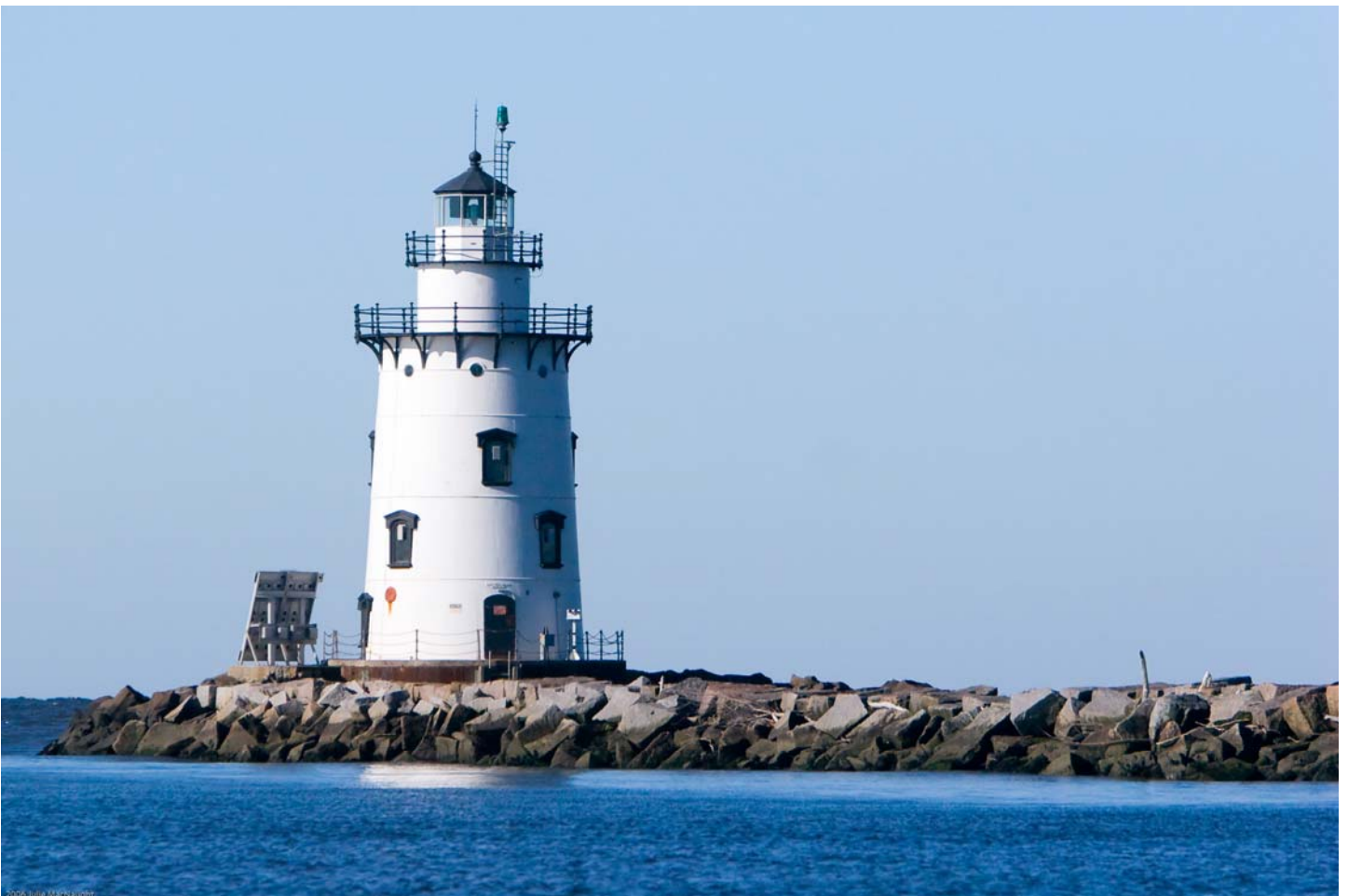




2012 PROGRAM HIGHLIGHTS REPORT



NATIONAL HISTORIC LIGHTHOUSE
PRESERVATION ACT

EXECUTIVE SUMMARY



Lighthouses have played an important role in America's history, serving as navigational aids as well as symbols of our rich cultural past. Congress passed the National Historic Lighthouse Preservation Act (NHLPA) in 2000 to establish a lighthouse preservation program that recognizes the cultural, recreational, and educational value of these iconic properties, especially for local coastal communities and nonprofit organizations as stewards of maritime history.

Under the NHLPA, historic lighthouses and light stations (lights) are made available for transfer at no cost to Federal agencies, state and local governments, and non-profit organizations (i.e., stewardship transfers). The NHLPA program brings a significant and meaningful opportunity to local communities to preserve their maritime heritage. The program also provides substantial cost savings to the United States Coast Guard (USCG) since the historic structures, expensive to repair and maintain, are no longer needed by the USCG to meet its mission as aids to navigation.

Purpose of the Report:

This report outlines:

- (1) The history of the NHLPA's program;
- (2) The roles and responsibilities of the three Federal partner agencies charged with the program's execution;
- (3) The current (2012) and historical disposal trends of the program; and
- (4) A snapshot projection of the program's 2013 workload.

For More Information

Information about specific light stations in the NHLPA program is available in the appendices and at the following websites:

National Park Service Lighthouse Heritage:

http://www.nps.gov/history/maritime/lt_index.htm

National Park Service Inventory of Historic Light

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

NHLPA Progress To Date:

Since the NHLPA program's inception in 2000, 92 lights have been transferred to eligible entities. Sixty-five percent of the transferred lights (60 lights) have been conveyed through stewardship transfers to interested government or not-for-profit organizations, while 35 percent (32 lights) have been conveyed through public sales, generating over \$3.6 million dollars.

In 2012:

- Four lights were transferred through stewardship transfers, and four lights were transferred through public sales.
- There were 70 Expressions of Interest submitted for 2012 lighthouses—the largest number in the history of the NHLPA program.
- The public sale of Little Gull Island Light (NY) generated the largest amount of sales proceeds for a single lighthouse (\$381,000) through a public sale.

