



Preliminary Alternatives

From the Superintendent:

Dear Neighbors & Visitors,

We are planning two January meetings to obtain your comments and feedback on alternatives for the reuse of structures in the Cape Lookout Village National Historic District. These draft alternatives were developed after the April 24th, 2004, workshop where over 60 participants addressed three questions; Why is the village historic district important to you?, describe your vision for the village historic district ten years from now, and how can this vision be accomplished?

There are 58 structures, both large and small, in the historic district. These structures tell the stories of commercial fishing by local families, the efforts to prevent shipwrecks and rescue passengers and crew, military defense of the coast during World War II and growing recreational use of the islands. Many uses may be appropriate for these structures. All uses must support the specific mission of Cape Lookout National Seashore as well as the mission of the National Park Service to preserve and protect park resources for future generations.

Workshop participants expressed a strong desire to ensure that the rich stories and proud traditions associated with the structures and their surroundings be shared with park visitors.

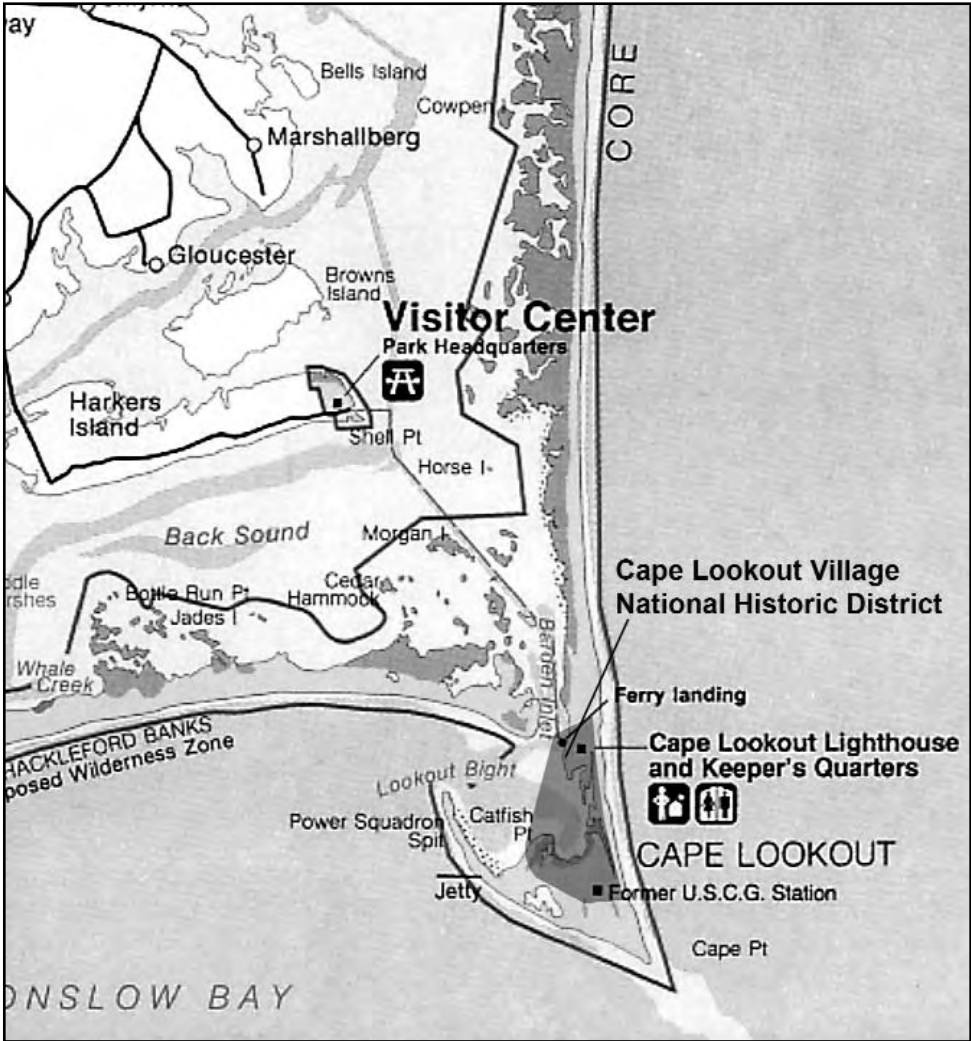
I invite your participation in this continuing planning effort. There will be two evening meetings, held in different locations, where you may contribute your comments about the draft alternatives directly to the planning team.

