

## 2024 Ash Grove Treatment Plan

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The Fairfax County Park Authority has made several improvements to the house in the recent years. These include carpet removal, wood window repairs, porch repairs, and HVAC replacements. To account for these improvements, the associated line items and cost estimates have been removed from the 2017 Ash Grove Treatment Plan. Additionally, the 2024 Ash Grove Treatment Plan utilizes the the Consumer Price Index to account for inflation between 2017 and 2023.

<b>Structure</b>	<b>Estimated Total for Required Treatment Plan</b>	<b>Estimated Total with CPI Cost Adjustment</b>
House	\$195,830	\$236,955

2024 Ash Grove 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- Walls	All exterior wood elements should be cleaned and repainted on a cyclical basis. In this climate, maintenance cycles for residential grade coatings on wood are typically between 7 and 10 years and depend heavily on the substrate's preparation, exposure, and bond between the new coating and existing elements.	\$22,500.00	\$27,225.00			
	House	Exterior- Walls	Perform isolated repairs at areas of paint at the siding where bubbled or sagging to remove the paint layers to wood. Feather the edges of the surrounding paint and allow wood to fully dry.	\$44.00	\$53.24			
	House	Exterior- Walls	Prime and repaint at flaked or missing paint locations of wood siding and portico.	\$90.00	\$108.90			
	House	Exterior- Walls	Perform partial wood dutchman or patch at areas of cracked or chipped wood siding.	\$176.00	\$212.96			
	House	Exterior- Walls	Inspect garage on the east facade to determine need to shims. Either secure back in place or remove. Consider installing a perforated vent at this siding to brick masonry interface, as there is a considerable gap.	\$375.00	\$453.75			
	House	Exterior- Masonary	Replace brick units that are cracked with in kind replacements.	\$1,299.38	\$1,572.25			
	House	Exterior- Masonary	Repoint around replaced brick units and at areas of missing or deteriorated mortar joint.	\$1,500.00	\$1,815.00			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Exterior- Masonary	Rebuild spalled brick areas at the southwest corner. Utilize full loose brick where possible and replace in kind as needed.	\$275.00	\$332.75			
	House	Exterior- Masonary	Monitor the SW corner area to monitor for any active movement.	\$1,352.00	\$1,635.92			
	House	Exterior- Masonary	Monitor the crack running horizontally in the brick just below the concrete slab on the west patio to determine if still active.	\$1,352.00	\$1,635.92			
	House	Exterior- Masonary	Install a soft joint of backer rod and silicone sealant, to accommodate the natural expansion and contraction between the brick and concrete at the west patio.	\$495.00	\$598.95			
	House	Exterior- Trim & Finishes	Repair racked and loose shutters to re-engage all slates and mortises. Clean and repaint shutter once repairs have been made.	\$1,250.00	\$1,512.50			
	House	Exterior- Trim & Finishes	Replace shutters where missing.	\$500.00	\$605.00			
	House	Windows- Misc.	Replace shutter mechanisms, such as hooks, where missing.	\$50.00	\$60.50			
	House	Windows- Misc.	Inspect jambs and flashing at dormer windows to ensure proper flashing and identify any related deterioration that may require repairs.	\$1,690.00	\$2,044.90			
	House	Doors- Exterior	Cut all doors free from paint to allow for free and unhindered operation.	\$400.00	\$484.00			
	House	Doors- Exterior	Re-secure the loose escutcheon on the south door.	\$50.00	\$60.50			
	House	Roof- Gutters	Extend downspouts and/or install splash pads to assist with shedding water away from foundation.	\$324.00	\$392.04			
	House	Roof- Repair	Re-integrate flashing at dormer window sill and along sides as much as possible to make weather tight.	\$750.00	\$907.50			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Roof- Repair	Install cap and step flashing that fully integrates into the existing roofing assembly.	\$450.00	\$544.50			
	House	Interior-Walls & Ceilings	Minor cracks in plaster finishes should be repaired in place by filling cracks or damaged areas with compatible new material.	\$5,390.00	\$6,521.90			
	House	Interior- Walls & Ceilings	Repair damaged plaster.	\$9,660.00	\$11,688.60			
	House	Interior- Walls & Ceilings	Repaint plaster once repairs have been made.	\$11,250.00	\$13,612.50			
	House	Interior- Walls & Ceilings	Remove wallpaper with considerable staining and delaminating from wall.	\$3,300.00	\$3,993.00			
	House	Interior- Walls & Ceilings	Repaint walls or install wallpaper to represent the typical interior finishes of the time period.	\$21,200.00	\$25,652.00			
	House	Interior- Walls & Ceilings	Perform isolated inspections to wallpaper to inspect the backside of the wallpaper for any manufacturer's marks or other historic clues.	\$676.00	\$817.96			
	House	Foundation-Cellar/Basement	Perform cleaning studies on the brick to identify appropriate means and methods for removing impermeable coating.	\$300.00	\$363.00			
