PRESERVATION OF THE HISTORIC LOCKWOOD HOUSE

Phase I, FY2009-2010

HARPERS FERRY NATIONAL HISTORICAL PARK

HARPERS FERRY, WEST VIRGINIA

HISTORIC STRUCTURES TREATMENT RECORD



HISTORIC PRESERVATION TRAINING CENTER
Department of Interior
National Park Service
4801A Urbana Pike
Frederick, MD 21704

PRESERVATION OF THE HISTORIC LOCKWOOD HOUSE

PMIS:120709A

Harpers Ferry National Historical Park
FY2009-2010

HISTORIC STRUCTURES TREATMENT RECORD

INDEX

I. COMPLETION REPORT

1. Accounting
2. Narrative
3. Selected Photographs

II. PROJECT HISTORY

1. Project Agreement
2. Compliance Data
3. Correspondence
4. Weekly Reports
5. Material Data/Vendors
6. Field Drawings
7. Miscellaneous

III. APPENDIX

1. Additional Photographs (Provided in a three ring binder)

Accounting

Account	Amount Obligated	Revised Estimate
3853-0921-DSB	149,000	149,000

Component Completion Report for project: Preservation of the Historic Lockwood House Phase I

Component Account Costs By Budget Object Class (based on AFS3):

Account	Personal Service Cost	Travel Cost	Contract Work Cost	Contract Number	Supply Cost	Equipment Cost	Other Cost	Total Cost By Account
3853-0921-DSB	85,389.28	0	0	0	59,251	151.76	1,627	146,420
Total Component Account Cost								

Historic Preservation Training Center
Document Summary Report
Document List Only - Excludes CCR

Data as of : 31-AUG-10

Account: 3853 0921 DSB HA: HAFE-LOCKWOOD HS/WEATHRPROO

Authorization: $146,419.08 Fund: 57 Benefitting Org: 3853

Date	BFY	Document	TR TY	Line	Obj Class	RC	Remarks	Personal Services	Travel	Equipment	All Other	Income
03-JUN-2009	2009	09-0603-0-1072	CC	001	264A	E	WIGFIELDSHOPONLINEDEWITT CLOTH				398.97	
12-JUN-2009	2009	09-0612-7-0714	CC	001	264A	E	WIGFIELD SERVICE SUPPLY				246.56	
12-JUN-2009	2009	09-0612-7-0715	CC	001	312B	E	WIGFIELD WEST SYSTEM INC			151.76		
16-AUG-2009	2009	09-0816-2-0203	CC	001	233L	E	WIGFIELD AC&T PORTTOILET				74.00	
16-AUG-2009	2009	09-0816-2-0279	CC	001	264A	E	HAHNREGALPAINT SUPPLIES				337.44	
16-AUG-2009	2009	09-0816-2-0565	CC	001	264A	E	BUCKLANDHOMEDEPOT TAPE				170.24	
16-AUG-2009	2009	09-0816-2-0566	CC	001	264A	E	BUCKLANDHOMEDEPOT 7/16JCLIP				5.38	
27-AUG-2009	2009	09-0827-2-3130	CC	001	264A	E	BUCKLANDHOMEDEPOT VARITOOLS				162.39	
27-AUG-2009	2009	09-0827-2-3131	CC	001	264A	E	BUCKLANDHOMEDEPOT STAPLEGUN				139.37	
28-AUG-2009	2009	09-0828-3-0711	CC	001	264A	E	WIGFIELD ABC SUPPLY HOIST				2,589.95	
28-AUG-2009	2009	09-0828-3-0712	CC	001	264A	E	WIGFIELD WEST SYST. RESIN, PUMP				306.16	
28-AUG-2009	2009	09-0828-3-0994	CC	001	264A	E	LENNOXLOWES PAINT ROLLERS				27.46	
28-AUG-2009	2009	09-0828-3-1810	CC	001	264A	E	OWENS NZ CRAMER & SONS				270.00	
28-AUG-2009	2009	09-0828-3-1811	CC	001	264A	E	OWENS SHERWIN WILLIAMS				88.36	
28-AUG-2009	2009	09-0828-3-1812	CC	001	264A	E	OWENS SHERWINWMD PAINT				156.92	
04-SEP-2009	2009	09-0904-9-0859	CC	001	233L	E	WIGFIELD WM DUMPSTER				500.00	
04-SEP-2009	2009	09-0904-9-0863	CC	001	233L	E	WIGFIELD AC&T PORTTOILET				74.00	
04-SEP-2009	2009	09-0904-9-2137	CC	001	211D	E	OWENS COMFORTINNS 8/15/09		104.00			
08-SEP-2009	2009	09-0908-0-0682	CC	001	264A	E	OWENSCAVETOWNPLANMILLWORK				2,942.60	
11-SEP-2009	2009	09-0911-4-0517	CC	001	264A	E	WIGFIE GIBSONMCILVAINBOARDFEET				1,821.30	
14-SEP-2009	2009	09-0914-7-0735	CC	001	233L	E	WIGFIEDLAC&T PORTTOILET				74.00	
16-SEP-2009	2009	09-0916-9-1274	CC	001	264A	E	HAHN HOME DEPOT STAPLES PINS				66.14	
16-SEP-2009	2009	09-0916-9-1275	CC	001	264A	E	HAHN SHERWIN WM PAINT				44.18	
18-SEP-2009	2009	09-0918-1-1020	CC	001	264A	E	HAHN HOME DEPOT SCREWS				36.75	
18-SEP-2009	2009	09-0918-1-1021	CC	001	264A	E	HAHN HOME DEPOT 2X2-8#2 PT				23.64	
18-SEP-2009	2009	09-0918-1-1022	CC	001	264A	E	HAHN HOME DEPOT ST NLS SCREWS				95.55	
26-OCT-2009	2009	09-1026-6-0696	CC	001	211D	E	OWENS COMFORTINNS 8/15/09		-104.00			
29-OCT-2009	2009	09-1029-9-0481	CC	001	264A	E	WIGFIELDAMESRESEAR.ELASTBARRIE				381.25	
29-OCT-2009	2009	09-1029-9-0482	CC	001	233L	E	WIGFIELD AC&T PORTTOILET				74.00	
06-NOV-2009	2009	09-1106-5-0397	CC	001	264A	E	LENNOX HOME DEPOT20BR 1GAL				29.06	
06-NOV-2009	2009	09-1106-5-0779	CC	001	264A	E	OWENSREGALPAINT CTR				39.68	
06-NOV-2009	2009	09-1106-5-0780	CC	001	264A	E	OWENSSHERWINWMS PAINT				29.95	
25-NOV-2009	2009	09-1125-7-0269	CC	001	232A	E	WIGFIELD WM EZPAY				831.94	
25-NOV-2009	2009	09-1125-7-0386	CC	001	264A	E	HAHN REGAL PAINT PRIMER				37.96	
25-NOV-2009	2009	09-1125-7-0823	CC	001	264A	E	JANNOTTA HOME DEPOT BATTERY				175.77	
08-DEC-2009	2009	ET-2724-L-0023	ET	003	111A	E	HPTC LABOR OVERHEAD	10,888.00				
08-DEC-2009	2009	ET-2724-L-0023	ET	001	264A	E	HPTC OVERHEAD				37,279.00	
15-OCT-2009	2009	P2-6800-9-0126	P$	001	264A	E	*OSHEA LUMBER COMPANY				11,349.58	
28-AUG-2009	2009	PP-3853-9-0917	PR	000	1100	E	*09-17 PAYROLL CHARGES	9,910.36				

