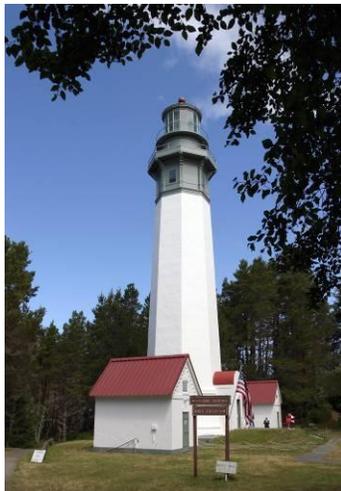




National Historic Lighthouse Preservation Act

2009 Program Highlights Report



NHLPA Program Overview

The National Historic Lighthouse Preservation Act of 2000 (NHLPA), P.L. 106-355 amended the National Historic Preservation Act of 1966 (NHPA). The Department of Homeland Security's United States Coast Guard (the USCG), the Department of Interior's National Park Service (the NPS), and the General Services Administration (the GSA) implement the NHLPA through a unique federal partnership aimed at preserving the historic and cultural significance of America's historic light stations. According to the NHLPA, the term 'historic light station' includes the "light tower, lighthouse, keepers dwelling, garages, storage sheds, oil house, fog signal building, boat house, barn, pumphouse, tramhouse support structures, piers, walkways, underlying and appurtenant land and related real property and improvements associated therewith."

The NHLPA gives priority to public bodies and non-profit organizations to acquire a historic light station at no-cost (i.e. conveyed without monetary consideration) through a competitive application process administered by the NPS. If no steward is identified through this process, the NHLPA authorizes the GSA to conduct a public sale of the light station.

Overview of the NHLPA Process

The USCG identifies which historic light stations are excess to its needs and submits a Report of Excess (ROE) for each light station to the GSA. Many of the excess light stations reported to date are active Aids to Navigation (ATONs).

The GSA announces the availability of the historic light station to federal, state and local government organizations and non-profit organizations through the issuance of a Notice of Availability (NOA). Interested parties have 60 days to submit a letter expressing interest in applying for the light station.

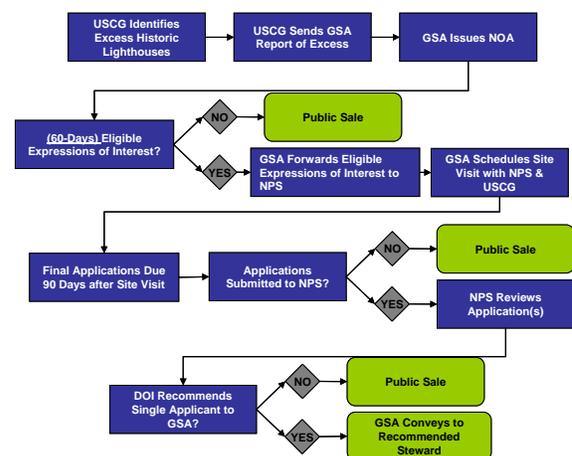
The NPS forwards the NHLPA application to all eligible entities that expressed interest during the NOA period. Applicants are given an opportunity

to attend a site visit on a date set by the GSA and the USCG. Applicants have 90 days to complete the application and return it to the NPS after the site visit.

The NPS evaluates the applications received from interested parties and determines the most suitable applicant for each historic property. Subsequently, the Secretary of the Interior notifies the GSA of its recommended steward, or informs the GSA that there were no suitable applicants for the property. The GSA proceeds to convey ownership of the property to the selected steward (Figure 1).

In the event that there are no responses to the NOA, no applicants, or no suitable applicant, the GSA conducts a sale of the property consistent with the NHLPA's public sale provisions.

