



[Insert Name and Address of  
Regional Office]

## NHLPA REPORT COVER SHEET

Name of Property: TURKEY POINT LIGHT STATION

Address of Property: 4395 TURKEY POINT ROAD, NORTH EAST, MD 21901

Reporting Period: CALENDAR YEAR 2006

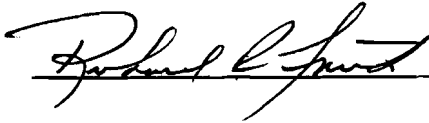
Submitted by:  
Name (printed): RICHARD R. SMITH

Title: PARK MANAGER, ELK WEEK STATE PARK

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Signature: 

Contact, if different from above:  
Name: \_\_\_\_\_

Daytime phone number: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail address: \_\_\_\_\_



**Guidelines for the Preparation of  
Compliance Reports  
for Historic Light Stations Transferred Under the  
National Historic Lighthouse Preservation Act**

In accepting the transfer of a historic light station under the National Historic Lighthouse Preservation Act (NHLPA), you have agreed to certain terms and conditions found in the deed and, by reference in the deed, the "Application to Obtain Historic Light Station Property" (Application). This Compliance Report helps to ensure your conformity with the terms of the transfer. A site visit by NPS personnel may be required to obtain additional information.

Please use any existing reports, brochures, or documents to answer the following questions. Also please complete and attach the "Report Cover Sheet" to the front of your report.

Reports should be addressed to: [name], National Park Service, Northeast Regional Office, 200 Chestnut Street, Philadelphia, PA 19106.

I. Improvements, Maintenance and Development

(A) Preservation Activities/Site Improvements:

1. Replace/Restore Brick Floor: Removed a 1-foot section of the concrete floor to determine if the original bricks were under the floor. Potentially remove the concrete and replace any damage bricks to return the floor to historical integrity. Completed
2. Removed concrete/replaced damaged floor bricks. (See attached photos) Completed
3. Replace spiral stairs: The spiral stairs were not replaced in 2005 as projected because purchased seasonal wood from a local lumber yard was accidentally sold to someone else. This required them to cut fresh replacement wood. Green wood has to season before use due to potential shrinkage. Therefore, the project was on hold.
4. Previous spiral stairs project: TPS, Inc. had an agreement with a local contractor to rebuild the stairs on a volunteer labor basis; TPLS, Inc. would supply the materials. Due to the contractor's health and work constraints, he was unable to complete the task. He has decided to retire and move to IOWA.
5. Current spiral stairs project: TPS, Inc. have entered with Mr. Ross Gibson, a historic preservation expert & contractor. TPS, Inc. now have seasoned wood for the construction of the stairs. He is scheduled to begin construction March, 2007. He estimates approximately two to three months to complete the project. The projected cost is \$42,500.

In Progress!

6. Repair/Restore outside of lantern room: This project includes removal and replacement of rotten wood on outside lantern walls. The copper roof and catwalk will be inspected, repaired and repainted as required. Included in item #7 funding.  
In Progress!
7. Install a red sector in the lantern room: The red sector panel was ordered from a local business, but the merchant could not locate a suitable material.  
Pending!
8. Trees along cliff's edge have been cut back to prevent bank erosion. Grass around lighthouse plus surrounding three acres are mowed on a regular basis. A brass plaque has been set on a granite stone at the base of the lighthouse (photo 1). This plaque gives a brief history of the lighthouse.

B) Cyclical maintenance: Yes

C) Modifications to Preservation/Maintenance Plan:

1. TPLS, Inc. has requested the following modification to the maintenance plan. The Maryland Historical Trust and Department of Natural Resources will review.
2. Replace Windows: TPLS, Inc. had discussed the two windows in the conical tower walls. The U.S. Coast Guard had replaced them with vinyl thermal pane windows. TPLS, Inc. have decided to leave them in place because the lighthouse interior walls get damp in humid weather. They are doing a good job and blend in well with the existing architecture.
3. Replace Wooden Lantern Room Door: TPLS, Inc. are planning to replace the small wooden door in the lantern room with a heavy-gauge steel louver door. The existing door swells in wet weather making it difficult to open, close and latch. The louver door will also provide increased ventilation that will reduce dampness, mold and heat build up in the lantern room.
4. Replace Sidewalks: We had projected replacing the sidewalks in 2007, but we want to move that project to 2008 or 2009. The sidewalks are still in pretty good shape, plus we need to decide whether to use bricks or concrete with an antique look. The existing sidewalks are concrete. TPLS, Inc. will have to submit a request to the Maryland Historical Trust for consultation and approval.
5. Install Lightning Protection: TPLS, Inc. have been investigating the purchase and installation of a lightning protection system. The lighthouse has been without a lightning protection system for nearly a century. The U.S. Coast Guard said they replaced it several times, but vandals kept stealing it because of the copper grounding cable. Copper has significantly increased in value, so theft would be even more probable now than before. There are new systems on the market with dual grounding cables installed on the inside of the lighthouse. This would solve the problem with theft, however, we are concerned about what would happen to wooden stairs if lightning actually struck. The cost to rebuild the stairs is approximately \$42,500; we

would hate to see them go up in smoke. They are the only thing in the lighthouse that would burn anyway.