I hope that you will be able to participate in one or both of these meetings. So that we can adequately prepare for everyone, please give us a call at (252) 728-2250 to RSVP or to ask questions you may have about this effort.

A comment card is enclosed which may be mailed or brought to the meetings.

Sincerely,

Bob Vogel
Superintendent
Cape Lookout National Seashore



Meeting Dates and Locations:

We hope to see you at one of the public meetings for the review & comment on the draft alternatives for the Historic Structure Reuse Implementation Plan / EA for the Cape Lookout Village National Historic District.

January 25th, 2005
Core Sound Waterfowl Museum
1785 Island Road
Harkers Island, NC
6:00 PM - 8:00pm

January 26th, 2005
North Carolina Maritime Museum
315 Front Street
Beaufort, NC
6:00 PM - 8:00pm



SETTING THE STAGE FOR PLANNING

Park Mission:
The mission of Cape Lookout National Seashore is to conserve and preserve for the future the outstanding natural resources of a dynamic coastal barrier island system; to protect and interpret the significant cultural resources of the past and contemporary maritime history; to provide for public education and enrichment through proactive interpretation and scientific study; and to provide for sustainable use of recreation resources and opportunities.

SCOPING

On April 24, 2004, the first of three planned public meetings was held for the purpose of soliciting public input on issues associated with the planning study. Over 60 people attended and provided input on a future vision for the Cape Lookout National Historic District and strategies for achieving the various visions.

On June 23, 2004, national park staff met to evaluate public input provided on vision and strategy and to begin to frame preliminary alternative actions for reuse of the historic structures. Following is a summary of the results of this meeting. All discussions were guided by the park mission included here for reference.

PLANNING GUIDELINES BASED ON SCOPING AND POLICY

Visitor Experience: Visitors are attracted to this portion of the national seashore for both the cultural and natural resources. The cultural resources are presented as tangible reminders of the necessary vig-

ilance of Lighthouse Keepers, the dangerous and caring rescues of shipwrecked passengers and crews, and the daily rhythm of harvesting the bounty of the sea. People have been drawn to the Outer Banks over generations for sustenance, inspiration, and recreation; the struggle to survive in the harsh environment has fostered the development of communities with distinctive speech patterns, culture, folkways, living traditions and social ideology. Enjoyment of the natural resources occurs through activities such as fishing, camping, hiking, and birding in a quiet barrier island setting. It is anticipated that the visitor experience and level of interpretation will be similar in all options beyond the “no action alternative.”

Landscape/Vegetation - A study is currently underway evaluating the cultural landscape. It is anticipated that this study will provide direction for management decisions on ultimate vegetative treatment options. The current thinking is that there will be selective clearing to provide for fire protection and to reestablish historical view corridors.

Preservation: Structure treatment will be guided by the National Register Nomination determinations of contributing or non-contributing status and the recommendations of the historic structures reports. All physical treatments will be done in compliance with the Secretary of Interior Standards. Non-contributing structures (Setzer Dawsey House and Fishing Cottage #1) will be demolished due to structural condemnation and to reinforce the village cultural landscape.

Relocation: Three structures (Life Saving Station Boathouse, Life Saving Station, and 1907 Keeper’s Quarters) will be relocated to historic locations to reestablish the context of the period of significance. Movement of the structures will be reconsidered if engineering evaluation recommends against reloca-

tion. (These structures will not be relocated under the “No Action” alternative.)

Transportation/Access: Transportation and access options both to the island and within the district were considered and do not appear at this point to significantly effect alternatives for structure reuse. Historic circulation patterns throughout the district will be identified and potentially reestablished to meet transportation and interpretation needs.

Natural Resource Protection: Alternatives currently considered do not appear to effect natural resources or require management action beyond those currently in place. Effects will be reevaluated as alternatives continue to be developed.

