

Amy McAuley

06/23/2019

Fairfax County Authority
Resource Management Division
9601 Courthouse Road
Vienna, VA 22181

Dear Residential Curator Selection Committee,

Enclosed is my application for your consideration for the Resident Curator for the Hannah P Clark/ Enyedi House in Lorton, Virginia. I learned about this opportunity last fall when one of my colleagues at George Washington's Mount Vernon told me about this program and what a great opportunity it might be for me. Since that time, I have researched the program and a similar program in Maryland online. This past spring, I attended the Open House at the Stempson House where I met the program director Stephanie Langton.

I bring a lot to the position of Resident Curator for this house. As an historic preservation contractor working in the Pacific Northwest for the last 17 years I have extensive knowledge in all aspects in the conservation of historic structures. Within the past 3 years I had the great honor of being asked to work at George Washington's Mount Vernon, recreating 6 period appropriate doors, working on the restoration of the Venetian Window and most recently as the lead for the window restoration team engaged with the West Front project.

Thank you for giving me the opportunity to submit an application for this Residential Curator position. I am looking forward to continued dialog in the months ahead through the selection process. Do not hesitate to reach out if you have questions or concerns.

Sincerely yours,



Amy McAuley



**Fairfax County Park Authority
Resident Curator Program
Curator Application**

Hannah P. Clark/ Enyedi



**Hannah P. Clark/Enyedi
10605 Furnace Road, Lorton, VA 22079
Owner: Fairfax County Park
Authority**

**Old Colchester Park and Preserve
Mount Vernon Supervisory District**

RESIDENT CURATOR PROGRAM
INVITATION TO SUBMIT APPLICATION FOR CURATOR

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SECTION A: APPLICATION SUBMISSION

DUE DATE: **Friday, July 5th, 2019**

The County of Fairfax, Virginia ("County") and the Fairfax County Park Authority ("FCPA") invite interested parties to submit an application for the curatorship of

Hannah P. Clark/Enyedi
10605 Furnace Road,
Lorton Virginia 22079

Application Submittal Instructions

Submit five (5) copies of the completed Application by the due date to:
Fairfax County Park Authority
Resource Management Division
Attn: Stephanie Langton, Resident Curator Program Manager
9601 Courthouse Road
Vienna, VA 22181

(Include on the face of the envelope the property's name and address.)

Review of applications will begin upon expiration of the due date. Therefore, applicants are strongly advised to submit their applications on time to ensure consideration by the County and FCPA. The Invitation to Submit Application (ISA) consists of 30 pages. Applicants should examine the ISA and its table of contents to ensure that all pages are included. The County and FCPA assume no responsibility for an application submitted on the basis of an incomplete ISA package.

Applicants are expected to review all requirements and instructions and furnish all information required by this ISA. Failure to do so will be at the applicant's risk. The County and FCPA reserve the right to waive formalities in any application, and may, if they determine that such action is in the best interests of the County, select an application which does not conform in all details with the requirements of this ISA. Likewise, the County reserves the right to reject any and all applications.

This ISA does not commit the County to enter into any disposition of real property interest; or to pay any costs, including costs associated with any studies or designs, incurred by any party in the preparation and submission of an application.

A hard copy of this application can be obtained from the project manager upon request.

Applications will not be returned and will be retained in the records of FCPA subject to the Virginia Freedom of Information Act and the document retention policies of the Library of Virginia.

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Inquiries and Explanations

All inquiries concerning this ISA should be directed, in writing, to:
Fairfax County Park Authority
Resource Management Division
Attn: Stephanie Langton, Resident Curator Program Manager
9601 Courthouse Road
Vienna, VA 22181
Stephanie.Langton@fairfaxcounty.gov
(703) 324 - 8791

Any explanation desired by an applicant regarding the meaning or interpretation of this ISA must be submitted and received in writing no less than seven (7) business days prior to the application due date to allow sufficient time for a reply to reach the applicant prior to the submission of their application. Verbal explanations or instructions shall not be binding on FCPA or the County.

Application Instructions

Applications must follow the outline, supply all of the information requested below, and demonstrate the ability of the potential curator to undertake a challenging and complex assignment. Applications must be feasible and should reflect an understanding of the historic qualities of the property and their value. It is intended that the substance of an application, as approved by FCPA and the County, will be incorporated into all agreements.

A cover letter is required with all applications.

Applications must include responses to all sections. **No section should be left blank.** If a section does not apply, "not applicable" should be indicated. Failure to answer all questions completely will delay the processing of an application. Provide responses in the spaces provided and attach additional sheets or documentation as necessary.

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SECTION B: APPLICANT INFORMATION

List the names, addresses and telephone numbers of each individual applicant, or all principals, partners, members or shareholders. Attach additional sheets if necessary.

Applicant's Name Amy McAuley		
Address [REDACTED]		
City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Email [REDACTED]		Telephone [REDACTED]
Alternative Telephone Number [REDACTED]		

Additional Applicant's Name, if applicable Stacy Giltner		
Address [REDACTED]		
City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Email [REDACTED]		Telephone [REDACTED]
Alternative Telephone Number [REDACTED]		

Additional Applicant's Name, if applicable		
Address		
City	State	Zip
Email		Telephone
Alternative Telephone Number		

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SECTION C: PROPOSED USE

Residential Use Only

Part 1: Use Summary

Provide a narrative summary of the proposed use of this property. Be sure to describe how the proposed use is compatible with:

- The long-term preservation of the house and its associated cultural landscape;
- FCPA's mission and management of park;
- The surrounding neighborhoods;
- The historic value of the house; and
- The historic context and heritage associated with the park

We are proposing to use this historic structure and adjacent garage for our primary residence and artistic/crafts studio. Both of us are artisans and craftspeople, working in a variety of materials, including wood, stained glass and leather. We were planning on relocating to Virginia at some point soon and this opportunity with the Hannah P Clark house has offered us not only a wonderful way to live in Virginia but help save a piece of Virginia history that highlights one of the "areas most memorable residents" (Old Colchester Park and Preserve-Master Plan, 2015, pg 54)

The house in its current situation is suffering from a lack of maintenance and monitoring. Having a curator based at the house on a permanent basis will allow the backlog of repairs and upkeep to be eliminated. I, as a historic preservation contractor am uniquely qualified to undertake this task. I am currently in the process of moving my carpentry business to Virginia and obtaining my contractor license in that state.

By living and working at the site we would ensure that there is no unauthorized site use or excavations of any kind. This monitoring would help preserve the integrity of the cultural and natural resources that are defined in the Master Plan for Old Colchester Park. We would also work in tandem with Fairfax County to reduce nonnative species within the immediate surroundings of the house and help encourage the population of unique fauna that make up this preserve.

After the Rehabilitation phase, the house will serve as a wonderful example of post-Civil War era vernacular building. Once the work concludes the public will have a more complete understanding of the history of the house and its construction methods and materials. The preservation of the peeled logs in the Period I section will be a high priority. The use of peeled logs is uncommon in the area with only a few examples remaining (Historic Structures Report, 2014, pg 22). The importance of saving as much original fabric from the Period I era is critical, but in keeping with the Rehabilitation Standard in the Secretary of the Interior Standards for Historic Structures, all eras of the structure will be documented and preserved for the public to the best of my abilities.

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SECTION D: PUBLIC BENEFIT

The Resident Curator Enabling Legislation requires reasonable public access consistent with the property's nature and use at least twice per year. Describe the scope and nature of the public access, and any projects / programs / services that will fulfill this requirement.

My offer of public access is three-fold; demonstrations, workshops and open house events.

Demonstrations: As one of the few practitioners of 18th century architectural joinery in the country I am offering to demonstrate my skills to the public. These demonstrations can encompass sash and door joinery which I use at George Washington's Mount Vernon, the running of 18th c. moldings and/or the creation of house parts using traditional tools and techniques. I have held demonstrations on an international level for the past 11 years at various conferences and events.

Workshops: I am willing to hold a workshop once a year for Fairfax county residents on how to restore historic windows and doors. I usually charge admission to my workshops but will waive that fee for Fairfax County. The former Furnace Road Studio space in the red metal shed would serve as an ideal place to hold such a workshop. I am also willing to provide consultation services for a waived fee to fellow Residential Curators on the subject of window/door restoration and conservation.

Rehabilitation Access: During the years of work on the house we would once a year provide public access to the process. This open house event would give citizens an opportunity to see how the work is done and give them an opportunity to ask questions about the process. Any discoveries or unique finds that occur during the Rehabilitation phase can be highlighted during this event.