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NHLPA PROGRAM HISTORY



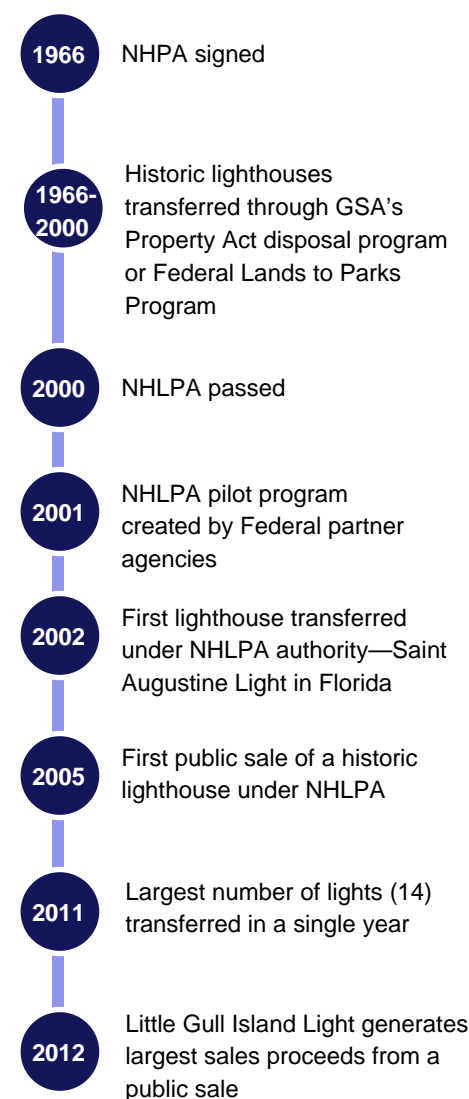
The NHLPA program is a continual, multi-year process that involves multiple agencies as well as the local community. The Department of Homeland Security's United States Coast Guard (USCG), the Department of Interior's National Park Service (NPS), and the General Services Administration (GSA) help support and implement the program established by the National Historic Lighthouse Preservation Act of 2000 (NHLPA), P.L. 106-355. Congress passed the NHLPA as an amendment to the National Historic Preservation Act (NHPA) of 1966.

Prior to the NHLPA, historic lighthouses could be transferred to state or local agencies through the National Park Service's Historic Surplus Property Program or the Federal Lands to Parks Program. GSA also conveyed historic lighthouses as historic monuments through the Federal Property and Administrative Services Act of 1949 (Property Act). Since the passage of the NHLPA, USCG, NPS, and GSA have built a strategic and mutually beneficial alliance to preserve historic American light stations, in accordance with the guidelines set forth in the NHLPA. Each of these agencies have unique roles and responsibilities in the NHLPA process, but they share a common goal to convey historic light stations to eligible stewards.

NHLPA gives priority to public entities 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 NPS. If a potential steward cannot be identified through this process, the NHLPA authorizes GSA to conduct a public sale of the light station.

The history of the NHLPA program is charted in Figure 1. The NHLPA pilot program was launched in the Fall of 2001, which contained nine lights eligible for transfer. The first light to transfer under the new program was Saint Augustine Light, Florida, in 2002. Five of the remaining lights were transferred later in 2002, while the rest were transferred from 2003 to 2005.