Utilities: Basic utility services must be provided to all actively used structures to meet public health and life safety requirements. A new well has been constructed near the lighthouse. It is anticipated that the capacity will be adequate to serve the entire historic district; a distribution system must be installed. Electricity comes to the lighthouse from Harker’s Island. Service can be extended throughout the district. Wastewater management is the major utility concern. Almost all of the structures have septic systems which do not meet county and state regulations. Construction of new individual septic systems may have significant effects on the cultural landscape and the integrity of the historic setting. At this time, it is recommended that the potential for a central wastewater management system be considered.

Alternatives: Alternatives will be developed which present a variety of uses for seven of the village structures. The use of the majority of the district structures will remain consistent throughout the alternatives.

SUMMARY OF DRAFT ALTERNATIVES

General Note

Alternative A assumes that park staff and funding will remain at current levels. Alternatives B, C, D, and E will all require an increase in staffing and funding for supervision of park renovations and lease programs, for additional maintenance functions, and for construction of basic utility services. Alternatives C, D, and E provide the security benefit of additional people staying on the cape.

Alternative A

This is the “no-action” alternative. The park would stabilize all contributing structures and create housing for up to 8 volunteers and staff as funds are available. Interpretation efforts would continue at current levels. No new General Agreements or leases would be issued. The determination of which structures to renovate for housing would be influenced by the cost of providing basic utility service. Basic utility service and renovations, appropriate to the period of significance and meeting life safety codes, must be made prior to use of structures.

Alternative B

This alternative maximizes the number of options available for volunteer/staff housing. This would allow more flexibility for the park in deciding which would be the most cost effective renovations in terms of providing basic utility service. Under this alternative, the park would preserve the exteriors and some interior spaces for an expanded interpretation program. Existing MOA’s would be evaluated for potential of shared use of structures by multiple not-for-profits. Basic utility service and renovations appropriate to the period of significance and meeting life safety codes must be made prior to use of structures.

Alternative C

Under this alternative long-term private use leases would be made available for identified structures. Basic utility service and renovations appropriate to the period of significance and meeting life safety codes must be made prior to use of structures. Existing MOA’s would be evaluated for potential of shared use of structures by multiple not-for-profits.

Alternative D

Identified structures would be made available for concession use under this alternative. Concession use would provide expanded opportunities for a broad range of visitors through extended experiences such as workshops, overnight stays and food service. Basic utility service and renovations, appropriate to the period of significance and meeting life safety codes, must be made prior to use of structures. Existing MOA’s would be evaluated for potential of shared use of structures by multiple not-for-profits.

Alternative E

This alternative would provide for the maximum variety of uses through a combination of private-use leases, concession and shared use of facilities by multiple not-for-profits. Basic utility service and renovations, appropriate to the period of significance and meeting life safety codes, must be made prior to use of structures.

ELEMENTS COMMON TO ALL ALTERNATIVES

<ul style="list-style-type: none">Existing Memorandum Of Agreements (MOA’s) will be reviewed to address critical health & safety issues.Overall site interpretation, which includes the lighthouse history, Coast Guard history and the commercial fishing activities evolution into recreational use, will be done in the lighthouse area, the arrival point for most cape visitors.Current vegetation levels exceed those during the periods of significance. The completed	<p>Cultural Landscape Report, fire protection, and migratory bird impacts will all be considered in determining appropriate levels of clearing.</p> <ul style="list-style-type: none">Appropriate structures will be identified to provide housing for volunteer/park staff.Non-contributing and condemned structures will be removed. This includes many outbuildings adjacent to contributing structures.	<ul style="list-style-type: none">Three structures; Life Saving Station boathouse, Life Saving Station and the 1907 Keeper’s Quarters will be moved to historic locations unless engineering evaluations determine moves to be impossible. (These structures will not be relocated under the “No Action” alternative.)Utility service; sewage, electricity, water, will have major cost implications for all alternatives. All systems must meet contemporary life/safety codes.
---	--	---

Cape Lookout National Seashore
IMPLEMENTATION PLAN / ENVIRONMENTAL ASSESSMENT — REUSE OF VILLAGE HISTORIC STRUCTURES
DRAFT ALTERNATIVES (WITHOUT PREFERRED ALTERNATIVE)