I am also proposing to start a blog for the benefit of the larger public and for those who are unable to attend the open house events. This blog will detail the restoration of the house and grounds. This web presence would provide Fairfax County an opportunity to advertise the Residential Curatorial Program or a place to notify the public about upcoming events



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REHABILITATION AND MAINTENANCE PLAN SUMMARY

Curator terms are comprised of a Rehabilitation Phase and a Continued Maintenance Phase. The Rehabilitation Phase involves the major improvements required by contract, as well as routine maintenance of the curator structures and grounds in accordance with the Resident Curator Program's "Maintenance Guidelines and Checklist". Upon completion of the Rehabilitation Phase, the curator enters into the Continued Maintenance phase, during which the curator shall continue to repair and maintain the property, including the curator structures and grounds, as necessary on a continuous basis during the remaining lease term.

SECTION E: REHABILITATION PHASE

Work Plan with General Schedule

Applicants are expected to review the property's Conditions and Treatment Report.

Each property in the Resident Curator Program has such a plan, completed by a professional third-party consultant, to assess the condition of the property and determine the necessary improvements, with itemized cost estimates. This document serves as the basis for the curator's rehabilitation work-plan. Curators are required to address each of these improvements in their work plan, unless directed otherwise.

Document Links

[Hannah P. Clark/Enyedi Conditions and Treatment Report](#)

[Hannah P. Clark/Enyedi MEP Assessment](#)

Documents are also available on the Resident Curator Program website:

<https://www.fairfaxcounty.gov/parks/resident-curator-program>

Describe how the rehabilitation phase of the project will be carried out, including the required improvements listed in "Treatment Plan," in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on "Resources").

Designate who will complete the work and include a general schedule with milestones for improvements. The selected applicant for curator will develop a detailed schedule of improvements that will be included in the lease.

Work Plan with General Schedule

See Appendix A.

I have used the itemized list of tasks from the Condition and Treatment Report as the basis for determining the workplan and schedule. If I have made any adjustments to costs or descriptions they are in red text. I also include a reason for the adjusted cost, mainly concerning the amount of time necessary to complete a task. In calculating the costs I am using the hourly rate I charge for carpentry unless specified that the hourly is my consultation rate.

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Proposed Alternatives or Amendments to Required Improvements

Describe any proposed alternatives or amendments to the required improvements, found in the “Conditions and Treatment Report,” and provide justification.

Once the required improvements have been completed or well in hand there are a few Amendments that I would like to propose:

Historic Front Porch

The physical and documentary evidence for the restoration of the front porch are numerous. Granted the restoration of the porch would eliminate Rooms 103-106, I believe the value and benefit of the porch would outweigh the loss of these spaces. Rooms 103-106 are awkward and of limited use in their current configuration. The physical evidence present for this restoration is outstanding when compared with other similar projects I have worked on. During two site visits the original siding, porch beams, and ceiling boards were clearly visible and in good condition. Contained within the Historic Structures Report (pg. 30) and the Condition/Treatment Report (pg. 7) is a conjectural architectural drawing of the porch. This drawing would serve as a starting point for the work to bring the porch back. The documentary evidence is also excellent with two historic photographs of the porch (Condition Report pgs. 14, 15) showing the configuration of the railings, brackets and porch columns.

Installation of Era Appropriate Shutters

Using historic structures in the area I will develop a design for a more suitable shutter for the main house. There is some existing evidence on the window casings that will help guide the type of hardware that would be applicable. The design will involve dialog with the Fairfax County before the building phase would proceed. I will undertake the construction of the shutters which has similar joinery to sash and doors. This project would have multiple opportunities to engage the public, from a workshop to multiple postings on the blog page.

Reconfigure of the Bathroom

The second floor bathroom is a bit antiquated for modern living. The potential to upgrade and improve this space is present and would be in keeping with the Secretary of the Interior Standards for Rehabilitation. In addition to improved space, the tangle of plumbing behind the tub could be cleaned up and made more efficient. Some repairs to these pipes have been needed since at the time of my walkthrough there was a leak in that plumbing that made its way down to the historic Period I ceiling joists.


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Description and Documentation of Donations

Describe in detail all labor, material, or services proposed to be donated by any third party sources. Written commitments for such labor, material, or services must be provided as an attachment to the application.

Proposed Services and Labor that may be donated:

My colleagues that work at George Washington's Mount Vernon have agreed to provide consultation and minimal labor donations. These include the following:

Steven Stuckey, PA(AIC)
Architectural Conservator  Date July 2, 2019

Steve's expertise is in the conservation of all aspects of historic structures, including lath and plaster systems, masonry and historic paint analysis. Steve has agreed to give counsel on the best methods for rehabilitating the plaster surfaces at the Clark house. He is also willing to provide information on historic paints and colors that would be era-appropriate.

Brad Collins
Assistant Preservation Carpenter  Date July 2, 2019

Brad is a graduate from the American College of the Building Arts in Charleston, SC where he specialized in timber framing, roofing and carpentry. He is the current assistant preservation carpenter at George Washington's Mount Vernon. Brad worked for several years with Peter Post Restoration out of Richmond, Virginia where he gained valuable knowledge in preservation and restoration work. Brad has agreed to provide consultation on the framing and log work that will be a part of the work at the Clark house. Brad will also provide guidance on the roof and roof framing.

Dave Weir
Head Preservation Carpenter  Date 7/2/2019

Dave is the current head preservation carpenter at George Washington's Mount Vernon. Dave has vast knowledge in carpentry and is skilled in wood conservation repair work. Dave has agreed to provide counsel on infill repairs, material procurement and the conservation of the peeled logs.

See Appendix B for ~~letters of commitment~~ and resumes.

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Sustainability

Describe any proposed historically appropriate, environmentally sustainable building technology and practices that will be used in the rehabilitation, maintenance, and/or operation of the property, in compliance with the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (See link on "[Program Information, Scope and Parameters](#)" document).

The ways in which we will use environmentally sustainable building practices and technologies during the Rehabilitation through the Maintenance phases are as following:

Waste Management

Waste is one of the biggest issues on rehabilitation and restoration projects. We are committed to recycling as much of the waste that is generated during the rehabilitation phase as possible. This may mean traveling farther to a recycling company rather than dumping debris into the trash. The reuse of viable materials will also be undertaken, for example the railroad shed possesses a hazard and will need to be taken down after adequate documentation some of the lumber could be used in some aspect on the property or recycled.

Efficient Fixtures

During the course of the rehabilitation if an appliance or fixture is in need of replacement a high efficient model will be selected. For example, selecting low flow facets and toilets instead of standard use models to help cut down on utility and resource costs. Usually high efficiency appliances have a smaller footprint than the usual standard ones so I don't anticipate any modifications to the house to accommodate such upgrades.

Sustainable Practices

By sticking to the Secretary of the Interior Standards for Rehabilitation, sustainable practices are inherent within those standards. In saving as much historic fabric as possible we will be keeping a great deal of debris out of the trash system. I will be using reclaimed lumber for any infill repairs on the house, not only does this cut down on using new material but the repair is more stable and has a longer lifespan.

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Accessibility

All proposed curators must comply with applicable requirements of the Americans with Disabilities Act as the buildings are public facilities under Title II of the ADA (state and local governments) Describe how the requirement for public access at least twice per year will be met, including “programmatic” access under the ADA, by either making physical modifications or programmatic accommodations. Programmatic could include a video tour, brochures with photos, etc.

Providing for access for all guests during the twice-yearly events will be as follows:

Open House Events

A temporary wheelchair ramp will be placed outside of the double doors to Room 108. Once within Room 108 a video tour of the work being done on the house will be presented. This video will play on a loop so that if the first part was missed then the guest will be able to see it again. The curator will be accessible to all guests for questions. Within Room 108 will be literature outlining the work and some of the techniques being used in the restoration work along with a sampling of tools and materials.

Demonstrations and Workshops-

During these events the very large double doors to the “Red shed” building can be opened to allow for easy access for all guests. Both the demonstrations and workshops will take place in the Red Shed due to space limitations within the house itself.

Web Page

The work on the Hannah P Clark house will be documented and accessible for all on a blog page and possible social media pages. This page will be active for the duration of the lease. After the active rehabilitation phase the page could be used for content about Old Colchester Park activities and learning events.

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SECTION F: EXPERIENCE AND QUALIFICATIONS

Applicant's General Qualifications

Provide a narrative summary of the applicant's experience and qualifications to undertake, implement, and manage the rehabilitation, reuse and maintenance of the historic property. Include the applicant's resume or CV, and references to support such experience and qualifications. Supplemental material describing pertinent projects, including visual aids, is encouraged but not required.

