

Margaret (Meg) C & W Bryan Stout

10 November 2021

Resource Management Division, Fairfax County Park Authority  
Attn: Stephanie Langton, Resident Curator Program Manager  
9601 Courthouse Road  
Vienna, VA 22181  
Re: Margaret White Gardens House, 6711 Princess Anne Lane, Falls Church, VA 22042

Dear Stephanie,

I have truly enjoyed the chance to become acquainted with you and to become vicariously acquainted with John and Margaret White.

Attached please find our application to be considered for the position of resident curators of the White Gardens House and Barn. Should we be selected, we look forward to discussions regarding which aspects of this proposal align with the vision of the Fairfax County Park Authority (FCPA) Resource Management Division, to culminate in a refined proposal that incorporates all details required for the formal lease agreement.

Attachment 1 is our application to be named resident curators of the White Gardens House. Attachment 2 is a recounting of the life of John and Margaret White and their development and disposition of White Gardens.

If we are selected, our expectation is that I and my husband will share restoration and maintenance of the White Gardens House with my daughter and her husband, Tara and David Phillips. For tasks that may be appropriately completed by the resident curators, labor will be provided by a combination of the four adults.

The Phillips family would be the primary residents of the house itself, with the Stouts providing financial resources for the approved treatment plan. The future financial status of the Phillipses will be dependent on selling their home in Martinsville, VA, and finding new jobs local to Fairfax County. Financial information is therefore provided for solely for the Stouts, as our resources are more than sufficient for the proposed treatment plan.

Sincerely,

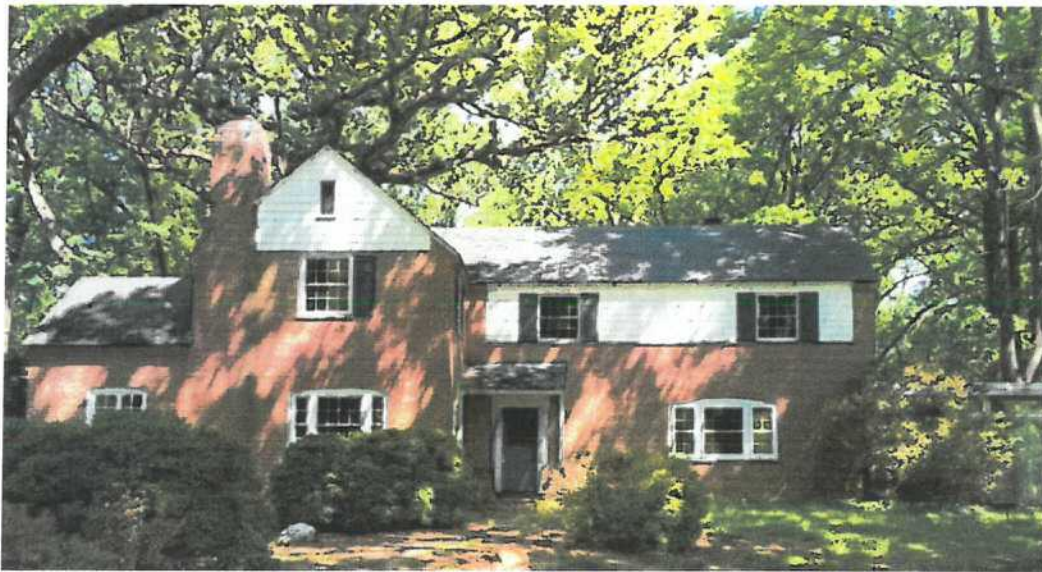
  
Margaret (Meg) C. Stout

## **Attachment 1 – Curator Application**



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

**Margaret White Gardens**



**Margaret White Gardens  
6711 Princess Anne Lane, Falls Church  
Owner: Fairfax County Park Authority**

**John C. & Margaret K. White Horticultural Park  
Mason Supervisory District**

## RESIDENT CURATOR PROGRAM

### INVITATION TO SUBMIT APPLICATION FOR CURATOR

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**SECTION A: APPLICATION SUBMISSION**

DUE DATE: Wednesday, November 10, 2021

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

**Margaret White Gardens House**

**(Barn Optional)**

**6711 Princess Anne Lane**

**Falls Church, VA 22042**

**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 31 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 program 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](mailto:Stephanie.Langton@fairfaxcounty.gov)

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.

<b>Applicant's Name</b> Margaret C and W Bryan Stout		
<b>Address</b> [REDACTED]		
<b>City</b> [REDACTED]	<b>State</b> [REDACTED]	<b>Zip</b> [REDACTED]
<b>Email</b> [REDACTED]		<b>Telephone</b> [REDACTED]
<b>Alternative Telephone Number</b> [REDACTED]		

<b>Additional Applicant's Name, if applicable</b> Tara and David Phillips		
<b>Address</b> [REDACTED]		
<b>City</b> [REDACTED]	<b>State</b> [REDACTED]	<b>Zip</b> [REDACTED]
<b>Email</b> [REDACTED]		<b>Telephone</b> [REDACTED]
<b>Alternative Telephone Number</b> [REDACTED]		

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



## RESIDENT CURATOR PROGRAM

### INVITATION TO SUBMIT APPLICATION FOR CURATOR

## SECTION C: PROPOSED USE

### Accepting Applications for 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 propose:

1) to restore the White Gardens House and Barn as described in the 2021 treatment plan to return the White Gardens House to full functionality and historical integrity.

2) to use the White Gardens House as a residence, to allow for protection of the home relative to a vacant structure and facilitate timely identification of items that require maintenance.

3) to use the White Gardens Barn as storage for tools and to stage demonstrations, for enjoyment of this historic space as a working structure, for storage of tools for house maintenance and residence grounds, for storage of items needed for proposed public-facing activities, and as a possible exhibit location for unguided visits to the Gardens.

4) to rebuild the greenhouse to the west of the White Gardens House to restore the historic integrity of the home from Margaret White's lifetime, to allow for propagation of garden cuttings, to demonstrate gardening techniques, and to demonstrate aquaponics, inasmuch as such uses are approved.