Historic Preservation Training Center

Document Summary Report

Document List Only - Excludes CCR

Data as of : 31-AUG-10

Account: 3853 0921 DSB HA: HAFE-LOCKWOOD HS/WEATHRPROO

Authorization: $146,419.08 Fund: 57 Benefitting Org: 3853

Date	BFY	Document	TR	TY	Line		RC	Remarks	Personal Services	Travel	Equipment	All Other	Income
28-AUG-2009	2009	PP-3853-9-0917	PR	000	1200		E	*09-17 PAYROLL CHARGES	2,930.89				
11-SEP-2009	2009	PP-3853-9-0918	PR	000	1100		E	*09-18 PAYROLL CHARGES	6,687.30				
11-SEP-2009	2009	PP-3853-9-0918	PR	000	1200		E	*09-18 PAYROLL CHARGES	1,951.90				
22-SEP-2009	2009	PP-3853-9-0919	PR	000	1100		E	*09-19 PAYROLL CHARGES	2,698.34				
22-SEP-2009	2009	PP-3853-9-0919	PR	000	1200		E	*09-19 PAYROLL CHARGES	960.41				
09-OCT-2009	2009	PP-3853-9-0920	PR	000	1100		E	*09-20 PAYROLL CHARGES	9,388.75				
09-OCT-2009	2009	PP-3853-9-0920	PR	000	1200		E	*09-20 PAYROLL CHARGES	3,293.19				
23-OCT-2009	2009	PP-3853-9-0921	PR	000	1100		E	*09-21 PAYROLL CHARGES	10,769.78				
23-OCT-2009	2009	PP-3853-9-0921	PR	000	1200		E	*09-21 PAYROLL CHARGES	3,632.55				
06-NOV-2009	2009	PP-3853-9-0922	PR	000	1100		E	*09-22 PAYROLL CHARGES	7,541.08				
06-NOV-2009	2009	PP-3853-9-0922	PR	000	1200		E	*09-22 PAYROLL CHARGES	2,392.03				
20-NOV-2009	2009	PP-3853-9-0923	PR	000	1100		E	*09-23 PAYROLL CHARGES	9,394.46				
20-NOV-2009	2009	PP-3853-9-0923	PR	000	1200		E	*09-23 PAYROLL CHARGES	2,980.24				
25-FEB-2010	2009	PP-3853-9-1004	PR	000	1100		E	*10-04 PAYROLL CHARGES	232.58				
25-FEB-2010	2009	PP-3853-9-1004	PR	000	1200		E	*10-04 PAYROLL CHARGES	82.69				
11-MAR-2010	2009	PP-3853-9-1005	PR	000	1100		E	*10-05 PAYROLL CHARGES	-231.18				
11-MAR-2010	2009	PP-3853-9-1005	PR	000	1200		E	*10-05 PAYROLL CHARGES	-66.60				
FFS Commitments/ Obligations/ Expenditures/ Income to Date:									$85,387.77	$.00	$151.76	$60,879.55	$.00
Total Commitments/ Income:												$146,419.08	$.00
Available Balance to Spend:												$.00	