Figure 1: NHLPA Process Flowchart



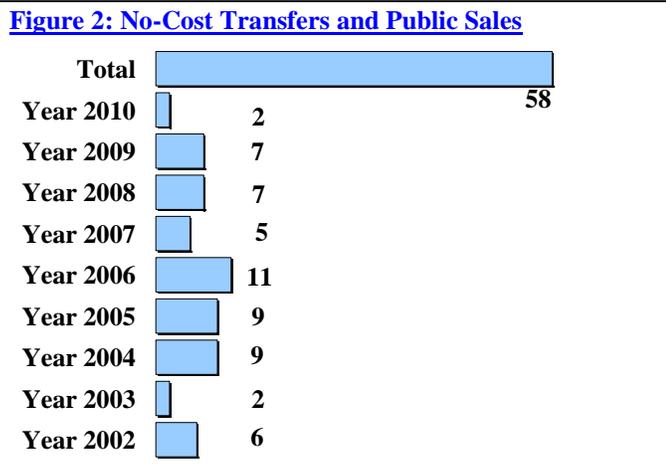
National NHLPA Program Accomplishments

Since the enactment of the NHLPA in 2000, 58 light stations have been conveyed to new public and private stewards for other uses through *no-cost transfers* to public bodies and non-profit organizations, and *public sales*. Of the 58 historic light stations conveyed, 43 light stations were conveyed through no-cost transfers, and 15 light stations were sold to private entities (Table 1).

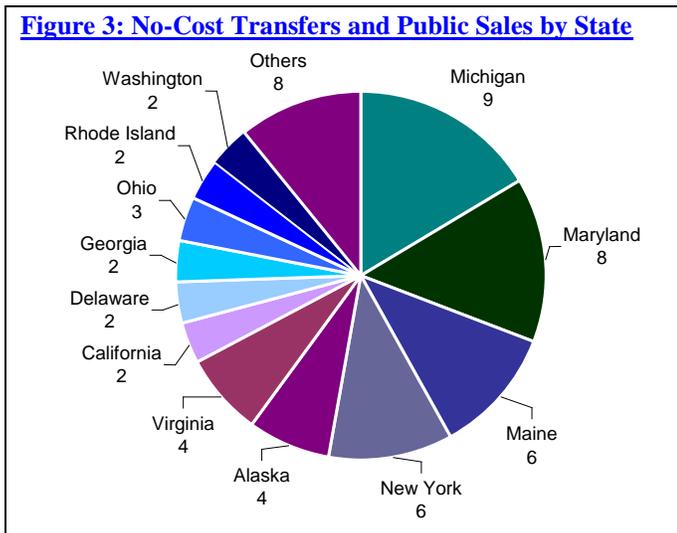
Table 1: Total No-Cost Transfers, and Public Sales

No-Cost Transfers	43
Public Sales	15
Total	58

See Appendix A for a summary of the light stations that have been conveyed in the NHLPA Program as of May, 2010. The number of no-cost transfers and public sales peaked in 2006, when 11 light stations were transferred under the NHLPA Program (Figure 2). There has been a reduction of annual conveyances since 2006 due to outstanding environmental and state bottomlands issues.

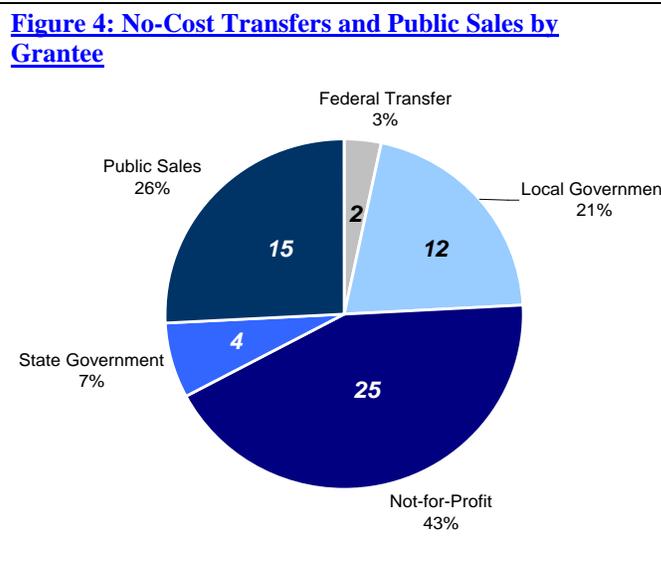


The 58 conveyed light stations are located in 20 states, with the majority concentrated in the Great Lakes, Mid-Atlantic, and Northeast Regions (Figure 3).



No-cost transfers have been more frequent than public sales in the NHLPA Program. The ratio of no-cost transfers to public sales has been approximately 3:1 (Figure 4). Of the 43 light stations that have been transferred at no-cost, the majority of light stations were conveyed to not-

for-profit organizations. Approximately 37% of light stations were conveyed to State and Local governments; and two light stations were conveyed to other Federal agencies, specifically the NPS and U.S. Fish and Wildlife Service.



