

## 2024 Lahey Lost Valley Treatment Plan

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The Fairfax County Park Authority has made several improvements to the house in the recent years. These include HVAC replacements, repairs to wood casement windows and sills, and foundation repairs and repointing for the original portion of the house. To account for these improvements, the associated line items and cost estimates have been removed from the 2018 Lahey Lost Valley Treatment Plan. Additionally, the 2024 Lahey Lost Valley Treatment Plan utilizes the the Consumer Price Index to account for inflation between 2018 and 2023.

<b>Structure</b>	<b>Estimated Total for Required Treatment Plan</b>	<b>Estimated Total with CPI Cost Adjustment</b>
House	\$233,518	\$282,556

Lahey Lost Valley- Adjusted Treatment Plan - House (Required Tasks)

<b>Totals</b>	<b>\$</b>
Total Projected Cost	
Total Actual Cost	
Total Difference	

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Exterior - Masonry and Foundation	<p>Summer 2023, this work was carried out on original portion of house. The following now applies to 1940s addition. 2018 treatment plan costs have been halved to reflect this completed work:</p> <p>Prepare and repoint all mortar joints in the brick and stone masonry. Tool finish similar to existing historic mortar. Replace severely cracked and spalled brick units in kind. Remove and replace delaminated and spalling pieces of parge coating. Remove incipient spalls and unsound material. Minor spalls and chips can be left in place. The exterior foundation stone and brick facades should be cleaned to remove efflorescence, organic growth, corrosion staining, residual sealant, and general soiling. Seal around pipe penetrations through foundation to minimize water infiltration.</p>	\$42,048.50	\$50,878.69			
	House	Roof - Repair	Re-secure loose slate and replace broken slate shingles in the roofing field. Utilize the nail-and-bid or slate hook method for securement of isolated replacement slate shingles.	\$225.00	\$272.25			
	House	Roof - Repair	Remove and reinstall the surface-sealed strip saddle ridge slates set with concealed metal ridge flashing in accordance with industry standards.	\$2,900.00	\$3,509.00			
	House	Roof - Misc.	Replace metal flashing at chimneys and rake edges. Replace the vent pipe penetration flashings with one-piece lead flashings. Install new bib flashing under slate to bridge gap between slate joints. Provide waterproof underlayment at these locations integrated with the existing roofing felt underlayment in addition to the copper flashing.	\$1,500.00	\$1,815.00			
	House	Roof - Gutters	Install splash pads and/or downspout extensions.	\$81.00	\$98.01			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Windows - Restore Wood	Restore the wood window assemblies and ensure the window sashes can freely operate and fully sit in the sash channel. This includes sash removal for restoration, stripping the frame and sash of paint, cleaning, replacing the glazing putty, weatherstripping replacement (where missing or damaged), and repainting. Full quantities of wood repair cannot be determined with existing coatings still intact. An estimated quantity for wood repair approaches have been provided to create allowance for planning purposes. <b>2024 repairs to wood casement windows in original portion of house, with \$9,485 removed from this line item</b>	\$38,515.00	\$46,603.15			
	House	Windows - Repair	Wood Window Repair Approach - Wood Epoxy Patch - Wood Epoxy Patch for material loss depths between 1/8" to 3/8" or cracks/splinters in wood.	\$720.00	\$871.20			
	House	Windows -Repair	Wood Window Repair Approach - Wood Dutchman - Wood Dutchman for material loss depths greater than 3/8" or loss of wood for partial or full members.	\$540.00	\$653.40			
	House	Windows - Replace	Replace broken glazing lites for windows and doors.	\$550.00	\$665.50			
	House	Windows - Repair	Remove the existing exterior perimeter sealant at the wood windows. Install new backer rod and non-staining silicone joint sealant at the interface between the wood window assembly and the surrounding brick.	\$3,650.00	\$4,416.50			
	House	Windows - Misc.	Remove debris from window wells and ensure drains in window wells are working properly semi-annually to prevent accumulation of debris against the windows	\$200.00	\$242.00			
	House	Structural - Lintels	Clean and remove surface corrosion at window lintels at addition and treat the steel with a corrosion inhibiting coating. Cost assumes lintels are corroded and require excavation and repair.	\$5,850.00	\$7,078.50			
	House	Windows - Misc.	Remove all soft and deteriorated wood at wood sill located on the second floor. Consolidate wood, install epoxy patches at minor section loss, or perform partial/full wood dutchman with complete loss once sound substrate is obtained.	\$75.00	\$90.75			