Object Class	10 Pers Svcs	21 Travel	23 Utilities	26 Supplies	31 Equipment	Total
Programmed	0.00	0.00	0.00	0.00	0.00	0.00
Committed	85,387.77	0.00	1,627.94	59,251.61	151.76	146,419.08
Variance	-85,387.77	0.00	-1,627.94	-59,251.61	-151.76	-146,419.08

Historic Preservation Training Center

Document Summary Report

Document List Only - Excludes CCR

Data as of : 31-AUG-10

Report Totals:

	Personal Services	Travel	Equipment	All Other	Income
CCR and FFS Object Class Totals:	$85,387.77	$.00	$151.76	$60,879.55	$.00
CCR and FFS Total:				$146,419.08	
Balance for Report:				$.00	

Narrative

Narrative Statement

Preservation of the Historic Lockwood House
Harpers Ferry, West Virginia FY 10

Work Order # 3853-0921-DSB
PMIS: 120709A

Project Narrative

The project was programmed by HAFE'S architect Peter Dessauer back in December of 2005. The scope of the work for this preservation project was developed from PMIS statement 120709A. This project is the first of the 4 phases to be conducted on the exterior of the structure ending in FY 2012. This phase of the work will concentrate on the second story porch on the west elevation. This project mobilized in August of FY 2009 with the pre-construction meeting being held on April 13, 2009. The project lasted until November 9 with the Final Inspection being held at 10:30 a.m. The scaffolding was left in place for the installation of the new EPDM roof to be installed under Design Change #1.

Project History

The Lockwood House was erected in 1847-48 as the paymaster's quarters. The Lockwood House is located on the summit of Camp Hill and is an example of Greek Revival Armory Style Architecture. The Lockwood House has survived innumerable structural and functional changes over its long history. The Lockwood House was restored to its 1858 appearance during 1968-1972. Since then no serious work has been performed inside the building, or to address the maintenance of the windows, doorways, and roof/drainage systems.

Description of Project

Phase I performed the preservation of the second story porch on the east elevation, the deck boards were removed as was the ceiling boards. The porch framing was raised in the back to give more pitch to the flooring for water runoff. The existing level was nearly level. The new framing was raised a total of 2 inches over 12 feet. The new ceiling was spaced ¼" apart with screen attached to the flooring joists behind the new ceiling. The new ceiling and flooring consisted of Spanish cedar. The architrave received extensive repairs to the framing, soffit, and fascia. Repairs were also performed on the corner columns and balustrade. All wood components were primed and given two applications of latex paint.

Clearance

The project name Weatherproof Exterior of the Historic Lockwood House was entered into PEPC on May 14, 2009 under project ID no. 25068.

Summary of Work

Work started August 3 on Phase I for the preservation of the 2nd story west porch of the Lockwood House. Scaffolding was erected around the perimeter of the porch and met all OSHA codes. Spanish cedar material was ordered for the new ceiling and floor boards. The new floor boards and ceiling were milled and sanded at the HPTC shop, oil primer was applied and followed by the 1st application of latex paint. The existing flooring and ceiling was removed from the 2nd floor framing and discarded. The framing was raised up at the rear of the porch by adding sleepers and sloping the floor to the front of the porch. Screen was attached to the bottom of the joists. The existing floor framing was found to be in excellent shape and no repairs were needed. Deteriorated wood components on the architrave were removed and replaced with new Spanish cedar material for the trim and treated material for the framing repairs. The architrave was also vented on the underside between the modillion blocks for air movement inside the feature. The bottoms of the corner columns were repaired on all 4 sides with wood Dutchman repairs. The new Spanish ceiling was installed with spacing between the boards to allow air movement inside the flooring. The ceiling was attached with historic cut nails and given a second application of latex paint. The new tongue and groove flooring was wet painted on the tongue and groove and attached with historic cut nails. A 3rd and final application of paint was given after the installation of the entire floor. The balustrade was repaired and 7 new pickets installed. The balustrade was scraped of all deteriorated paint, sanded, and primed with oil based primer. Two applications of latex paint completed the balustrade preservation. The ceiling under the porch roof was prepped for painting by light sanding and wiped down with Jo-max paint prep. The ceiling was primed with oil paint and given two applications of latex paint. The wood cornice was lightly sanded and primed with oil primer and given two applications of latex paint. The lead coated gutters and conductors were cleaned and given two applications of black industrial metal paint. The brackets were sanded, prepped and given two applications of industrial paint.