Light station grantees have used the light stations in many creative ways to comply with conditions of conveyance under the NHLPA Program. For example, the St. Augustine Lighthouse, which was conveyed to the St. Augustine Light and Museum, Inc. in 2002, is used to educate visitors about its rich archeological and maritime history. They coordinate a Keepers' Program, which allows individuals to learn day-to-day operations for administering a historic light station.

Most of the light stations conveyed to date continue to operate as ATONs. In these cases, access is reserved in the deed for the USCG to maintain and operate the ATON. In addition, some of the light stations were conveyed with the original Fresnel lens, which are considered iconic and symbolic artifacts to light stations enthusiasts and historians.

Information about specific light stations in the NHLPA Program is available at:

<http://www.nps.gov/maritime/ltsum.htm>

2009 NHLPA Program Accomplishments

Historic Bottomlands Lease Agreement in the State of Michigan

The USCG asserts that it relinquishes its federal right of navigational servitude over state-owned bottomlands upon the conveyance of an offshore light station out of federal ownership. With the exception of light stations resting on coastal structures owned and maintained by the U.S. Army Corps of Engineers, the new steward must enter into an occupancy agreement with the state holding fee ownership of the bottomlands beneath the light station. Without such legal occupancy, the new steward could be found trespassing on the state's bottomlands. The USCG and the GSA have worked with agencies in several states including Ohio, New York, and Rhode Island to ensure successful conveyance of light stations resting on bottomlands.

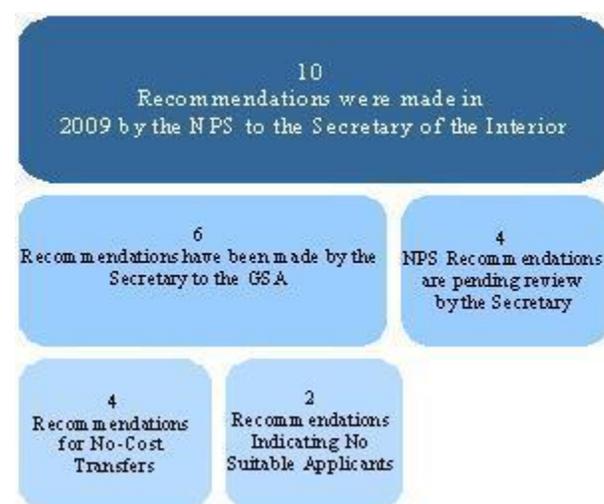
A similar development occurred recently in the state of Michigan, when the State of Michigan Department of Environmental Quality (MDEQ) and the Michigan Lighthouse Alliance (MLA) reached historic bottomlands lease agreements that will facilitate the conveyance of offshore light stations in that state. Specifically, the groups negotiated rights of occupancy for Detour Reef Lighthouse and Harbor Beach Lighthouse, to a local non-profit organization and a local government, respectively.

Agreements for these two light stations were reached in November 2009, after many years of negotiations to ensure protection of the state bottomlands, and preservation of the light stations that occupy the bottomlands. During the negotiation process, MDEQ and MLA reached consensus on the specific terms of the agreement, the appropriate application process, and the interpretation of navigational servitude. The federal government, including the GSA, the USCG, and the NPS also played an active role in assisting both parties throughout the negotiations process. These bottomlands lease agreements will serve as models for future light station transfers in Michigan.

Recommendations from the Secretary of the Interior To The GSA

In 2009, the Secretary of the Interior made six recommendations on light stations under the NHLPA Program to the GSA. Four recommendations were for no-cost transfers to designated public entities, and two recommendations were for no suitable applicants which led to public sales. Four recommendations of the NPS to the Secretary are pending approvals from the Secretary (Figure 5). See Appendix B for the names and states of the light stations for which recommendations have been made.

Figure 5: Status of 2009 NPS Recommendations



No-Cost Transfers

In 2009, the GSA conveyed five historic light stations to not-for-profit organizations (Table 2). These light stations were transferred at no-cost to the new stewards for public use purposes.

NHLPA Section 308 (c) Part 1 Subpart E requires that the light stations be utilized for education, park, recreation, cultural or historic preservation purposes.



