



GREENS LEDGE LIGHT PRESERVATION SOCIETY

Restoration Progress Spring 2022

Greens Ledge Lighthouse: 2018 Restoration Season

GREENS LEDGE LIGHT
PRESERVATION SOCIETY



JOIN US IN
A HISTORIC RESTORATION!

www.SaveGreensLedge.org

GREENS LEDGE LIGHT PRESERVATION SOCIETY RESTORATION PROGRESS



JUNE 25TH

Homeguard Environmental Services of Stamford, Connecticut completed the Asbestos Abatement. 250 bags of floor tiles were removed.



JULY 16TH

Project Coordinator, Beacon Projects Group of Rowayton, oversees groundbreaking of restoration.



JULY 21ST

Ship repair specialists, North Point Marine of Portsmouth, NH remove paint and rust prior to priming.



AUG 9TH

Enclosure experts from Cornell Carr measure to fabricate new storm resistant doors and windows.



AUG 17TH

Steel is loaded onto the Light for main deck railing and repair plates by our logistics team at G&C Marine of South Norwalk, CT.



SEPT 6TH

The repair plates are made of 1/2 inch stainless steel. The lower plates are 2 feet wide and span the entire circumference of the caisson.

Greens Ledge Light is a historic lighthouse off the coast of Rowayton and Darien, Connecticut. The Greens Ledge Light Preservation Society is a 501(c)(3) nonprofit that owns the lighthouse and has a mission to restore and preserve this historic landmark.

This year, we broke ground on the most significant restoration in the Lighthouse's 116 year history. Currently listed as in "Deteriorated" condition in the National Register of Historic Places, this multi-phased restoration is addressing the extremely urgent and critical structural deficiencies that compromise the integrity of the lighthouse. Following structural stabilization, we will embark on a historic restoration of the exterior and interior to transform Greens Ledge into a living "Beacon" of Long Island Sound preservation.

Through the generations, Greens Ledge has become an iconic symbol of our local community. The lighthouse has served as a source of endless inspiration for so many of us, and now Greens Ledge needs your help to ensure that the lighthouse is shining bright for generations to come.

Thanks to our generous donors, we are more than half-way towards our fundraising goal of \$2 million and we are asking for your help to get us to the finish line by the end of 2018.

Please use the enclosed pledge card
or visit our website site to donate today!

www.SaveGreensLedge.org

THANK YOU FOR YOUR SUPPORT!

Greens Ledge Lighthouse: 2019 Restoration Season



GREENS LEDGE LIGHT PRESERVATION SOCIETY

JOIN US IN OUR ONGOING HISTORIC RESTORATION!

www.SaveGreensLedge.org



GREENS LEDGE LIGHT PRESERVATION SOCIETY RESTORATION PROGRESS



JUNE 2019

Metal work continues on Caisson with all railings removed on Main Galley deck, 5th and 6th floor decks.



JULY 2019

New Railing Systems replicated and installed by North Point Marine.



JULY 2019

Main Galley concrete deck removed by Goncalve & Alves Masonry.



AUG 2019

Steel Rebar installed to reinforce Main Galley deck by Drakeley Industries



AUG 2019

Guidance and Logistics continuously provided by G&C Marine and Beacon Projects Group



SEPT 2019

ShotCrete Concrete applied to Main Galley deck achieving 9000 PSI strength Estimated life span 120+ years Eastco ShotCrete.

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Thanks to our generous donors and volunteers, Greens Ledge Light continues to undergo a historic restoration, the most significant in its nearly 120 year history. Before we began, Greens Ledge was listed in 'Deteriorated' condition by the National Register of Historic Places, just one demarcation above 'Ruins'. This multi-phased restoration is addressing the extremely urgent and critical structural deficiencies that compromise the integrity of the lighthouse.

Through the generations, Greens Ledge has become an iconic symbol of our local community. The lighthouse has served as a source of endless inspiration for so many of us, and now Greens Ledge needs your help to ensure that the lighthouse is shining bright for generations to come.

We are getting closer to our fundraising goal of \$2 million that will allow us to keep the Light shining for generations to come. Please join us in accomplishing our ambitious restoration and programming goals in this historic restoration effort.

