

Addendum A – Project Details Fortland

Project description:

Fortland is proposing to develop a 21 site Campground on the Southern portion of House Island. The proposed project has been designed to avoid and minimize impacts to the existing historical resources. The project will consist of 21 temporary structures that will be Yurts, Canvass Tents, Timber/Canvass hybrid structures with decks and platforms. There will be four accessory structures consisting of a Community Building, Bathroom building, Storage Shed and a Water Pump Shed. All accessory structures will be designed to minimize alteration of the existing resource and will be constructed using methods to facilitate ease of future removal in order preserve the essential form and integrity of the historic resource.(example: piers vs. full foundation).

In order to secure safe access to the Site, the existing granite and wood wharf will be repaired and replaced in kind.

Alterations and Repair

- **Granite Pier:** The Existing Pier was constructed in the mid 19th Century. It measures approximately 40' x 75'. It is built using a granite cribbed perimeter, filled with shale rock, and topped with granite pavers. Surrounding the pier and anchored to the granite are vertical timbers. Built on top of the pier is a wooden deck consisting of large wooden joists and thick wooden decking. On the Northern face of the pier is an existing ramp for a floating dock. The scope of work consists of replacing granite cribbing where necessary, leveling of the shale infill and re-setting the granite pavers. The wooden deck will be replaced in kind, with the material from the old deck being reused on site where possible. The vertical timbers surrounding the dock will be repaired or replaced and a new wooden floating dock will be anchored to the timbers.

- **Fort Scammel:** Minimal alterations and repair will be done to the features of the structure in order to preserve the original integrity, qualities and character of the structure, site and environment. Work to repair or rehabilitate distinctive features will be conducted so that the features are treated with sensitivity and approved construction standards are utilized. A public safety and access plan including signage, lighting, fencing and appropriate safety measures (i.e. Handrails, fall protection) will be implemented to preserve and complement the architectural details of the site while providing appropriate safe access.

Additions and New Construction

- **New Construction**

- **Community Building:** The Community Building will be roughly 2,000 square feet and will be constructed to minimize any permanent impact on the site. The building is to be located North of and adjacent to the cement mixer within the Parade Grounds. The structure will consist of an open reception space, bathroom/shower facilities, a kitchen, office and mechanical room(s) The foundation will consist of piers anchored to subsurface granite ledge. Excavation of granite ledge and shoring may be required below some or all of the bathroom footprint for installation of composting toilets. The building will be a 1-½ story gabled wood framed structure. It is to be clad with board and batten, shingle or clapboard natural wood siding and have asphalt shingles. Fenestration will be double hung and clearstory windows as well as glass doors. A wood-framed fabric awning will extend from the face of the building over a wooden deck to the cement mixer footprint.
- **Water Pump Shed:** The Water Pump Shed will be roughly 280 square feet (~14'x20') and will be constructed to minimize any permanent impact on the site. The structure will be located above or adjacent to the existing artesian well on the North side of the site. The shed will house mechanical, electrical and water equipment. The foundation will consist of piers anchored to subsurface granite ledge. The building will be a 1 story gabled wood framed structure. It is to be clad with board and batten, shingle or clapboard natural wood siding and have asphalt roof shingles. Fenestration will be double hung windows, man doors, and garage door(s).
- **Storage Shed:** The Storage Shed will be roughly 280 square feet (~14'x20') and will be constructed to minimize any permanent impact on the site. The structure will be located adjacent to the existing Granite Pier. The shed will house operational equipment and supplies. The foundation will consist of piers anchored to subsurface granite ledge. The building will be a 1 story gabled wood framed structure. It is to be clad with board and batten, shingle or clapboard natural wood siding and have asphalt roof shingles. Fenestration will be double hung windows, man doors, and garage door(s).
- **Bathroom Building:** The Bathroom Building will be roughly 160 square feet (~10'x16') and will be constructed to minimize any permanent impact on the site. The structure will be located on the eastern side of the island between the pier and the Northern property line. The building will house composting toilet(s) and associated equipment. The foundation will consist of piers anchored to subsurface granite ledge. Excavation of granite ledge and shoring may be required below some or all of the bathroom footprint for installation of composting toilets. The building will be a 1 story shed roof wood framed structure. It is to be clad with board and batten, shingle or clapboard natural wood siding and have asphalt roof shingles. Fenestration will be double hung windows, and man doors.

- **Campsite Structures - Fort Scammel Sites:** The structures within the footprint of the Fort are to be constructed on top of the existing granite and concrete gun foundations. On top of the existing, unmodified gun foundation, a wood deck will be built using low impact connection details. On top of the deck a temporary, timber canvas hybrid structure roughly 200 square feet in size will be attached. Railings and stairs and/or ramps will be installed on a site specific basis.
 - **Campsite Structures – Wilderness Sites:** The structures on the Wilderness Sites are to be located on the granite bluff North of and adjacent to the Fort. The structures are to be built on wooden decks anchored to existing granite bedrock using piers. On top of the deck a temporary, timber canvas hybrid structure roughly 200 square feet is to be attached. Railings and stairs and/or ramps will be installed on a site specific basis.
 - **Installation of Solar Collectors:** Solar collectors are proposed to be located within the footprint of the parade grounds mounted to the face of the earthen berms. Location of the panels will be selected to maximize system efficiency and minimize visual impact.
- **Signage and Exterior Utilities**
 - **Signage:** Signage will be constructed using materials, colors and sizes that are in harmony with the site and environment. Signage will be used for the following purposes:
 - Pedestrian navigation and direction
 - Safety
 - Informational Kiosks
 - **Exterior Lighting:** Exterior lighting will be used to provide safe illumination of walkways, common areas, signage and structures in accordance with applicable building codes. Lighting will be designed to avoid or minimize lighting impact.
- **Site Alterations**
 - **Fencing:** Fencing will be installed as needed to control pedestrian access. The fencing will be minimal using a mixture of wood, metal and rope.
 - **Retaining Walls:** The location of the proposed septic site is such that a retaining wall on the downhill side of the field would substantially reduce its footprint. This site is outside of the Fort’s footprint along the existing gravel road leaving the parade ground to the North.
- **Moving and Demolition**

- **Wooden Deck on Pier:** It is proposed that salvageable wood from the existing wood deck will be reused where appropriate on site.
- **Retaining Wall:** It is proposed that the retaining wall for the septic field be constructed using granite rocks that are located adjacent to the septic field site.