The existing tar and gravel roof that was not part of the scope of work started leaking during the project, the HAFE architect was contacted and a design change was forwarded to the park for the installation of a new EPDM roof. The final inspection was held on November 9, with only minor punch out items to be completed, these were addressed the same day.

Selected Photographs



Photo #1- Lockwood House before preservation of the second story porch started in August.



Photo 2: Scaffolding is erected around the perimeter of the west porch; shade cloth has been draped over the scaffolding.



Photo #3- The framing for the architrave has been replaced with treated material; the picture also shows a deteriorated column, which was repaired.



- **Photo #5- The** breast beam trim is being replaced with new Spanish cedar trim and the ceiling boards have all been replaced with new Spanish cedar boards.



Photo 6: Photo shows the replacement flooring is being painted on the tongue and groove for maximum weather protection; it was then installed with historic cut nails.



Photo 7: Porch flooring is being prepped for painting, columns are also being painted, and the base is being replaced with Spanish cedar material.

Project Agreement



FINAL PROJECT AGREEMENT
PHASE I
HAFE PKG. PMIS 120709A
PRESERVATION OF THE HISTORIC LOCKWOOD HOUSE
HARPERS FERRY NATIONAL HISTORICAL PARK
FY09-10

MARCH 23, 2009

RECOMMENDED: _____ DATE: 3/31/2009
SUPERINTENDENT, HISTORIC PRESERVATION TRAINING CENTER

APPROVED: _____ DATE: 4/7/2009
SUPERINTENDENT, HARPERS FERRY NATIONAL HISTORIC PARK

APPROVED: _____ DATE: 04/01/2009
ARCHITECT, HARPERS FERRY NATIONAL HISTORICAL PARK

Submitted by:
National Park Service
Historic Preservation Training Center
300 A Orkney Rd.
Frederick, Md.

I. DESCRIPTION OF THE PROJECT

The scope of work for this preservation project was developed from the PMIS statement prepared by HAFE Historical Architect Peter Dessauer. PMIS 120709A will perform the exterior and interior repairs and restoration work to stop the accelerated deterioration of the Lockwood House roof drainage system, windows, doorways, porch framing, decks, steps, rails, columns, paint coatings, and other related features. The majority of the deterioration can be attributed to no NPS maintenance being performed on the buildings because of manpower and funding shortages. This is the 1st phase of 4 phases to correct the deficiencies of the structure. This phase of work will concentrate on the second story porch on the west elevation.

II. STRUCTURE DESCRIPTION

The Lockwood House was erected in 1847-48 as one of Superintendent Major John Symington's many architectural improvements to the Harpers Ferry Armory. The Lockwood House is located on the summit of Camp Hill and is an example of Greek Revival Armory Style Architecture. The paymaster's quarters has survived innumerable structural and functional changes over its long history. The house became the headquarters of General Henry Lockwood in 1863 and General Philip Sheridan in August 1864. Later in 1864 it was the first building on Camp Hill to be used by the missionary school which was the forerunner of Storer College. As Storer College evolved, so did the paymasters house, most notably in the addition of the mansard roof with third-story rooms. After the addition of the Former Storer College property to the Harpers Ferry National Historical Park, the structure became the subject of a significant park service exterior restoration in the 1960's.

III. STRUCTURE CONDITION

The Lockwood House was restored to its 1858 appearance during1968-1972. Since that time no serious work has been performed inside the building, or to address maintenance of the windows, doorways, and roof drainage systems. There are areas of water intrusion into the building interior as window components rot to the point of disintegration. The existing conditions of the interior are so decadent that the building is unsafe and off limits to visitation and use by HAFE personnel.



The API (Asset Priority Index) for the structure is 85, and the FCI (Facility Condition Index), before is 1.437 and after is 1.250, status is Serious.

IV. SCOPE OF WORK

HPTC will work within the Secretary of the Interior's Standards for the Treatment of Historic Properties as preservation specialists to complete the following tasks on the Lockwood House.

TASK # 1: Design and Planning.

Prior to the start of the project a Project Safety Plan will be prepared, which identifies risks and hazards associated with this project. Procurement documents will be prepared to purchase materials and services for the project. Design drawings of the new west porch decking will be created and approved by HAFE's architect.