Please use the enclosed pledge card or visit our website site to donate today!

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THANK YOU FOR YOUR SUPPORT!

Greens Ledge Lighthouse: 2020 Restoration Season



APRIL - MAY 2020

Lead paint abatement. No power sanding or sandblasting used. 2800 lbs of lead paint chips removed. Shielding Media Hartford, CT.



JUNE 2020

Interior painting and encapsulation. Floors, walls, ceilings and staircases. Shielding Media



JULY 2020

4 levels of 360° Scaffolding installed. Atlas Scaffolding Warlick, RI



JULY - AUGUST 2020

Industrial PSX exterior paint coating system applied. Hurricane proof stainless steel windows installed. Shielding Media



AUGUST 2020

Custom metal work by Blue Flame Fabrication. Guidance and Logistics continuously provided by G & C Marine South Norwalk, CT



FALL 2020

Systems design and restoration. Solar, electric and plumbing systems 100% off the grid. Nor-East Marine Systems Fairhaven, MA

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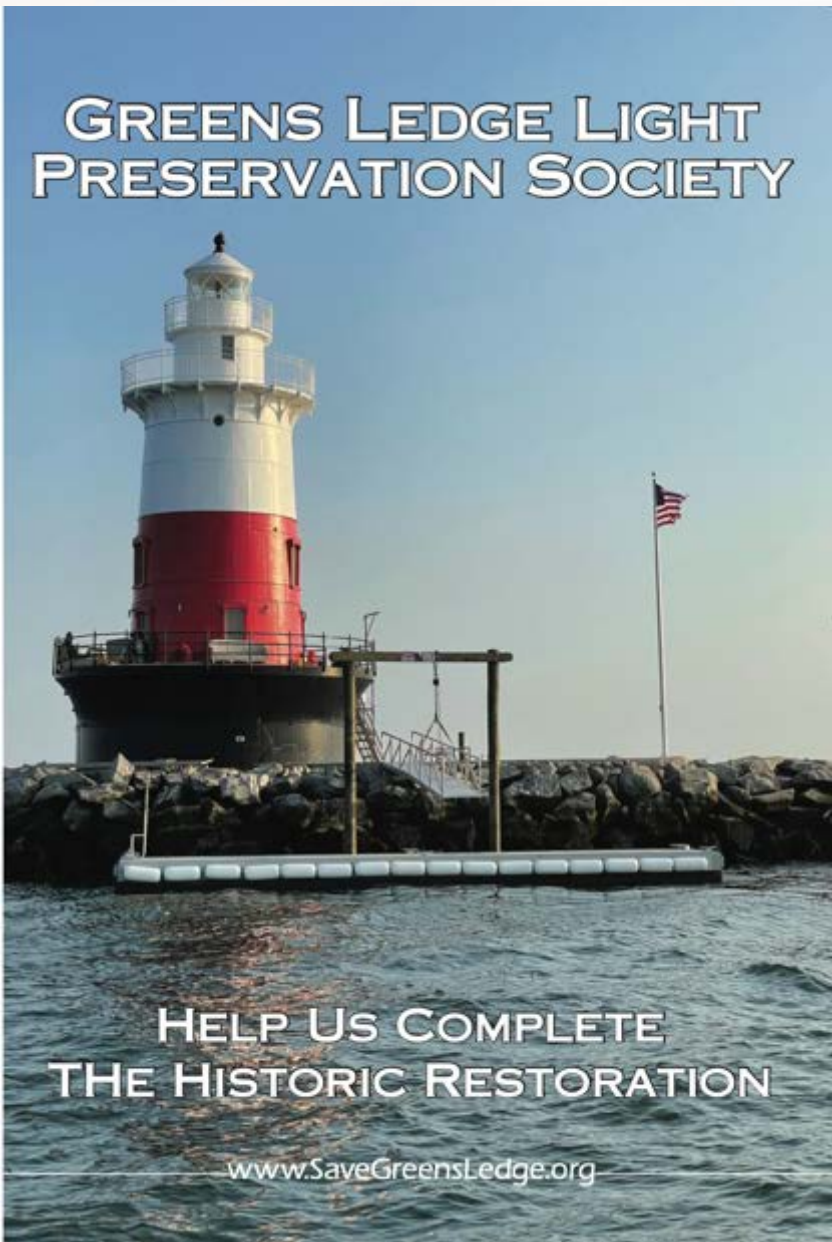
Thanks to our generous donors and volunteers, Greens Ledge Light is nearing the completion of a historic restoration, the most significant in its nearly 120 year history. Before we began, Greens Ledge was listed in 'Deteriorated' condition by the National Register of Historic Places, just one demarcation above 'Ruins'. This multi-phased restoration has addressed the extremely urgent and critical structural deficiencies that compromise the integrity of the lighthouse.

