

LCHIP

Land & Community Heritage Investment Program



Sample Document:
Detailed Description of LCHIP-funded Scope of Work

Resource Name *Character Limit: 100*

Anytown, Old Town Hall

Project Name *Character Limit: 100*

Exterior and Interior Rehabilitation

LCHIP-funded Scope of Work *Character Limit: 5000*

- Install drainage around perimeter of building
- Repair foundation
- Repair sills, clapboards, and other wooden components near grade
- Replace asphalt roof
- Repair windows
- Repair interior plaster

Number of Components in the LCHIP-funded Scope of Work *Character Limit: 2*

Referring to the LCHIP-funded Scope of Work in the Project Agreement (shown above), enter the total number of components listed.

6

----- *1-3 Components*

Component 1 – Name *Character Limit: 50*

Site

Component 1 - Current Condition *Character Limit: 1000*

Earth around building currently inclines downward toward the foundation, causing crawlspace to fill with standing water.

Component 1 - Proposed work and impact *Character Limit: 1000*

As shown in the attached site plan, earth within three feet of the perimeter foundation wall will be excavated to a depth of four feet. And a trench of the same width and depth will be dug downhill and away from the rear façade of the building. Then perforated PVC piping will be installed in all trenched areas, to drain to daylight east of the rear façade of the building. Finally, the trenched areas will be filled with pea-stone. A Phase 1A archaeological study was done by ABC Archaeological Consultants, who stated that this is not an area of archaeological sensitivity. Their report is uploaded in "Other Uploads" below.

Component 2 – Name *Character Limit: 25*

Foundation Repair

Component 2 – Condition *Character Limit: 1000*

The fieldstone foundation has been gradually failing for a number of years, as old mortar has crumbled, plant material has been allowed to root in cracks, and small animals have exploited openings to get inside the building.

Component 2 - Proposed work and impact *Character Limit: 1000*

After perimeter excavation has taken place for the drainage work (described above), the stone foundation will be repointed. Mortar will be Type “K” mortar, as described in Preservation Brief 2, “Repointing Mortar in Historic Masonry Buildings,” consisting of 1 part cement, 3 parts lime, and 10 parts sand, which is suitable for use with durable stone in sheltered locations. Deteriorated mortar will be removed with hand tools, and repointing will only take place in areas currently showing deterioration. Test panels will be prepared in an inconspicuous (rear) location, and photographs of the test panels will be shared with LCHIP before the full repointing project gets under way.

Component 3 – Name *Character Limit: 25*

Sills, clapboards, and other wood components near grade

Component 3 – Condition *Character Limit: 1000*

Over the years, splash-back from the ground has kept the lower wooden portions of the building wetter than they should have been, promoting rot, which has affected portions of the sills, clapboards, waterboards, and corner trim boards of building, up to about 4 feet off the ground.

Component 3 - Proposed work and impact *Character Limit: 1000*

Deteriorated wooden elements of the building near grade will be inspected, removed, and replaced in kind. Rotten areas of the sills will be scarfed in with existing historic portions of the sill that still have structural integrity. Lead flashing will be installed above the waterboards, and rotten clapboards will be replaced in kind, using quarter-sawn, pre-primed New England white pine. Repaired areas will be painted to match the rest of the building.

----- 4 - 6 Components

Component4 – Name *Character Limit: 25*

Asphalt roof

Component 4 – Condition *Character Limit: 1000*

The existing asphalt roof is at least 30 years old and is clearly failing, allowing water to get into the building during heavy rain events.

Component 4 - Proposed work and impact *Character Limit: 1000*

Existing shingles will be stripped off, and the roof deck will be inspected for possible needed repairs, and those repairs, if needed, will be done in kind. A band of Ice-and-Water Shield will be added at the eaves, and the new roof shingles will be installed. In order to closely match the existing roof color, we anticipate using XXXX brand of shingles, in the “Weathered Shale” color. A product information sheet is submitted here in “Other Uploads 2.”

Component 5 – Name *Character Limit: 25*

Windows

Component 5 – Condition *Character Limit: 1000*

The 10 existing windows on the building are original to building's construction, but time has taken a toll: glazing putty is failing in numerous places, some of the panes are cracked, half a dozen sash cords are broken leaving counterweights in the pockets, and a few of the windows are painted shut or otherwise jammed, so they do not open and close freely.

Component 5 - Proposed work and impact *Character Limit: 1000*

The window sash will be removed from the building, taken to the shop, where old glazing putty will be removed, and panes will be carefully numbered before removal to facilitate reassembly later. Sash will be stripped and repaired with wood in kind and with epoxy consolidant. Then panes will be put back, glazing points and putty will be installed, and the sash will be primed and painted. Sash will then be reinstalled in the building and reconnected with their counterweights to facilitate easy opening and closing.

Component 6 – Name *Character Limit: 25*

Interior plaster

Component 6 – Condition *Character Limit: 1000*

Due to past roof leaks, the existing historic plaster has experienced water damage, staining large areas of the walls and ceiling, and in some cases coming unkeyed from the lathing behind. In limited areas, the plaster has crumbled to reveal the lath behind.

Component 6 - Proposed work and impact *Character Limit: 1000*

We expect that most areas will be able to be reattached using a bonding agent, then repaired and repainted. But on the northwest corner of the building, where leaks were the worst, damage is of sufficient severity to require replacement. In those areas, crumbled plaster will be removed from the lath, and new plaster will be laid in. Upon completion of all plaster repair and replacement, the walls and ceilings will be repainted.