5) to install a modern adjunct residence (e.g., Boxabl casita) to represent the additional quarters present prior to 2000 with on-property housing for servants, to provide ADA-compliant rest room facilities for visitors during events, and to potentially serve as a multi-media exhibit center for visitors to White Gardens.

6) to remove dead trees that imperil the structures at White Gardens to avoid damage to historic structures and mitigate the risk of visitors and property being harmed.

7) to cooperate with FCPA (i.e., GreenSpring Gardens) to provide multi-media content and signage for self-guided tours of White Gardens and inform visitors of the history of the White Gardens site back to colonial times.

The proposed treatments and improvements will make White Gardens a welcoming resource for surrounding neighborhoods and address community complaints.

## RESIDENT CURATOR PROGRAM

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## SECTION D: PUBLIC BENEFIT

### Part 1: Public Access

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

As soon as practicable and certainly upon completion of the treatment plan circa 2027, we propose quarterly events giving the public access to the White Gardens House. Capacity for such events will depend on when/whether the planned parking south of the White Gardens barn is installed. Additional events during the other months will attract visitors to White Gardens. Below is a possible schedule of annual events:

Jan - Demonstration of wool preparation and spinning, White Gardens Barn  
Feb - Starting tomato plants in preparation for spring, White Gardens greenhouse  
Mar - Water barrel construction (in celebration of World Water Day, March 22)  
Apr - \* Spring festival at White Gardens House (Earth Day, April 22)  
May - Rhododendron festival at White Gardens Park  
Jun - Sheep shearing demonstrate, White Gardens Barn (sheep from elsewhere)  
Jul - \* Summer living in 1930s Virginia, White Gardens House  
Aug - Pig roast and pulled pork barbeque, White Gardens Barn  
Sep - Bird house construction, White Gardens Barn  
Oct - \* Fall festival and pumpkin carving at White Gardens House  
Nov - Night skies viewing at White Gardens with digital telescope (weather permitting)  
Dec - \* A White Gardens House Christmas, cookie decorating and caroling

As briefly discussed in Section C, we propose to work with staff at Green Spring Gardens to enhance current FCPA plans with multi-media content and signage for accessing White Gardens using self-guided tours. This addresses one of the most strident criticisms of FCPA relative to its handling of White Gardens.

We also propose to engage the Washington-Alexandria Architecture Center extension of the Virginia Tech School of Architecture and Design to explore how White Gardens can support thesis projects.



RESIDENT CURATOR PROGRAM  
INVITATION TO SUBMIT APPLICATION FOR CURATOR

## SECTION D: PUBLIC BENEFIT

### Part 2: Natural Resource Management (Optional)

The White Gardens Horticultural Park is designated as a resource-based park in the Fairfax County Park Authority's classification system, with a mission to conserve the natural and cultural resources for stewardship purposes. FCPA, including Green Spring Gardens staff, oversees the natural resource management as it aligns with the park's master plan. The curator will have the opportunity to contribute to these efforts, though it is not a requirement for curatorship at White Gardens and will not be a criteria used to score the application. Support of natural resource management at White Gardens will not count towards the curator's required investment. For additional information, please see:

White Gardens Master Plan - 2006

White Gardens Natural Resource Management

Fairfax County Invasive Management Area Program

The following opportunities will be available to the curator:

- 1. Invasive Species Management:** Pulling weeds and cleanup park-wide, as a personal endeavor that is not part of an organized, scheduled event.
- 2. Green Spring Gardens Volunteer Workdays:** Leading volunteer workdays in coordination with Green Spring Gardens staff.
- 3. Invasive Management Area Program Workdays:** Currently, the White Gardens Horticultural Park is on the waitlist for the County's IMA program. Pending staff availability, there may be volunteer opportunities available to the curator.

Describe the scope and nature of the contribution to natural resource management:

We look forward to supporting Green Spring Gardens staff by helping lead volunteer workdays.

We envision wandering the grounds and incidentally removing invasive plant species.

If curator involvement with pond management is approved, we would be interested in helping manage the pond area. We envision the possibility of stocking the pond with native species (minnows, bluegill, catfish) and ensuring healthy pond aeration through use of a solar-powered pump/fountain. If a stocking density requiring feeding fish is approved, we would be interested in helping maintain any such feeding regimen and equipment maintenance. Both Meg Stout and Tara Phillips trained in aquaculture in 2014 as part of their 2014 Pentair Aquaponics program. Meg Stout participates regularly in Aquaculture America and the triennial World Aquaculture Society conferences.

## RESIDENT CURATOR PROGRAM

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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 Historic Structure Report and Treatment Plan.

Each property in the Resident Curator Program has such a document, 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

[White Gardens Historic Structure Report and Treatment Plan- 2017](#)

[White Garden MEP Assessment](#)

### Adjusted Treatment Plan- 2021

The Fairfax County Park Authority has made improvements to the house in the recent years, and is preparing for additional improvements to be completed by CY2022. These include wallpaper removal, mold remediation, painting, wood window repairs, porch roof repairs, public water and sewer connection, and HVAC replacements. To account for these improvements, the associated line items and cost estimates have been removed from the 2017 White Gardens Treatment Plan. Additionally, the Adjusted Treatment Plan- 2021 utilizes the Consumer Price Index to account for inflation between 2017 and the first half of 2021.

### Barn

Improvements to the c. 1876 barn located on the White Gardens property are not required for the curatorship of the White Gardens house. However, should the curator desire to use the barn, a minimum investment into priority improvements will be required. These improvements are outlined in the Adjusted Treatment Plan and are taken from the 2017 White Gardens Treatment Plan.

#### Document Links

[Adjusted Treatment Plan - 2021](#)

Documents are also available on the Resident Curator Program website.



## Work Plan with General Schedule

Describe how the rehabilitation phase of the project will be carried out, including the required improvements listed in the Adjusted Treatment Plan- 2021, including MEP assessment, and in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Outline a general schedule for required improvements with annual milestones. Please note the Resident Curator Program expects the work to be completed within the first five years of the lease. Designate who will complete the work and any estimated cost adjustments. The selected applicant for curator will develop a detailed schedule of improvements that will be included in the lease.