Figure 1: NHLPA Timeline



ROLES AND RESPONSIBILITIES

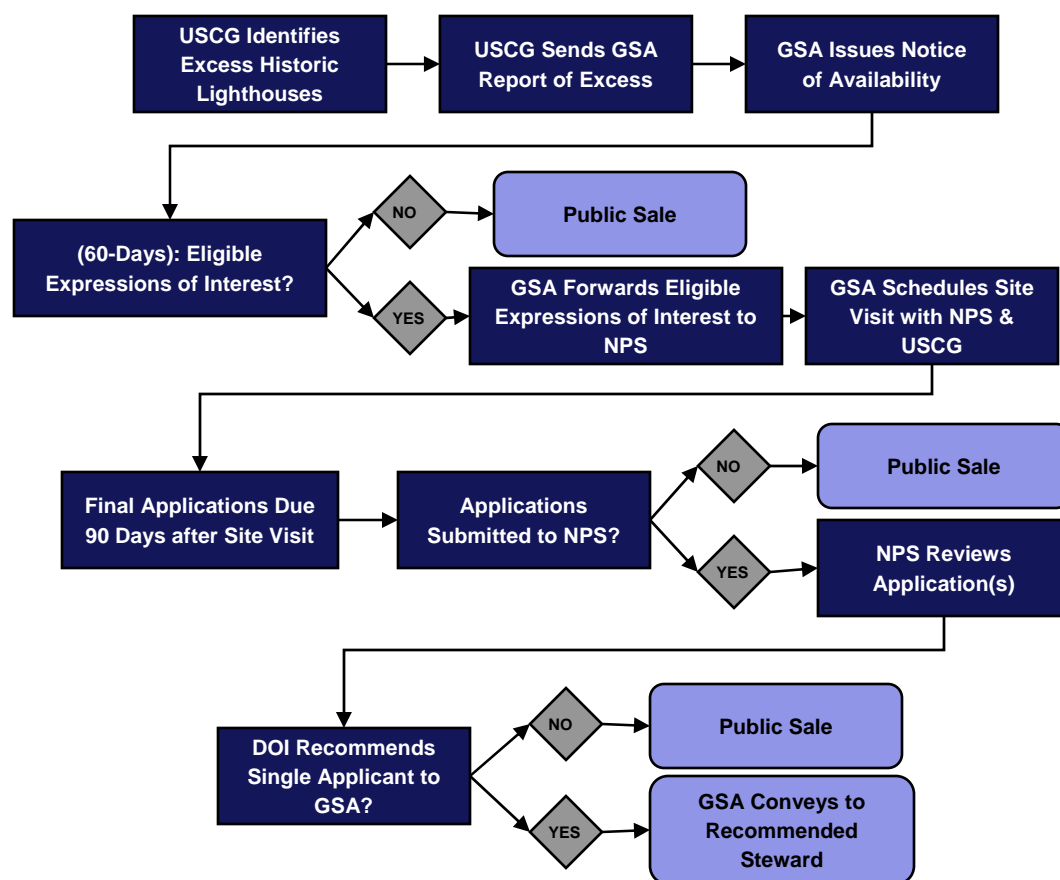


GSA, USCG, and NPS all play a crucial role in ensuring that the government finds suitable new stewards for available historic light stations. The NHLPA process is outlined in Figure 2 below. Initially, USCG identifies lights that are no longer needed for mission purposes at the beginning of the government's fiscal year (October-December). The three partner agencies work together to develop an annual list of lights that will become available to new stewards through the NHLPA program. Eligible lighthouses and stations are announced through a Notice of Availability (NOA). If interested parties submit an Expression of Interest (EOI), they are sent an application and those that respond are provided the opportunity to inspect the properties during an open house session.

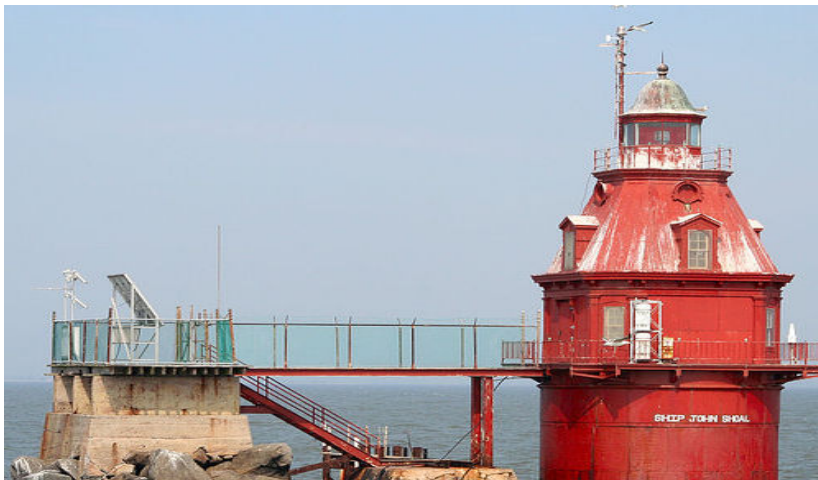
USCG and NPS assess the submitted applications on the merits of the preservation, the reuse plan, financial viability, and how the light will be managed. If there are no interested parties or suitable applicants, the light is recommended by the Department of Interior (DOI) for a public sale. GSA will then schedule and hold a public auction for the light.

Conveyance documents include covenants for historic preservation and public access. Stewardship transfers also require that public access to the light be maintained. The USCG retains a right for access and to service aids to navigation equipment for any active lights.

Figure 2: Federal Agencies' Roles and Responsibilities in the NHLPA Process



PROGRAM OVERVIEW



Since enactment of the NHLPA in 2000, 92 light stations have been conveyed to new public and private owners through *stewardship transfers* and *public sales*. Of these 92 historic light stations, 60 lights (65%) have been conveyed through stewardship transfers, and 32 (35%) light stations were sold to private entities (Figure 3).

Stewardship Transfers and Public Sales

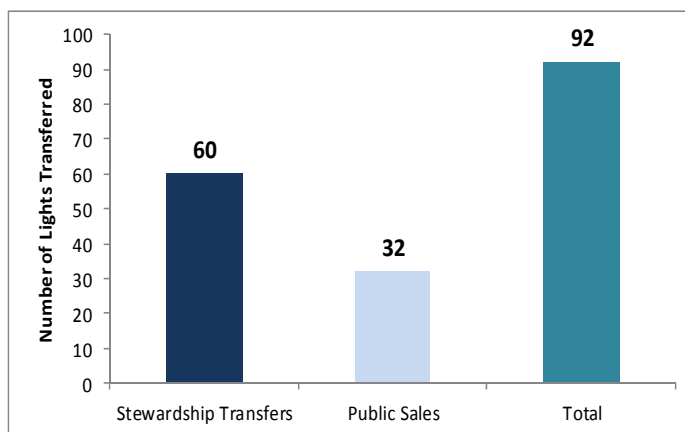
During the initial five years of the program, all lights were conveyed through stewardship transfers.

In 2005, GSA sold the first three lights through public sales as authorized through the NHLPA legislation (Figure 4). In 2007, the number of lights sold through public sales exceeded that of stewardship transfers.

The highest number of stewardship transfers occurred in 2004 when nine lights were conveyed to new public stewards. The largest number of lights transferred through public sales in a single year occurred in 2011 when seven lights were sold to new owners.

Overall, GSA conveyed the highest number of lights to new owners in a single year in 2011, when 14 lights were conveyed. One factor that attributed to this