Photo Credit: Tybee Island Historical Society (Tybee Island Lighthouse Complex, GA)

Table 2: 2009 No-Cost Transfers

	<u>Light stations</u>	<u>State</u>	<u>Grantee</u>
1	Whaleback Ledge	ME	American Lighthouse Foundation
2	New London Harbor Light	CT	New London Maritime Society
3	Execution Rocks	NY	Historically Significant Structures, Inc.
4	Hooper Island	MD	U.S. Lighthouse Society
5	Straitsmouth	MA	Town of Rockport

Public Sales

The GSA conducted public sales of three historic light stations. Gross sales proceeds, totaling \$66,501, were generated through competitive public sales (Table 3).

Table 3: 2009 Public Sales

	<u>Light stations</u>	<u>State</u>	<u>Proceed</u>
1	Cleveland Harbor East Pierhead	OH	\$ 10,000.00
2	Duluth Harbor South	MN	\$ 31,000.00
3	East Charity Shoals	NY	\$ 25,501.00
	Total		\$ 66,501.00



Photo Credit: Kraig Anderson – www.lighthousefriends.com (East Charity Shoal, NY)

Notices of Availability (NOAs)

The GSA issued nine NOAs in 2009 for historic light stations located in six different states (Table 4).

Table 4: 2009 Notices of Availability

	<u>Light stations</u>	<u>State</u>	<u>Date of NOA Issuance</u>
1	Minots Ledge Light	MA	7/31/2009
2	Point No Point	WA	10/6/2009
3	Grand Haven South Pierhead	MI	6/25/2009
4	Waugoshance Light	MI	6/25/2009
5	Manistee North Pierhead Lighthouse	MI	6/25/2009
6	Kewaunee Pierhead Lighthouse	WI	6/25/2009
7	Manitowoc Breakwater Lighthouse	WI	6/25/2009
8	Robbins Reef Light	NJ	6/16/2009
9	Little Gull	NY	6/16/2009

Expressions of Interest

In total, 24 expressions of interest were received in 2009 for historic lights stations under the NHLPA Program (Table 5).

Table 5: 2009 Expressions of Interest

	<u>Light stations</u>	<u>State</u>	<u>Expressions of Interest</u>
1	Minots Ledge Light	MA	5
2	Point No Point	WA	3
3	Grand Haven South Pierhead	MI	2
4	Waugoshance Light	MI	2
5	Manistee North Pierhead Lighthouse	MI	1
6	Kewaunee Pierhead Lighthouse	WI	1
7	Manitowoc Breakwater Lighthouse	WI	2
8	Robbins Reef Light	NJ	2
9	Little Gull	NY	2
10	Ram Island	ME	1
11	Saybrook Harbor	CT	1
12	Buffalo Harbor	NY	2

2010 NHLPA Program Highlights

No-Cost Transfers and Public Sales

In 2010, 22 light stations are scheduled to be conveyed at no-cost to tax-supported public entities (federal, state, or local government bodies) or certified non-profit organizations (Table 6), or through public sales (Table 7).

Table 6: 2010 Projected No-Cost Transfers

	<u>Light stations</u>	<u>State</u>
1	Pigeon Point Light	CA
2	Chicago Harbor Lighthouse	IL
3	Michigan City East Pierhead (Sparkplug)	IN
4	Baker's Island Light	MA
5	Detour Reef Light	MI
6	Harbor Beach Lighthouse	MI
7	St. Joseph North Pier (Inner & Outer)	MI
8	Muskegon S. Pierhead Light	MI
9	Muskegon South Breakwater Light	MI
10	Fort Gratiot Light Station	MI
11	Buffalo Harbor South Entrance	NY
12	Robbins Reef	NJ
13	Baker Island Light	ME
14	Penfield Reef	CT
15	Sturgeon Point Light	MI

Table 7: 2010 Projected Public Sales

	<u>Light stations</u>	<u>State</u>
1	Ram Island Ledge	ME
2	Borden Flats	MA
3	Manitowoc Breakwater Light	WI
4	Old Orchard Shoal	NY
5	West Bank Light	NY
6	Kenosha North Pierhead Light	WI
7	Latimer Reef Light	NY

Once these anticipated transactions are completed in 2010, the NHLPA Program will have an aggregate of 80 transfers to new stewards. Approximately 73% percent of these transfers will be no-cost transfers, and 27% will be public sales.