Alternative A (No Action)	Alternative B (NPS and Not-for Profit Use)	Alternative C (Long-term Private Party Leases PLUS NPS and Not-for-Profit Use)	Alternative D (Concession Contracts PLUS NPS and Not-for-Profit Use)	Alternative E (Long-term Private Party Leases and Concession Contracts PLUS NPS and Not-for-Profit Use)
Actions guided by current budgetary constraints.	Funding sought to achieve goals for re-source conditions and visitor opportunities for structures remaining in NPS use.	Funding sought to achieve goals for resource conditions and visitor opportunities for structures remaining in NPS use. Resource condition goals for privately leased structures achieved through long-term private-party leases.	Funding sought to achieve goals for resource conditions and visitor opportunities for structures remaining in NPS use. Resource condition goals for concession leased structures achieved through long-term leases. Resource condition goals for not-for-profit general agreements (GA's) achieved through joint NPS and not-for profit effort.	Funding sought to achieve goals for re-source conditions and visitor opportunities for structures still in NPS use. Resource condition goals for privately leased structures achieved through long-term leases; resource condition goals for concession leased structures achieved through long-term leases. Resource condition goals for not-for-profit GA's achieved through joint NPS and not-for profit effort.
LEASING and CONCESSION CONTRACTS				
No new use and occupancy leases granted.	No new use and occupancy leases granted.	Long-term leases granted to private parties.	Concession contracts issued for use of identified buildings.	Long-term leases granted to private parties.
No expansion of current not-for-profit lease program.	Shared use of facilities by multiple not-for-profits will be evaluated.	Shared use of facilities by multiple not-for-profits will be evaluated.	Shared use of facilities by multiple not-for-profits will be evaluated.	Shared use of facilities by multiple not-for-profits will be evaluated.
VISITOR OPPORTUNITIES				
Education and Interpretation				
Cultural context and period of significance reinforced by stabilized district structures; interiors not open for viewing; no increase or change in interpretive efforts of rangers and volunteers.	More interpretation opportunities. Visitor access to some interior spaces improved. Increased potential for guided walking tours.	More interpretation opportunities. Visitor access to some interior spaces improved, except for leased structures. Increased potential for guided walking tours.	Same as alternative B.	Same as alternative C.
Visitor Experience				
Current levels of interpretation continued.	More interpretation opportunities available to public through access to some restored interior spaces in village structures.	More interpretation opportunities available to public through access to some restored interior spaces in village structures. Private leases create opportunities for residential use but would limit public access.	More interpretation opportunities available to public through access to some restored interior spaces in village structures.	More interpretation opportunities available to public through access to some restored interior spaces in village structures. Private leases create opportunities for residential use, but would limit public access.
Visitor opportunities through day use only.	Visitor opportunities through day use only.		Concession contracts could create opportunities for overnight stays for multiple visitors.	Concession contracts could create opportunities for overnight stays for multiple visitors.