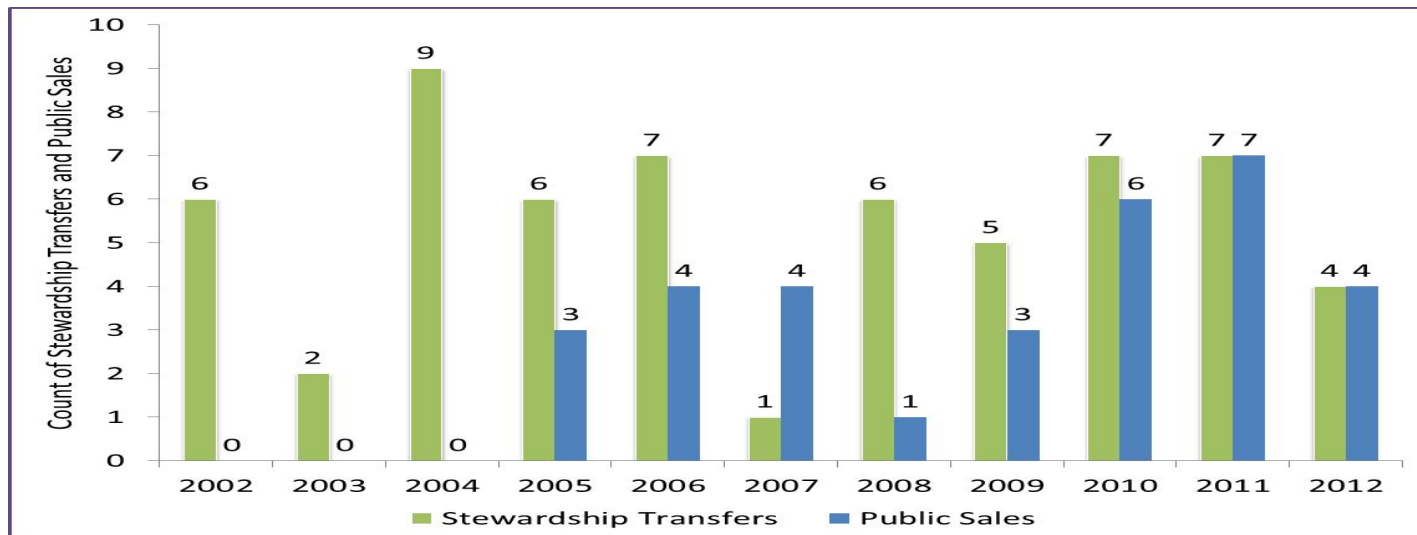
Figure 3: Total Stewardship Transfers and Public Sales



increase was the implementation of submerged land occupancy agreements between new stewards and the state of Michigan, which expedited several stewardship transfers of offshore light stations within that state.

In 2012, four light stations were transferred through stewardship transfers, and four light stations were transferred through public sales.

Figure 4: Stewardship Transfers and Public Sales



PROGRAM OVERVIEW

Figure 5 below illustrates the geographic disbursement of the grantee types that received the 92 lighthouses transferred to date through the NHLPA program. The geographic location of a lighthouse may influence the potential grantee type that may receive that lighthouse. For example, an eligible lighthouse along the Great Lakes is more likely to be transferred to a local government or non-profit group. Conversely, eligible lighthouses along the east coast are more likely to be transferred to private entities through public sales or through stewardship transfers to not-for-profit organizations.

The 92 light stations conveyed in the NHLPA program are located in 21 states as shown in Figure 6. As of December 2012, 18% of the light stations conveyed are located in the state of Michigan, 15% in New York, and 10% in Maine.

Figure 6: Stewardship Transfers and Public Sales by State

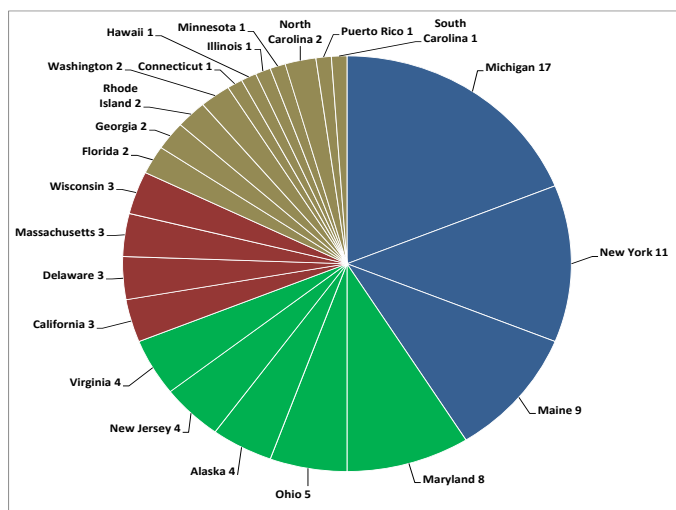
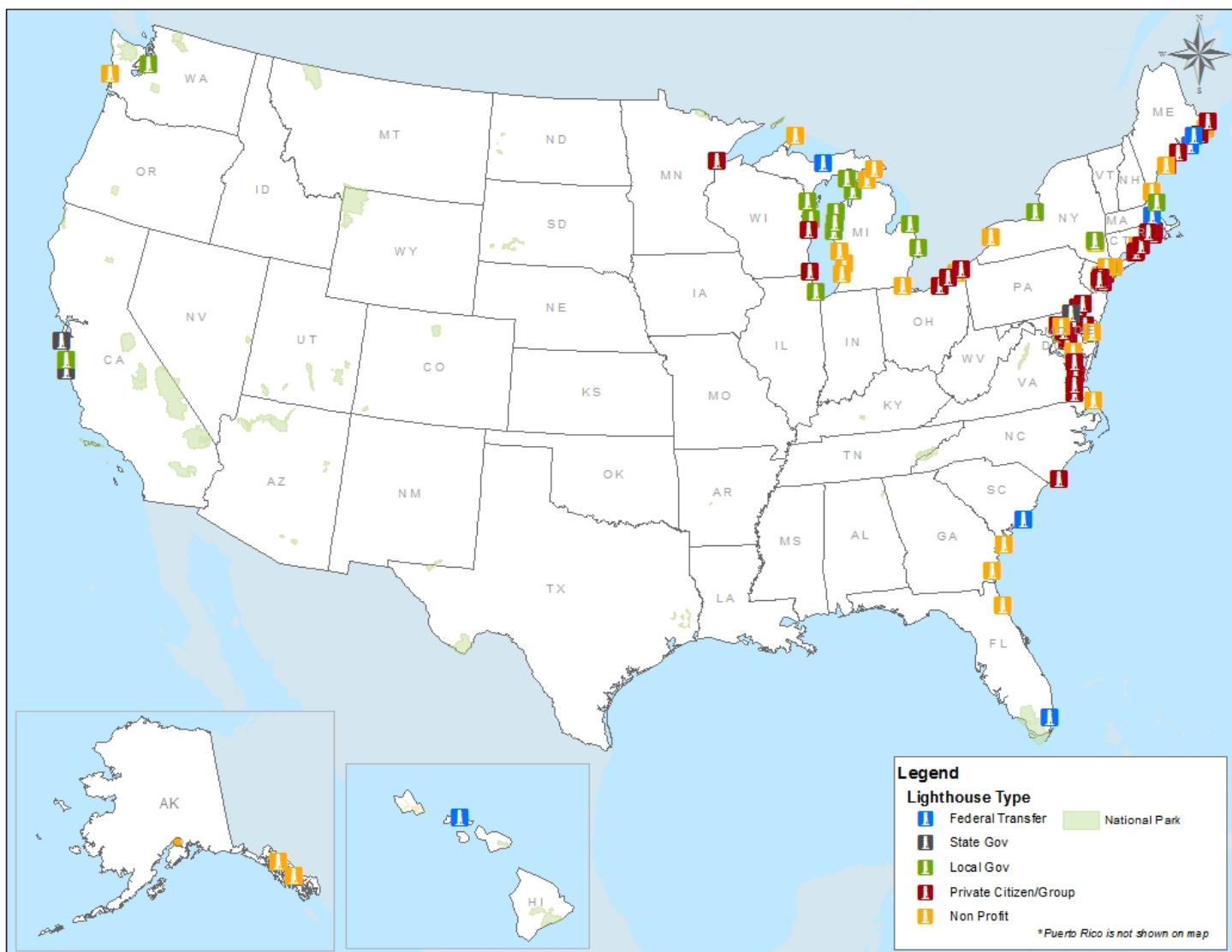