Amy McAuley is the owner of Oculus Fine Carpentry. Started in 2002, Oculus specializes in the conservation and construction of period windows and doors. Notable projects include George Washington's Mount Vernon in Virginia, North Head Lighthouse in Washington State, Heceta Head Lighthouse and Yaquina Head Lighthouse both on the Oregon coast. Amy has a Bachelor of Arts degree from the University of Oregon, one year of post baccalaureate work in Architecture at Portland State University and 20 years of on-the-job experience in historic structures. Her emphasis is in working with traditional tools and techniques to conserve and build sash and doors for historic structures. In 2018 she was awarded a Fellowship from Winterthur Program in American Material Culture to study 18th century door joinery. In Oregon, Washington, and Idaho her focus is on 19th century buildings. She has demonstrated and conducted workshops widely across the US and in Canada. She also taught for 7 years at the Pacific Northwest Field School run by the University of Oregon.

See Appendix C for resume, references.

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Include a list of all of the following actions which have become final in the three years prior to the application submission:

1. Willful violations, violations for failure to abate, or repeated violations, for which the applicant was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
2. Three (3) or more serious construction safety violations for which the applicant was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
3. Termination of a contract between the applicant and any public entity for safety violations.

If the applicant has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

Not Applicable.

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Applicant's Specialized Skill in Historic Preservation

Describe the applicant's specialized skills in historic preservation projects, including any relevant experience with the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on "[Program Information, Scope and Parameters](#)" document).

Capabilities and Expertise in the following areas:

- Documentation of architectural elements that exceed HABS Standards.
- Condition Assessment of windows and doors as outlined in the Window Preservation Standards.
- Careful deconstruction of historic fabric.
- Plaster and drywall repairs.
- Historic paint and coatings.
- Window conservation.
- Door conservation.
- Building of period appropriate windows and doors.
- Running of period appropriate historic moldings.
- Microscopic ID of wood.
- Residential framing and general carpentry.
- Installation of period appropriate trim.
- Repairs to exterior envelope.
- Installation of insulation.
- Infill repairs ("dutchman") in historic wood surfaces.

See Appendix D for examples of Applicants skills in Historic Preservation.

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Professional Service Providers' General Qualifications

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc.

See Appendix E for resume.

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Include a list of all of the following actions which have become final in the three years prior to the application submission for any such providers, contractors or subcontractors listed:

1. Willful violations, violations for failure to abate, or repeated violations, for which the provider, contractor or subcontractor was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
2. Three (3) or more serious construction safety violations for which the provider, contractor or subcontractor was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
3. Termination of a contract between the provider, contractor or subcontractor and any public entity for safety violations.

For each provider, contractor or subcontractor that has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

None

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Professional Service Providers' Qualifications in Historic Preservation

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in the rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc. pertaining to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on "[Program Information, Scope and Parameters](#)" document).

See Appendix E for examples of projects that pertain to The Secretary of the Interior's Standards for the Treatment of Historic Properties.

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SECTION G: ESTIMATED PROJECT COSTS

Use the table below to summarize proposed expected costs (Attach more detailed breakdowns if desired). Please see the property's Conditions and Treatment Report and MEPAssessment, for reference to estimated project costs.

PROJECT COSTS BUDGET		
Cost Category	Amount	Total Amount
Hard Costs		183,853
General Conditions (mobilization, temporary facilities)	0	
Site Work	0	
Excavation	0	
Foundation	480	
Demolition	3500	
Superstructure	24,295	
Floor Structure	10,800	
Roof Structure & Cover	20,756	
Doors & Windows	53,490	
Interior Construction	28,835	
Plumbing	1980	
HVAC	7250	
Electrical	9555	
Sprinklers	0	
Conveying Systems (if applicable)	0	
Utility Upgrades (electrical, water, sanitary)	5650	
HAZMAT Abatement	0	
Specialties	0	
Clean up	0	
Miscellaneous	553	
Construction Contingency (¹⁰ _____ %)	16709	
Soft Costs		6628
Architectural Fees	0	
Engineering Fees	3718	
Third party HAZMAT inspection, testing, and monitoring	0	
Other Design Fees	0	
Commissioning HVAC, sanitation systems	0	
Construction Period Interest	0	
Other Financing Fees	0	
Other Consulting Fees	1200	
Permits and Licenses	1000	
Construction Administration fees	0	
Other Soft Costs	0	
Design Contingency (¹² _____ %)	710	
Other Project Costs		0
TOTAL PROJECT COSTS		190,481

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SECTION H: ADDITIONAL CURATOR EXPENSES

The Resident Curator Program uses a formula to derive the curator’s lease length, which takes into account the additional anticipated expenses that the curator will incur each year.

Credited Annual Maintenance Costs

The cost of ongoing maintenance of the property will be factored into the calculation of lease length to credit the curator for these expenses.

Maintenance items include but are not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. See “Maintenance Guidelines and Checklist” which outlines the annual and cyclical maintenance expectations of the curator.

While these costs may vary each year depending on the needs and conditions of the property, the Resident Curator Program establishes a dollar amount to use in its lease formula beginning with industry standards which advise on setting aside one percent of the property’s value for annual property maintenance. This calculation may then be adjusted to reflect previous maintenance costs for the property. While curators are not expected to bear this cost annually, this formula ensures that any big ticket item requiring maintenance by the curator is accounted for.

2019 Historic Replacement Value	Multiply the Historical Replacement Value by 1%	Total Annual Maintenance Expense
\$437,000	1%	\$4,370.00

Estimated Annual Occupancy/Management Costs

The curator can anticipate annual occupancy and management costs to include: utilities, any additional required liability insurance, legal fees, public benefit component, pro-rated property taxes, etc.

The dollar amounts used in the following table were calculated using previous utility bills and a Department of Tax Administration tax assessment for the farmhouse and one acre of leased property.

*Dominion Energy: \$692.95, taken from FY2018 Utility Expenses. Washington Gas: \$1,201.52 taken from FY2018 Utility Expenses. Property vacant during this time.

Utilities*	\$1,894.47
Real Estate Taxes	\$3,220.84
Other Miscellaneous Expenses	\$ 746
Total Estimated Annual Occupancy and Management Costs	\$5,861.31

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Total Estimated Annual Maintenance Phase Costs

Annual Estimated Maintenance Costs	\$4,370.00
Total Estimated Annual Occupancy and Management Costs	\$5,861.31
Total Estimated Annual Maintenance Phase Costs	\$10,231.31

Section I : Lease Term will demonstrate how these annual costs are factored into the Resident Curator Program's lease length calculation to the credit of the curator.

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SECTION I: LEASE TERM

According to the Park Authority's Enabling Legislation, FCPA must establish a Fair Market Rental Value (FMRV) for the property. For the purposes of this solicitation, FCPA is establishing a rent value of \$25,200 per annum for the length of the base term, as determined by an independent appraiser. The length of the lease term will be determined based upon the following:

- Annual Fair Market Rental Value (FMRV)
- Estimated Rehabilitation Project Costs
- Credited Annual Maintenance Costs: Including, but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. (See "Maintenance Guidelines and Checklist")
- Estimated Annual Occupancy and Management Costs: includes utilities, insurance, legal fees, public benefit component; prorated property taxes, etc.

Formula for Estimating Lease Length

Annual Fair Market Rental Value *minus* Credited Annual Maintenance Costs *minus* Estimated Annual Occupancy and Management Costs *equals* Adjusted Annual Fair Market Rental Value.

Total Rehabilitation Project Costs *divided by* Adjusted Annual Fair Market Rental Value *equals* Estimated Lease Term, in years.

The Credited Annual Maintenance costs and the Estimated Annual Occupancy and Management Costs are used to lower the Annual Fair Market Rental Value, which thereby increases the years of the lease, offering a nice benefit to the curator.

	Annual	Total
Rehabilitation Project Costs Provided by Applicant (Total Project Costs, see Section G)		\$ 190,481
Annual Fair Market Rental Value (FMRV)	\$25,200	
Credited Annual Maintenance Costs (see Section H)	\$4,370.00	
Estimated Annual Occupancy & Management Costs (see Section H)	\$5,861.31	
Adjusted Annual FMRV	\$14,968.69	
Rehabilitation Project Costs /Adjusted FMRV = Estimated Length of Lease, or Lease Term, in years	12.725 yrs	

Insert the estimated cost of your rehabilitation plan into this formula and state the estimated lease term. Please describe any considerations that you wish for FCPA to make in the negotiation of the lease term.

