



National Park Service
U.S. Department of the Interior
Northeast Regional Office
U.S. Custom House
200 Chestnut Street
Philadelphia, PA 19106

NHLPA REPORT COVER SHEET

Name of Property: _____ Thomas Point Shoal Lighthouse _____

Address of Property: _____ Chesapeake Bay, Maryland _____

Reporting Period: _____ May 1, 2008 - Dec 31, 2009 _____

Submitted by:

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THOMAS POINT SHOAL LIGHTHOUSE
NHLPA REPORT: MAY 2008 – DECEMBER 2009

Improvements, Maintenance and Development

- (A) Describe all preservation activities and/or site improvements that have been made to the property since the previous report.

2008

- **May: functioning window shutters installed by volunteers on the six windows on the 1st story; the shutters were donated in 2007 by Timberlane Woodcrafters and painted during the winter by volunteers using paints donated by Fine Paints of Europe.**
- **May: volunteers removed electrical conduits, wiring and fixtures from interior of 2nd story.**
- **June: Volunteers removed a window on the 1st story which had been installed by the USCG in their modern bathroom and covered the area with matching exterior siding.**
- **June: Houck Specialty Contractors restored the entire roof area. This included pressure washing all areas, flashing selected areas, and applying one coat of primer and two coats of finish product to the red roof, white dormer siding, and the black lantern pediment and dome. Product used was an elastomeric coating, Acrymax, by Preservation Products, Inc. Contract was funded in part by a \$25,000 grant awarded to the USLHS by the France-Merrick Foundation (Baltimore) in August 2007. Work was pre-approved by the Maryland Historical Trust in March 2008 and was supervised by USLHS volunteer Tom McCracken.**
- **June-August: Volunteers restored the area where the modern USCG bathroom was located to the area's historic use as two separate areas – a closet and a storage area.**
- **Continued paint stripping in kitchen.**
- **Continued window restoration on 1st story. Completed and installed the first restored window.**
- **October: conducted general maintenance and painting**
- **October: USCG replaced their batteries using a barge and crane**
- **November: Restored a cracked iron collar that fits underneath the storage platform on the center column/pile, and replaced a corroded collar that fits on the top of the southeast column, directly beneath the cottage. Work was done by Marine Technologies, Inc., with financial support from a capital grant from the Maryland Historical Trust.**

2009

- **June – Sep:** completed paint stripping in kitchen, except for pantry and about 10 square feet of the ceiling.
- **June –** replaced several deck boards that were damaged and inspected wooden joists underneath the deck boards, finding significant rot in several of them. Conducted repairs on two joists. Will need to conduct more thorough and complete inspection of the joists in 2010 and restore/replace damaged joists.
- **June –** removed all former USCG equipment from the transformer shed, located on the northeast corner of the wrap-around porch. The enclosed room will be used for additional storage of USLHS equipment and supplies.
- **August – November:** Prepared walls and ceilings in USCG Radio/Ops room for priming and painting and 1970-1986 period of interpretation.

- (B) Has the cyclical maintenance plan been carried out as described in the application? If “no”, please explain what elements of the plan were not completed and why they were not completed.

Yes, the cyclical maintenance plan has been carried out as described in the application.

- (C) If modifications to the Preservation and Maintenance Plan section of your Application are required, please enclose a proposed amendment.

No modifications are required.

II. Use of Property

- (A) Briefly describe the use activities that were carried out at the property and any off-site activities that occurred such as library and school programs or fundraisers.

The primary public use of the property has been for public (and revenue-generating) tours, which started in 2007. The public tour program is managed by the Annapolis Maritime Museum. 352 people participated in the tour program in 2008; this was down almost 50% from 2007, because of the economic turn-down. We planned a less aggressive tour season in 2009 and had 205 passengers. Special private (and small) visits have been made to the lighthouse with former USCG lighthouse keepers or descendants of USLHE lighthouse keepers, and with potential donors. We held a wedding and three other private events that were revenue-producing. No off-site programs or fundraisers were held during this period. We held an off-site Volunteer Recognition Event to thank our volunteers and key sponsors, donors, etc.

- (B) Of the above, identify which of the use activities were revenue-producing.

The only on-site use activities have been the public tours and the four private events.

- (C) Describe any changes or proposed changes in the use of the property. Please note that in the event proposed changes deviate significantly from what is outlined in the Use Plan of the Application, a draft amendment must be prepared and submitted to the NPS for review.

There are no changes or proposed changes in the use of the property.

III. Financial Statement

- (A) Provide your organization's most current audited financial statement or financial statement reviewed by a certified public accountant. (This will likely only include part of the period for which you are completing this report.) If your organization owns or manages more than one property, the information pertinent to this property must be made clear. For example, a separate in-house financial statement might be provided, which references the larger organizational financial statement especially in regard to revenue produced and expenses incurred for the light station property.