Figure 5: Map of Lighthouses Transferred Under NHLPA Authority by Grantee



PROGRAM ACCOMPLISHMENTS



GSA, USCG, and NPS have worked together to progress the transfer of 20 historic lights in 2012 as listed in Tables 1 and 2 below.

Notices of Availability (NOAs): GSA issued 12 NOAs in 2012 for historic light stations located in seven different states. Each NOA includes instructions for expressing interest in the lighthouse and a fact sheet about the property.

The 12 NOAs published in 2012 is a slight increase from the previous years, in which 10 NOAs were issued on average. The increase in NOAs for 2012 is in part attributable to the increased capacity of the partner agencies to process more lights because of program efficiencies.

Expressions of Interests (EOIs): GSA received the highest number (70) of EOIs in 2012 for lighthouses in the NHLPA program. This year the most EOIs were received for one light, with Point Fermin Light Station in California receiving 53 EOIs. Comparatively, there were only 14 EOIs in 2011, and eight EOIs in 2010.

Table 2: 2012 NHLPA Notices of Availability

Light Stations	Region	No of
Point Fermin Light Station, CA	9	53
Butler Flats Light, MA	1	3
Edgartown Light, MA	1	0
The Graves Light, MA	1	4
Manistique Light, MI	1	0
Ontonagon Light, MI	1	0
Liston Range Rear Light, DE	1	1
Boon Island Light, ME	1	3
Halfway Rock Light, ME	1	6
Fourteen Foot Light, MI	1	0
Stannard Rock Light, MI	1	0
Ashland Light, WI	1	0

Table 1: 2012 NHLPA Transfers

Light Stations	Public Sale/Stewardship Transfer	Grantee	Sale Amount(\$)
Fowey Rocks Lighthouse, FL	Stewardship Transfer	National Park Service	N/A
Frankfort North Light, MI	Stewardship Transfer	City of Frankfort	N/A
South Haven South Pierhead Lighthouse, MI	Stewardship Transfer	Historical Association of South Haven	N/A
Huntington Harbor Light, NY	Stewardship Transfer	Huntington Lighthouse Preservation Society, Inc.	N/A
Ship John Shoal Light, NJ	Public Sale	Private Owner	\$60.2 K
Little Gull Island Light, NY	Public Sale	Private Owner	\$381 K
Orient Point Light, NY	Public Sale	Private Owner	\$120 K
Moose Peak Light, ME	Public Sale	Private Owner	\$93.5 K
Total Sales:			\$654.7 K

PROGRAM ACCOMPLISHMENTS

Determinations of Eligibility and National Register Listings:

In order to be eligible for the NHLPA program, light stations must receive a “historic” designation through a listing on the National Register of Historic Places (the Register) or be formally determined eligible for listing by NPS’s Keeper of the National Register (the Keeper). There were four new light stations listed on the Federal Register in 2012 as shown in Table 3. There were no Determinations of Eligibility in 2012.

NHLPA Recommendations by the Secretary of the Interior:

In 2012, the Secretary of the Interior through NPS made 11 recommendations to GSA about historic light stations in the NHLPA program. The Secretary recommended seven stewardship transfers to designated public entities and four recommendations indicating no suitable applicants.

Table 3: Light Stations Placed on the Federal Register in 2012

	Light Stations	State
1	Sombrero Key Light	FL
2	Grand Marais Harbor of Refuge Inner Light	MI
3	Grand Marais Harbor of Refuge Outer Light	MI
4	Milwaukee Pierhead Light	WI



Case Study 1: Moose Peak Light Station (1851)

Location: Offshore Jonesport, on Mistake Island, Washington County, Maine

Conveyance Mechanism: Public sale (2012)

New Steward: Lighthouse Associates of Maine, LLC

Moose Peak Light is located on a small, extremely remote offshore island, most of which (27 acres) is owned by a nonprofit organization, the Nature Conservancy (TNC) which preserves native plant species on its property. At the easternmost tip of the island is the tower on approximately six acres where the USCG’s light station is located, which GSA offered for sale when no applications were approved by the NPS. The tower is a 57 foot brick, conical structure. A small historic wooden boathouse (1881) on the waterfront was included in the sale.

GSA used targeted advertising for this auction (*Coastal Living*, *Yankee Magazine*, *Preservation Magazine* and historic property websites), which concluded with a high bid of \$93,500.

Located in one of the foggiest areas in Maine, the light will remain as a working navigational aid maintained by the USCG. Historic preservation covenants and USCG access easements were included in the GSA deed to the new owner.

PROGRAM ACCOMPLISHMENTS

As shown in Figure 7, an equal number of lights (17) have been transferred through public sales and stewardship transfers over the past three years. During this period, there were 34 lights transferred via either public sales or stewardship transfers. In 2011 and 2012, the number of public sales matched stewardship transfers for the first time since the beginning of the NHLPA program.