Estimated Lease Term, in years 12.7 yrs

Recommendation	Quantity	Unit	Unit Price	Cost	Comments	Adjusted Cost	Adjustment Reason	Performing work	Timeframe	12-36 months	36-60 months	60-84 months
Recommendation Priorities												
Engage a structural engineer to perform an investigation at the location of potential structural damage (see 1000)	12	hr	169	2028	At current WIE contract rates			engineer firm	6-12 months			
Replace cracked glazing (see 1000)	5	ea	110	550		120	2 hrs x materials	curator				
Replace light fixture in room 100 due to heat hazard	1	ea	250	250				curator				
Exterior												
Perform insect and pest treatments to minimize insect activity	1	ea	450	450	Cost for initial service, repeat service is recommended			licensed pest control company	6-12 months			
Perform and schedule cyclic maintenance tasks	1	ea	500	500	pest Rehabilitation Phase?	450		curator				
Remove all toxic, split and deteriorated wood. Perform wood with figure of 10% (more than 50% of element)	30	lf	27.5	825	wood siding including chimney	1600	40 hrs x 1/2 inch material 2 hrs	curator				
Repair cracks in wood siding where possible	4	lf	30	120		130	5 hrs x 1/2 inch material	curator				
Evaluate locations of missing areas of wood in siding. If material is missing from an area repair will be performed	4	lf	25	100		5/25	1 hr	curator				
Reattach any loose siding. Check for any longer fully attached.	2	lf	15	30		65	2 hrs x 1/2 inch material	curator				
Remove abandoned embankments and seal holes in order to prevent water infiltration	8	ea	30	240		425	2 hrs x 1/2 inch material	curator				
Seal around pipe penetrations through foundation to minimize	3	ea	17.5	52.5		130	2 hrs	curator				
Roof and seal cracked steps on the south facade	2	ea	10	20		180	2 hrs x materials	curator				
Evaluate flashings, if present at secondary roof and chimney to roof interface	4	hrs	169	676	at current WIE contract rates	676		engineer firm				
Repair or install flashing where there is missing or deteriorated	70	lf	25	1750	at current WIE contract rates	1750		engineer firm				
Evaluate gas flashing to determine if metal needs to be cleaned and corrosion inhibitor coating applied.	1	hr	169	169		169		engineer firm				
Replace cap flashing if missing material due to corrosion	10	lf	25	250		250		curator				
Remove all loose and deteriorated paint to a clean wood substrate	825	lf	22	18150	wood siding assuming 50% of surface is deteriorated	12400	6 hrs x 1/2 inch material	curator				
Clean and repair wood siding using repairs have been made	1650	lf	3	4950	not including french doors, assuming 50% paint deterioration	6100	2 hrs x materials	curator				
Remove all loose and deteriorated paint to a clean substrate. If repairs are required to re-engage connection.	65	lf	3	195		130	8 hrs	curator				
Replace non-historic storm doors at the east facade	2	ea	50	100		140	2 hrs @ consulting rate	curator				
Clean and repair all doors once repairs have been made	135	ea	300	600	4 solid doors, 4 screen doors, 2 french doors, both sides	600		curator				
Replace deteriorated weatherstripping at doors to ensure they	110	lf	5	550	6 doors including french doors and threshold. Spring lubricate will be used as it is more exp	750	23 hrs x materials	curator				
Remove acrylic material covering windows	7	ea	100	700	4 exterior acrylic, 3 interior acrylic	450	8 hrs x spring bronze 1 hr	curator				
Remove flaked and deteriorated paint at window surfaces	200	lf	3	600	17 windows, assuming 50% of paint will need to be removed from interior and exterior.		\$1600 covering the completion work. A contractor will be used to perform paper work estimates. Use Windows Book to sample of any investment form.	curator				
Remove caulking, including sash channels and sills. (National Inventory of Painted Walls). Any cracked glazing joints will be replaced.	2	lf	27.5	55	includes 2 windows on 2nd floor	55		curator				
Inspect all traps, pipes and machines. If trapping is required	375	lf	3	1125	17 windows, assuming 100% of paint will need replacement	17000	2 hrs x materials	curator				
Repair hinged ventilation windows in the cellar to close. Replace screens to allow for ventilation of the cellar but keep screen out	6	hr	169	1014	Allowance for inspection does not include repairs.			curator				
Monitor areas of previous water infiltration below windows after work is complete to ensure leakage has been repaired	1	ea	150	150	2 x 1' window	160		curator				
Option: Replace non-historic window shutters with more era appropriate shutters.	4	hr	169	676		680		curator				
Replace asphalt shingle roof	33	ea	120	4115	15 existing shutters and 18 missing shutters. Assuming 100% replacement.	15100		curator				
Structural evaluation of sagging rafters in Period 1 section of roof	1190	lf	15	17850	At current WIE contract rates	17350		curator				
Coordinate work with removal of asphalt roof.	4	hr	169	676		676		curator				
Ensure string and batten work is in place to ensure they are adequate for water flow.	8	hr	169	676		676		curator				
Reinstall batten at the east open porch steps	275	lf	5	1375	at current WIE contract rates	0		curator/pest contractor				
Clean and seal wood deck and benches	13	lf	27.5	367.5		0	Paint removed	curator				
Remove any loose, soft and deteriorated wood from deck.	1	ea	200	200		0	Paint removed	curator				
Replace broken glass at light fixture on south facade	4	ea	50	200		200	1 hr x material	curator				
Clean all light fixtures	4	ea	50	200		200		curator				
Interior												
Minor cracks, damage and deterioration in finishes should be repaired with appropriate material. Some areas will need to be taken back to framing or sub.	70	lf	38.3	2681		2695		curator				
Monitor areas with previous water damage to ensure there are no further issues	4	hr	169	676		680	allowing ventilation rate	curator				
Repair wall and ceiling to represent the typical interior finishes of the period of historical significance	5000	lf	3.5	17500	Assume all walls and ceilings are painted	19500		curator				
Evaluate potential use for Room 103 and consider removing wall to create a larger room	275	lf	6	1650		1650		curator				
Reattach crown molding (no areas that are becoming detached in isolated locations)	3	lf	15	45	2 locations	105	1 hr x material	curator				
Replace missing baseboards with appropriate profiling and dimensions typical of the time period of significance.	105	lf	20	2100	3 rooms on 2nd floor	2665	23 hrs x profile 1 hr x material 1 hr x material	curator				
Reattach crown molding (no areas that are becoming detached in isolated locations)	8	lf	750	5840	1 other approximately 8ft long	330	8 hrs x material	curator				
Clean floors starting from concrete surfaces in the cellar using the most gentle cleaner possible. Minimize water coming into contact with the terra cotta floor	15	lf	3	45		300		curator				
Remove caulk from base of wall where it represents a typical interior finish of the time period of historic significance	900	lf	12	10800		10800		curator				

Remove and replace non-historic linoleum floor tiles.	125	sf	30	1250	44% of non historic wood, 125% of nonhistoric linoleum tiles	1250		curator					
Clean and repaint or refinish all doors. Repair at joinery and areas of minor damage.	18	ea	245	4410	18 doors 7' x 2'	4410		curator					
Replace any missing thresholds	4	lf	30	120	2 thresholds at 2' long	120		curator					
Replace damaged non-historic door to Room 103	1	ea	250	250		250		curator					
Replace missing historic doors and hardware with materials appropriate of the historic time period.	4	ea	250	1200	1 missing door, 3 historic doors missing hardware	2500	1000 missing door replacement, 1000 hardware	curator					
Option- Replace contemporary doors (doors dating after 1960) with more historic appropriate doors	15	ea	300	4500	not including any exterior doors	12750	800 door to match historic door + 1200 door + hardware + install	curator					
Clean all interior light fixtures	18	ea	50	900	Approximate 1 per room	900		curator					
Clean or replace all plumbing fixtures and appliances as required. Existing fixtures are not historic.	6	ea	400	2400		2400		curator					
Summary													
				Total		118057.88		Curator Adjusted Total					
				Total with Options		122182.88		Curator Adjusted Total with Options					144067

STEVEN STUCKEY

SUMMARY

Architectural Conservator experienced in assessing, specifying, and administering treatments to historic architecture. Committed to preserving, repurposing, and communicating significance of our nation's built heritage, and an energetic self-starter with excellent analytical, organizational, and creative skills.

SELECTED PROFESSIONAL HIGHLIGHTS

- Conducted over 90 architectural condition assessments in 18th, 19th, and 20th century buildings.
- Specified over \$4,600,000 in interior and exterior architectural preservation projects, including prioritizing yearly work plan and associated budgets.
- Managed \$723,000 of preservation projects and infrastructure updates.
- Supervise and review preservation and conservation project efforts of Preservation Carpenters, Preservation Specialist, Architectural Conservators, a Volunteer, and any contracted specialists.
- Co-developed fundraising video that generated \$250,000 in donations for stabilizing and restoring George Washington's cupola.
- Direct weekly window preservation volunteer program.
- Co-planned updates to modern infrastructure in 18 historic buildings.
- Projected ten-year forecast of architectural preservation projects for a National Historic Landmark.
- Awarded \$2,200 in grant funds to participate in professional development and research programs.
- Streamlined condition assessment forms utilizing open-source software for mobile devices.
- Developed and facilitated window preservation workshop for local professionals.
- Submitted Historic American Buildings Survey addendum for Ladies' Literary Club of Ypsilanti.