Please see attachment 1 for financial statements about the Thomas Point Shoal Lighthouse activities for the U.S. Lighthouse Society. The TPSL accounts are maintained separate from the primary USLHS headquarters accounts. The financial statement presents an overall income and expense accounting from May 1, 2008 through December 31, 2009 for this report submittal. A total income and expense statement is included to cover the period from May 1, 2004 (when USLHS became the lighthouse manager) through December 31, 2009.

- (B) Were revenue goals achieved by the end of your organization's most recent fiscal year? If "no", explain any impacts this might have on preservation and use activities at the property and how negative impacts were/will be addressed.

No. Revenues/excess income from public tours was well below expectations. This impacted our planned preservation activities by having less cash available to use as a match for existing grants. As a result, that work was deferred until 2010 when we plan to do fundraising events and hopefully obtain other matching grants.

- (C) Were there any unanticipated expenses related to the property? If "yes", please explain the nature of the expenses and what if any impact this will have on future preservation and use plans.

Yes. During some planned deck maintenance work in the summer of 2009, it was discovered that several of the wooden joists that support the wood deck have significant wood rot. We repaired two of the joists at that time, but we have now added a full inspection of all of the joists for 2010, and are prepared to restore or replace those joists that need work. This extent of damage was not seen during the first in-depth inspection of the joists in 2005.

- (D) Provide a narrative statement on the disposition of excess income from this property, if applicable.

All activities associated with the lighthouse are maintained on a separate account by the USLHS, and any excess income remains in that account and can only be used for Thomas Point Shoal Lighthouse purposes.

IV. Issues/Impacts or Threats to the Light Station

- (A) In reference to the use or management of the property, have there been any complaints or violations regarding discrimination? If so, what action has been taken to resolve the matter?

No.

- (B) Has there been or do you anticipate any issues which might conflict with the preservation or use of this property (e.g., adjacent new development, vandalism, or easements)? In responding, please provide appropriate details on the issues and how they were/will be resolved.

No. There was one case of vandalism in June 2009; this is the first case we have had in five years. One person managed to get into the lighthouse and emptied a fire extinguisher in the lantern room area and at the base of the ladder leading to the lantern room. This was a nuisance that required a few hours of cleaning. A boater doing some fishing nearby noticed some unusual activity at the lighthouse and called the USCG, which arrived at the scene as the vandals were departing on their boat. Maryland DNR cited the individual with trespassing. We have since added several security features and do not expect future unauthorized access to the lighthouse.

- (C) Has there been any unanticipated impacts or threats to the historic light station (e.g. natural disasters such as flooding, wind damage, pest infestations)? If "yes," please provide appropriate details about the impact or threat and how it was/will be addressed.

No.

V. Legal Involvements

- (A) Are you presently, or at any time during the review period, a part of any legal agreements, such as leases, use permits, or easements, with another party(s) regarding the use, development, or maintenance of the subject property? Please list and submit copies of all such agreements, if not already part of the Application.

The only legal agreement in existence is the lease from the City of Annapolis, as owner, to the United States Lighthouse Society, giving the Society full and complete responsibilities for anything and everything having to do with the lighthouse. This lease was a part of the original application.

- (B) Are you presently, or at any time during the review period, involved with any title problems regarding this property? If the answer is “yes”, please explain.

No.

- (C) Are you presently, or at any time during the review period, in violation of any federal, state or local codes, such as building or fire codes? If the answer is “yes”, please explain.

No.

VI. Additional Information

Please provide information on the following:

- the number of visitors and/or persons attending off-site programming in the past 12 months;

Visitors on public tours to the lighthouse start their tour at the Annapolis Maritime Museum, where they are given an overview of the lighthouse (as well as the logistics and safety issues of getting to and around the lighthouse) and shown a documentary about the lighthouse. 352 visitors went through this process in 2008, and 205 in 2009.

- the number of persons engaged in the preservation and use of the property (this number may include permanent/temporary, full-time/part-time, and paid/volunteer employees);

All personnel involved in the preservation and preparations for use of the lighthouse property have been volunteers, with the exception of personnel from commercial businesses with which the USLHS contracted for preservation services in 2008. Approximately 100 volunteers have been involved with the project.

- a description of any special events held in conjunction with the property in the past 12 months;

One off-site Volunteer Recognition Event was held in January 2009 to thank our volunteers and key sponsors, donors, etc. Four private events were held at the lighthouse which were revenue-producing, including a wedding.