Through the generations, Greens Ledge has become an iconic symbol of our local community. The lighthouse has served as a source of endless inspiration for so many of us, and now Greens Ledge needs your help to ensure that the lighthouse is shining bright for generations to come.

The finish line for this ambitious \$2 million 'Save The Light' restoration campaign is now in sight, but we're not there yet. We need one final fundraising push to complete the initial restoration and ensure that Greens Ledge Lighthouse will continue to be a shining "Beacon" of our community.

Please use the enclosed pledge card or visit our website site to donate today!

Greens Ledge Lighthouse: 2021 Restoration Season



APRIL - JUNE

Hardwood subfloors and impact-resistant waterproof plank flooring installed by Shielding Media.



JUNE

Custom marine-grade cabinetry and appliances installed in restored galley by Rodney Bailey Construction.



JULY

Upgraded dock using SEAFLEX technology installed by G&C Marine to facilitate safe access.



JULY

Concrete landing and flagpole installed by Goncalves & Alves Masonry.



SEPTEMBER

SailFlow weather station installed providing real-time data to NOAA & National Hurricane Center.



OCTOBER

Sustainable off-the grid living systems completed by NorEast Marine systems.

Greens Ledge Light is a historic lighthouse off the coast of Rowayton and Darien, Connecticut. The Greens Ledge Light Preservation Society is a 501(c)3 nonprofit that owns the lighthouse and has a mission to restore and preserve this historic landmark.

Thanks to our generous donors and volunteers, Greens Ledge Light has nearly completed the most significant restoration in its 120 year history. Before we began, Greens Ledge was listed in 'Deteriorated' condition by the National Register of Historic Places, just one demarcation above 'Ruins'. This multi-phased restoration has addressed the extremely urgent and critical structural deficiencies that compromised the integrity of the lighthouse.

Through the generations, Greens Ledge has become an iconic symbol of our local community since it was first lit in 1902. The lighthouse has served as a source of endless inspiration for so many of us, and now Greens Ledge needs your help to ensure that the lighthouse is shining bright for generations to come.

As we complete a historic \$2 million 'Save The Light' restoration campaign, we look to launch the next chapter in the lighthouse's history - 'The Next 100 Years of Greens Ledge' - a programing and fundraising campaign that will ensure that Greens Ledge Lighthouse will continue to be a shining 'Beacon' of our community.

Please use the enclosed pledge card or visit our website site to donate today!

Phase I: Acquisition

Objective: Acquire Lighthouse from Federal Government & Organize Non-Profit



COMPLETED



Phase 2: Restore Structural Integrity

Objective: Restore Structural Integrity of the Lighthouse



NOTES:

No.	DESCRIPTION	DATE
1	SURVEY/OWNER	7/20/17
ISSUED DRAWINGS		

GREENSLEDGE
LIGHTHOUSE

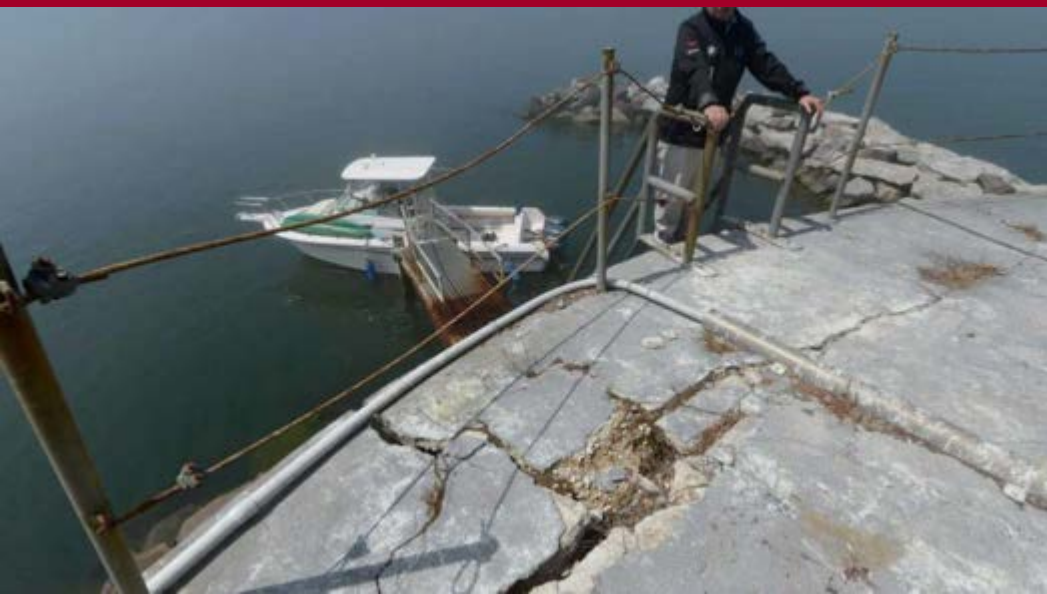
NORWALK, CT

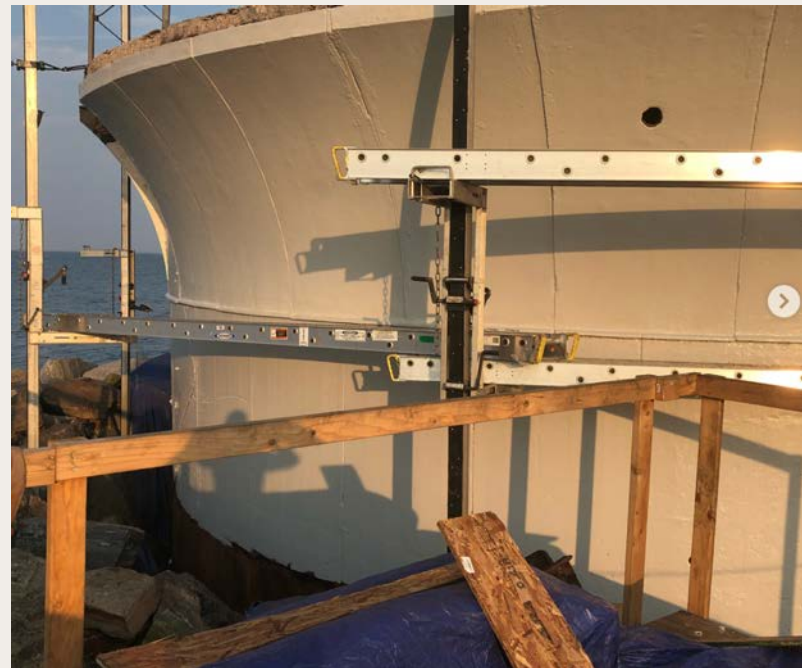
SURVEY RESULTS DRAWINGS

FRAMING PLANS

SCALE:	As indicated
PROJECT NUMBER:	16114
DATE:	05/29/2017
DRAWN BY:	J.B.
CHECKED BY:	AJ/J.N.