SELECTED SKILLS

- Repaired and restored joinery, muntins, and profiles for thirty wood sashes using hand and machine techniques.
- Restored flat plaster with traditional lime-aggregate mix and 18th century techniques for historic buildings.
- Replicated wood columns, balustrades, shutters, and window openings for seven clients.
- Conducted paint sampling and thin-section analysis on elements for six interior spaces.
- Examined petrographic mortar samples for four structures.
- Documented architectural elements, spaces, and elevations using field and digital drawings.

PROFESSIONAL EXPERIENCE

- **Architectural Conservator**, George Washington's Mount Vernon Estate and Gardens, Mount Vernon, VA (2014-Present)
- **Eastern Michigan University**, Historic Preservation Graduate Assistant, Ypsilanti, MI (2013-2014)
- **Ashford University**, Associate History Faculty, Online (2013-Present)
- **Community Building and Restoration, LLC**, Seasonal Restoration Carpenter, Milwaukee, WI (06-08/2014)
- **Association Management Center, Inc.**, Account Coordinator—Metal Construction Association, Chicago, IL (2012-2013)
- **Association Management Center, Inc.**, Account Administrator—Metal Construction Association, Chicago, IL (2011-2012)
- **Schnucks Markets, Inc.**, Retail Associate, St. Louis, MO (2001-2011)

EDUCATION

- **Master of Science**, Historic Preservation, Eastern Michigan University (2015)
 - Selected Coursework:
 - Historic Building Systems
 - Materials Conservation I
 - Materials Conservation II
 - Architectural History
 - Funding Preservation Projects
- **Master of Art**, History, University of Missouri-St. Louis (2010)
- **Bachelor of Art**, History, University of Missouri-Columbia (2007)

SPECILIAZED TRAINING

- Architectural Paint Analysis, Instructor: David Arbogast, International Preservation Studies Center (2018)
- Microscopy for Pigment and Fiber Identification, Instructor: Gary Laughlin, Ph.D., McCrone Research Institute (2016)
- Planning Tools for Preservation: HSRs and Maintenance Plans, Instructor: Alfonso Narvaez, National Preservation Institute (2015)
- Historic Property Management: Materials to Systems, Instructor: Alfonso Narvaez, National Preservation Institute (2015)
- Interior Plaster: Restoration and Preservation, Instructor: Tim Stohl, Campbell Center for Historic Preservation Studies (2014)
- Traditional Flat Plaster Restoration, Instructor: Blair Bates, Eastern Michigan University (2014)
- Timber Framing, Instructor: Steve Stier, Stone Coop Farmstead (2013)

- Window Sash Restoration and Repair, Instructor: Bob Yapp, Belvedere School for Historic Preservation (2013)

SELECTED AWARDS, GRANTS, PRESENTATIONS, AND PUBLICATIONS

- Presenter, "Restoring Mount Vernon's Historic Windows," Wisconsin Historical Society's Webinar Series, May 2018.
- Author, "Alternative Weather Stripping for Historic Window Sash," *Association for Preservation Technology Bulletin* 49, no. 1 (Spring 2018).
- Presenter, 2017 Blue Room Facebook Live Outreach, Mount Vernon Ladies' Association, October 2017.
- Presenter, "Exposing Graffiti in George Washington's Cupola," Paper presented at 45th Annual Meeting of American Institute for Conservators of Historic and Artistic Works, Chicago, IL, May 2017.
- Instructor, "2016 APT DC Window Restoration Seminar," Association for Preservation Technology DC Chapter's Training Series, June 2016.
- Grantee, Pause Week Fund, Mount Vernon Ladies' Association, 2016.
 - Purpose: funding for specialized research related to Mount Vernon's preservation.
- Presenter, "Window Challenges at George Washington's Mount Vernon Home," North American Window Preservation Summit II, Mount Carroll, IL, September 2015.
- Grantee, Keepers Preservation Education Fund, Maine Community Foundation, 2015.
 - Purpose: funding for specialized training for new preservation professionals.
- Award Recipient, Lewis E. Atherton Award, Missouri Historical Society.
 - Purpose: prize for most outstanding master's thesis written on Missouri history in 2010.

PROFESSIONAL AFFILIATIONS

- American Institute for Conservators of Historic and Artistic Works
- The Early American Industries Association
- Society for the Preservation of Old Mills

Brad Collins



EXPERIENCE

- Preservation carpenter**, Mount Vernon, Alexandria, VA
• Repair and replace historic fabric
- Joiner**, Triton International Woods, Tarboro, NC 2018-2019
• Layout/cut/raise timber frames & custom furniture
- Preservation carpenter**, Peter Post Restoration, Richmond, VA 2015-2018
• Fabricate and install wood shingle roofing
• Restore, replace or support historic framing & trim work
• Document, assess & dismantle 18th c. farmhouse
- Timber Framer**, Finch Woodworks, Mt. Jackson, VA 2015-2017
• Worked as a joiner in timber frame shop Intermittently
• Felled/milled material for custom frame
• Worked on Star Barn restoration, Elizabethtown, PA
- Timber Framer**, Trillium Dell Timberworks, Knoxville, IL 2014-2015
• Worked as a joiner in timber frame shop
• Restored timber frames, windows, and millwork
- Owner- Live Edge, Carpentry & Preservation**, Charleston, SC 2012-2014
• Renovated commercial spaces in historic downtown Charleston
• Participated in the dismantling of a 19th c. barn in Argyll, NY
- Intern- Timber Works of Distinction**, Pilot, VA Summer 2011
• Restored the barn at Poor House Farm in Loudon County, VA.
- Intern- Columbus, Georgia Historical Society**, Columbus, GA Summer 2010
• Restored windows at the Eagle & Phoenix Mill
- Owner- Collins Contracting, LLC**, Virginia Beach, VA 2006-2009
• Custom carpentry repair and remodeling

EDUCATION

American College of the Building Arts (ACBA) Charleston, SC 2009 - 2013
Bachelor of Applied Science in Timber Framing
Valedictorian of my class

Professional Experience:

June 2015-Present

Senior Preservation Carpenter - George Washington's Mount Vernon

Ongoing Duties

- Create conditions assessments of historic structures
- General maintenance of structures in historic area
- Developing strategies for building maintenance
- Coordinating with other departments to maintain historic core and reconstructed buildings
- Engage with visitors to Mount Vernon who have questions about historic structures

2018 - Summer

- Supervised intern from the American College of the Building Arts
- Evaluation and restoration of the North Garden House
- Design, setup, collect data, and troubleshoot the technology for a study on rehydrating wood to reduce warpage

2018 - Spring

- Restoration of the East and West exterior walls of the North Dependency

2017 - Winter

- Evaluation and restoration of the wood floor in the central passageway of the Mansion

2016 - Fall

- Restoration of the Necessary adjacent to the gardens and restoration of the west and south exterior walls of the kitchen including inserting new sill plates

2016 - Winter and Spring

- Reconstructed part of the fence line using historic methods such as broad axing and adzing posts
- Consulted and helped prep materials for the construction of the new Boat Shed
- Cleaning of wall and attic cavities in preparation for fire suppression

2015 - Summer and Fall

Restoration of the Mount Vernon cupola, stabilizing of the salt and overseer's houses.

- Collaborated with supervising preservation carpenter to determine structural needs of the cupola and plan of action
- Removed pieces that were not able to be preserved from the structure and replaced with historically accurate materials
- Created custom replacement pieces to match the materials removed from historic structures
- Stripped paint using methods to preserve the wood underneath

2013 - 2015 - Self employed working on boats and small yacht repair and delivery, private carpentry jobs

- Plan and implement construction of custom workshop spaces inside of shipping containers for sailboat racing programs
- Troubleshoot and resolve fiberglass, structural, and mechanical problems on boats

2009 - 2013- North Sails- Sail repair team

- Repaired damage to custom made sails
- Operated large sewing machines to facilitate repairs
- Performance improvements to sails

2005 - 2009 Mount Vernon Ladies Association - Mount Vernon, Virginia

- Worked with a team of carpenters and masons to reconstruct the distillery and blacksmith shop from the ground up
- Restored the grist mill, gardener's house and porter's lodges.