	House	Windows - Misc.	Reinstall the cleaned storm windows and screens if desired; annual cleaning between the storm windows and the original windows is recommended.	\$120.00	\$145.20			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Doors - Exterior	Restore the exterior wood door assemblies, and ensure the door sashes can freely operate and lock. This includes general cleaning of all components, stripping of paint, glazing putty replacement, minor wood repairs, weatherstripping replacement where missing or damaged, and	\$14,000.00	\$16,940.00			
	House	Doors - Repair	Wood Door Repair Approach - Wood Epoxy Patch for material loss depths between 1/8" to 3/8" or cracks/splinters in wood.	\$100.00	\$121.00			
	House	Doors - Repair	Wood Door Repair Approach - Wood Dutchman for material loss depths greater than 3/8" or loss of wood for partial or full members.	\$75.00	\$90.75			
	House	Structural - Lintels	Remove all loose, soft, and deteriorated wood at the wood lintel located above west basement entry door. Consolidate wood and install wood epoxy patch material where required. Apply an exterior grade coating after repairs. Partial dutchman of lintels is not recommended. If lintel is beyond lifespan, replace in total.	\$200.00	\$242.00			
	House	Doors - Hardware	Reinstall era appropriate hardware for doors.	\$1,500.00	\$1,815.00			
	House	Exterior - Metal	of corrosion to determine appropriate repair. If material of railing elements are intact, remove surface corrosion and treat metal with a corrosion inhibiting primer. Railing elements exhibiting material loss to be repaired.	\$4,000.00	\$4,840.00			
	House	Exterior - Metal	Reinstall detached railing at west entrance of south facade depending once extents of corrosion have been repaired.	\$350.00	\$423.50			
	House	Electrical - Maintenance	Clean all light fixtures with a damp cloth and replace any bulbs, as required.	\$250.00	\$302.50			
	House	Interior- Walls & Ceilings	Consult a professional Industrial Hygienist to confirm the extent of potential microbial growth and best practices for treatment and removal at drywall and ceiling locations observed at the mechanical area, hall, parlor, and west loft.	\$2,500.00	\$3,025.00			
	House	Interior- Walls & Ceilings	Repair cracked or missing plaster in place by filling cracks or damaged areas with compatible new material. Remove damaged plaster until sound material is found, and replace in kind	\$5,640.00	\$6,824.40			
	House	Interior- Walls & Ceilings	Repair cracked or missing cementitious parge coat in the mechanical area of the ground floor by filling cracks or damaged areas with compatible new material.	\$420.00	\$508.20			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Structural - Foundation	Investigate the displacement observed at the north wall of the foundation wall where the mechanical area is located (approximately 2 sf) to determine the cause of the displacement. If water infiltration is a reoccurring issue in this area, the source of the infiltration should be addressed to prevent further deterioration of the materials that comprise the wall assembly	\$8,500.00	\$10,285.00			
	House	Interior- Walls & Ceilings	Prepare wall, ceiling and other interior finish surfaces for primer and full-scale repainting with a color appropriate for the era.	\$21,011.00	\$25,423.31			
	House	Interior - Fireplaces	Prior to brick repair, remove insulation installed at the fireplaces located in the parlor and living room to inspect masonry.	\$150.00	\$181.50			
	House	Interior - Fireplaces	Replace severely cracked brick units in kind and remove incipient spalls and unsound material. Minor spalls and chips can be left in place.	\$70.00	\$84.70			
	House	Interior - Fireplaces	Prepare and repoint cracked or open mortar joints in the brick and field stone masonry of the fireplaces.	\$2,400.00	\$2,904.00			
	House	Interior - Fireplaces	Clean and remove surface and flaked corrosion at cellar fireplace lintel and supporting ends and treat the steel with a corrosion inhibiting coating.	\$750.00	\$907.50			
	House	Doors - Interior	Clean and repaint or refinish all doors. Repair wood at joinery and areas of damage where needed.	\$3,430.00	\$4,150.30			
	House	Doors - Hardware	Replace missing hardware with materials appropriate to the historic time period. Remove surface corrosion of bar strap in the west loft and recoat.	\$700.00	\$847.00			
	House	Doors - Hardware	OPTION - Replace contemporary hardware installed on interior doors as well as cabinet doors with more historically appropriate hardware.	\$1,500.00	\$1,815.00			
	House	Interior - Cabinetry	In areas of material separation and cracking at the built-in cabinetry, mantel trim and paneling, repair or replace in kind.	\$5,200.00	\$6,292.00			
	House	Interior - Cabinetry	Reinstall detached lower cabinet door in the hall.	\$50.00	\$60.50			
	House	Interior - Millwork	Replace missing stair spindles at the hall and stairway leading to the first floor from the basement.	\$200.00	\$242.00			
	House	Structural - Flooring	Engage structural engineer to evaluate occurrence of splitting of 3/4 round floor	\$4,500.00	\$5,445.00			