	House	Interior- Walls & Ceilings	OPTION - Consider removing all gypsum sheeting applied around the chimneys and installing plaster.	\$1,937.50	\$2,344.38			
	House	Interior- Walls & Ceilings	Repair stucco in the garage by infilling cracks with similar material. Repaint.	\$9,450.00	\$11,434.50			
	House	Interior - Walls & Ceilings	Perform patch repairs in stucco and repaint.	\$1,140.00	\$1,379.40			
	House	Interior- Walls & Ceilings	Remove all wall paneling and walls to open the upper garage space.	\$3,000.00	\$3,630.00			
	House	Foundation-Cellar/Basement	Perform minor CMU repairs that includes unit replacement and repointing at cracks.	\$355.00	\$429.55			
	House	Foundation-Cellar/Basement	Remove impermeable coating at brick foundation once appropriate cleaning methods have been determined.	\$21,000.00	\$25,410.00			
	House	Foundation-Cellar/Basement	Replace brick units that are cracked with in kind replacements in basement.	\$4,186.88	\$5,066.12			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Foundation-Cellar/Basement	Repoint around replaced brick units and at areas of missing or deteriorated mortar joint in basement.	\$400.00	\$484.00			
	House	Foundation-Cellar/Basement	Recoat brick with permeable coating.	\$22,500.00	\$27,225.00			
	House	Exterior- Masonary	At concrete stairs leading to the storm hatches, remove loose and unsound material and perform dutchman repairs at spalls.	\$375.00	\$453.75			
	House	Exterior- Masonary	Perform route and seal repairs at concrete cracks.	\$150.00	\$181.50			
	House	Chimney-Maintenance	Monitor vertical cracking observed at the chimney located in the kitchen/dining room.	\$1,352.00	\$1,635.92			
	House	Interior- Doors	Clean and repaint all doors and built in cabinet. Repair at joinery where needed.	\$4,655.00	\$5,632.55			
	House	Interior- Doors	Re-install the closet door of room 202.	\$100.00	\$121.00			
	House	Interior- flooring	Repair cracked and loose wood at the stairs.	\$412.50	\$499.13			
	House	Interior- Woodwork	Repair cracks, splits, and missing wood at ornamentation throughout the house. Repaint once repairs have been made.	\$2,100.00	\$2,541.00			
	House	Interior - Walls & Ceilings	Monitor chips and spalls at the exposed floor joists in room 105 to ensure damage is not active.	\$1,352.00	\$1,635.92			
	House	Interior- Flooring	Remove the linoleum floor in bathroom of room 105 and inspect for levelness of the floor. Replace where needed to ensure a level floor.	\$1,000.00	\$1,210.00			
	House	Interior- Flooring	Repair split wood flooring at room 204.	\$525.00	\$635.25			
	House	Interior-Flooring	Consult with structural engineer to evaluate fire damaged wood in room 203.	\$1,014.00	\$1,226.94			
	House	Interior- Flooring	Refinish wood floor at the upper level of garage in an attempt to remove staining.	\$375.00	\$453.75			
	House	Electrical- Misc.	Re-install light fixtures with salvaged lights.	\$600.00	\$726.00			
	House	Electrical- Misc.	Install missing glass shades or replace light fixtures at later additions.	\$600.00	\$726.00			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Plumbing	Clean and/or replace tub and sinks as required without impacting historic material.	\$3,750.00	\$4,537.50			
	House	Mechanical	Clean kitchen cabinets and install appliances.	\$6,000.00	\$7,260.00			
	House	Mechanical	Perform inspection openings to document existing structural systems.	\$1,352.00	\$1,635.92			
	House	Mechanical	Clean the existing ductwork.	\$750.00	\$907.50			
	House	Mechanical	Provide an exhaust fan for the first floor toilet room and duct to a louver/hood on the exterior wall.	\$350.00	\$423.50			
	House	Mechanical	Add a range hood for the new cooking appliance and connect to existing ductwork.	\$900.00	\$1,089.00			
	House	Mechanical	Replace the flexible clothes dryer exhaust duct with rigid duct.	\$500.00	\$605.00			
	House	Mechanical	Verify electric wall heaters operate properly.		\$0.00			
	House	Mechanical	Provide a separate dehumidifier just for the basement area.	\$500.00	\$605.00			
	House	Mechanical	Provide a gasketed lid on the sump pump.	\$250.00	\$302.50			
	House	Plumbing	Replace the electric water heater.	\$1,100.00	\$1,331.00			
	House	Plumbing	Insulate the domestic hot and cold water piping in the basement.	\$750.00	\$907.50			
	House	Plumbing	Provide new faucet for the kitchen sink.	\$350.00	\$423.50			
	House	Plumbing	Replace the garbage disposer.	\$400.00	\$484.00			
	House	Plumbing	Provide a dishwasher.	\$700.00	\$847.00			
	House	Plumbing	Add a laundry sink (optional, but is currently plumbed for it)	\$750.00	\$907.50			
	House	Plumbing	Provide clothes washer and dryer.	\$1,500.00	\$1,815.00			
	House	Plumbing	Replace faucets in all toilet/bath rooms, unless the FCPA wants to retain any for historic purposes. The water service was turned off to the building, so the faucets could not be verified if they are functioning.	\$1,000.00	\$1,210.00			
	House	Plumbing	Replace flapper and fill valves in all toilets.	\$300.00	\$363.00			
	House	Plumbing	Clean gutters and downspouts to verify they are clear.	\$250.00	\$302.50			
	House	Plumbing	Provide splash blocks at all downspouts.	\$250.00	\$302.50			