2002 Jack Moore Chimney and Roofing

- Replaced and repaired roofs
- Repointed chimneys

2001 Assisted in a renovation of an historic schoolhouse in Nahant, Massachusetts and in the replacing of balusters on a Congregational Church in Dedham, Ma

1995-2001 Quantum Sail Design Group - Solomons, Maryland

- Design and manufacture of custom canvas for boats and service sails

Education:

- Master of Arts in Historic Preservation program at Goucher College
 - Winner of the 2018 Lee Prize for Diversity in Historic Preservation - Goucher College
 - Winner of the 2017 Lee Prize for Diversity in Historic Preservation - Goucher College
- St. Mary's College of Maryland - St. Mary's City, Maryland - B. A. History with an East Asian Concentration - graduated 2000

Amy Harrington McAuley

Licenses and Endorsements

- Contracting License, Oregon Board of Contractors, 2003-2016.
- Contracting License, Washington State, 2016-present.
- Contracting License, Virginia, pending.

Education

- Bachelors of Arts in Fine Art. University of Oregon, 1989-1993.
- Post-Baccalaureate study in Architecture. Portland State University, 2000-2001.
- Post-Baccalaureate study in Historic Archaeology, University of Leicester, 2017-2018.

Related Work Experience

- Preservation Joiner, George Washington's Mount Vernon, 2019-current
Responsible for creation and conservation of joinery on the historic structures.
- Owner, Oculus Fine Carpentry, 2002- current.
Responsible for bidding, billing, management and completing all labor for projects.
- Instructor, University of Oregon Preservation Field School, 2009- 2016.
Formation of curriculum and teaching of preservation and conservation of wood windows.
- Window Preservation Standards Collaborative, 2011
Advisor for Conservation, Illustrator
- Carpenter, Full Circa, Inc. and ARC Restoration Services, 1996-2002.
Responsible for supervising work sites, framing, demolition, rehabilitation of windows and moldings. Specialization in historic restoration projects and period remodeling.
- Apprentice, Portland Drywaller's Union #2451, 2002.

Notable Projects

- George Washington's Mount Vernon in Mount Vernon, Virginia- c. 1735
- Daniel Delaney House in Turner, Oregon- c. 1846
- Nishnabotna Ferry House in Lewis, Iowa- c. 1850
- A.T. Smith House in Forest Grove, Oregon- c. 1855-56
- Fort Dalles in The Dalles, Oregon- c. 1856
- Fort Simcoe in White Swan, Washington- c. 1856
- Pioneer Courthouse in Portland, Oregon- c. 1869
- Yaquina Head Lighthouse in Newport, Oregon- c. 1872
- Heceta Head Lighthouse in Florence, Oregon- c. 1883
- Coquille River Lighthouse in Bandon, Oregon- c. 1896
- North Head Lighthouse in Ilwaco, Washington-c.1892

Additional Training

- Microscopic Wood Identification Course, Suzana Radivojevic, PhD., 2015.
- Historic Wood Workshop, Association of Preservation Technology, 2009.
- EPA/HUD Lead Safety Training, West Regional Lead Training Center, 2009.
- University of Oregon Historic Preservation Field School; Shelton-McMurphey-Johnson House, Eugene, 2000.
- University of Oregon Historic Preservation Field School; Fort Warden, Port Townsend, 1999.

Presentations

- National Window Preservation Summit, Pine Mountain, KY. September 2017.
- Window Preservation Workshop, Grand Canyon, AZ. April 2017
- National Window Preservation Summit, Mt. Carroll, IL, September 2015.
- Visiting Artisan, Savannah Technology College, Savannah, GA. November 2014.
- Window Build and Restoration Class, Edgecombe Community College, Tarboro, NC. July 2013.
- Presentation, Association of Preservation Technology/Preservation Trades Network Joint Conference, Charleston, SC. Oct. 2012.
- Presentation, Association of Preservation Technology Conference, Victoria B.C. Oct. 2011.
- National Window Preservation Summit, July 2011.

Publications

- National Window Standards. 1st edition. 2013. Print

Press

- *The New York Times*, article in Home and Garden section, July 2011.
- *The Greenest Building*, documentary film, April 2011.
- *Preservation Magazine*, May 2007.
- *The Seattle Times*, article in Business and Finance section, January 2007
- *The Oregonian*, article in Business section, December 2006.

Memberships and Professional Organizations

- Preservation Artisan Guild
 - Tools and Trades History Society, UK
 - American Institute for Conservation
 - Institute of Historic Building Conservation, UK
 - Early American Industries Association
 - Founder, Window Preservation Standards Collaborative
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LIGNO LOGIC LLC



June 19, 2019

Dear Residential Curator Selection Committee:

It is with great pleasure that I write this letter of recommendation for Amy McAuley. I am a wood scientist and I teach in the Historic Preservation Program at the University of Oregon and work as an independent research consultant from my lab Ligno Logic in Eugene, Oregon. I have known Amy since 2013 when I was introduced to her highly acclaimed work in conservation of the wooden 19th century historic windows and doors. Ever since, we collaborated closely on a range of projects. We have taught together at the UO Historic Preservation Pacific Northwest Field School, Amy gave many guest lectures in the graduate course I teach, we have been involved in the Wood Conservation group that Amy started in 2013, and I often provide opinion on the conservation solutions for historic wood in her projects.

I have had a pleasure to follow Amy's ongoing work and see many of her completed restoration projects in Oregon and Washington that attest to her proficiency in restoration practices, managing of complex restoration projects, and implementing the Secretary of the Interior's Standards for the Treatment of Historic Properties. She performs every step of her work with meticulous attention to detail, whether it is the preliminary research, documentation or the actual hands-on work. Because of her expertise and professionalism, she is the most sought after and regarded as the finest preservation joiner in the region.

Amy's project planning and time management skills are outstanding and she applies the same commitment and reliability to coming to a meeting on time as to staying on track and follow through in complex projects. Amy has excellent interpersonal skills and is her communication style is clear, engaging, and efficient.

Amy stands out among her fellow practitioners because of her remarkable resolve in integrating scientific and historic knowledge into her work. This is best illustrated by the fact that in her restoration work, Amy uses historically accurate wood working techniques and tools. To be able to do so, Amy has spent many years and made extraordinary efforts researching historic methods, relearning traditional woodworking techniques, collecting original traditional tools and fabricating recreations of the original wood working tools that she uses in her work. Furthermore, she conducts an enormous amount of research pertaining to the material and historic aspects for each of her restoration projects that inform the choice of conservation methods. Amy has lifelong interest in education; both through pursuing her continuing education and as an dedicated and involved educator herself. Most recently, Amy has been accepted to a prestigious MA program in Historic Buildings Conservation Studies at the University of York.

Amy is self-driven, highly motivated and industrious person. But above all, she is passionate and enthusiastic about furthering her knowledge and skills. Beyond doubt, she has credentials, intellectual resourcefulness and personal qualities that make her well suited for a position of residential curator at your institution. I recommend her highly and without reservation. If I can be of any further assistance, or provide you with any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "S Radivojevic".

Suzana Radivojevic, Ph.D.

GEORGE WASHINGTON'S
MOUNT ★ VERNON

June 25, 2019

I am writing to give my strong support to the application of Amy McAuley to participate in the Fairfax County Resident Curator Program. Amy has worked with and for the Department of Historic Preservation and Collections at George Washington's Mount Vernon on a number of restoration projects over the last two years. During that time, she has proven herself an accomplished craftsman, a dependable project manager and an excellent colleague. She brings a wide variety of skills and an enviable facility to quickly master new skill to any project she tackles.

Initially, we contracted Amy in 2017 to handcraft a set bi-leaf, raised-panel doors to hang in the east entrance to the Mansion passage. Our architectural curator had recommended Amy for the project based on their participation at the annual summits of the Windows Preservation Standards Collaborative, where she had greatly impressed him with her knowledge and technical skill. Amy's proposal for our project was a standout from the usual contractor submittals, full of detail and thoughtful consideration of how to produce the most accurate and well-executed product for what is one of the most prominent and heavily-used doorways in the Mansion.

As the program head, I interacted with Amy daily during this project, and I am in a good position to assess her as both a craftsperson and a project manager. Upon arrival, Amy examined the 1954 doors that were currently in place. She took careful measurements and produced detailed working drawings. I have been a field architectural historian for two decades, and I have rarely seen Amy's equal in producing hand drawings that are as accurate as they are elegant. She did the same with the original eighteenth-century doors in the house, as well for fragments of an original door from our architectural collection. Amy's study of our doors identified the use of scribed joints, a configuration that is rarely seen today, and readily admitting that she had not previously executed such joints, but she travelled on her own time to North Carolina to consult with Roy Underhill, former master carpenter at Colonial Williamsburg, to unravel the mysteries of the scribed joint. Identifying and procuring specialized scribing chisels, they reverse engineered the technique. Amy returned to Mount Vernon and executed 60 scribed joints on the two leaves of the passage door.