Forty-three historic light stations have been transferred at no-cost through the competitive application process; 15 historic light stations have been conveyed through public sales; and 22 light stations are pending transfers. Of the 22 light stations pending transfers, 15 light stations will be transferred as no-cost conveyances, and seven light stations will be conveyed through public sales (Figure 6).

Figure 6: No-Cost Transfers, Public Sale, and Pending

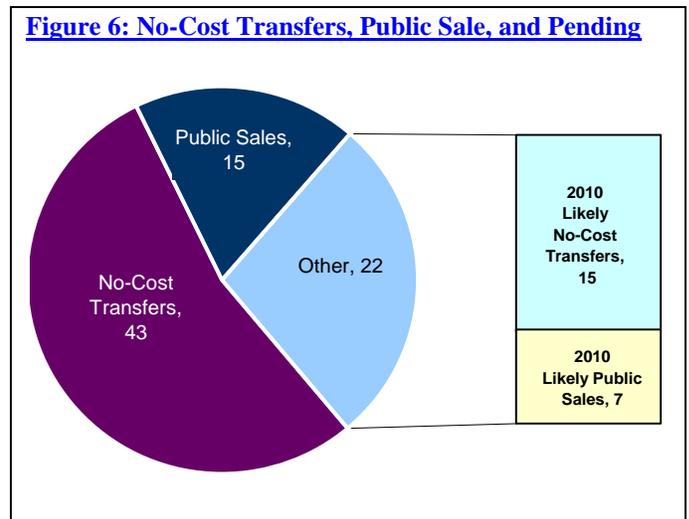


Photo Credit: Nelson Chueng (Chicago Harbor Lighthouse, IL)

Notices of Availability (NOAs)

In 2010, it is projected that 15 NOAs will be issued for historic light stations recently reported excess by the USCG (Table 8). Interested parties will have 60 days after issuance of the NOAs to express interest for these light stations.

Table 8: Projected NOAs to be Issued in 2010

	<u>Light stations</u>	<u>State</u>
1	Cleveland East Ledge Light	MA
2	Conneaut West Breakwater Light	OH
3	Race Rock Light	NY
4	Romer Shoal Light	NJ
5	South Haven South Pierhead Light	MI
6	Great Beds Light	NJ
7	Frankfort North Breakwater Light	MI
8	Sturgeon Bay Ship Canal North Pierhead Light	WI
9	Cleveland Harbor West Pierhead	OH
10	Middle Island Light	MI
11	Punta Tuna	PR
12	Peshtigo Reef Light	WI
13	Fowey Rocks Light	FL
14	Moose Peak	ME
15	Huntington Harbor Light	NY

Michigan Lighthouse Alliance Conference

The Michigan Lighthouse Alliance (MLA) will be hosting a conference in June, 2010 in Traverse City, Michigan. The MLA has invited the NPS, the USCG, and the GSA representatives (from Washington, DC and regional offices) to participate in a panel discussion about the development of the NHLPA Program, challenges encountered during the course of the program, ways to enhance strategic partnerships, and to commemorate the 10 year anniversary of the NHLPA legislation. Other organizations and agencies that will participate in the Conference include the Michigan Department of Environmental Quality, Michigan State Historic Preservation Office, and Senator Carl Levin's Office. The GSA will be presenting deeds to five newly appointed light station stewards during the conference.

Florida Bottomlands Agreement

The NHLPA Program will begin working with the state of Florida to identify and implement a bottomlands lease agreement process for newly appointed stewards of Florida light stations. Once established, this process will expedite no-cost transfers and public sales for light stations situated on submerged lands within the state of Florida. The USCG and the GSA have worked with agencies in several states, including Ohio, New York, and Rhode Island, to ensure successful conveyance of light stations resting on bottomlands.

BLM Partnership: Public Domain Lands

The NHLPA Program will make an effort to partner with the Department of Interior, Bureau of Land Management (BLM) to develop a process for conveying and conserving light stations situated on public domain lands.

Environmental Remediation Solutions

In addition, the USCG and the GSA will work to develop a strategy for conveying light stations with environmental considerations such as lead-based paint.

NHLPA Program Reference Guide

The GSA, the NPS, and the USCG will partner to develop an inter-agency standard operating procedures manual for the NHLPA Program. This reference tool will provide comprehensive descriptions of the roles and responsibilities for each agency and its program coordinators. It will also capture the various lessons learned and guidance tools utilized throughout the initial ten years of the program.

