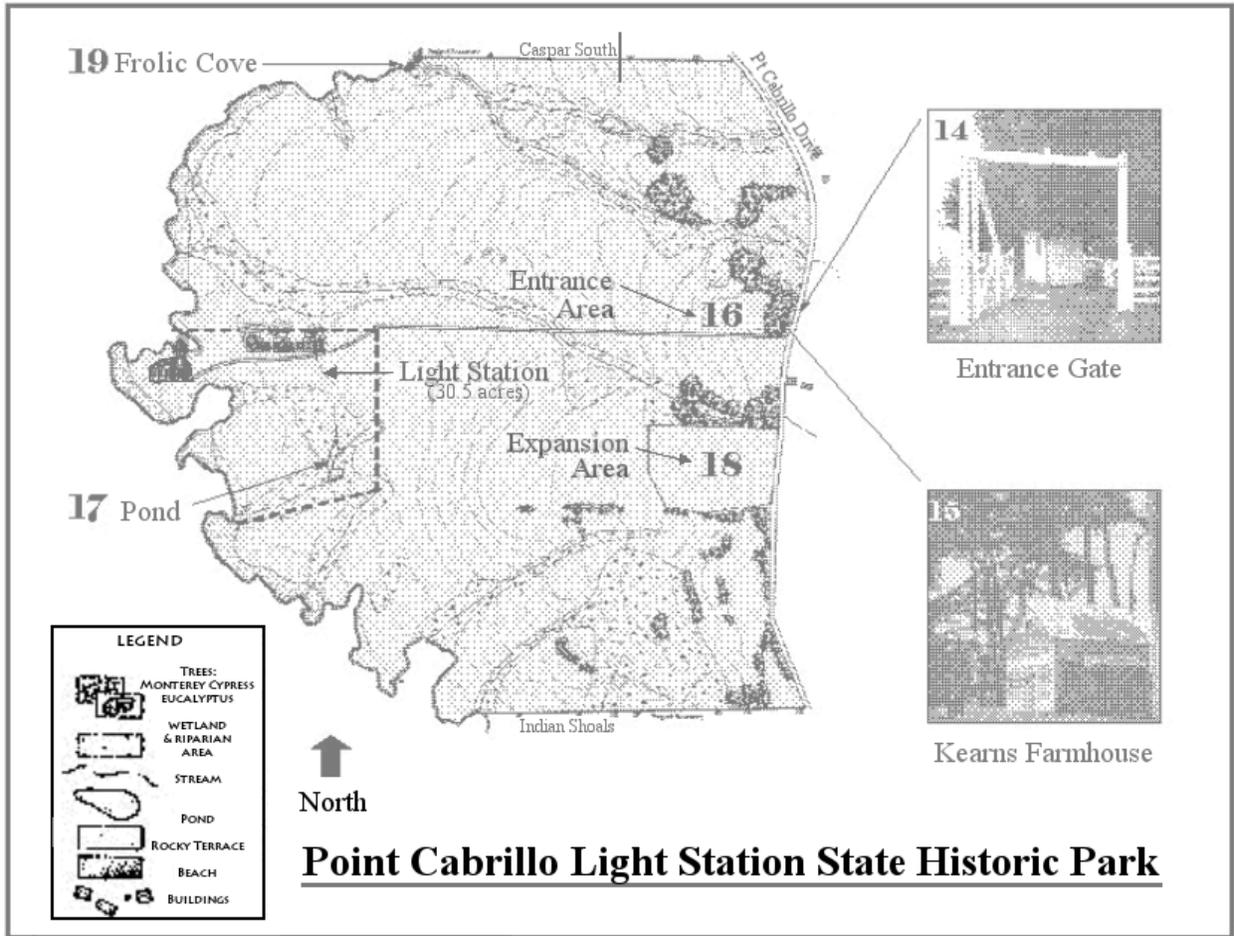
**Updated December, 2017**

Prepared by

**The Point Cabrillo Lightkeepers Association**

in conjunction with

**California Department of Parks and Recreation – Mendocino District**



**Point Cabrillo Light Station State Historic Park**  
**Master Plan for Resource Utilization**

- **Purpose**

The purpose of the Master Plan is to prescribe the desired uses for all the facilities and resources of the Point Cabrillo Light Station State Historic Park (PCLSSHP). This plan has been developed to provide direction for activities conducted on the site, in conjunction with the *Point Cabrillo Light Station State Historic Park Public Use Guidelines*, the *Public Access Plan*, and the Concession Agreement between Point Cabrillo Lightkeepers Association (PCLK) and the California Department of Parks and Recreation (PARKS) until a PARKS *General Plan* is created and approved.