Based on the success of the door project, we brought Amy back to undertake the restoration of the Mansion's Venetian window, one of the house's most important character-defining features. The project involved, removal of paint and putty, extraction of panes of glass, including several from the 1780s, conservation of the sash, re-glazing and painting. Amy utilized diverse conservation and restoration practices, using reversible epoxy techniques, glue fills, and the replication of small sections of deteriorated muntins, which she crafted by hand. Even with some unexpected repairs, the project came in on time and under budget due to Amy's careful management of time and resources. Her work met Mount Vernon's standards for preservation, which exceed even the Secretary of the Interior standards.

This year, we once again asked Amy to return to Mount Vernon as a term employee to oversee the conservation and rehabilitation of the 18 original windows of the Mansion's west front. The project



George Washington

GEORGE WASHINGTON'S
MOUNT ★ VERNON

entails the removal, documentation, conservation and reinstallation of 24 sashes. Amy developed a careful project scope and budget and the work has been unfolding as she predicted. On the project, Amy has been working with an assistant and an intern, and she displays excellent supervisory skills and ability to mentor these young professionals.

Finally, in addition to Amy's carpentry and management skills, I cannot praise enough her ability to work as part of a program. She is responsive, thoughtful, friendly, kind and funny. Our architecture team honestly hates to see her go, which is why we keep bringing her back. When in future we need to hire a full-time preservation carpenter, she will be the first person I contact, and this opportunity for her to relocate here as a resident curator, helps make that a more tangible prospect.

I cannot recommend more strongly that the county offer Amy McAuley a resident curatorship. She has a wide range of experience on structures from the 18th through the 20th centuries, and she will contribute far more to the program than you could ever imagine.

Sincerely,

Thomas A. Reinhart
Director of Preservation
George Washington's Mount Vernon
[REDACTED]

[REDACTED]

George Washington

Applicant's Specialized Skill in Historic Preservation

Types of repairs done by applicant that would be pertinent for work on the Hannah P Clark house.

Infill Repairs



Photo showing typical decay area on a molding.



Photo showing infill repair work completed before coatings applied.



Photo of repair area after coatings applied.

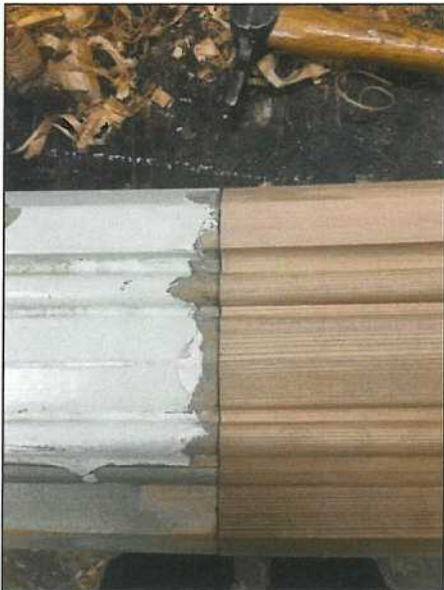
Running of historic moldings to match existing



planes necessary to complete the molding profile.



Photo showing lineup of
First of 200 lin. ft. run for a lighthouse project.



Existing molding on left. New run on the right



Molding installed in lighthouse.

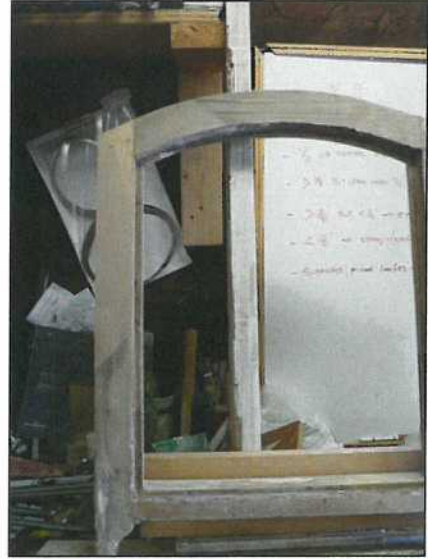
Recreation of period appropriate doors.



Recreation of historic door joinery at Mount Vernon using traditional tools.



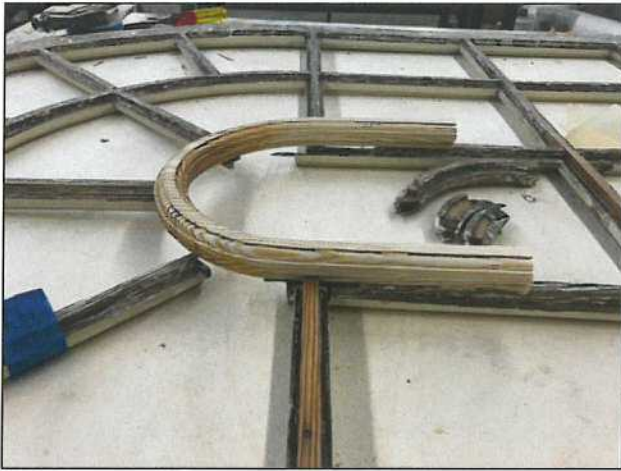
Window Restoration



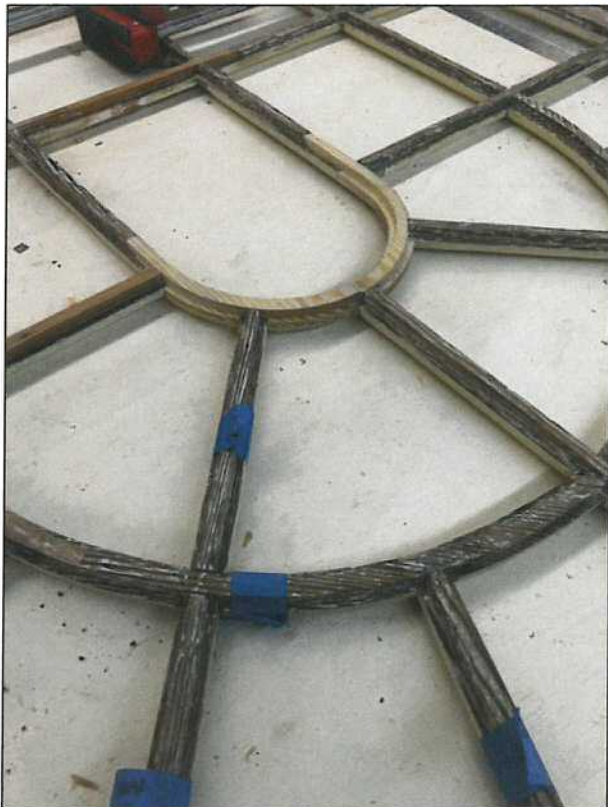
Before and after photos showing repair of damaged sash from utility work.



Heavily decayed window frame and its replace to match.



Complex joinery used on the Venetian Window Restoration at Mount Vernon.



Amy Harrington McAuley



Licenses and Endorsements

- Contracting License, Oregon Board of Contractors, 2003-2016.
- Contracting License, Washington State, 2016-present.
- Contracting License, Virginia, pending.

Education

- Bachelors of Arts in Fine Art. University of Oregon, 1989-1993.
- Post-Baccalaureate study in Architecture. Portland State University, 2000-2001.
- Post-Baccalaureate study in Historic Archaeology, University of Leicester, 2017-2018.

Related Work Experience

- Preservation Joiner, George Washington's Mount Vernon, 2019-current
Responsible for creation and conservation of joinery on the historic structures.
- Owner, Oculus Fine Carpentry, 2002- current.
Responsible for bidding, billing, management and completing all labor for projects.
- Instructor, University of Oregon Preservation Field School, 2009- 2016.
Formation of curriculum and teaching of preservation and conservation of wood windows.
- Window Preservation Standards Collaborative, 2011
Advisor for Conservation, Illustrator
- Carpenter, Full Circa, Inc. and ARC Restoration Services, 1996-2002.
Responsible for supervising work sites, framing, demolition, rehabilitation of windows and moldings. Specialization in historic restoration projects and period remodeling.
- Apprentice, Portland Drywaller's Union #2451, 2002.