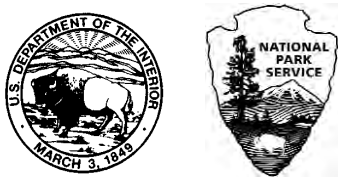
USE OF STRUCTURES					
Lighthouse Area					
Structure	Alternative A (No Action)	Alternative B	Alternative C	Alternative D	Alternative E
1. Lighthouse	Interpretation.	Same as alt. A.	Same as alt. A..	Same as alt. A.	Same as alt. A.
2. 1873 Keepers’ Quarters	Interpretation downstairs; volunteer/staff housing** upstairs.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
3. Oil House	Interpretation.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
4. Summer Kitchen	Interpretation.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
5. Relocated 1907 Keeper’s Quarters	(Structure not relocated)	Interpretation downstairs; volunteer/staff housing** upstairs.	Same as alt. B.	Same as alt. B.	Same as alt. B.
Residential Area					
1. Lewis-Davis House	Interpretation, exterior only.	Interpretation, exterior only.	Private party lease.	Concession lease.	Private long-term or concession lease.
2. Gaskill-Guthrie House	Interpretation, exterior and interior access.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
3. Guthrie-Ogilvie House	Possible interpretation.	Possible interpretation.	Private party lease.	Concession lease.	Private long-term or concession lease.
4. Setzer-Dawsey House	Non-contributing, to be removed.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
5. Life-saving Station Boathouse	Interpretation, public restrooms	Relocated to Coast Guard area.	Same as alt. B.	Same as alt. B.	Same as alt. B.
6. O’Boyle-Bryant House	Stabilize; exterior interpretation.	Same as alt. A.	Private long-term lease.	Concession lease.	Private long-term or concession lease.
7. Fishing Cottage 1	Condemned, to be demolished.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
8. Fishing Cottage 2	Volunteer/staff housing**.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
9. Life-saving Station	Interpretation downstairs; volunteer/staff housing** upstairs.	Relocated to Coast Guard area.	Same as alt. B.	Same as alt. B.	Same as alt. B.
10. Gordon Willis House	Volunteer/staff housing**.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
11. Jetty Worker’s House 2	Stabilize only.	Stabilize, exterior interpretation.	Private long-term lease.	Concession lease.	Private long-term or concession lease.
12. Jetty Worker’s House 1	Stabilize only.	Stabilize, exterior interpretation.	Private long-term lease.	Concession lease.	Private long-term or concession lease.
13. 1907 Keeper’s Quarters	Volunteer/staff housing**.	Relocated to Lighthouse area.	Same as alt. B.	Same as alt. B.	Same as alt. B.
14. Baker-Holderness House and contributing outbuilding	Stabilize only.	Exterior interpretation, volunteer/staff housing**	Private long-term lease.	Concession lease.	Private long-term or concession lease.
15. Seifert-Davis House	Stabilize, exterior interpretation.	Exterior interpretation; volunteer /staff housing**.	Private long-term lease.	Concession lease.	Private long-term or concession lease.
16. Moore House and Store	Not-for-profit use through memorandum of agreement (MOA) by CLEEC.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A
Coast Guard Area					
1. Main Station	Not-for-profit use through memorandum of agreement (MOA) by Maritime Museum	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
2. Summer Kitchen					
3. Garage	NPS maintenance, housing**.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
4. Cistern	NPS storage.	Same as alt. A.	Same as alt. A.	Same as alt. A.	Same as alt. A.
5. Relocated Life-saving Station Boathouse	Not relocated.	Interpretation; restrooms.	Same as alt. B.	Same as alt. B.	Same as alt. B.
6. Relocated Life-saving Station	Not relocated.	Interpretation downstairs; volunteer/staff housing** upstairs.	Same as alt. B.	Same as alt. B.	Same as alt. B.

** Structures that may provide housing opportunities for park operations. The NPS has identified a need for 6 bedrooms for: park volunteer Lighthouse Keepers and alternates (2 bedrooms), Cape Village caretakers and alternates (2 bedrooms), park summer employees (2 bedrooms)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DENVER SERVICE CENTER – CARLA McCONNELL, PD
12795 WEST ALAMEDA PARKWAY
PO Box 25287
DENVER CO 80225-0287

FIRST-CLASS MAIL
POSTAGE & FEES PAID
NATIONAL PARK SERVICE
PERMIT NO. G-83

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE \$300



GENERAL INFORMATION

Project – A public planning process to develop a Reuse Implementation Plan/Environmental Assessment for Cape Lookout Village National Historic District, at Cape Lookout National Seashore.

Time Frame – The project process involves three public meetings - Public Scoping Workshop, presentation of draft alternatives, presentation of draft plan – publication of this newsletter with comments form at the draft alternative stage, distribution of the draft plan with comments form. It is anticipated that this project will be completed in the summer of 2005.

WHAT’S NEXT

These alternatives will be taken to the general public for comment on January 25th and 26th 2005. The National Park Service will identify a preferred alternative to be followed by the draft plan in March.

CAPE LOOKOUT VILLAGE PUBLIC PLANNING SCHEDULE

Step	Planning Activity	Dates	Public Involvement Opportunities
1	Set the stage for planning	Spring 2004	Attend public meetings, voice your concerns, and provide suggestions.
<i>where we are now</i> 2	Development of draft alternatives	Winter 2005	Read alternatives newsletter and send in your comments. Attend public meetings and provide comments.
3	Prepare and publish draft Plan / Environmental Assessment	Summer 2005	Provide written comments on the draft document. Attend public meetings and provide comments.
4	Conduct draft Plan / Environmental Assessment public meetings	Summer 2005	Attend public meetings, voice your concerns, and provide suggestions.
5	Publish final plan and NEPA documentation	Summer 2005	Stay involved throughout the implementation of the approved plan.



Thank you for your interest in Cape Lookout National Seashore!