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	House	Structural - Flooring	Engage with pest management professional to evaluate evidence of previous insect nest at subflooring, wood joists, and flooring throughout the home.	\$500.00	\$605.00			
	House	Interior - Millwork	Clean all wood, cabinets, staircases, and ornamental wood throughout house. Repair, repaint, or refinish sequenced with interior walls.	\$2,475.00	\$2,994.75			
	House	Stairs - Repair	Fill indentations at handrail with wood epoxy and refinish.	\$150.00	\$181.50			
	House	Interior - Flooring	assess for material loss. Remove all loose, soft, deteriorated and damaged sections of wood. Perform wood dutchman or full member replacement at voids in flooring and elsewhere as required. Replaced members are to utilize in-kind materials. Refinish wood in a manner that represents a typical interior finish of the time period of historic	\$9,350.00	\$11,313.50			
	House	Interior - Flooring	Clean and inspect linoleum flooring at bathroom located on the first floor.	\$360.00	\$435.60			
	House	Interior - Flooring	Clean and inspect clay tile flooring for water damage in basement areas. Remove all loose clay tile and replace in-kind, as necessary.	\$2,052.00	\$2,482.92			
	House	Renovation - Misc.	Consider use of the west loft and potentially repair areas of abandoned penetrations.	\$250.00	\$302.50			
	House	Foundation - Repair	Seal abandoned penetrations in mechanical area of basement and repair plaster.	\$350.00	\$423.50			
	House	Plumbing - Misc.	Clean or replace existing plumbing fixtures and appliances as required. Existent fixtures located on the first floor are not historic to the 1941 addition.	\$6,200.00	\$7,502.00			
	House	Exterior - Masonary	Perform cleaning studies on the masonry to identify appropriate means and 100 sf \$3.00 \$300 re methods for removing the observed efflorescence, organic, and vegetative Futugrowth, corrosion staining, and general soiling	\$300.00	\$363.00			
	House	Finish Analysis	Perform finishes analysis at painted exterior and interior finishes (walls, chair rails, baseboards, doors, windows etc.), to determine original or historic paint colors	\$8,000.00	\$9,680.00			
	House	Mechanical - Maintenance - Clean	Clean ductwork and grilles	\$500.00	\$605.00			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Mechanical - Maintenance - Gutters	Clean gutters and downspouts	\$250.00	\$302.50			
	House	Mechanical - Maintenance - HVAC	HVAC System 5 Servicing	\$1,500.00	\$1,815.00			
	House	Mechanical - Maintenance - Water	Water heater servicing	\$250.00	\$302.50			
	House	Mechanical - Misc.	Backboards	\$500.00	\$605.00			
	House	Mechanical - Misc. - Bathroom	Toilet exhaust fan	\$250.00	\$302.50			
	House	Mechanical - Misc. - Concrete	Concrete for post foundation	\$100.00	\$121.00			
	House	Mechanical - Misc. - Demo	Demolition	\$1,000.00	\$1,210.00			