The largest percentage of lighthouses conveyed through stewardship transfers over the past three years were transferred to not-for-profit organizations and local governments. Over the past ten years, these two groups have shown an increasing interest in receiving NHLPA property.

Figure 7: Stewardship Transfers and Public Sales by Grantee (2010-2012)

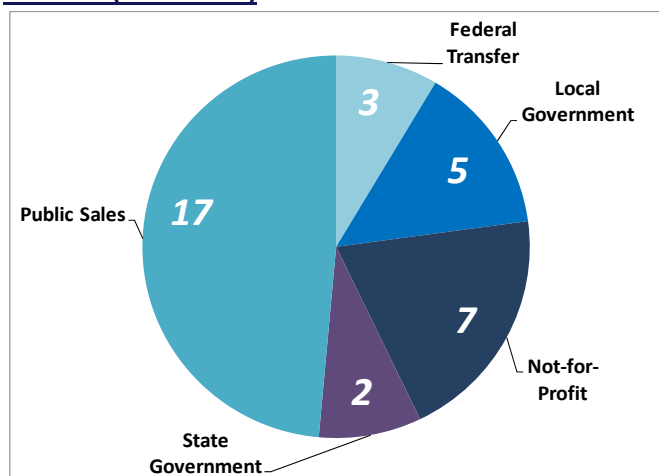
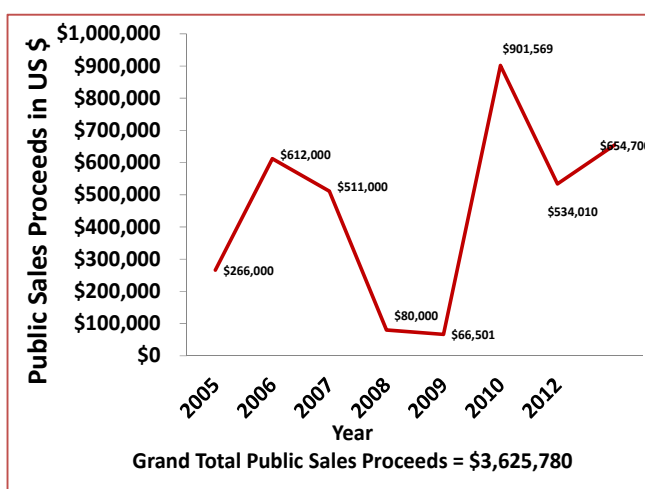


Figure 8 shows that as of December 2012, gross public sales of light stations in the NHLPA program totaled over \$3.6 million. GSA generated the largest amount from public sales in 2010, when proceeds totaled almost one million dollars.

Little Gull Island Light located in New York generated the largest amount of proceeds for a single light in 2012, when it sold to a private citizen for \$381,000 (see Case Study #3). Thanks in part to Little Gull Island Light, the total dollar amount of sales increased in 2012, despite the fact that fewer lighthouses were sold. Higher sales in 2012 could be attributed to more interest in the lights (higher demand) and more attractive locations for the available lights.

Figure 8: Public Sales Proceeds



Case Study 2: South Haven South Pierhead Light (1903)

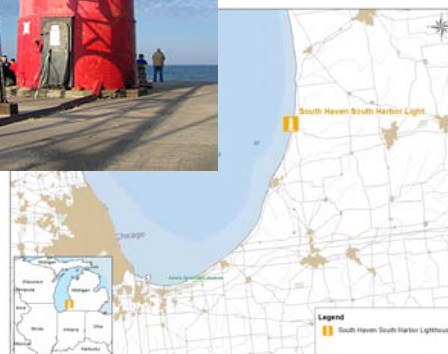
Location: Entrance of the Black River, Lake Michigan, Michigan

Conveyance Mechanism: Stewardship Transfer — Non-profit (2012)

New Steward: Historical Association of South Haven

South Haven South Pierhead Light is a 35-foot cast iron tower, which has been a fixture of South Haven for over 100 years. The town has developed a community around this light. Its image can be found on local products from stickers and brochures to manhole covers. The local nonprofit's application for stewardship was approved by the NPS.

The light has the distinctive characteristic of being one of four remaining in the United States which has an attached catwalk. South Haven's Historical Society has created a lighthouse pledge drive for the restoration and maintenance of the historic property.



PROGRAM ACCOMPLISHMENTS

Stewardship Transfers:

NHLPA requires that light stations be utilized for educational, park, recreational, cultural, or historic preservation purposes when conveyed at no cost to public entities through stewardship transfers. In 2012, GSA conveyed four historic light stations to public entities whose stewardship applications were approved by the NPS (Table 4). Two light stations were deeded to not-for-profit organizations, one was transferred to another Federal agency, and one was conveyed to a local government. In Florida, the first lighthouse in seven years was transferred thanks to dedicated efforts to overcome challenges for lights located on reefs.

Public Sales: GSA conducted four competitive public sales for light stations in 2012 that generated gross sales proceeds totaling \$654,700 (Table 5). This represents a 23% increase in sale amounts over 2011, despite the fact that three fewer lights were sold. This increased sale amount resulted from the improved quality of these properties and the more attractive, prominent locations of the lights, creating higher public demand for the lights than those in previous years.

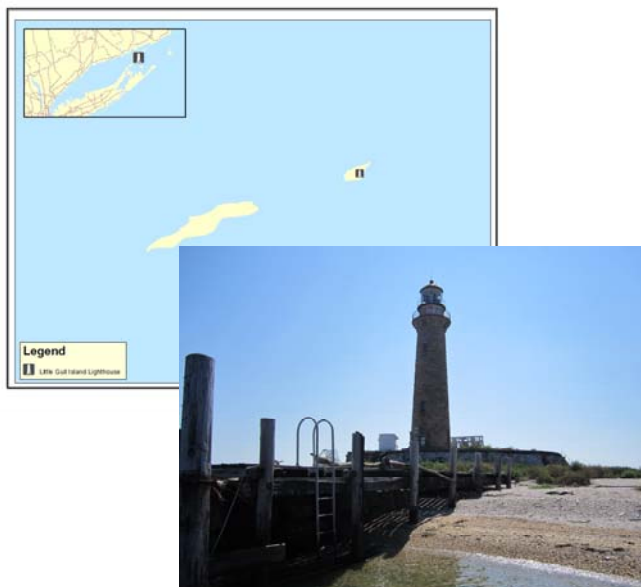
For example, Little Gull Island Light in New York generated a public sale amount of \$381,000, the highest individual sale price for a NHLPA property since the program was initiated (see Case Study #3).