## II. Use of Property

- A) Describe the use activities that were carried on and off the property:
1. **Lighthouse Gift Shop:** TPLS, Inc operates a gift shop at the lighthouse between Easter and Thanksgiving each year. It is open to the public from 8 a.m. until 3 p.m., weekends and most holidays.  
Revenue Producing!
  2. **Docents:** TPLS, Inc. volunteers serve as docents. They pass out TPLS, Inc. informational brochures, provide oral history and answer questions.
  3. **Maryland Lighthouse Challenge:** TPLS, Inc. is a Charter Member of the Maryland Lighthouse Challenge. This year will be the 5<sup>th</sup> year that TPLS, Inc. have participated. The challenge is planned, organized and executed by the Chesapeake Chapter of the U.S. Lighthouse Society.  
Revenue Producing!
  4. **New Years Day Hot Apple Cider:** Many people have an annual tradition of taking the journey to Turkey Point Lighthouse on New Years Day. TPLS, Inc. thought it would be nice to serve visitors free hot apple cider.
  5. **Host Scout Troop Visits:** TPLS, Inc. host Boy and Girl Scout Troop visits to the lighthouse. TPLS, Inc. provide an oral history, answer questions, and pass out lighthouse brochures.
  6. **Host School Groups at the Lighthouse:** TPLS, Inc. host school groups at the lighthouse. They provide an oral history, answer questions and pass out lighthouse brochures.
  7. **Special Tour Groups:** TPLS, Inc. make special arrangements for local area tour groups. They open the gift shop (in season). They also provide oral history, answer questions and pass out brochures.
  8. **Handicapped Visitors:** Elk Neck State Park and TPLS, Inc. make special arrangements for handicapped individuals to visit the lighthouse (year round). During the annual Maryland Lighthouse Challenge, special transportation is provided for the handicapped and physically challenged people who cannot make the 1.6 mile round trip to the lighthouse.
  9. **Educational Presentations:** TPLS, Inc. deliver audio-visual presentations to local schools and civic organizations. TPLS has developed a Power Point presentation and use a laptop computer and projection system. The presentation is periodically updated to keep the information historically accurate and current. There is no charge for presentations. However, financial goals and objectives are shared with civic organizations and they provide a small donation.  
Revenue Producing!
  10. **Fundraisers:** TPLS, Inc. attend several community fundraisers each year. They use them as an opportunity to recruit new members, sell TPLS, Inc. merchandise and educate the public about Turkey Point Light Station and its

maritime history.  
Revenue Producing!

11. Networking: TPLS, Inc. are members of and/or network with the following organizations.
    1. U.S. Lighthouse Society, Chesapeake Bay Charter
    2. Cecil County Chamber of Commerce
    3. Cecil County Tourism Council
    4. Department of Natural Resources
  12. Local Merchants sell TPLS, Inc. merchandise. TPLS, Inc. have agreements with several merchants that sell TPLS, Inc. merchandise in their business establishments. They also sell TPLS, Inc. 4-Fold Brochures to the public.  
Revenue Producing!
  13. TPLS, Inc. has a website: [www.tpls.org](http://www.tpls.org). The website contains historic information and photographs, membership information, meeting dates and times and TPLS, Inc. periodic newsletter (The Beacon). This website is NOT revenue producing, except to remind members about dues and TPLS, Inc. merchandise that is for sale at the lighthouse and in local business establishments. We DO NOT sell merchandise or transact finances via TPLS, Inc. web.
- B) Of the above, identify which of the use activities were revenue-producing.
1. Lighthouse Gift Shop
  2. Maryland Lighthouse Challenge
  3. Special Tour Groups
  4. Presentations to Civic/Business/Community Groups
  5. Community Fund Raisers
  6. Local Merchants sell TPLS, Inc. merchandise
  7. Elk Neck State Park receives no income from the lighthouse or any of the fund raisers of TPLS, Inc.
- C) Describe any changes or proposed changes in the use of the property.
1. There are no proposed changes in the use of the property at this time.
  2. TPLS, Inc. understands that if there are any proposed changes that deviate significantly from what is outlined in the Use Plan of the Application, a draft amendment must be prepared and submitted to the Department Of Natural Resources and Maryland Historical Trust for review.