TASK # 2: Mobilization, Scaffold Erection, Demobilization

A team of preservation craft persons, appropriate for the project, will be assembled. All necessary tools, equipment and materials will be assembled and transported to a HAFE designated staging area. Scaffolding will be erected on the west elevation and reach to the roofline. Scaffold will comply with all OSHA regulations. The HPTC will rent a dumpster and port-o-let.

Upon completion of all the tasks, HPTC tools and equipment will be removed from the site and transported to HPTC Facilities. Any remaining materials will be accessioned to the Park or disposed of. Following the completion of all tasks the work site will be restored to an acceptable condition.

TASK # 3: Preservation of the west elevation porch, (second floor)

The floor boards on the second story porch will be removed and the floor framing will be built up along the back of the porch 2" to allow 2" of fall over the 12' for water drainage. New deck boards will be fabricated out of Spanish Cedar. The flooring will be primed on all sides including the tongue and groove before installation. Two additional coats of latex paint will be applied to the flooring. The first story ceiling boards will be removed and replaced with Spanish cedar boards spaced ½" apart with metal wire nailed to the underside of the joists to keep out insects and allow air movement.

The 2nd story ceiling and cornice will have all deteriorated material replaced with Spanish cedar, deteriorated paint will be removed and the fabric will be primed and given 2 applications of latex paint. The 2nd story wood columns and balustrades will be repaired using mahogany or Spanish cedar. Deteriorated paint will be removed and the wood components will receive a prime coat of oil based primer followed by two applications of latex finish paint. All prime paints will be oil based, and the finish latex paint will match existing color.

TASK # 4: Repair/replace gutter conductor system

Repair/replace any damaged LCC gutter/conductor and repaint with industrial metal paint.

V. DATA COLLECTION

The following documents provided historical, existing condition assessments, structure specific recommendations, and management guidelines for this project:

Documentation by the Washington, D.C. office of the American Buildings Survey in 1994-95.

VI. COMPLIANCE

Any necessary compliance requirements will be the responsibility of the Park.

VII. PROJECT COORDINATION:

The successful execution of this project will depend upon the timely completion of any and all necessary actions as outlined by each of the following parties to this Project Agreement:

HPTC: Review existing documentation and reports and prepare a Project Agreement and cost estimate describing project work.

Coordinate phasing of the work performed by the HPTC preservation team.

Conduct preconstruction, final inspection, and other such on-site, project-related meetings as required.

Provide project supervision for all work performed by the HPTC's preservation team.

Provide crafts people, tools, and materials to perform all construction activity outlined in Section IV, Products.

Provide weekly reports on project progress and activities to Park.

Provide proper disposal facilities for and periodic collection of all construction debris and lead waste associated with this project.

Maintain a record of treatment for all documentation on all phases of the subject work. Prepare and distribute a record of treatment within six months of the date of the final inspection.

Provide for nps/visitor access and protection while the project is ongoing. HPTC will maintain the vegetation within the work perimeter.

Maintain work and staging area according to OSHA Regulations and Guidelines.

Prepare and provide to the park a mobilization plan, a detailed schedule, and a safety plan.

Provide toilet facilities for the duration of the project.

HAFE:

Consistent with the provisions of this Project Agreement, provide access to the project site for the day labor crew and any related contract or supply or service contract associated with the project work or as stipulated at the preconstruction conference.

Provide parking for 3 vehicles near the site.

Provide electrical and water sources for project.

Provide any and all necessary clearances and/or permits for the project including federal, state, and local permits required. Prepare all compliance documents as required by the Historic Preservation Act of 1966, as amended. Provide a copy to the HPTC for inclusion in the Record of Treatment.

Review, comment, and approve/reject all project submittals in a timely manner.

Provide access to a clean water source and electrical service for the project related purposes.

Designate a single administrative contact.

The HPTC and HAFE will determine matters regarding site related issues (access, closures, signings, etc.). The HPTC's project leader may vary from time to time, but at all times a designated person will retain on site authority and serve as the immediate HPTC project contact. HPTC project leaders do not have approval authority on matters concerning time,

money, scope of work, or design changes. Matters concerning project objectives and/or design-related issues will be determined by approved compliance and design documents; any unresolved issues or changes will be handled among HAFE and the HPTC's supervisory staff. Matters regarding logistics and/or techniques of project execution will be determined by the HPTC. Further refinement of these roles and responsibilities will be discussed at the preconstruction meeting.

VIII. SAFETY

Worker and visitor safety is a primary concern within the NPS. Safety awareness and compliance shall be both a team and individual concern, with all parties striving to attain a safer work environment.