Table 4: 2012 Stewardship Transfers

	Light stations	State	Grantee
1	Fowey Rocks Lighthouse	FL	National Park Service
2	Frankfort North Light	MI	City of Frankfort
3	South Haven South Pierhead Lighthouse	MI	Historical Association of South Haven
4	Huntington Harbor Light	NY	Huntington Lighthouse Preservation Society, Inc.

Table 5: 2012 Public Sales

	Light stations	State	Proceeds
1	Ship John Shoal Light	NJ	\$ 60,200.00
2	Little Gull Island Light	NY	\$ 381,000.00
3	Orient Point Light	NY	\$ 120,000.00
4	Moose Peak Light	ME	\$ 93,500.00
	Total		\$ 654,700.00



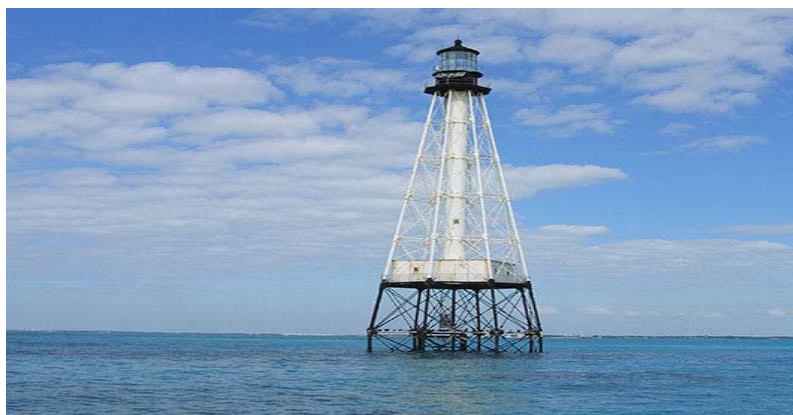
Case Study 3: Little Gull Island Light (1869)

Location: Off Fisher's Island, Long Island Sound, New York

Conveyance Mechanism: Public sale (2012)

Little Gull Island Light is an 81-foot gray granite tower located on a one-acre islet. The property was sold in October on GSA's online auction site for \$381,000. GSA's deed includes historic preservation covenants to protect the architectural integrity of the light and easements for the USCG to access and maintain the active aid to navigation (ATON). Sales proceeds were returned to the USCG to fund the continued operation of its coastal ATON program.

FY13 PROGRAM FORECASTS



2013 Projected Transfers: In the coming year, GSA is projecting a total of 13 total transfers. Four of these transfers will be conducted through stewardship transfers, while nine are projected to change ownership through the public sales process. These lights can be seen in Tables 6 and 7, respectively. If all 13 of these lights are transferred, this would show more than a 50% increase in transfers over 2012's eight lights, although it would be at approximately the same levels as 2011 and 2010.

Table 6: 2013 Projected Stewardship Transfers

	Light Stations	State
1	Point Fermin Light Station	CA
2	Brandywine Shoal	NJ
3	Isle Royale Light	MI
4	Grand Haven Light	MI

Table 7: 2013 Projected Public Sales

	Light Stations	State
1	Race Rock Light	NY
2	Manistique East Breakwater Light	MI
3	Sturgeon Point Light	MI
4	Sturgeon Bay Ship Canal North Pierhead Light	WI
5	Orient Point Lighthouse	NY
6	Saybrook Breakwater Light	CT
7	Penfield Reef Light	CT
8	Butler Flats Light	MA
9	Graves Light	MA

Notices of Availability (NOAs): GSA projects issuing NOAs for fourteen (14) historic light stations reported excess by the USCG (Table 8). Interested parties will have 60 days after issuance of the NOAs to express interest in these light stations. This includes five lights in the state of Florida, thanks in part to the resolution of ownership issues surrounding lights that exist on reefs.

This list also includes two lights which are carried over from 2012: American Shoal Light in Florida, and Ile Aux Galets Light in Michigan, which will have their NOAs reissued in 2013.

Table 8: Projected NOAs to be Issued in 2013

	Light Stations	State
1	Carysfort Reef Light	FL
2	Sand Key Light	FL
3	Alligator Reef Light	FL
4	Sombrero Reef Light	FL
5	Gay Head Light	MA
6	New London Ledge Light	CT
7	Poe Reef Light	MI
8	Martin Reef Light	MI
9	White Shoal Light	MI
10	Grays Reef Light	MI
11	Superior Entry South Breakwater Light	WI
12	Port Hueneme Light	CA
13	American Shoal Light	FL
14	Ile Aux Galets Light	MI

PHOTO CREDITS



Table 9: Photo Credits

Section/Page Number	Light Station	Credit
Cover	Saybrook Breakwater Light, CT	Wikimedia Commons
Executive Summary	Brandywine Shoal Light, DE	Lighthouse friends.com
Table of Contents	Frankfort North Light, MI	Outofchicago.com
2, 3	Huntington Harbor Light, NY	Huntington Lighthouse Preservation Society
4	Ship John Shoal Light, NJ	Unc.edu
6	Butler Flats Lighthouse, MA	Lighthousefriends.com
7	Moose Peak Light, ME	GSA site visit pictures
8	South Haven South Pierhead Light, MI	Wikimedia Commons
9	Little Gull Island Light, NY	GSA site visit pictures
10	Fowey Rocks Light, FL	Reeflights.org
11	Point Fermin Light, PR	Lighthousegetaway.com

