

Master Plan

for Interim Management of the

Point Cabrillo Light Station and Nature Preserve



Updated April 25, 2005

Prepared by

The Point Cabrillo Lightkeepers Association

in conjunction with

California State Parks and Recreation – Mendocino District

Point Cabrillo Light Station and Preserve
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 and Preserve. This plan has been developed to provide direction for activities conducted on the site, in conjunction with the Point Cabrillo Public Use Guidelines, the Public Access Plan, and the NCIA/DPR Concession Agreement until a Department of Parks and Recreation General Plan is created and approved.

This Master Plan for interim management of the Light Station and Preserve shall be subject to changes documented in the Historical Structures Report, which have been approved by the Point Cabrillo Lightkeepers Association and the California Department of Parks and Recreation.

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

- **Adherence**

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

- **Timing**

Building upon previously completed projects at the Preserve and Light Station, the PCLK shall in coordination with Parks, initiate a new era of projects specifically designed to prepare each of the identified buildings for their ultimate uses as rapidly as is possible. These projects shall be phased over several years due to the magnitude of restoration and other tasks to be accomplished. The Master Plan shall be reviewed annually, and may be 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 preservation, restoration, and adaptive reuse of Point Cabrillo structures with a commitment to historical detail.**
- 2. Conservation plus further preservation and enhancement of the natural resources.**
- 3. A Light Station and Preserve committed to safe public access.**
- 4. Early revenue generation and development of financial reserves to support and expand public services, interpretive programs, and other PCLK activities.**

Master Plan

Use of Facilities of the Light Station and Preserve

I. Light Station

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

A major component of this Master Plan is to successfully 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. Through preservation, restoration, rehabilitation, and adaptive reuse, the site's buildings shall enhance the historical, cultural, and natural resource significance of the Light Station, while increasing visitation, 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 and narrated video(s) shall be provided on the ground floor to display and explain the workings of the Fresnel lens. The “watch” and “lantern” rooms shall be utilized by the PCLK and the U.S. Coast Guard to maintain the lens.

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 be open for display only. 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 until these exhibits can be relocated to a permanent facility elsewhere on site. At that time, the Smithy shall be restored to a period museum with a working forge and appropriate tool exhibits for public viewing, interpretive talks, and educational programs.

Oil House (#3):

The Oil House currently contains U.S. Coast Guard long-range aids to navigation and emergency communications. Should this building no longer be needed for these purposes, the Oil House shall be used for aids to navigation exhibits, a small theatre for viewing Lighthouse and Station video presentations, or a bathroom.

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):

After rehabilitation, the Light Keeper's House shall be utilized as a visitor accommodations facility including bedrooms and breakout space for group use or independent visitor rental.

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

The Western Assistant Light Keeper's House, once rehabilitated, shall be utilized as living quarters for the site and security keepers. This structure will not be available for public functions and shall be the last of the three Light Keeper's houses to be rehabilitated.

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

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

Reconstructed Barn (#9):

The barn shall be at its historic site, and adaptively reused as an educational and community meeting complex. The barn may include marine science exhibits, aquarium, and restroom facilities.

Water Tank (#10):

The existing redwood water tank shall be restored for water storage, fire protection, and landscape irrigation.

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 Lightkeepers 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 and irrigation.

II. Preserve:

The Preserve shall retain its natural character. In order to retain its outstanding beauty, historic integrity, and natural habitat values, it 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 preserve, maintaining the open space and serenity, while protecting key sensitive areas.

The facilities in the Preserve include:

Original Entrance Area (#14):

This is the initial visual impression visitors receive coming into Point Cabrillo, and should exhibit the historic character of the original Pine Grove community to the greatest extent possible. This area should be carefully planned to maintain a cohesive appearance before any structures, other than the Farmhouse, are added. Temporary buildings should be avoided, and any structure should be sited in order to reduce any distractions to the historic and natural character of the area. Provision could be made for a Park Host, if required, although any parking pad should be tastefully screened and carefully located to be unobtrusive.

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.

Entrance (#16):

The entrance to the Light Station and Preserve shall be marked with a replica of the original overhead sign. Parking area signage should reflect a historic character and be consistent throughout the Light Station and Preserve.

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, an actual part of the Light Station, shall be maintained in a serviceable condition, and returned to its historical footprint in the area around the lighthouse. The old farm road to the north of Lighthouse Road shall be kept in a serviceable, but natural state for emergency vehicle access, while minimizing its aspect in the landscape. The short road to the replaced barn will also be returned to its original footprint.

The fence along Lighthouse Road shall be allowed to deteriorate naturally. Fence replacement or restoration shall be evaluated, after appropriate studies and adequate funds are available. The fence and gates along Point Cabrillo Drive shall be maintained. The fence marking the boundary of the Light Station to the south and southeast, which borders a significant habitat

area, shall also be maintained, as will the currently maintained firebreak along that border.

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 Pottery Beach 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 exercised as is appropriate throughout the Preserve and Light Station. The Preserve 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 Preserve shall be evaluated and pursued where and when appropriate.

Frolic Cove (#19):

Frolic Cove shall become a designated Underwater State Park site as an added feature to the Point Cabrillo Lighthouse and Nature Preserve. This union of properties could enhance and expand the existing marine reserve designated by the Department of Fish and Game.

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 and Preserve at the respective times set forth below:

**POINT CABRILLO LIGHTKEEPERS
ASSOCIATION**

**STATE OF CALIFORNIA DEPARTMENT
OF PARKS AND RECREATION**

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____