GENERAL

A project-specific Safety Plan will be developed for this HAFE project and made available to the client upon request. Each member of the project team will acknowledge their familiarity with the Plan by affixing their signature to the "Crew sign off sheet." The plan designates the "Competent Person" for all OSHA regulated activities.

This HAFE project is a hard hat area in compliance with OSHA regulations. All persons entering the designated work area will wear an approved hard hat at all times. The HPTC section chiefs are the only individuals who may grant exception to this HPTC policy. The HPTC Project Leader is responsible for ensuring that all activities are compliant with all safety related issues.

Project leaders shall conduct weekly "tailgate safety meetings" with workers assigned to the project and file OSHA required records in the project file.

Project leaders shall ensure that all work activities are consistent with applicable health and safety regulations and the HPTC Safety Programs.

ACCIDENT FORMS

On all HPTC projects, HPTC is responsible for reporting and investigating all accidents in accordance with HPTC's Safety Program (available upon request), laws and regulations.

Occupational Safety and Health Act – COMPLIANCE

All HPTC project work shall be in accordance with OSHA regulations-29 CFR Part 1926.

IX. PRODUCTS

Products to be furnished by the agreements within this Project Agreement from the HPTC to the HAFE are:

1. Completion of preservation tasks as detailed in Section IV of this Project Agreement.

2. The HPTC shall prepare a Record of Treatment for this project in accordance with the NPS Directors's Order (DO) #28, Cultural Resource Management. The record of treatment includes account data, photographs, sketches, narrative and correspondence outlining the course of work, conditions encountered, and materials used.

The HPTC shall provide limited distribution of the Historic Structure Record of Treatment. Broad distributions of the Historic Structure Record of Treatment as outlined in Appendix D, DO #28 shall be the responsibility of the park. The HPTC shall provide the park with 2 Historic Structure Record of Treatments prepared in a CD Rom format and 4 hardcopies. Included in this document will be select scanned photographic images. All original photographs and negatives will be packaged separately in a loose leaf binder and provided to the park. The HPTC shall retain an electronic copy with duplicates of all photographs for the HPTC's library. The HPTC shall distribute a CD Rom copy of the Historic Structure Record of Treatment with electronically scanned photographic image to the HPTC Deputy Superintendent, the designated Project Leader, the Regional Office, the Harpers Ferry Center Library and the DSC Technical Information Center.

X. ESTIMATED SCHEDULE

Draft Project Agreement:	March 26, 2009
Final Project Agreement:	April 16, 2009
Project Start Date:	Pending Funding
Project Completion Date:	September 25, 2010
Distribute Project Record:	March 25, 2011

XI. PRODUCT TEAM

HPTC: Dean Wigfield, Project Leader

HAFE: Peter Dessauer, Architect

XII. COST ESTIMATE

TASK: # 1: Design and Planning

Labor:	
(1) Exhibits Specialist @ 1 week	2,400
SUBTOTAL	**2,400**

TASK # 2: Mobilization, Scaffold Erection, Demobilization

Labor:	
(1) Exhibits Specialists @ 1 week	2,400
(3) Maintenance Workers @ 1 week	5,280
Services: Dumpster rental, port-o-let,	3,600
Materials: Wood cribbing	600
SUBTOTAL	**11,880**

TASK # 3: Preservation of the West Elevation Porch (second floor)

Labor:	
(1) Exhibits Specialist @ 9 weeks	21,600
(3) Maintenance Workers @ 9 weeks	47,520
Materials:	
T & G Spanish Cedar floor boards, SC ceiling boards, paint, etc.	17,000
SUBTOTAL	**86,120**

TASK # 4: Repair/replace gutter conductor system

Labor:	
(1) Exhibits Specialist @ 3 days	1,800
(2) Maintenance Workers @ 2 days	1,760
Materials:	
LCC gutter/conductor, paint, etc.	500
SUBTOTAL	**4,060**

ITEM # 1 Project-Related Costs

GSA Motor Pool	4,178
Preparation of Record of Treatment	1,200
Project Supervision	1,000
Tool repair/replacement	1,000
SUBTOTAL	**7,378**

COST ESTIMATE SUMMARY

TASK #1……	**2,400**
TASK #2……	**11,880**
TASK #3…… ….	**86,120**
TASK #4……	**4,060**
ITEM #1……..	**7,378**
SUBTOTAL	**111,838**
HPTC Overhead	37,279
ESTIMATED TOTAL	**149,117**

NOTE: HPTC's salaries are calculated on a pay period basic. The number of pay periods is based upon an estimate of the total amount of hours required for each team member to complete the required project tasks. The hourly rate for each occupation is determined by combining the direct hourly rate plus benefits with a prorated amount for the indirect costs of annual and sick leave, holidays, and training time.

XIII. TRAINING

It is the objective of the HPTC to expand our programs by providing opportunities for all NPS employees to receive training, which increases their appropriate levels of sensitivity and responsibility in the recognition and implementation of historic preservation of cultural resources. The focus of HPTC's training is on work based learning and skill improvement.