	House	Mechanical - Misc. - Dishwasher	Dishwasher	\$1,000.00	\$1,210.00			
	House	Mechanical - Misc. - Dryer	Clothes dryer	\$1,200.00	\$1,452.00			
	House	Mechanical - Misc. - Garbage	Garbage disposal	\$380.00	\$459.80			
	House	Mechanical - Misc. - HVAC 1	HVAC System 1	\$2,500.00	\$3,025.00			
	House	Mechanical - Misc. - HVAC 2	HVAC System 2	\$2,500.00	\$3,025.00			
	House	Mechanical - Misc. - Insulation	Insulation - piping	\$500.00	\$605.00			
	House	Mechanical - Misc. - Post	Exterior post for mechanical receptacle	\$200.00	\$242.00			
	House	Mechanical - Misc. - Splashblocks	Splashblocks	\$250.00	\$302.50			
	House	Mechanical - Misc. - Washer	Clothes washer	\$1,200.00	\$1,452.00			
	House	Mechanical - Repair - Exhaust	Cut and patch exhaust penetration.	\$500.00	\$605.00			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Permitting	MEP Permits	\$450.00	\$544.50			
	House	Electrical - Misc.	Misc. Electrical	\$1,500.00	\$1,815.00			
	House	Electrical - Misc. - Basement	Provide battery powered smoke detectors in stair landing (basement)	\$150.00	\$181.50			
	House	Electrical - Misc. - Bathroom	Support HVAC Replacements (add toilet room exhaust, wiring w/ switch)	\$350.00	\$423.50			
	House	Electrical - Misc. - Bathroom - GFCI	Provide GFCI within 3 ft of Toilet Room sink	\$300.00	\$363.00			
	House	Electrical - Misc. - Demo	Demolition	\$500.00	\$605.00			
	House	Electrical - Misc. - Dining	Support HVAC Replacements (first floor split system 2 air conditioning system - dining area)	\$750.00	\$907.50			
	House	Electrical - Misc. - Exterior	Provide GFCI receptacles at exterior adjacent to proposed mechanical equipment.	\$1,250.00	\$1,512.50			
	House	Electrical - Misc. - Kitchen	Support HVAC Replacements (basement split system 1 air conditioning system - kitchen)	\$925.00	\$1,119.25			
	House	Electrical - Misc. - Kitchen - Circuit	Provide Dedicated appliance circuit in kitchen.	\$1,000.00	\$1,210.00			
	House	Electrical - Misc. - Kitchen - GFCI	Provide GFCI above cabinet receptacle in Kitchen	\$55.00	\$66.55			
	House	Electrical - Misc. - Light Switches	Install light switch and switched receptacle: cellar, living room space, parlor space, east loft and main room in cottage building.	\$1,000.00	\$1,210.00			
	House	Electrical - Misc. - Lofts	Replace Convenience Receptacles in east and west loft	\$875.00	\$1,058.75			
	House	Electrical - Misc. - Panelboard	200A, 120/240V 1-phase panelboard + GFI/AFCI CB	\$2,500.00	\$3,025.00			
	House	Electrical - Misc. - Replace	Replace non-grounded receptacles w/Grounded typ	\$275.00	\$332.75			
	House	Electrical - Misc. - Replace - Bulbs	Provide missing/burned out bulb(s): exterior wall mounted fixture, toilet room vanity fixture	\$50.00	\$60.50			
	House	Electrical - Misc. - Replace - Switch	Install replacement light switch in west loft check for damaged wire.	\$50.00	\$60.50			



ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Electrical - Misc. - Support - Cabling	Provide supports for inadequately supported cabling in basement.	\$175.00	\$211.75			
	House	Electrical - Misc. - Unit 3	Support HVAC Replacements (indoor and out door unit system 3)	\$750.00	\$907.50			
	House	Electrical - Repair - Fixtures - Kitchen	sconces, (1) utility room fluorescent fixture in cottage building, (2) wall sconces west loft.	\$375.00	\$453.75			
	House	Electrical - Repair - Fixtures	Repair/replace non-functioning light fixtures: (2) exterior wall mounted fixtures (north entrance), (1) second floor stair landing ceiling mounted fixture.	\$750.00	\$907.50			
	House	Electrical - Repair - Telephone	Repair or replace telephone board and damaged telephone jacks.	\$200.00	\$242.00			
	House	Trash Removal	MEP Trash Removal	\$250.00	\$302.50			
			<b>Total</b>	<b>\$233,517.50</b>	<b>\$282,556.18</b>			

## Lahey Lost Valley- Tasks Removed from 2018 Treatment Plan

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	MEP - Misc.	Engage a professional mechanical, electrical, and plumbing (MEP) engineer to review existing systems within the home and perform recommendations for repair or replacement, as necessary.	\$5,000.00	\$6,050.00			
	House	Mechanical - Misc. - HVAC 3	HVAC System 3	\$5,000.00	\$6,050.00			
	House	Exterior - Masonry	Prepare and repoint all mortar joints in the brick and stone masonry. Tool finish similar to existing historic mortar.	\$62,160.00	\$75,213.60			
	House	Exterior - Masonry	Replace severely cracked and spalled brick units in kind. Remove incipient spalls and unsound material. Minor spalls and chips can be left in place.	\$12,705.00	\$15,373.05			
	House	Exterior - Masonry	Remove and replace delaminated and spalling pieces of parge coating.	\$84.00	\$101.64			
	House	Exterior - Masonry	be cleaned to remove efflorescence, organice growth, corrosion staining, residual sealant, and general soiling.	\$9,065.00	\$10,968.65			
	House	Foundation - Repair	Seal around pipe penetrations through foundation to minimize water infiltration	\$83.00	\$100.43			
	House	Windows - Restore Wood	Restore the wood window assemblies and ensure the window sashes can freely operate and fully sit in the sash channel. This includes sash removal for restoration, stripping the frame and sash of paint, cleaning, replacing the glazing putty, weatherstripping replacement (where missing or damaged), and repainting. Full qauntities of wood repair cannot be determined with existing coatings still intact. An estimated quantity for wood repair approaches have been provided to create allowance for planning purposes.	\$9,485.00	\$11,476.85			
	House	Finish Analysis	Perform analysis of brick.	\$2,400.00	\$2,904.00			
	House	Finish Analysis	Perform analysis of mortar.	\$11,400.00	\$13,794.00			
				<b>\$117,382.00</b>	<b>\$142,032.22</b>			

## Lahey Lost Valley Artist Studio (Optional)

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Totals	\$
Total Projected Cost	
Total Actual Cost	
Total Difference	

The site also includes a small wood framed structure that was used by the Lahey's as an artist studio. This structure is a circa 1915 kitchen addition to the original portion of the house, that the Lahey's relocated when they constructed the brick two-story addition in the 1940s. The 2018 MEP assessment provides just a few tasks for this structure. Other improvements the selected curator intends to make will require additional review and will be considered discretionary improvements unless otherwise determined by Resident Curator Program staff.

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	Studio	Maintenance - Cottage	Cottage Room through the wall servicing	\$250	\$303			
	Studio	Electrical - Misc. - Cottage	Provide receptacle covers in Cottage room.	\$50.00	\$60.50			
					\$0			
				<b>\$300</b>	<b>\$363</b>			