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Electrical	Replace garage service entrance equipment		\$0.00			
	House	Electrical	Wireway	\$500.00	\$605.00			
	House	Electrical	200A, 240V Disconnect Switch	\$1,300.00	\$1,573.00			
	House	Electrical	100A, 120/240V 1-phase panelboard + GFI CBs	\$1,000.00	\$1,210.00			
	House	Electrical	Ground conductor	\$200.00	\$242.00			
	House	Electrical	200A, 120/240V 1-phase panelboard + GFI/AFCI CBs	\$2,400.00	\$2,904.00			
	House	Electrical	Replace light fixture by sump pump and other non-functioning light fixtures.	\$750.00	\$907.50			
	House	Electrical	Add receptacles in in toilet rooms off the main bedrooms.	\$650.00	\$786.50			
	House	Electrical	Replace non-grounded receptacles	\$250.00	\$302.50			
	House	Electrical	Replace smoke detectors. Recommend networked building powered in lieu of battery powered.	\$1,200.00	\$1,452.00			
	House	Electrical	Provide power for proposed exhaust fan in toilet room.	\$350.00	\$423.50			
	House	Electrical	Provide power for proposed dehumidifier in basement.	\$250.00	\$302.50			
				<b>\$195,830.26</b>	<b>\$236,954.61</b>			