Front Page Photo Credits (counter clockwise direction from upper left hand corner)

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(Grays Harbor (Westport) Light, WA)
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(Five Finger Islands Light, AL)

APPENDIX A: Summary of Light Stations Conveyed as of May 2010

Table 9

Light Station	State	Federal Transfer	Local Government	Non-Profit	State Government	Public Sales
Cape Decision Light	Alaska			✓		
Five Finger Islands Light	Alaska			✓		
Point Retreat Light	Alaska			✓		
Sentinel Island Light	Alaska			✓		
Point Pinos Light	California		✓			
Point Sur Light	California				✓	
New London Harbor Light	Connecticut			✓		
Fourteen Foot Bank Lighthouse	Delaware					✓
Harbor of Refuge Breakwater Light	Delaware			✓		
St. Augustine Light	Florida			✓		
St. Simons Island Light	Georgia			✓		
Tybee Island Lighthouse complex	Georgia			✓		
Molokai Light	Hawaii	✓				
Cuckold Island Fog Signal/Light Station	Maine			✓		
Goose Rocks Light Station	Maine					✓
Little River Light Station	Maine			✓		
Lubec Channel	Maine					✓
Petit Manan Light	Maine	✓				
Whaleback Ledge	Maine			✓		
Baltimore Lighthouse	Maryland					✓
Bloody Point	Maryland					✓
Craighill Channel Lower Range Light	Maryland			✓		
Hooper Island	Maryland			✓		
Sandy Point Shoal Lighthouse	Maryland					✓
Sharp's Island	Maryland					✓
Thomas Point Shoal Light	Maryland		✓			
Turkey Point Light Station	Maryland				✓	
Straitsmouth Island Light	Massachusetts		✓			
Charlevoix South Pierhead Light	Michigan		✓			

Light Station	State	Federal Transfer	Local Government	Non-Profit	State Government	Public Sales
Cheboygan River Front Range Lighthouse	Michigan			✓		
Gull Rock Light	Michigan			✓		
Holland Harbor South Pierhead Light	Michigan			✓		
Ludington North Breakwater Light	Michigan		✓			
Manitou Island Light	Michigan			✓		
Menominee North Pierhead Light	Michigan		✓			
Munising Station, Front/Rear Range Lights	Michigan				✓	
St. James (Beaver Harbor) Light	Michigan		✓			
Duluth Harbor South	Minnesota					✓
East Charity Shoal	New York					✓
Esopus Meadows Lighthouse	New York			✓		
Execution Rocks	New York			✓		
Oswego Harbor West Pierhead (Oswego Outer Harbor)	New York		✓			
Rondout Creek	New York		✓			
Stepping Stones	New York		✓			
Currituck Beach Light Tower	North Carolina			✓		
Ashtabula Harbor Light	Ohio			✓		
Cleveland Harbor East Pierhead	Ohio					✓
Toledo Harbor Lighthouse	Ohio			✓		
Cape San Juan	Puerto Rico			✓		
Conimicut Shoal Light	Rhode Island		✓			
Hog Island Shoal Light	Rhode Island					✓
Charleston Light	South Carolina				✓	
Newport News Middle Ground Light	Virginia					✓
Smith Point Lighthouse	Virginia					✓
Thimble Shoal Lighthouse	Virginia					✓
Wolf Trap Lighthouse	Virginia					✓
Grays Harbor (Westport) Light	Washington			✓		
West Point Light	Washington		✓			
Total		2	12	25	4	15

APPENDIX B: 2009 NPS Recommendations

Table 10: Recommendations for No-Cost Transfers

	<u>Lighthouse</u>	<u>State</u>
1	Chicago Harbor Lighthouse	IL
2	Execution Rocks	NY
3	Michigan City East Pierhead (Sparkplug)	IN
4	Straitsmouth Island Light	MA

Table 11: Recommendations Indicating No Suitable Applicants

	<u>Lighthouse</u>	<u>State</u>
1	Kenosha North Pierhead Light	WI
2	Cleveland East Ledge Light	MA

Table 12: Recommendations Pending Review by the Secretary of the Interior

	<u>Lighthouse</u>	<u>State</u>
1	Muskegon Lights	MI
2	St. Joseph North Pier (Inner & Outer)	MI
3	Ram Island Ledge	ME
4	Fairport Harbor West Breakwater Light	OH