### Year 1

Perform all treatment plan items required for safe use of the house, to include:

- installation of a sump pump and French drain
- any required mitigation of water intrusion for the main house
- repairing broken items (broken front door, peeling window putty, non-functional MEP)

Paint the White Gardens Barn

### Year 2

Perform treatment plan items oriented toward restoration of historic character of the house

Develop final plan for multi-media products and signage for self-guided tours

Begin program of public access events

### Year 3

Complete treatment plan focused on the White Gardens house, itself

Complete restoration of the greenhouse off the kitchen, with associated MEP

Complete multi-media products for self-guided tours

### Year 4

Complete treatment plan focused on the White Gardens Barn

### Year 5

Complete foundation for ancillary housing structure

Install ancillary housing structure

## RESIDENT CURATOR PROGRAM

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#### **Barn Use and Required Improvements (Optional)**

Improvements to the barn are not required for the curatorship of the White Gardens house. However, should the curator desire to use the barn, a minimum investment into priority improvements is required. Outline a general schedule for required improvements with annual milestones. Describe any proposed alternatives or amendments to the required improvements, which can be found in the Adjusted Treatment Plan- 2021.

We propose to complete the improvements delineated in the Adjusted Treatment Plan 2021, starting with painting the barn. The bulk of the required fixes and improvements would occur during Year 4.

Though we are proposing the potential for demonstrations with animals, we do not plan to use the barn for animal husbandry.

The barn would primarily be used to store tools for use in repairing and maintaining the White Gardens House. The barn would also be used to store items the curators would use in public demonstrations, such as tools for cleaning wool, carding, spinning, and weaving as was done during colonial times.

The basement of the barn might be used for parking, if such use is deemed appropriate.

## RESIDENT CURATOR PROGRAM

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#### **Proposed Alternatives or Amendments to Required Improvements**

Describe any proposed alternatives or amendments to the required improvements, found in the Adjusted Treatment Plan-2021 for the White Gardens house and provide justification. If applicants are interested in including the barn in the curator leased property, please include any proposed alternatives or amendments to required barn improvements with cost estimates.

#### **TREE REMOVAL - \$10K rough estimate**

Of primary importance in the short term, we propose removing the dead trees that pose a risk to the White Gardens House. It does not appear that this was included in the 2021 treatment plan, nor does it appear Fairfax County plans to remove these hazards prior to leasing the property to the resident curator(s).

#### **GREENHOUSE - \$30K rough estimate**

We propose restoring the greenhouse that formerly stood off the kitchen entrance. This would involve rebuilding and restoring the brick foundation, restoring water and electrical connections, and purchasing and installing a modern greenhouse that resembles the greenhouse the Whites used during their occupancy. We estimate that this effort (if performed by contractors) would cost \$30K. Much of this work would be performed by the curators, though permits and inspections and the greenhouse itself would require on the order of \$7K.

#### **MODERN SERVANT QUARTERS - \$60-\$100K rough estimate**

Finally, we propose restoring electrical and plumbing to the site where the original homestead at White Gardens was moved to. We would install a modern structure such as a Boxabl casita. This structure would be used by the curators, but during events would be made available so the public could access ADA-compliant bathroom facilities and multi-media presentations regarding White Gardens discussed in earlier sections of the proposal as well as the historical antecedents to the White Gardens site (e.g., history of Ravensworth, impact of industrialization, automobiles, and television). If approved, it is proposed the Boxabl structure would remain on the property FCPA upon completion of the lease. If FCPA wishes, the curators could remove the ancillary structure once the lease agreement is terminated. The Boxabl casita can currently be purchased for \$50K, with an expectation that required work and permits to foundate and provide services to the structure could run another \$50K. If this part of the proposal is of interest to FCPA, we will refine this \$100K estimate for the final lease agreement.

## RESIDENT CURATOR PROGRAM

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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.

At this time we are not relying on donations of labor, material, or services. However if we are selected to curate the White Gardens House, we would like to clarify how those donating labor, material, or services could appropriately be recognized, particularly for tax purposes.



## RESIDENT CURATOR PROGRAM

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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 and Resident Curator Program Requirements. (Program Information, Scope and Parameters).

We have reviewed the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings and Resident Curator Program Requirements. All proposed rehabilitation, maintenance, and operation of the property will be performed in accordance with these requirements.

In addition to curator research into the specific building techniques and practices appropriate for the White Gardens House and Barn, we plan to reach out to the Washington-Alexandria Architecture Center extension of the Virginia Tech School of Architecture and Design to explore how post-graduate research can inform our rehabilitation, maintenance, and operation of the property. It is anticipated that any post-graduate research would be performed by Master's Degree students without requiring salary or other monetary payment.

As the White Gardens House was constructed in 1937, historically appropriate building and maintenance technologies are well-documented and largely similar to modern techniques.

The finishes of the White Gardens House will represent natural wood, linoleum, and other products available prior to availability of plastics. Replacement of missing parts will use authentic used materials where available and safe.

Contractors engaged to perform treatment plan tasks will only be engaged if they demonstrate their understanding of the Secretary of the Interior's Standards for Rehabilitation and their ability to perform work that is historically appropriate.

## RESIDENT CURATOR PROGRAM

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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 once 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.

The main level porch and living room of the White Gardens House can be made accessible by repairing or installing ramps at the sliding glass door entrance to the glassed porch, as well as repairing or installing ramps from the glassed porch into at least the living room of the house itself.

It is unclear how much of the remainder of the main level can be made ADA accessible for wheelchair access without a-historic alterations to the walls and room entrances. Wherever wheelchair access can be made compliant with the ADA requirements, such as through arrangement of furniture and appliances, access will be enabled.

The upper floor and basement of the White Gardens House cannot be made ADA accessible for wheelchair access.

Of note, this indicates that the current White Gardens House, itself, cannot enable ADA-compliant access to bathroom facilities.