Various aspects of this project offer different learning opportunities for those involved in its execution. HPTC shall make every effort to maximize the training potential of the project described in this Project Agreement by scheduling HPTC staff, program participants, and Park personnel to appropriate project duties.

DESIGN CHANGE APPROVAL #1

Design Change Approval #: 1 Date of Submittal: 09-24-09

Park/Area: Lockwood House, Harpers Ferry National Historical Park.

Drawing/Specification #: West Porch Roof

Project Supervisor: Dean Wigfield

Reference (Approved specification, detail or page # you propose to change)
Project Agreement, Phase I Preservation of the Historic Lockwood House.

Proposed Change (Brief description of change with detail attached if necessary)
This design change is an addition to the scope of work defined in Section IV of the approved project Agreement.

Cost Estimate
$27,333 - See attached "Cost Estimate." No change to the schedule is required.

Recommend: _____ Date: 10-26-09
Project Supervisor

Concur: _____ Date: 10/26/09
Deputy Superintendent, HPTC

Approve: _____ Date: 10/28/2009
Superintendent, Harpers Ferry NHP

Approve: _____ Date: 10/27/2009
Architect, Harpers Ferry NHP

PMIS 156005 - REPLACE PORCH ROOF ON HISTORIC LOCKWOOD HOUSE
#27,332.00

DESIGN CHANGE APPROVAL #1

Design Change Approval #: **1** Date of Submittal: 09-24-09

Park/Area: Lockwood House, Harpers Ferry National Historical Park**.**
Drawing/Specification #: West Porch Roof

Project Supervisor: Dean Wigfield

Reference (Approval specification, detail or page # you propose to change)
Project Agreement, Phase I Preservation of the Historic Lockwood House.

Proposed Change (Brief description of change with detail attached if necessary)
This design change is an addition to the scope of work defined in Section IV of the approved project Agreement.

Cost Estimate
$27,333 - See attached "Cost Estimate." No change to the schedule is required.

Recommend:_____ Date:
Project Supervisor

Concur:_____ Date:
Deputy Superintendent, HPTC

Approve:_____ Date:
Superintendent, Harpers Ferry NHP

Approve:_____ Date:
Architect, Harpers Ferry NHP

ATTACHMENT (1)

BACKGROUND

As work progressed on the preservation of the west porch of the Lockwood House in September of 2009, crew members noticed that rain water was leaking down through the ceiling of the second story roof. The roof is a tar and gravel built up roof that drains back to two drop outlets near the main block. When the HPTC produced the project agreement a year ago, no leaks were visible as far as paint stains, etc.. Since the HPTC crew started work on the porch of the Lockwood House it has rained several times but the roof did not leak until last week. Maybe it takes several hours of steady rain to drain through the tar and gravel roof.

The HPTC has started work on this structure with Phase I in August to be followed by Phases II –IV. The porch roof is 30 feet off the ground and is not visible from the ground. The leaks cannot be seen from the HPTC scaffold that is erected for the wood work on the porch. These conditions have been factored into the preparation of the cost estimates and schedules detailed below.

SCOPE OF THE PROJECT

The following are descriptions of the tasks to be completed at the Historic Lockwood House in Harpers Ferry. Personnel from the Historic Preservation Training Center will serve as the project management specialists to complete all tasks associated with the project.

TASK #1: Project Management

The HPTC will prepare procurement documents to purchase services to replace the roof membrane with EPDM rubber roofing**.**

TASK #2: Install new EPDM roof on the porch

Contractor will install a new 60 mil. EPDM membrane to the existing roof with wood fiber underlayment screwed to the existing surface. Contractor will give manufacturer's warranty on product for 15 years. Contractor will pay Bacon/Davis wages.

ESTIMATED SCHEDULE

Design Change Form: September 23, 2009
Project Start Date: November 1, 2009
Project Completion Date: December 30, 2009

COST ESTIMATE

TASK #1: Project Management

LABOR		
Exhibit Specialist 120 hrs @ $50.00/hr.	6,000	
SUBTOTAL		**6,000**

TASK #2: Contractor installation of new EPDM roof

7 square of 6 mil. EPDM roofing installed	13,300	
miscellaneous costs	1,200	
SUBTOTAL		**14,500**

Project Related Costs

SUBTOTAL

Cost Summary

TASK #1 SUBTOTAL	6,000
TASK #2 SUBTOTAL	14,500
Subtotal	20,500
Project Related Costs	
HPTC Overhead	6,833
TOTAL	**27,333**

NOTE: HPTC's salaries are calculated on a pay period basis. The number of pay periods is based upon an estimate of the total amount of hours required for each team member to complete the required project tasks. The hourly rate for each occupation is determined by combining the direct hourly rate plus benefits with a prorated amount for the indirect costs of annual and sick leave, holidays, and training time.