7S1





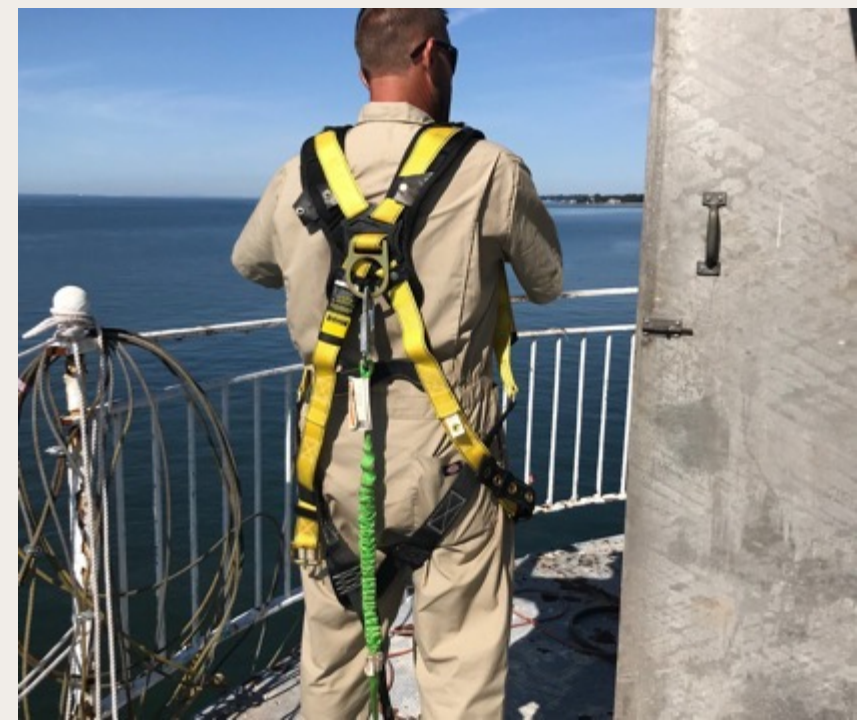
Phase 3: Exterior Restoration

Objective: Address Urgently-Needed Repairs & Exterior Appearance



COMPLETED



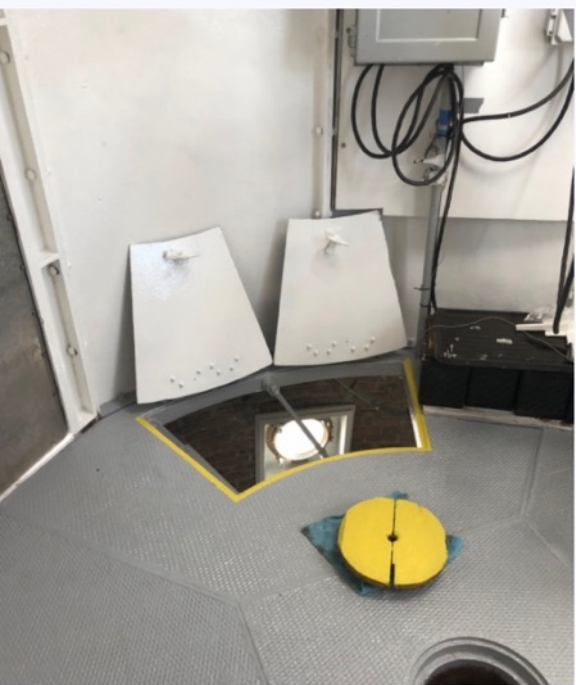


Phase 4: Interior Restoration

Objective: Remediate Interior, Critical Repairs – Doors, Windows, Flooring



COMPLETED



PHASE FIVE

“The Next 100 Years” of Greens Ledge

OBJECTIVE: TRANSITION FUNDRAISING MODEL FROM INITIAL CAPITAL CAMPAIGN TO OPERATING MODEL

For the past 100 years, Greens Ledge, a working aid to navigation (ATON), was completely inaccessible to the community. Like dozens of other lighthouses, it has stood as a “hollow statue” that was minimally maintained, gradually deteriorating.

Our “Next 100 Year” Vision is to break that cycle and transform Greens Ledge from “statue” into a functional asset managed by a community of invested Keepers of Greens Ledge Light.

The Keeper Program has been central to funding and completing the \$2,000,000 “Save the Light” restoration over the past four years.

The ‘Next 100 Years’ will fully implement the Keeper Program and add additional fundraising avenues that will fund the annual operating budget and minimize the need for another significant capital campaign.



PHASE FIVE

Programming Will Be a Blend of Fundraising & Revenue-Neutral Activities & Events

Tours & Educational Programs



Allow the public to tour the lighthouse for the first time in its more than 120 year history.