APPENDIX A: SUMMARY OF LIGHT STATIONS CONVEYED AS OF DECEMBER 2012

No.	Light Station	State	Federal Transfer	Local Government	Non-Profit	State Government	Public Sales
1.	Cape Decision Light	Alaska			✓		
2.	Five Finger Islands Light	Alaska			✓		
3.	Point Retreat Light	Alaska			✓		
4.	Sentinel Island Light	Alaska			✓		
5.	Pigeon Point Light	California				✓	
6.	Point Pinos Light	California		✓			
7.	Point Sur Light	California				✓	
8.	New London Harbor Light	Connecticut			✓		
9.	Fourteen Foot Bank Lighthouse	Delaware					✓
10.	Harbor Of Refuge Breakwater Light	Delaware			✓		
11.	Marcus Hook Light Station	Delaware					✓
12.	Fowey Rocks Lighthouse	Florida	✓				
13.	St. Augustine Light	Florida			✓		
14.	St. Simons Island Light	Georgia			✓		
15.	Tybee Island Lighthouse Complex	Georgia			✓		
16.	Molokai Light	Hawaii	✓				
17.	Chicago Harbor Lighthouse	Illinois		✓			
18.	Baker Island Light	Maine	✓				
19.	Cuckold Island Fog Signal/Light Station	Maine			✓		
20.	Goose Rocks Light Station	Maine					✓
21.	Little River Lightstation	Maine			✓		
22.	Lubec Channel	Maine					✓
23.	Moose Peak Light	Maine					✓
24.	Petit Manan Light	Maine	✓				
25.	Ram Island Ledge	Maine					✓
26.	Whaleback Ledge	Maine			✓		
27.	Baltimore Lighthouse	Maryland					✓
28.	Bloody Point	Maryland					✓
29.	Craighill Channel Lower Range Light	Maryland			✓		
30.	Hooper Island	Maryland			✓		
31.	Sandy Point Shoal Lighthouse	Maryland					✓
32.	Sharp's Island	Maryland					✓
33.	Thomas Point Shoal Light	Maryland		✓			
34.	Turkey Point Light Station	Maryland				✓	
35.	Borden Flats	Massachusetts					✓

APPENDIX A: SUMMARY OF LIGHT STATIONS CONVEYED AS OF DECEMBER 2012

No.	Light Station	State	Federal Transfer	Local Government	Non-Profit	State Government	Public Sales
36.	Long Island Head Light	Massachusetts	✓				
37.	Straitsmouth	Massachusetts		✓			
38.	Charlevoix South Pierhead Light	Michigan		✓			
39.	Cheboygan River Front Range Lighthouse	Michigan			✓		
40.	DeTour Reef Light	Michigan			✓		
41.	Fort Gratiot Light Station	Michigan		✓			
42.	Frankfort North Light	Michigan		✓			
43.	Gull Rock Light	Michigan			✓		
44.	Harbor Beach Lighthouse	Michigan		✓			
45.	Holland Harbor South Pierhead Light	Michigan			✓		
46.	Ludington North Breakwater Light	Michigan		✓			
47.	Manistee North Pierhead Light	Michigan		✓			
48.	Manitou Island Light	Michigan			✓		
49.	Menominee North Pierhead Light	Michigan		✓			
50.	Munising Station, Front/Rear Range Lights	Michigan	✓				
51.	Muskegon South Breakwater Light	Michigan			✓		
52.	Muskegon South Pierhead Light	Michigan			✓		
53.	South Haven South Pierhead Lighthouse	Michigan			✓		
54.	St. James (Beaver Harbor) Light	Michigan		✓			
55.	Duluth Harbor South Breakwater Inner	Minnesota					✓
56.	Great Beds Light	New Jersey					✓
57.	Robbins Reef Light	New Jersey			✓		
58.	Romer Shoal Light	New Jersey					✓
59.	Ship John Shoal Light	New Jersey					✓
60.	Buffalo South Harbor Light	New York			✓		
61.	East Charity Shoal	New York					✓
62.	Esopus Meadows Lighthouse	New York			✓		
63.	Execution Rocks	New York			✓		
64.	Huntington Harbor Light	New York			✓		
65.	Latimer Reef Light	New York					✓
66.	Little Gull Island Light	New York					✓
67.	Old Orchard Light	New York					✓
68.	Orient Point Light	New York					✓
69.	Oswego Harbor West Pierhead (Oswego Outer Harbor)	New York		✓			
70.	Rondout Creek	New York		✓			

APPENDIX A: SUMMARY OF LIGHT STATIONS CONVEYED AS OF DECEMBER 2012

No.	Light Station	State	Federal Transfer	Local Government	Non-Profit	State Government	Public Sales
71.	Stepping Stones	New York		✓			
72.	West Bank Light	New York					✓
73.	Frying Pan Light Tower	North Carolina					✓
74.	Currituck Beach Light Tower	North Carolina			✓		
75.	Ashtabula Harbor Light	Ohio			✓		
76.	Cleveland East Pierhead	Ohio					✓
77.	Conneaut Harbor W Breakwater Light	Ohio					✓
78.	Fairport Harbor W Breakwater Light	Ohio					✓
79.	Toledo Harbor Lighthouse	Ohio			✓		
80.	Cape San Juan	Puerto Rico			✓		
81.	Conimicut Shoal Light	Rhode Island		✓			
82.	Hog Island Shoal Light	Rhode Island					✓
83.	Charleston Light	South Carolina	✓				
84.	Newport News Middle Ground Light	Virginia					✓
85.	Smith Point Lighthouse	Virginia					✓
86.	Thimble Shoal Lighthouse	Virginia					✓
87.	Wolf Trap Lighthouse	Virginia					✓
88.	Grays Harbor (Westport) Light	Washington			✓		
89.	West Point Light	Washington		✓			
90.	Kenosha N Pierhead Light	Wisconsin					✓
91.	Kewaunee Light	Wisconsin		✓			
92.	Manitowoc Breakwater Light	Wisconsin					✓
	Total		7	18	32	3	32