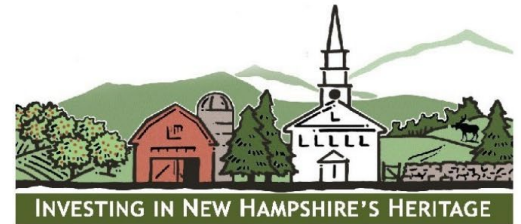


# LCHIP

## Land & Community Heritage Investment Program



### DETAILED DESCRIPTION OF LCHIP-FUNDED SCOPE OF WORK

---

This document will aid recipients of LCHIP historic rehabilitation grants in completing the Detailed Description of LCHIP-funded Scope of Work form required as part of the Pre-Construction Documentation Package. An example of a completed form is provided following this summary. It may be helpful to refer to the example while reviewing the following instructions.

The LCHIP-funded Scope of Work will be evaluated using the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#), with the accompanying *Guidelines for Preserving, Rehabilitating, and Restoring Historic Buildings*, and the National Park Service's [Preservation Briefs](#). While interpretation of the Standards is at LCHIP's sole discretion, the interpretation will be reasonable and will consider economic and technical feasibility, among other factors.

For each "Component" included in the LCHIP-funded Scope of Work, recipients must provide the following additional information:

- A. Component Current Condition – Describe, as succinctly and objectively as possible, the current condition of the specific component. If the current condition is described in a Qualified Preservation Plan (QPP) submitted to and accepted by LCHIP, recipients may provide the applicable page reference, supplemented by any additional description needed.

The condition description should be factual and objective. Include only information necessary to describe the current condition.

Space is provided to upload additional photographs or other illustrations as needed to properly describe the condition of the component before rehabilitation.

- B. Proposed work and impact – Describe, as thoroughly as possible, the proposed work and its impact. Describe how the proposed work will comply with the Secretary's Standards and the applicable Preservation Briefs.

Address any proposed work that does not follow the recommendations of a QPP, explaining why the recommendation is not being followed.

Space is provided to upload drawings, sketches, floor plans, sections, elevations, or product specification sheets as needed. Dimensions and notes must be clearly legible.

## EXAMPLE OF DETAILED DESCRIPTION OF LCHIP-FUNDED SCOPE OF WORK

\*\* Form questions shown in **bold**, pre-populated information in black, and information to be provided by recipient in *italics*.

---

**Resource Name** *Character Limit: 100*

Anytown, Old Town Hall

**Project Name** *Character Limit: 100*

Exterior and Interior Rehabilitation

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

1. Site - Install drainage around perimeter of building
2. Foundation - Repair
3. Sills, clapboard, wooden components - Repair
4. Asphalt roof - Replace
5. Windows - Repair
6. Interior plaster - Repair

**Preservation Briefs**

- 39 - Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 2 – Repointing Mortar Joints in Historic Masonry Buildings
- 10 – Exterior Paint Problems on Historic Woodwork
- 4 - Roofing for Historic Buildings
- 9 - The Repair of Historic Wooden Windows
- 21 - Repairing Historic Flat Plaster

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

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

6

----- *1-3 Components*

**Component 1 – Name** *Character Limit: 50*

Site

**Component 1 - Current Condition** *Character Limit: 1000*

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

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

*As shown in the attached site plan, earth within three feet of the perimeter foundation wall will be excavated to a depth of four feet. And a trench of the same width and depth will be dug leading downhill and away from the rear façade of the building. Then perforated PVC piping will be installed in all trenched areas, to drain to daylight east of the rear façade of the building. Finally, the trenched areas will be filled with pea-stone. A Phase 1A archaeological study was done by ABC*

Archaeological Consultants, who stated that this is not an area of archaeological sensitivity. Their report is uploaded in "Other Uploads" below.

**Component 2 – Name** *Character Limit: 25*

*Foundation*

**Component 2 – Condition** *Character Limit: 1000*

*The fieldstone foundation is failing, old mortar has crumbled, plant material has rooted in cracks, and small animals have exploited openings to get inside the building.*

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

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

**Component 3 – Name** *Character Limit: 25*

*Sills, clapboards, wood components*

**Component 3 – Condition** *Character Limit: 1000*

*Splash-back from the ground has damaged the lower wooden portions of the building. Portions of the sills, clapboards, waterboards, and corner trim boards, up to about 4 feet off the ground, are rotting.*

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

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

## **----- 4 - 6 Components**

**Component4 – Name** *Character Limit: 25*

*Asphalt roof*

**Component 4 – Condition** *Character Limit: 1000*

*The existing asphalt roof is at least 30 years old and is failing, allowing rain to enter the building during heavy rain events.*

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

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