This Master Plan for interim management of PCLSSHP shall be subject to changes documented in the *Historical Structures Report*, which have been approved by PCLK and PARKS.

Everything in this Master Plan is intended to provide public access consistent with the preservation and protection of natural, cultural and historic resources, while keeping the light in operation.

- **Adherence**

PCLK (successor to the North Coast Interpretive Association [NCIA]), PARKS, and the California State Coastal Conservancy (CSCC) are committed to the cooperative implementation of this updated Master Plan as specified by a Memorandum of Understanding and other individual contractual relationships among these organizations. It is anticipated that this relationship among governmental and private non-profit groups shall serve as a model for other local, regional and state efforts.

- **Goals**

PCLK shall, in coordination with PARKS, initiate projects specifically designed for the historical reconstruction of missing Light Station historical structures. The Master Plan shall be reviewed as necessary and updated to reflect new information, research, and/or changes in project scope or funding.

**Key priorities for the Master Plan shall be:**

- 1. Timely and cost-effective restoration, reconstruction, and adaptive reuse of Point Cabrillo Light Station structures under the guidelines of the Secretary of the Interior's *Standards for the Rehabilitation of Historic Structures*.**
- 2. Conservation and enhancement of the natural resources.**
- 3. Commitment to safe public access.**
- 4. Revenue generation and development of financial reserves to support and expand public services, interpretive programs, and other PCLK activities.**

# **Master Plan**

## **Use of PCLSSHP Facilities**

### **I. Light Station**

The Light Station and Lighthouse are the central attractions of PCLSSHP for most visitors. The Light Station is among the most intact light stations in the United States. The heart of the Light Station is the fully operational Fresnel lens built by the Chance Brothers in the England, which is housed in the restored lighthouse. The NCIA coordinated the restoration of the lens, which serves as a Federal Aid to Navigation, and PCLK supports the Coast Guard in this endeavor. Should the federal government ever decide to deactivate the lens as a Federal Aid to Navigation, PCLK shall work to keep it operational.

A major component of this Master Plan is to complete the restoration of the remaining historical structures on the Light Station. The restoration of the exteriors of all buildings shall be consistent with the Secretary of the Interior's *Standards for the Rehabilitation of Historic Structures*, and their appearance shall reflect the period when the U.S. Lighthouse Service managed the Station. The interiors shall be finished for the uses described below while preserving the maximum amount of historic detail possible. The preservation, restoration, rehabilitation, and adaptive reuse of the site's buildings shall enhance the historical, cultural, and natural resource significance of the Light Station, while increasing visitation and interpretive/educational experiences, and enhancing public safety.

The 30-acre Light Station includes the following facilities:

#### **Lighthouse (#1):**

The lighthouse is the “jewel” of the Station, with its 3rd order Fresnel lens in the lantern room and the fog signal room on the main floor containing historical and interpretive exhibits and gift shop.

The upper floors of the Lighthouse and lens room are closed to public access due to the sensitivity of the aid to navigation equipment. A closed-circuit camera with viewing monitor shall be provided on the ground floor to display the Fresnel lens. The “watch” and “lantern” rooms shall be utilized by PCLK and the U.S. Coast Guard to maintain the lens and to provide supervised public tours.

The majority of the fog signal room shall be dedicated to historical and interpretive exhibits. The exhibits and displays shall be coordinated with the Eastern Assistant Light Keeper's House “Period Museum”, and shall be flexible and mobile in order to support selected Lighthouse events and meetings.

**The gift shop shall occupy appropriate space in the fog signal room. The historically accurate restroom, which is not ADA compliant, shall not be open for public use. A refreshment area may be accommodated.**

**The grounds around the Lighthouse shall be landscaped to afford unimpeded access to the Lighthouse entrances. Outside seating and safe viewing areas shall be provided.**

**The Blacksmith/Carpenter's Shop (Smithy) (#2):**

**The marine science and other educational exhibits shall be housed in the Smithy.**

**Oil House (#3):**

**The Oil House currently contains U.S. Coast Guard long-range aids to navigation and emergency communications. The space is used for storage by PCLK and the U.S. Coast Guard Auxiliary.**

**Assistant Light Keeper's House [Eastern House] (#4):**

**The Eastern House serves two purposes. The first floor of the house is a period museum that allows the public to experience life as it was in the Light Station during the Lighthouse Service era. The first floor is ADA accessible. PCLK offices are located on the second floor. The house grounds shall include historical landscaping and be open for public access and seating.**

**Outbuilding behind the Eastern House (#5):**

**This building provides ADA compliant public restrooms and appropriate parking. The building's exterior has been rehabilitated to its historic appearance.**