2024 Ash Grove Treatment Plan - Tasks Removed from 2017 Treatment Plan

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	House	Mechanical	Coordinate mechanical, electrical, and plumbing engineer to review all mechanical units and conduits present on site to determine current and active units. Consider installing one system for the house to minimize units and located in a well-ventilated space to reduce moisture impact to house materials.	\$10,000.00	\$12,100.00			
	House	Mechanical	Coordinate evaluation of abandoned and current mechanical, electrical, and plumbing system to reduce conduit and ductwork for current systems only.	\$0.00	\$0.00			
	House	Finish Analysis	OPTION - Inventory and document all salvaged items from Ash Grove	\$1,352.00	\$1,635.92			
	House	Finish Analysis	Perform painted finishes analysis (chromochronology).	\$1,600.00	\$1,936.00			
	House	Finish Analysis	Perform analysis of mortar.	\$2,850.00	\$3,448.50			
	House	Finish Analysis	Perform analysis of brick.	\$1,200.00	\$1,452.00			
	House	Structural	Perform inspection openings to document existing structural systems.	\$1,352.00	\$1,635.92			
	House	Mechanical	Remove and replace HVAC system 1 with a new ductless split system to condition the kitchen and family room area.	\$6,500.00	\$7,865.00			
	House	Mechanical	Remove and replace HVAC system 2 with a new split system. The dehumidifier can be reused.	\$8,500.00	\$10,285.00			
	House	Mechanical	Remove and replace HVAC system 3 to condition the upstairs bedroom and the area above the garage.	\$6,500.00	\$7,865.00			
	House	Mechanical	Inspect and service HVAC system 4 to verify it is operating properly.	\$300.00	\$363.00			
	House	Mechanical	Remove the thru-wall HVAC unit (system 5) on the second floor. Seal and insulate the penetration.	\$500.00	\$605.00			
	House	Mechanical	Support HVAC replacements	\$5,000.00	\$6,050.00			
	House	Mechanical	For penetrations required for MEP operation, fully seal penetrations through house materials.	\$275.00	\$332.75			
	House	Windows- Misc.	Replace any cracked glazing lites with in kind replacement.	\$550.00	\$665.50			
	House	Windows- Misc.	Clean and cut all windows free to operate and fully sit in the sash channel. Clean and repair wood sills as necessary. Repaint once repairs have been made.	\$32,000.00	\$38,720.00			
	House	Windows- Misc.	Repair and install wood molding and trim elements around windows where deteriorated or missing.	\$375.00	\$453.75			
	House	Windows- Misc.	OPTION - Restore lifting mechanism to chain lifts at the historic sections of the house to be more	\$3,625.00	\$4,386.25			
	House	Exterior -Walls	Remove all loose, soft, and deteriorated wood at the south portico. Perform partial or full wood dutchman where required.	\$110.00	\$133.10			
	House	Exterior- Woodwork	Install missing spindles and resecure those loose.	\$1,200.00	\$1,452.00			
				<b>\$83,789.00</b>	<b>\$101,384.69</b>			

## 2024 Ash Grove Treatment Plan - Brick Kitchen (Optional)

Totals	\$
Total Projected Cost	
Total Actual Cost	
Total Difference	

There are two late 18th century outbuildings located on the Ash Grove property. These include a clapboard smokehouse and a brick kitchen. Due to the historic significance and condition of each structure, utility connections will not be available.

However, if the curator is interested in proposing a reasonable, creative use for either or both of these structures (excluding use for storage), the Fairfax County Park Authority would consider proposals. The proposal will be reviewed during the application evaluation process. Approved use of one or both of these structures would require a mutually agreed upon minimum investment into improvements by the curator. The FCPA completed improvements to the exterior of the brick kitchen during the summer of 2021. These line items and associated cost estimates have been removed from the 2017 Ash Grove Treatment Plan for the brick kitchen.

Should either or both structures not be included in the leased curator properties, regular maintenance and inspection of the structures would continue to be the responsibility of the Fairfax County Park Authority. Proposals for the outbuildings will not be used as scoring criteria for house curatorship application.

ID	Structure	Sub-Category	Description	Treatment Plan Cost	2024 CPI Adjusted Treatment Plan Cost	Curator Adjusted Cost	Actual Cost	Notes
	Kitchen	Interior- Walls & Ceilings	Remove impermeable coating from brick	\$2,205	\$2,668			
	Kitchen	Interior- Walls & Ceilings	Perform selective repointing at deteriorated and missing mortar	\$894	\$1,082			
	Kitchen	Interior- Walls & Ceilings	Recoat brick with permeable coating.	\$2,363	\$2,859			
	Kitchen	Interior- Walls & Ceilings	Reinstall loose brick at the floor.	\$39	\$47			
	Kitchen	Interior- Flooring	Inspect wood floor at the second floor for soft or deteriorated wood and repair where needed.	\$338	\$409			
	Kitchen	Interior- Flooring	Repair the splintering at the underside of the floor.	\$83	\$100			
	Kitchen	Window- Repair	Restore wood windows and associated wood elements.	\$2,000	\$2,420			
				<b>\$7,922</b>	<b>\$9,586</b>			