III. Financial Statement: The following are financial figures for the TPLS, Inc. for 2006. No certified copy of their financial report was available at this time and when received it will be forwarded. The income/expenses for TPLS, Inc. from 1/1/2006 –

12/31/2006 are;

Income:

Donations	2,566.12
Interest, Inc.	683.39
Membership	2,560.00
Merchandise Sales	11,466.69
Raffle	2,090.71
Sales Tax Collected	<u>475.57</u>
	<b>\$19,842.48</b>

Expenses:

Awards	40.00
Brochures	761.25
Gifts Given	76.00
Grant Research	50.00
Grantwriting	937.50
Insurance	465.00
Lighthouse Improvements	700.00
Maintenance	53.47
MD State Reg. Fee	12.50
Membership Fees	150.00
Merchandise	5,150.28
Misc.	0.00
Office Supplies	151.60
Postage	386.11
Rental Fee	35.00
Sales Tax Paid	622.05
Supplies	983.14
Utilities	<u>684.11</u>
	<b>\$11,258.01</b>
Overall Total	<b>\$ 8,584.47</b>

Account Balances as of 12/31/2006;

<u>Turkey Point Light Station</u>	<u>\$ 9,740.17</u>
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Total Bank Accounts	<b>\$ 9,740.17</b>
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Asset Accounts:

CD 100288	\$ 11,271.44
CD 100365	4,548.93
CD 15841	9,219.57
CD 200209	6,352.00

CD 9030014070	10,391.39
CD 9030014190	5,195.69
CD 9030014442	10,391.39
CD 9030018093	<u>23,918.82</u>
Total Asset Accounts	\$ 81,289.23
Overall Total	\$ 91,029.40

Overall Total

- (A) Current audited financial statement/ financial statement reviewed by a CPA. Financial Statement will be for 2006 calendar year.
- (B) Were revenue goals achieved by the end of your organization's most recent fiscal year? Yes  
 TPLS, Inc. has almost \$100,000 in funding, which is more than enough to fund all of current and proposed projects for the preservation of Turkey Point Lighthouse and Oil House. There will be NO negative impact on our historic preservation projects.
- (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.
1. Yes, TPLS, Inc. had not anticipated spending nearly \$50,000 in 2007 rebuilding the staircase and refurbishing the outside of the lantern room. But when the first contractor could not do the projects, it was decided to move forward and hire a historic preservation/contractor to complete the projects. Although TPLS, Inc. is spending nearly half of their available funding on our 2007 projects, they do not anticipate any negative impact on future preservation and use plans. The Department of Natural Resources sees no negative impact of future projects.
- D) Provide the current working budget for the property:
1. Operational Budget of Elk Neck State Park;
- |   |                  |
|---|------------------|
| 1. Salaries and Wages                     | \$345,524.       |
| 2. Technical and Special Fees             | \$162,370.       |
| 3. Communications                         | \$ 6,300.        |
| 4. Fuel and Utilities                     | \$ 55,763.       |
| 5. Motor Vehicle Operations & Maintenance | \$ 27,447        |
| 6. Contractual Services                   | \$ 45,706.       |
| 7. Supplies and Materials                 | \$ 23,826.       |
| 8. Equipment Replacement                  | <u>\$ 2,500.</u> |

\$669,436.

2. Operational Budget of Turkey Point Light Station;	
1. Available Funds	\$ 91,000.
2. Renovation Projects for 2007	\$ 42,500.
3. Maryland Lighthouse Challenge	\$ 4,000.
4. Educational Materials/Office Supplies/Postage	\$ 3,000.
5. TPLS, Inc. merchandise for resale	\$ 8,000.
6. Insurance	\$ 600.
	\$ 32,900.
Income from membership dues and fundraising	\$ 20,000.
Projected year end balance (not including grants and donations)	\$52,900.

- (E) Provide a narrative statement on the disposition of excess income from this property, if applicable.  
No excess income anticipated.

IV. Issues/Impacts or Threats to the Light Station:

- (A) No complaints or violations regarding discrimination.
- (B) No issues.
- (C) No unanticipated impacts.

V. Legal Involvements:

- A) The State of Maryland has finalized the Use Agreement with the Turkey Point Light Station, Inc. to operate the lighthouse.  
Copy of Lease is included.
- (B) No problems.
- (C) No violation of any codes.

VI. Additional Information:



- A) Visitors/persons attending off-site programming in the past 12 months:  
Saint Mary Ann's Spring Flower Mart – approximately 500 people stopped at TPLS booth.
- B) Hart's Church Peach Festival – approximately 300 people stopped at TPLS booth.
- C) Other programs (scout groups, senior citizens groups, civic organizations) 500 people.
- Number of persons engaged in the preservation and use of the property – 100.
  - Special events – September 16<sup>th</sup> and 17<sup>th</sup>, “4<sup>th</sup> Annual Chesapeake Challenge”, sponsored by the Chesapeake Chapter of the US Lighthouse Society. The challenge is to visit 9 land based lighthouses in Maryland in 2 days. 1,100 people were registered at the Turkey Point Lighthouse for the 2 days.

VII. Photographs:

1. Oil shed (south of lighthouse)
2. Lighthouse close up (Turkey Point)
3. Lighthouse (Turkey Point)
4. Plaque placed at south end of Turkey Point trail as visitors enter the field at the lighthouse. Plaque placed by State of MD at lighthouse site.
5. 100 year old bricks installed on floor of lighthouse.
6. “new” 100 year old bricks on floor of lighthouse.

The sign addressing the donation of the Turkey Point Lighthouse to the State of Maryland from the United States of America has been ordered through Maryland State Use industries and will be placed at the lighthouse as soon as it is received.

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.

Revised 8/16/06