**Light Keeper's House [Middle House] (#6):**

**The Light Keeper's House shall be utilized as a revenue-generating visitor accommodation.**

**Assistant Light Keeper's House [Western House] (#7):**

**The Western Assistant Light Keeper's House shall be utilized as a revenue-generating visitor accommodation.**

**Outbuildings behind the Middle and Western Houses (#8):**

**The outbuildings behind the Middle and Western Houses shall be used as cottages for revenue-generating visitor accommodations.**

**Reconstructed Barn (#9):**

**The barn shall be reconstructed at its historic site, and adaptively reused as an educational and community meeting complex.**

**Water Tank (#10):**

**The existing redwood water tank shall be used for water storage for fire protection.**

**Utility Building (#11):**

**The utility building shall be maintained to house water treatment and heating system instrumentation and equipment.**

**Pump House (#12):**

The small pump house, which was located southwest of the West Lightkeeper's residence, shall be replaced at its historic site at a future date.

**Water Tower (#13):**

The Water Tower that once existed to the east of the Light Station's former lower gate shall be replaced at its historic site at a future date to provide additional water storage for fire suppression.

## **II. Natural Area**

In order to retain its outstanding beauty, historic integrity, and natural habitat values, the Natural Area shall remain pedestrian-oriented. Recreational opportunities shall be provided consistent with the preservation of natural, scenic, and historic resources. Management and public use shall emphasize enjoyment of the site as a wildlife habitat, maintaining the open space and serenity, while protecting key sensitive areas.

The facilities are described below.

**Original Entrance Area (#14):**

An appropriate sign will indicate the new entrance, 50 yards to the north (see #16 below). A park host site is available at the original entrance on Lighthouse Road.

**Kearns Farmhouse (#15):**

The reconstructed Pine Grove farmhouse, originally built by the MacDonald family and later owned by the Kearns brothers, now serves as a park visitor center.

**New Entrance (#16):**

The entrance to the PCLSSHP shall be marked with an appropriate and easily visible sign. Replacement here of the original entry gate is no longer feasible due to safety concerns, among them entry of fire fighting vehicles and large tour busses. Parking area signage shall be clear and visible from the entrance.

**Parking Facilities:**

The existing parking lot shall be maintained for visitor parking. If expanded parking is required, the existing alternate overflow parking area should be landscaped and used. Additional pavement should be used only as long-term needs are identified, and over-expansion of paved parking is to be avoided.

**Road/Fences:**

Lighthouse Road, a part of the Light Station, shall be maintained in a safe and serviceable condition. The old farm road to the north of Lighthouse

Road shall be maintained as a pedestrian path. The short road to the replaced barn will be appropriately restored and maintained.

The fence along Lighthouse Road shall be allowed to deteriorate naturally. The fence and gates along Point Cabrillo Drive shall be maintained.

**Archeological Sites:**

The 18 cataloged archeological midden sites and other remains of Native American life in the area are to be conserved.

**Trails:**

Existing trails and bridges shall be maintained, and boardwalks shall be built over key environmentally sensitive areas identified by PCLK and Parks staff, as funding is available. After surveys, some trail rerouting may be necessary and wetlands shall be avoided, where possible. Access to Frolic Cove shall be maintained in accordance with the Public Access Plan. Access to intertidal areas and beaches via unauthorized trails on bluffs shall be discouraged. Trails may be closed on a seasonal basis, and erosion control shall be applied as is appropriate throughout the PCLSSHP. The Park is identified as a part of the Coastal Trail network and may require work to facilitate future Coastal Trail plans.

**Springs/Pond (#17):**

The spring-fed pond shall be maintained to provide a potable water supply for the site. Exploration of alternative water sources may be necessary in the future.

**Expansion Complex (#18):**

The possibility of acquiring adjoining private properties along Point Cabrillo Drive as potential additions to the Park shall be evaluated and pursued where and when appropriate.

**Frolic Cove (#19):**

Frolic Cove has been designated as Underwater State Park and a Marine Protected Area as an added feature of PCLSSHP. This union of properties enhances and expands the marine reserve designated by the California Department of Fish and Wildlife.

**Habitat Restoration:**

Surveys may indicate areas where restoration is needed. Exotic species shall be removed. Threatened and Endangered Species protection, etc. may require additional consideration and/or actions.

**IN WITNESS WHEREFOR, the parties hereto have executed this Master Plan for Interim Management of the Point Cabrillo Light Station State Historic Park at the respective times set forth below:**

**POINT CABRILLO  
LIGHTKEEPERS ASSOCIATION**

**CALIFORNIA DEPARTMENT OF PARKS  
AND RECREATION**

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_