In order to provide ADA-compliant bathroom facilities and enable programmatic access to information about White Gardens, we propose installing a modern structure at the site of the former servants quarters. A Boxabl casita can be installed on an appropriate foundation in less than a day and we understand the Boxable structures are or can be made ADA compliant. At such a time as we are selected to be the curators and the ancillary building is approved, we will reach out to Boxable to see how accessible this structure can be for access during public events at White Gardens, both for ADA use of the facilities and independent access to automatic doors, when not used for residential purposes by the curators.

As mentioned earlier, we propose to create multi-media content, which could be accessed as visitors walk around White Gardens or which can be made available at a kiosk in the proposed Boxabl structure for those unable to wander the grounds or unable to access the White Gardens House, whether due to lack of ADA-compliant access or because self-guided visitors are wishing information at times when the resident curators are not hosting public tours.



## RESIDENT CURATOR PROGRAM

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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.

Margaret (Meg) Stout has worked for the Navy since 1980 and is currently a ND-0801-04 (Engineer). From 1980-2004 Meg helped design and repair of ship structures. From 2005 to present Meg developed and tested of anti-submarine warfare systems to withstand harsh ocean environment conditions. Meg has a BS in Physics from GMU and a MS in Product Development from the Naval Postgraduate School. Meg is the author of the Complete Idiots Guide to Aquaponic Gardening and was Chairman of the Aquaponics Association from 2013-2016. Meg learned video and radio production at Arlington Independent Media and worked with Sustainable Waterfronts to script and edit historical documentary about John Philip Sousa.

Meg helped her father build large additions to homes in Falls Church at [REDACTED] (now demolished). Meg helped lay brick, dig and pour concrete foundations, install slate flooring, drywall and insulation, and helped install asphalt shingle roofing. Meg and Bryan have also been involved in the care and maintenance of their current home at [REDACTED], including hiring contractors to replace roofing, replace windows, replace guttering, install French drains and sump pumps, and replace HVAC equipment.

Bryan Stout helped his father build an iconic modern home at [REDACTED], designed by Bryan's father while Dean of the College of Art and Industrial Design at BYU. Bryan is also a member of the Northern Virginia Astronomy Club.

Tara Phillips has degrees in Art and Drama from Southern Virginia University, where she lived in the 1890s-era brick and frame Main Hall. Tara specialized in set construction and spent a month studying at Oxford University. Tara has served as a docent at Sully Historic Site and has demonstrated linen production from retted flax at Hart Square Village, the worlds largest collection of historic log structures.

David Phillips pursued post-graduate studies at Marymount University, studying interpretive program development with a goal of a career as curator at a site such as the 200 acre Frontier Culture Museum. David has been a professional chef and specializes in historical food preparation. Shooter sandwiches are a summer favorite.

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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 for any of the four proposed resident curators.



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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.

The proposed resident curators have varied experience with historic preservation and recreation of items, such as food, clothes, and tools.

Margaret Stout has experience with the preservation of a 1850s-era home in Nauvoo, Illinois, which she acquired in 2017.

In the main, the White Gardens House would be the first large-scale architectural project with which the proposed resident curators have been officially involved. A mitigating factor is the relatively recent vintage of the White Gardens House.

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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.

Not applicable at this time. If selected to be resident curators, the Stouts and Phillips will establish relationships with service providers, contractors or subcontractors in cooperation with guidance from the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed curators will also consult with staff with the FCPA Resource Management Division for recommended vendors for those efforts that will be contracted out.

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### INVITATION TO SUBMIT APPLICATION FOR CURATOR

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.

Not applicable for any of the four proposed resident curators.

## RESIDENT CURATOR PROGRAM

### INVITATION TO SUBMIT APPLICATION FOR CURATOR

#### **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.

Not available at this time.



# RESIDENT CURATOR PROGRAM

## INVITATION TO SUBMIT APPLICATION FOR CURATOR

### 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 Treatment Plan and MEPAssessment, forreference to estimated project costs.

PROJECT COSTS BUDGET		
Cost Category	Amount	Total Amount
<b>Hard Costs</b>		\$422,900
General Conditions (mobilization, temporary facilities)	see detail	
Site Work	see detail	
Excavation	see detail	
Foundation	see detail	
Demolition	see detail	
Superstructure	see detail	
Floor Structure	see detail	
Roof Structure & Cover	see detail	
Doors & Windows	see detail	
Interior Construction	see detail	
Plumbing	see detail	
HVAC	see detail	
Electrical	see detail	
Sprinklers	see detail	
Conveying Systems (if applicable)	see detail	
Utility Upgrades (electrical, water, sanitary)	see detail	
HAZMAT Abatement	see detail	
Specialties	see detail	
Clean up	see detail	
Miscellaneous	see detail	
Construction Contingency ( _____ %)	see detail	
<b>Soft Costs</b>		\$45,350
Architectural Fees	see detail	
Engineering Fees	see detail	
Third party HAZMAT inspection, testing, and monitoring	see detail	
Other Design Fees	see detail	
Commissioning HVAC, sanitation systems	see detail	
Construction Period Interest	see detail	
Other Financing Fees	see detail	
Other Consulting Fees	see detail	
Permits and Licenses	see detail	
Construction Administration fees	see detail	
Other Soft Costs	see detail	
Design Contingency ( _____ %)	see detail	
<b>Other Project Costs</b>		N/A
<b>TOTAL PROJECT COSTS</b>		\$468,250

Revised 8/25/2021

## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Roof - Gutters	Replace missing or damaged gutters and downspouts, and ensure they are draining properly into the subgrade storm waterdrain leaders to direct bulk water away from the foundation walls. Note that in order to replace hanging gutters in kind, newstrap hangers must be installed and secured to the roof rafters beneath the slate shingle roofing such that localized slateshingle removal and reinstallation is necessary.	1			\$8,250	
House	Windows - Misc.	Remove built-up debris against basement windows, and ensure drains in window wells are working properly. Maintain the window wells to prevent the drains from becoming obstructed.	2			\$600	
House	Plumbing - Maintenance	Determine if a sump pump or other drainage system is present in the basement and that it is able to properly evacuate water build up. If present, perform remedial work as required to ensure the system is functioning as designed.	1			\$1,352	
House	Foundation - Cellar/	Remove up to 2 inches deep of deteriorated mortar at CMU and brick joints in basement and replace with a mortar strengthsimilar to the original design intent, such as a Type N Portland Cement mortar (masonry cement is not recommended). Packopen voids in the wall assembly with mortar and repoint deteriorated or open mortar joints.	2			\$33,000	

## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Roof - Repair	Replace copper valley flashings, chimney cricket and upslope flashings, and intersection flashing between the west wingridge and the center core eave. Replace the two-piece vent pipe penetration flashings with one-piece lead flashings. Localized slate shingle removal and reinstallation/replacement is necessary to fully access the copper flashings for replacement. Provide waterproof underlayment at these locations integrated with the existing roofing felt underlayment in addition to the copper flashing.	1			\$8,000	
House	Windows - Misc.	Replace broken glazing lites for windows and doors. Ensure all windows are fully closed and locked to minimize the potential of water infiltration into the interior.	1			\$550	
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, glazing putty repair/replacement, minor wood repairs, weatherstripping replacement, and repainting.	1			\$6,400	
House	Electrical - Misc.	Replace missing glass globe on front porch ceiling light fixture.	2			\$200	
House	Electrical - Misc.	Clean all light fixtures with a damp cloth.	1			\$500	
House	Electrical - Misc.	Replace burned-out light bulbs with new bulbs.	1			\$150	
House	Electrical - Misc.	Clean all light fixtures and replace missing glass shades and globes in kind using existing pieces as examples.	2			\$6,200	
House	Windows - Misc.	Install new blinds to match the existing blinds (still present in Bedroom D) at all window assemblies.	3			\$1,840	



## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Structural - Walls	Replace the rotten wood stud framing members at Bedroom C and in the southwest corner of the attic above Bedroom C. Use similar wood species and installation techniques as existing members. Partial dutchman repairs may be feasible in lieu of full member replacement depending on the orientation and size of the repair.	2			\$4,813	
House	Foundation - Cellar/	Monitor the basement for continued water infiltration; if significant water infiltration still occurs after completing the recommendations listed above, the following options may be considered: OPTION B - Install a French drain at the exterior of the foundation wall. This option will require excavation around the perimeter of the foundation wall.	2			\$4,900	
House	Exterior - Masonry	Replace severely cracked brick units in kind. Remove incipient spalls and unsound material. Minor spalls and chips can be left in place.	3			\$525	
House	Exterior - Masonry	Prepare and repoint cracked or open mortar joints in the brick masonry at both the house and the greenhouse wall.	3			\$1,500	
House	Exterior - Masonry	Investigate area of cracked mortar along second floor line on south facade to determine the condition of the embedded steel. If the steel is intact, remove surface corrosion and treat the steel with a corrosion inhibiting coating. Based on the investigation, additional repairs may be recommended, which may include replacement of the steel if significant section loss is observed (not included in the cost estimate shown).	3			\$2,028	

## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Exterior - Masonry	The exterior stone pavers and brick facades should be cleaned to remove efflorescence, organic growth, metallic staining, residual sealant, and general soiling.	1			\$4,500	
House	Exterior - Masonry	Remove abandoned fasteners and anchors, and replace the brick or mortar at the penetration location.	3			\$350	
House	Exterior - Masonry	Remove the existing coating from the surface of the brick in the window wells. Do not apply a new coating material.	3			\$875	
House	Exterior - Woodwork	Remove existing paint and repaint wood trim at eaves. Replace deteriorated wood trim where required. Some deteriorated wood may be repaired through a partial dutchman approach rather than full replacement.	3			\$6,000	
House	Exterior - Woodwork	Remove all loose, soft, and deteriorated wood at the glass porch soffit and replace in kind.	3			\$460	
House	Exterior - Metal	Replace areas of torn aluminum bird screen at glass porch soffit in kind.	3			\$100	
House	Exterior - Woodwork	Remove loose paint at front entryway and glass porch soffit until sound coating substrate is found. Feather the edges of the surrounding paint and allow wood to fully dry. Prime and repaint.	2			\$705	
House	Exterior - Woodwork	Patch holes in the wood posts at the front entryway with an epoxy wood filler.	2			\$28	
House	Exterior - Walls	The fiber-cement siding should be cleaned to remove organic growth and general soiling. If the manufacturer is determined, follow the manufacturer's typical cleaning recommendations.	2			\$760	
House	Chimney - Maintenance	Perform limited repointing to repair cracked or eroded mortar joints at north and south chimneys as noted in the Masonry recommendations above.	3			\$4,350	

## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Exterior - Trim & Fin	Reinstall the missing shutter on the south facade (currently located in the north window well). If the shutter is damaged beyond repair, install a new shutter to match the existing shutters in kind.	2			\$50	
House	Interior - Walls & Ce	After the prioritized roof flashing repairs are performed, monitor interior areas with existing water damage (particularly Bedroom C, first floor foyer closet, second floor closet, dining room, and Bedroom A) to ensure the repairs addressed the source of the water infiltration.	3			\$676	
House	Foundation - Cellar/	After the prioritized repairs are performed, monitor the basement regularly, particularly after rain events, to ensure the repairs addressed the source of the water infiltration.	3			\$676	
House	Insulation	Ensure the insulation observed at the perimeter of the attic and storage room floors is continuous below the floor boards.	1			\$1,014	
House	Roof - Repair	Remove and reinstall the surface-sealed strip saddle ridge slates set with new adhesive or flashing cement in accordance with industry standards.	3			\$9,000	
House	Roof - Repair	Replace the small slate shingle roofing and copper flashings at the small secondary roof located on the east side of the north chimney. Integrate flashings into sloped chimney surface and counterflashing the flat seam copper roof below. Add copper rake edge flashing.	3			\$1,000	



## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
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; the sheet metal strap method utilized for recent repairs is not recommended due to the tendency for the strap to unfold in a relatively short period of time.	3			\$1,350	
House	Roof - Repair	Re-install missing/failed snow guards when slate roof is next replaced in full. Installed snow guard type requires slate shingle removal for reinstallation.	3			\$3,043	
House	Windows - Misc.	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.	2			\$3,300	
House	Windows - Misc.	Reinstall the cleaned storm windows and screens if desired; annual cleaning between the storm windows and the original windows is recommended.	1			\$300	
House	Windows - Misc.	Restore the metal window assemblies in the basement window wells, and ensure the window sashes can freely operate and fully sit in the glazing pocket. This includes cleaning, glazing putty repair/replacement, minor metal repairs, weatherstripping replacement and repainting.	1			\$6,000	
House	Windows - Misc.	Remove the existing exterior perimeter sealant at the metal windows. Install new backer rod and non-staining silicone joint sealant at the interface between the metal window assembly and the surrounding brick.	2			\$650	

## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
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.	1			\$200	
House	Windows - Misc.	Remove the existing exterior perimeter sealant at the aluminum-framed IGUs. Install new backer rod and non-staining silicone joint sealant at the interface between the storefront window assembly and the surrounding substrates.	2			\$2,550	
House	Windows - Misc.	Remove exterior sealant from the interface between the IGUs and the surrounding aluminum framing. Install a fillet bead of structural grade silicone sealant with appropriate backing material around the perimeter of the IGUs.	2			\$6,450	
House	Windows - Misc.	Replace the corroding ferrous fasteners in the aluminum framing with zinc plated steel fasteners.	2			\$1,125	
House	Windows - Misc.	Clean the IGU assemblies to remove general soiling and surface oxidation.	2			\$1,444	
House	Windows - Misc.	Clean the replacement attic windows at the gable ends to remove general soiling.	1			\$120	
House	Windows - Misc.	Remove the existing exterior perimeter sealant at the vinyl attic windows. Install new backer rod and non-staining silicone joint sealant at the interface between the vinyl window assembly and the surrounding siding.	2			\$350	
House	Interior - Walls & Ce	Repair cracked or missing plaster in place by filling cracks or damaged areas with compatible new material. Remove water damaged plaster until sound material is found, and replace in kind.	2			\$3,500	

## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Interior - Walls & Ce	Clean plaster ceiling in basement to remove microbial growth. If the plaster is soft or otherwise deteriorated, replace in kind. Patch or replace plaster ceiling in the basement where there are holes.	1			\$2,741	
House	Interior - Walls & Ce	Remove loose paint from walls and ceilings until sound coating substrate is found. Sand and feather the edges of the surrounding paint. Prime and repaint. Match original paint color as close as possible.	1			\$3,588	
House	Doors - Interior	Clean and repaint or refinish all doors. Repair wood at joinery and areas of minor damage where needed.	1			\$6,370	
House	Doors - Interior	Re-install the swing door between the kitchen and the dining room. Repair hinges if required to make the door fully operational.	1			\$100	
House	Doors - Interior	Evaluate the original French doors found in the basement to determine if they are salvageable. If salvageable, restore and re-install the original doors at the east doorway between the living room and the glass porch. If the original doors are not salvageable, replace with similar doors.	1			\$500	
House	Windows - Misc.	Replace the wood lintel above the west basement window. Match the existing in size. Use a wood species that will perform well when exposed to moisture, such as redwood or cedar.	1			\$350	



## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Interior - Masonry	Clean the CMU in the basement and the brick in the glass porch at areas of staining. No cleaning products containing strong acids (e.g., hydrofluoric or hydrochloric acid) should be used on the masonry at any time, as such acids are harmful to persons, animals, and the environment, and can cause damage and staining of the masonry.	3			\$2,275	
House	Interior - Masonry	Remove white coating at CMU in basement	3			\$9,100	
House	Interior - Walls & Ce	Remove all wallpaper. Paint walls and ceilings or install new wallpaper to represent the typical interior finishes of the late 1930s	1			\$7,450	
House	Interior - Walls & Ce	Replace stained or broken ceiling tiles in glass enclosed porch. Perform testing to confirm whether or not hazardous materials are present in the assembly.	1			\$875	
House	Interior - Misc.	Clean all wood and metal cabinets, staircases, and ornamental wood throughout House. Repair, repaint, or refinish as necessary.	2			\$3,000	
House	Interior - Flooring	Clean and refinish wood floor throughout the home	3			\$21,000	
House	Interior - Flooring	Replace cracked or missing linoleum tiles in the kitchen and Bathroom A with similar materials and pattern to match the existing.	1			\$360	
House	Interior - Flooring	Remove the carpet in Bathroom B. Replace with linoleum floors that are similar to the other linoleum floors.	1			\$350	
House	Interior - Flooring	Replace loose or missing brick pavers in the glass porch and repoint areas of deteriorated or missing mortar joints.	1			\$125	
House	Permitting	Closeout documents and permits	1			\$1,000	
House	Trash Removal	Trash removal	1			\$1,000	
House	Fire and Security Sys	Temporary Protection	1			\$500	

## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Mechanical - Repair	Demolition	1			\$500	
House	Mechanical - Repair	First floor toilet exhaust	1			\$350	
House	Mechanical - Repair	Second floor bathroom exhaust	1			\$1,050	
House	Mechanical - Repair	Registers and grilles	1			\$500	
House	Mechanical - Repair	Duct cleaning	2			\$750	
House	Mechanical - Repair	Gas range	1			\$900	
House	Mechanical - Repair	Range hood	1			\$500	
House	Mechanical - Repair	Clothes dryer exhaust	1			\$50	
House	Mechanical - Repair	Basement dehumidifier	1			\$500	
House	Mechanical - Repair	Water heater	1			\$1,400	
House	Mechanical - Repair	Insulation - piping	1			\$750	
House	Mechanical - Repair	Kitchen sink and faucet	1			\$350	
House	Mechanical - Repair	Garbage disposal	1			\$400	
House	Mechanical - Repair	Dishwasher	1			\$700	
House	Mechanical - Repair	Laundry sink	1			\$750	
House	Mechanical - Repair	Clothes washer and dryer	1			\$1,500	
House	Mechanical - Repair	Lavatory faucets	1			\$1,200	
House	Mechanical - Repair	Bathtub/shower faucets	1			\$1,800	
House	Mechanical - Repair	Toilet flapper and fill valves	1			\$300	
House	Mechanical - Repair	Clean gutters and downspouts	1			\$250	
House	Mechanical - Repair	Splashblocks	1			\$400	
House	Mechanical - Repair	Gas piping	1			\$500	
House	Mechanical - Repair	Demolition	1			\$250	
House	Electrical- Repair	200A, 120/240V 1-phase panelboard + GFI/AFCI CBs	1			\$1,200	
House	Electrical- Repair	60A, 120/240V 1-phase sub-panelboard + GFI/AFCI CBs	1			\$700	
House	Electrical- Repair	60A, 120/240V 1-phase sub-panelboard + GFI/AFCI CBs	1			\$700	
House	Electrical- Repair	Light fixture replacement	1			\$3,000	
House	Electrical- Repair	Toilet room receptacles GFCI	1			\$975	
House	Electrical- Repair	Replace receptacles with grounded type	1			\$1,200	

## House

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House	Electrical- Repair	Replace smoke detectors with AC powered type	1			\$900	
House	Electrical- Repair	Support HVAC replacements	1			\$2,500	
House	Electrical- Repair	Add toilet room exhaust, wiring with switch	1			\$900	
House	Electrical- Repair	Add power for dehumidifier	1			\$250	
House	Electrical- Repair	Add power for garbage disposal	1			\$250	
House	Electrical- Repair	Dedicated circuits in kitchen	1			\$1,000	
House	Electrical- Repair	Kitchen GFCI receptacles	1			\$100	
House	Electrical- Repair	Lamp replacement	1			\$2,250	
House	Other	GC Overhead	1			\$4,908	
House	Other	GC Profit	1			\$5,398	
House	Other	Contingencies	1			\$8,907	
<b>Total</b>						<b>\$253,206</b>	
<b>Total CPI Adjusted to 2021</b>						<b>\$270,930</b>	



## Barn

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
Barn	Basement	Remove thin, loose and deteriorated mortar until sound mortar is reached from the exterior and interior surfaces of the fieldstone foundation walls. There may be locations between individual stone units where mortar is deteriorated or missing a significant depth into the wall. Using an air fluid mortar mix to fill these voids may be important to the long term stability and water resistance of the fieldstone foundation wall. Remove mortar in limited areas at a time (exterior only or interior only) and repoint prior to addressing adjacent areas to prevent the wall from becoming unstable.	4			\$37,500	
Barn	Basement	Install new gutters and downspouts at the barn roof, and ensure they are draining properly into the subgrade stormwater drain leaders (if stormwater drain leaders not present, install new splash blocks) to direct bulk water away from the fieldstone foundation walls. Note that in order to install new hanging gutters new strap hangers must be installed and secured to the roof rafters beneath the shingle roofing such that localized shingle removal and reinstallation is necessary.	4			\$4,350	
Barn	Exterior- Wood	Perform partial or full wood dutchman repairs where there are holes in the cladding. Use a wood species that is similar to the existing wood.	4			\$500	
Barn	Exterior- Wood	All exterior wood surfaces should be cleaned and recoated on a cyclical basis. Remove the existing coatings from all exterior surfaces and repaint. Perform testing to confirm presence of lead based paint.	1			\$8,663	

## Barn

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
Barn	Interior- Structural	Engage a professional engineer to provide a designed repair for the failed pole rafter on the south side of the roof; the installed supplemental dimension lumber is not an engineered solution and may be related to the visual sag in the roof surface		3		\$2,535	
Total						\$53,548	
Total CPI Adjusted to 2021						\$57,296	

## Trees

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
Trees	Exterior - Plantings	Engage an arborist to determine necessary tree treatment to preserve integrity of historical house structure and proper function. Effort must include consultation with Green Spring Gardens staff to ensure suggested treatment does not violate FCPA horticultural program.	1	ASAP			\$500
Trees	Exterior - Plantings	Engage professional to execute recommended tree treatment to protect house.	1	ASAP + 1			\$7,000
Trees	Exterior - Plantings	Engage an arborist to determine necessary tree treatment to preserve integrity of historical greenhouse structure and proper function. Effort must include consultation with Green Spring Gardens staff to ensure suggested treatment does not violate FCPA horticultural program.	1	ASAP			\$500
Trees	Exterior - Plantings	Engage professional to execute recommended tree treatment to protect greenhouse structure and function.	1	ASAP + 1			\$2,000
<b>Total</b>							<b>\$10,000</b>



## Greenhouse

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
Greenhouse	Exterior - Masonry	Replace severely cracked brick units in kind. Remove incipient spalls and unsound material. Minor spalls and chips can be left in place.	3				\$200
Greenhouse	Exterior - Masonry	Prepare and repoint cracked or open mortar joints in the brick masonry at both the house and the greenhouse wall.	3				\$300
Greenhouse	Exterior - Masonry	Investigate area of cracked mortar along second floor line on south facade to determine the condition of the embedded steel. If the steel is intact, remove surface corrosion and treat the steel with a corrosion inhibiting coating. Based on the investigation, additional repairs may be recommended, which may include replacement of the steel if significant section loss is observed (not included in the cost estimate shown).	3				\$300
Greenhouse	Exterior - Masonry	The brick facades should be cleaned to remove efflorescence, organic growth, metallic staining, residual sealant, and general soiling.	3				\$500
Greenhouse	Exterior - Masonry	Remove abandoned fasteners and anchors, and replace the brick or mortar at the penetration location.	3				\$200
Greenhouse	Exterior - Frame and	Acquire double-walled greenhouse structure matching historic White Gardens dimensions and aesthetic	3				\$5,500
Greenhouse	Plumbing	Repair MEP within greenhouse (primarily electricity, plumbing) using equipment that meets code and as close as therefore possible to the historic MEP	3				\$3,000
Greenhouse	Doors - Exterior	Replace exterior wood door assemblies using Main entrance door as model.	3				\$2,000
Greenhouse	Permits	County permits for MEP and construction, as required	3				\$1,000