Mix of commercial, third-party, fundraising-focused & educational tours

Community Events & Private Visits



Host or participate in community events that support fundraising & the local community.

Mix of Private & fundraising-focused/community events with a limited number of overnight visits.

Environment & Preservation



Leverage the lighthouse's unique location to take leadership role in sustainability & environmental studies.

Currently hosting a professional weather station utilized by NOAA & the National Weather Service

Lighthouse Club Day

PRIVATE EVENT FOR YOUR CLUB OR ORGANIZATION AT HISTORIC GREENS LEDGE LIGHTHOUSE.

Give members the opportunity to tour the restored lighthouse and/or utilize the facilities for a day cookout or evening cocktail event.

Up to 25 Guests At The Lighthouse At A Given Time – Can Run Multiple Shuttles

Excellent as annual member benefit or special organization event. Utilize your club boat or contract with a third-party charter for transport.

Weekend Flat Rate: **\$5,000**

4-Hour Daytime or Evening Time Slot: Fri-Sat-Sun

Weekday Flat Evening Rate: **\$3,500**

3-Hour Evening Time Slot: Mon-Thu



Private Event At The Light

LARGE PRIVATE EVENT FOR GROUPS OF 25+ FOR WEDDING RECEPTION, BIRTHDAY PARTY, ETC AT HISTORIC GREENS LEDGE LIGHTHOUSE.

Up to 4 Hour Private Event + Host can access beforehand for set-up.

Guests can fully utilize the interior and outdoor facilities including full kitchen, outdoor grill, bathroom, etc.

GLLPS volunteer on-site to assist. Lighthouse will be equipped with outdoor seating for up to 50.

Event Rate: **\$10,000**

(FMV: **\$2,500** | Donation: **\$7,500**)

Does Not Include Transportation

Private Event Liability Insurance
Required



Public Overnight & Private Event Logistics

OBJECTIVE: FUND 25-50% OF ANNUAL BUDGET THROUGH LIMITED PUBLIC OVERNIGHTS

TARGET 5-10 ROOM NIGHTS/YEAR
(EXCLUDING 'KEEPER' & CHARITY
NIGHTS)

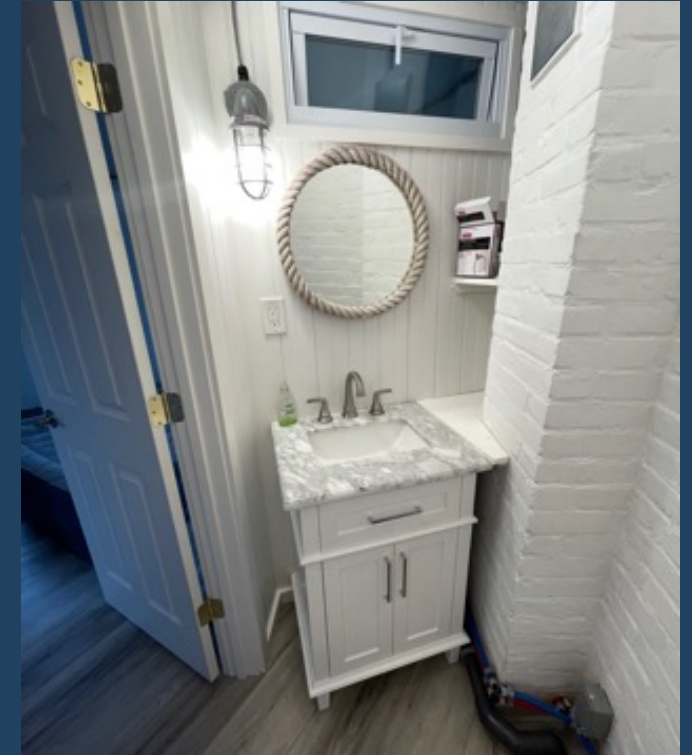
Room Rates

\$2,500/Night - Up to 2 Guests

\$3,500/Night - Up to 6 Guests

2 Week Window of Availability

- Most Efficient to Manage Cleaning/Transport
- Part-Time Help For Those 2 Weeks
- Late July & Early August (Calmer Weather)
- 3pm Arrival, 1 Hour Tour, 11am Pickup
- Coordinate Food, Drink (ie: 101, Seafood)