Notable Projects

- George Washington's Mount Vernon in Mount Vernon, Virginia- c. 1735
- Daniel Delaney House in Turner, Oregon- c. 1846
- Nishnabotna Ferry House in Lewis, Iowa- c. 1850
- A.T. Smith House in Forest Grove, Oregon- c. 1855-56
- Fort Dalles in The Dalles, Oregon- c. 1856
- Fort Simcoe in White Swan, Washington- c. 1856
- Pioneer Courthouse in Portland, Oregon- c. 1869
- Yaquina Head Lighthouse in Newport, Oregon- c. 1872
- Heceta Head Lighthouse in Florence, Oregon- c. 1883
- Coquille River Lighthouse in Bandon, Oregon- c. 1896
- North Head Lighthouse in Ilwaco, Washington-c.1892

Additional Training

- Microscopic Wood Identification Course, Suzana Radivojevic, PhD., 2015.
- Historic Wood Workshop, Association of Preservation Technology, 2009.
- EPA/HUD Lead Safety Training, West Regional Lead Training Center, 2009.
- University of Oregon Historic Preservation Field School; Shelton-McMurphey-Johnson House, Eugene, 2000.
- University of Oregon Historic Preservation Field School; Fort Warden, Port Townsend, 1999.

Presentations

- National Window Preservation Summit, Pine Mountain, KY. September 2017.
- Window Preservation Workshop, Grand Canyon, AZ. April 2017
- National Window Preservation Summit, Mt. Carroll, IL, September 2015.
- Visiting Artisan, Savannah Technology College, Savannah, GA. November 2014.
- Window Build and Restoration Class, Edgecombe Community College, Tarboro, NC. July 2013.
- Presentation, Association of Preservation Technology/Preservation Trades Network Joint Conference, Charleston, SC. Oct. 2012.
- Presentation, Association of Preservation Technology Conference, Victoria B.C. Oct. 2011.
- National Window Preservation Summit, July 2011.

Publications

- National Window Standards. 1st edition. 2013. Print

Press

- *The New York Times*, article in Home and Garden section, July 2011.
- *The Greenest Building*, documentary film, April 2011.
- *Preservation Magazine*, May 2007.
- *The Seattle Times*, article in Business and Finance section, January 2007
- *The Oregonian*, article in Business section, December 2006.

Memberships and Professional Organizations

- Preservation Artisan Guild
 - Tools and Trades History Society, UK
 - American Institute for Conservation
 - Institute of Historic Building Conservation, UK
 - Early American Industries Association
 - Founder, Window Preservation Standards Collaborative
-

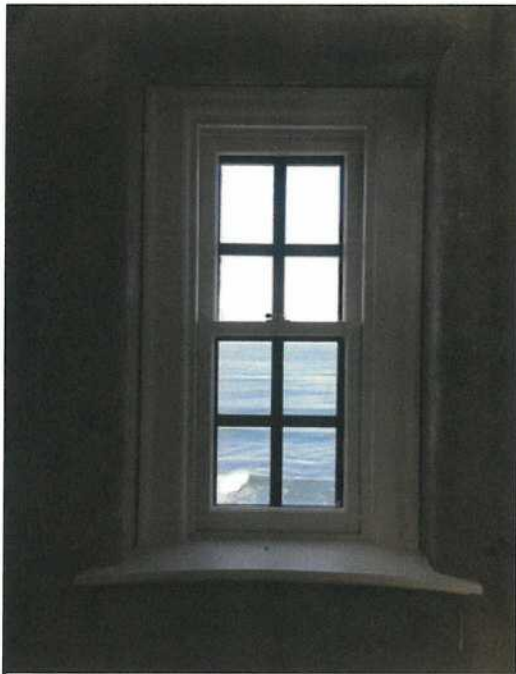
North Head Lighthouse, 2017-2019

Responsibilities:

- Management of a multi-year project in adverse conditions.
- Project scheduling involving numerous contractors.
- Implementation and execution of all new work related to carpentry.
- Ability to work in tandem with an Architect and Project Manager.



Photo of lighthouse before work commenced.



New watchroom window. Opening bricked in previously

Scope of Work:

- Creation of 6 new windows with storm windows.
- Design storm window hardware to allow service from the interior.
- Installation of new workroom ceiling.
- Running by hand of 200' of matching custom casing material.
- Building of new closet to match existing, including two doors.
- Restoration of 5 windows in the passage and workroom area.
- Creation of new entry to match 1890s photo.



Photo showing new sash and storm window.



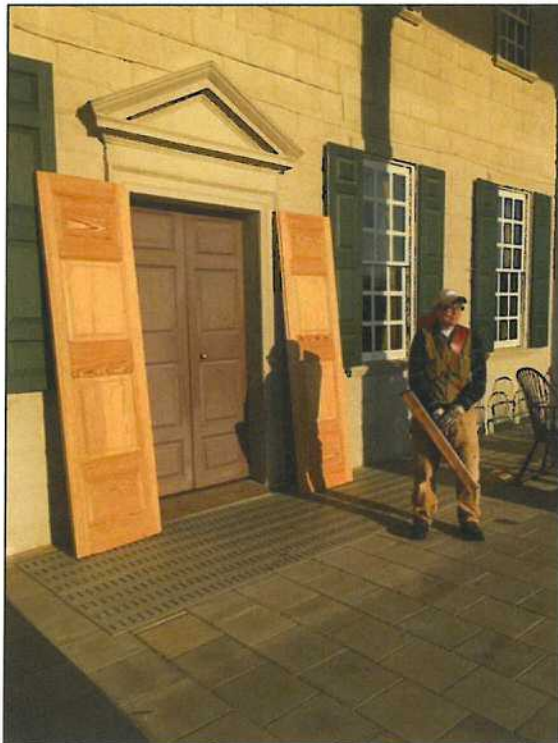
Photo of first phase (Tower Restoration) completed.

George Washington's Mount Vernon, 2017-present

Responsibilities:

- Creation of historic moldings, sash and doors.
- Conservation of existing sash and doors.
- Building of wooden planes as needed.
- Development of scheduling and tasks for completion of window and door projects.

Creation of 4 board and batten doors for the Spinning House.



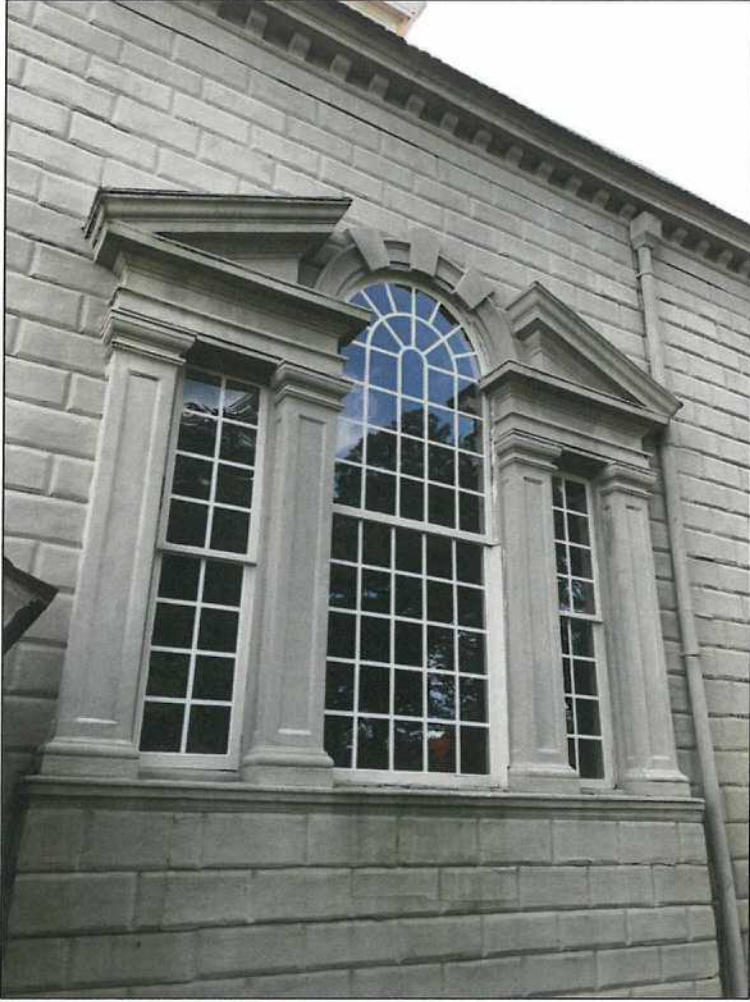
Creation of a pair of double entrance doors for the east elevation on the mansion.



Building of wooden planes for running of moldings and sash parts.



Running of moldings to match existing 18th century examples in the Archives and in the Mansion.



Conservation of the Venetian Window.