## Greenhouse

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
Greenhouse	Construction	Construct greenhouse, including proper interface to brick foundation, exterior wall of kitchen, and exterior doors.	3				\$5,000
Greenhouse	Design	Engage architect to create overarching attached greenhouse restoration plan	2				\$2,000
Greenhouse	Contingencies		3				\$3,000
Greenhouse	Interior - Structures	Shelving and storage for greenhouse equipment	3				\$500
Greenhouse	Irrigation System		3				\$2,000
Greenhouse	Filtration	Systems and plumbing required to ensure mitigation of nitrogen leachate from fertilizer	3				\$2,500
Greenhouse	Grow Beds		3				\$2,000
<b>Total</b>							<b>\$30,000</b>

## Ancillary

Structure	Sub-Category	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
Ancillary	Design	Engage architect to create plan for period-appropriate foundation for selected modern structure (e.g., Boxabl casita), to include electrical and plumbing based on prior service hookups from house that was demolished after 2000.	4				\$2,000
Ancillary	Foundation	Acquire permits to perform work associated with building foundation and restoring services to secondary house site	4				\$1,000
Ancillary	Foundation	Build foundation for selected modern structure (e.g., Boxabl casita).	4				\$5,000
Ancillary	Services	Prepare service connections in anticipation of delivery/construction of modern structure.	4				\$2,000
Ancillary	Walkway(s)	Prepare ramp for ADA-compliant front entrance access to modern structure	5				\$5,000
Ancillary	Materials	Acquire materials for modern structure	5				\$50,000
Ancillary	Installation	Construct/Install modern structure	5				\$3,000
Ancillary	Services	Connect modern structure to electrical, plumbing	5				\$2,000
Ancillary	Permits	County permits for MEP and construction, as required	4				\$3,000
Ancillary	ADA accessibility	Modify modern structure to meet ADA access standards, including automatic door mechanism	5				\$10,000
Ancillary	Contingencies		5				\$12,000
Ancillary	Shipping	Surcharge for shipping modern structure to White Gardens	5				\$5,000
<b>Total</b>							<b>\$100,000</b>



## Totals

Structure	Description	Year	Qtr	Done	Treatment Plan Cost	Curator Adjustment Cost
House		1, 2, 3			\$270,930	
Barn		1, 4			\$57,296	
Trees		1				\$10,000
Greenhouse		3, 4				\$30,000
Ancillary		4, 5				\$100,000
<b>Total (2021 \$s)</b>					<b>\$328,226</b>	<b>\$140,000</b>

## RESIDENT CURATOR PROGRAM

### INVITATION TO SUBMIT APPLICATION FOR CURATOR

## 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.

Regular 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
\$1,210,000.00	1%	\$12,100.00

### 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 house and one acre of leased property.

\*Dominion Energy: \$485.87, taken from CY2020 Utility Expenses. Washington Gas: \$1,558.98 taken from CY2020 Utility Expenses. Property vacant during this time.

Utilities*	\$2,044.85
Real Estate Taxes	\$6,156.45
Other Miscellaneous Expenses	\$ 746
Total Estimated Annual Occupancy and Management Costs	\$8,947.30

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

**Total Estimated Annual Maintenance Phase Costs**

<b>Annual Estimated Maintenance Costs</b>	\$12,100.00
<b>Total Estimated Annual Occupancy and Management Costs</b>	\$8,947.30
<b>Total Estimated Annual Continued Maintenance Phase Costs</b>	\$21,047.30

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.



## RESIDENT CURATOR PROGRAM

### INVITATION TO SUBMIT APPLICATION FOR CURATOR

## 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 \$35,400 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 <a href="#">Section G</a> )		\$468,250
Annual Fair Market Rental Value (FMRV)	\$35,400	
Credited Annual Maintenance Costs (see <a href="#">Section H</a> )	\$12,100.00	
Estimated Annual Occupancy & Management Costs (see <a href="#">Section H</a> )	\$8,947.30	
Adjusted Annual FMRV	\$14,352.70	
Rehabilitation Project Costs / Adjusted FMRV = Estimated Length of Lease, or Lease Term, in years	32.6	

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 33 years

RESIDENT CURATOR PROGRAM

INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION K: CERTIFICATIONS

I, Margaret C and W. Bryan Stout, do hereby state that I am an  
(Your name here)

(Check one)

<input checked="" type="checkbox"/>	Applicant
<input type="checkbox"/>	Applicant's authorized agent

and that, to the best of my knowledge and belief, all of the above responses and information are true and accurate and that the information contained in this application is complete, that all individual applicants, and all principals, partners, members or shareholders of the applicant and all business entities involved in the proposed curator have been listed above, and that prior to the negotiation of any lease and execution of any lease, I will reexamine this certification and provide any changed or supplemental information, including business or financial relationships of the type described above, that arise on or after the date of this application.

Signed under the penalties of perjury.

Margaret C and W. Bryan Stout  
SIGNATURE

10 Nov 2021

DATE

I hereby certify that I have filed all state tax returns, have paid all state taxes required under law, and am not in arrears to the County of Fairfax on debt or contract, am not a defaulter on surety to the County of Fairfax and my County taxes and/or assessments are not delinquent.

Signed under the penalties of perjury on this 10th day of November 2021

Margaret C and W. Bryan Stout  
SIGNATURE

[REDACTED]  
FEDERAL TAX ID NO.

The undersigned also acknowledges and states that none of the individuals listed in Section B: Applicant Information have participated in the capacity of an officer or employee of the Fairfax County Government in the evaluation process of the Curator Application or Lease Transaction.

Signed under the pains and penalties of perjury.

Margaret C and W. Bryan Stout  
SIGNATURE

10 Nov 2021

DATE