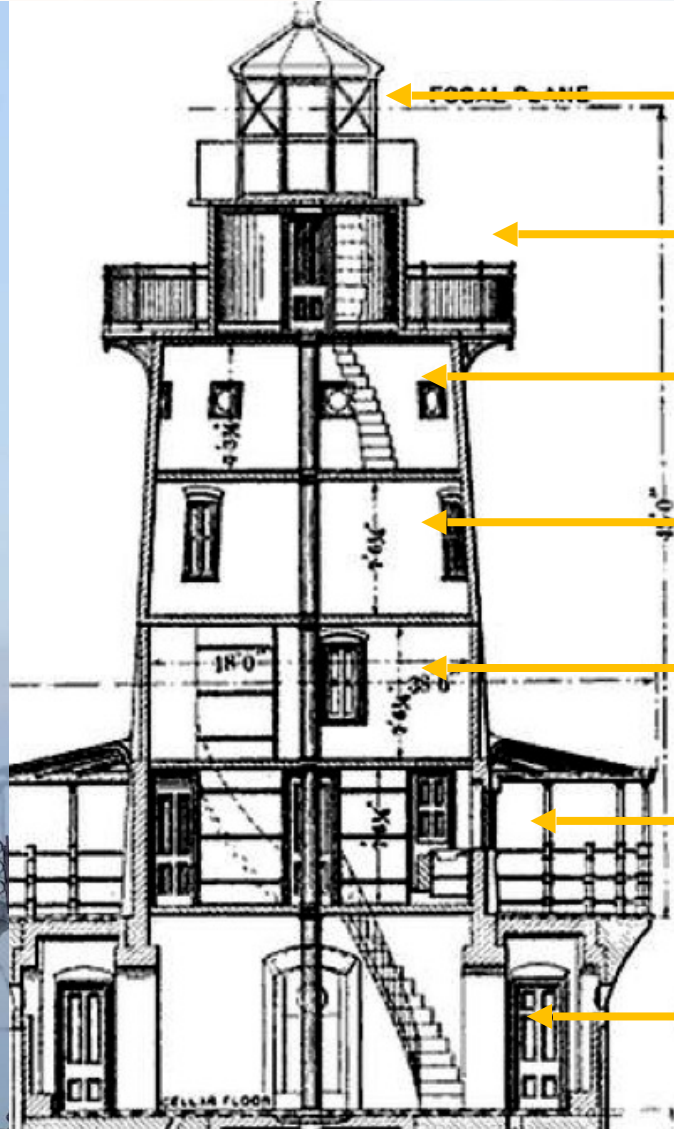


Nightly Room Rates May Be Considered Donations - (TBD)

If Operated Efficiently, Two Weeks of Availability Could Fund 30-50% of Annual Fundraising Budget With Less Time/Risk Than Alternatives

Launching The "Next 100 Years" of Greens Ledge

Fund High-Quality Interior Build-Out & Launch "Next 100 Years" Through Keeper Naming Opportunities



<i>Lighthouse Level</i>	<i>Additional Keeper Pledge</i>
Beacon Room	\$25K - OPEN
DeChellis Lookout	\$25K - FUNDED <i>DeChellis Family: \$125k → \$150k</i>
Kleeman	\$50K - FUNDED <i>\$500,000</i>
3rd Level Stateroom	\$50K - OPEN
2nd Level Stateroom	\$50K - OPEN
Pettee Family Galley & Promenade	\$50k - FUNDED <i>Pettee Family: \$250k → \$300k</i>
Tombros Research & Education Center	\$50k - FUNDED <i>Tombros Family: \$250k → \$300k</i>

PHASE FIVE

Target “Fireworks At the Light” Keeper Event in July for Launch of “Next 100 Years”



Event Will Celebrate Completion of “Save The Light”
Restoration and Launch of “Next 100 Years” Campaign

[Click Here For Draft Video of Interior Conceptual Designs](#)