- a discussion of more intangible elements such as community pride in this place or preserving a portion of your community's history;

The preservation program has attracted roughly 60 volunteers, of which about 10 are the core members. Many of these core members have each put in over 200 hours per year and have traveled routinely from many remote locations, typically well over 60 miles one way. Some of these volunteers are local Annapolis residents with connections to the lighthouse; for example, the volunteer captain who provides almost all of our transportation to the offshore lighthouse is a great-grandson of a USLHS-era keeper of Thomas Point Shoal Lighthouse. Many of the people that participated in the tours in 2008 and 2009 have volunteered to help with our preservation or interpretation programs because of the quality of our programs and because of the pride that we helped instill in our beloved Chesapeake Bay icon. The lighthouse is a popular topic for newspaper, magazine and television media, and we have been in the press many times.

- and any other information you may wish to add on the successes or setbacks your organization has met with during the past 12 months.

The overall program continues to be a success. The very low volume of tour participants has been disappointing, but understandable given the economy. We have taken steps to ensure that the tour operations do not go in the red until the economy improves. We continue to attract and correspond with and meet former USCG keepers and descendants of former USLHS keepers of the light, and we are touched by how appreciative they are of our work on their former home. In 2009, for example, we took to the lighthouse a USCG keeper that was stationed there during World War II. We provide these trips to former keepers and their families as a complimentary service to thank them for their duty. Apart from the preservation and restoration activities mentioned in Item I, we also completed an Interpretation & Furnishings Plan at the end of 2009, funded in part by support from the Four Rivers Heritage Area and Preservation Maryland; implementation of the plan will start in 2010.

VII. Photographs

Please provide current photographs of the property adequately documenting buildings and structures addressed in your Application. This includes

photographs of the exterior, interior, and the sign that is required (see Condition IV.I of the NHLPA Covenant Agreement).

These need not be professional photographs but should be clear 35mm or digital photographs on photographic paper. Polaroid photographs are not acceptable. Label each image to identify the building/structure elevation and/or the direction of the image. For properties that contain multiple buildings and/or structures, include a map of the site (may be a free hand drawing or duplicate of an existing drawing) indicating the location of the buildings/structures and where the photographs were taken.

VIII. NHLPA Program Administration

Please provide recommendations for the NPS administration of the program or recommendations on how the NPS might assist you in managing and preserving the light station in accordance with the requirements of NHLPA.

The only recommendation is that a section be added to this report format for the lighthouse owner/manager to describe any interpretation planning or implementation activities during the reporting period.

Revised 2/6/09

Income/Expense by Category
5/1/2004 through 12/31/2009 (Cash Basis)

Category Description	5/1/2004- 12/31/2009
INCOME	
Donations	134,704.39
Erroneous deposit (incorrect account)	12,500.00
Fundraising Events Income	47,132.13
Grants	202,756.91
Miscellaneous Events Income	1,198.38
Miscellaneous Income	2,620.15
Public tours	13,520.30
Sales	1,809.00
Special Events	148.00
TOTAL INCOME	416,389.26
EXPENSES	
Uncategorized	14,406.79
Administrative	15,024.47
Bank Charge	100.68
Boat & Offshore Transportation Expenses	13,796.76
Corrections to erroneous deposits	12,500.00
Donor Benefit Items	2,660.48
Entertainment	311.96
Fundraising Events Expenses	17,028.40
Insurance	18,612.47
Interpretation	5,166.94
Merchandise	21.46
Miscellaneous Events Expenses	3,312.25
Miscellaneous Expenses	1,725.96
Preservation	296,345.20
Publicity	508.50
Special Events Expenses	416.10
Supplies - Operational	1,552.65
Training Conferences & Education	600.47
TOTAL EXPENSES	404,091.54
OVERALL TOTAL	12,297.72

Income/Expense:4
5/1/2008 through 12/31/2009 (Cash Basis)

Category Description	5/1/2008- 12/31/2009
INCOME	
Donations	26,699.28
Erroneous deposit (incorrect account)	12,500.00
Grants	12,645.00
Miscellaneous Events Income	820.00
Miscellaneous Income	936.61
Public tours	3,628.88
Sales	1,609.00
TOTAL INCOME	58,838.77
EXPENSES	
Uncategorized	14,406.79
Administrative	805.47
Bank Charge	3.00
Boat & Offshore Transportation Expenses	3,975.05
Corrections to erroneous deposits	12,500.00
Donor Benefit Items	21.41
Entertainment	46.07
Insurance	3,605.00
Interpretation	349.00
Merchandise	10.94
Miscellaneous Events Expenses	504.60
Preservation	57,229.16
Supplies - Operational	384.99
TOTAL EXPENSES	93,841.48
OVERALL TOTAL	-35,002.71