Keeper Program Logistics

KEEPER PROGRAM OVERVIEW

- Keepers Are 'Stewards' of the Lighthouse & Preservation Society
- Extraordinary Commitment to Lighthouse (Major Donors / Volunteers)
- Currently Comprised of ~20 Keeper Families (\$50k-250k Donors)
- Managed By GLLPS Board of Directors' Keeper Committee

KEEPER PROGRAM ACCESS

- Daytime/Evening "Picnic" Access on "Open Lighthouse" Days
- Reserve Up to 2 Small Private Events Per Year (Maximum 1 Overnight)
- Reduced Rate For Large Private Events - Weddings, etc. (20+ Guests)
- Booking Fees on Private Events & Overnights Cover GLLPS Expenses
- Additional Private Days Available At Full Fundraising Rates

KEEPER PROGRAM LOGISTICS

- Keeper Responsible for Transport to Lighthouse (GLLPS Can Coordinate)
- Orientation for Safety Protocol and Systems Usage Required
- Keeper or Family Must Be Present At Private Events (Not Transferrable)



Greens Ledge Lighthouse: An Update

BY ALEX PETTEE, ROWAYTON

AFTER FOUR SEASONS of difficult but critically needed work on the exterior and foundation of the Greens Ledge Light, the lighthouse that sits offshore Bayley Beach in Rowayton, we are finally onto the "fun" stuff, which includes restoring the interior and crafting the educational and ongoing fundraising programming to support the continued upkeep and enjoyment of the lighthouse.

Much like the exterior, the lighthouse's interior was downright dilapidated when we began. "LEAD PAINT" appeared in bold orange spray paint in every room and there were plants growing through the decaying asbestos-laden floors. Honestly, at the time, it was hard to imagine getting it to a place that folks would want to come visit and spend time inside.

Because of community donor support and through a lot of hard work—remediation, metal repair, masonry work, painting, window installation, and now flooring and carpentry—the interior is taking shape, and we think it will soon look as beautiful as it did when the first keepers moved in 120 years ago. And candidly, upon completion, we see no reason why Greens Ledge cannot eventually be recognized as one of the truly iconic lighthouses of the world—and certainly recognized among the distinctive class of fully offshore lighthouses.

The restored interior, combined with an improved dock landing, will open numerous possibilities for programming, not only educationally but also for ongoing fundraising and community events. We have always believed that restoring the functionality and reviving the usefulness of the property is critical to ensuring that it never falls back into a state of disrepair, as unfortunately is the case



with so many other restoration projects.

The lighthouse, as with any other house, was not designed to be a statue that can be fixed up and polished every few decades—it simply won't last. And while it will not have the luxury of full-time keepers living there, as was the case during the lighthouse's first 70 years, it will have the next best thing: a community of keepers that collectively give it the same level of necessary care as those of the past.

And while this initial restoration will tackle the critical tasks, there will remain a wish list of items—such as repairs to the cracked curved glass windows in the beacon room, additional interior and exterior furnishings and educational exhibits—to be completed as fundraising allows. Of course, a budget or endowment for ongoing maintenance is essential because, as we've learned, no project on a fully offshore lighthouse is cheap, and even the highest-quality materials and applications don't last long in the harsh marine environment.

The programming will be structured to ensure we're able to fundraise while also offering a level of public access that few offshore lighthouses in the world do. Additionally, we recently announced a partnership to host professional weather sensors that will be used by various agencies of the National Oceanic and Atmospheric Administration (NOAA), including the National Weather Service and National Hurricane Center, which will help to fill a critical gap in the sensor network.

And of course, as it has since the first lantern was lit in 1902, Greens Ledge Lighthouse remains a federal aide to navigation and will continue to shine for generations to come. 🌊

How To Donate

Greens Ledge Light Preservation Society

PO Box 43

Rowayton, CT 06853

(203) 939-9654

SaveGreensLedge@gmail.com

Greens Ledge Light Preservation Society is a 501 c3 nonprofit organization.

All donations are tax-deductible. EIN # 81-3221399

Greens Ledge Light Preservation uses Darien Rowayton Bank and Merrill Lynch. We can accept cash, checks, or securities.

JOIN US AS WE SAVE THIS HISTORIC LIGHTHOUSE FOR GENERATIONS TO COME.