PROJECT TEAM

HPTC: Dean Wigfield, Project Supervisor
HAFE: Peter Dessauer

Compliance

National Park Service
U.S. Department of the Interior

Harpers Ferry NHP
Date: 05/14/2009

ASSESSMENT OF ACTIONS HAVING AN EFFECT ON CULTURAL RESOURCES

A. DESCRIPTION OF UNDERTAKING

1. Park: Harpers Ferry NHP Park district (optional): Camp Hill

2. Project Description.
a. Project Name: Weatherproof Exterior of the Historic Lockwood House Date: May 14, 2009 HLPC project ID no. 25068
b. Describe project and area of potential effects (as defined in 36 CFR 800.2[c])

This project will repair the exterior and related reverse side portions of the interior of the historic Lockwood House. Component A (year one) - Repair the Lockwood House west porch second floor level deck and related painting.

Component B (year two) - Repair the Lockwood House east elevation porch, the front doorway, 8 windows (interior and exterior sides), and related painting.

Component C (year three) - Repair the Lockwood House south elevation 7 windows(interior and exterior sides), the north elevation 6 windows(interior and exterior sides), the north basement doorway, roof gutter and downspout system, selective brick repointing, and related painting.

Component D (year four) - Repair the Lockwood House west elevation 7 windows (interior and exterior sides), the 2 west doorways, the west porch first floor deck, selective brick repointing, and related painting.

3. Has the area of potential effects been surveyed to identify cultural resources?

___ No
__X__ Yes, Source or reference:

___ Check here if no known cultural resources will be affected. (If this is because area has been disturbed please explain or attach additional information to show the disturbance was so extensive as to preclude intact cultural deposits.)

4. Potentially Affected Resource(s):

Correspondence

United States Department of the Interior
NATIONAL PARK SERVICE
Historic Preservation Training Center
4801A Urbana Pike
Frederick, MD 21704

IN REPLY REFER TO:

April 13, 2009

Memorandum

To: Superintendent, Historic Preservation Training Center

From: Project Leader, Historic Preservation Training Center

Ref: Preservation of the Historic Lockwood House
Phase I, PMIS 120709A, Harpers Ferry National Historical Park FY 09-10

Subject: Pre-Construction Meeting Minutes

The subject meeting was held as scheduled on Monday, April 13, 2009 at 1:00 p.m. on site at the Lockwood House. The following persons were in attendance:

Peter F. Dessauer, Historic Architect, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Dennis Ebersole, Roads and Trails Foreman, HAFE
Dean Wigfield, Exhibits Specialist, Project Supervisor, HPTC

The meeting began at 1:00 p.m., and was followed by a review of the Project Agreement and the scope of work. Administrative concerns and logistical issues were also addressed. These items included the following:

Project Contact People:
Peter F. Dessauer, Historic Architect, HAFE
Dean Wigfield, HPTC

Project Work Hours
Normal duty hours for this project will be Monday through Thursday from 6:00 a.m. to 4:30 p.m.

Safety
Park representatives were briefed on HPTC safety policies and procedures. In case of an emergency, HPTC field personnel will call 911, or travel to the local hospital, Jefferson County Urgent Care.

Office Arrangements/Project Site Use
HAFE/HPTC personnel designated the areas where the dumpster and the port-a-let will be placed. The wood recycle dumpster will be place close to the perimeter green leaf fence on the west elevation. The port-a-let will be place inside the fence. The fence will surround the HPTC scaffold on the west elevation of the house. Black netting will be draped over the scaffolding. HAFE will provide storage for tools and equipment either in the small room on the 1st floor of the porch or within the fence. Parking will be behind the Lockwood house on the east elevation. Additional parking will be in the grass areas near the Brackett House. When the dumpster is delivered to the site a phone wire will have to be lifted up for the truck to clear it at the Brackett House road entrance. The HPTC will use electric outlets in the Lockwood basement for construction use.

The HPTC was informed that there was a local noise ordinance in place from 10:00 p.m. to 8: a.m.

Project Details
The project scope of work was covered with all in attendance.

Park Rules and Regulations
HAFE law enforcement will ensure that the HPTC is issued keys for the house and the alarm.

Distribution of Weekly Reports and Correspondence
All correspondence will be distributed to those individuals identified in the Project Agreement as key individuals. All correspondence will be sent electronically.

Start Date
Project activities are tentatively scheduled to begin in May, when funds become available. If any work needs to begin prior to the mentioned date an Email will be sent out to all contact persons.

If there are any questions or concerns regarding this meeting, please contact Dean Wigfield or Chris McGuigan at 301-698-5784.

Dean Wigfield
Project Leader

cc:
Rebecca Harriett, HAFE
Michael Castagenetto, HAFE
Peter F. Dessauer, Historic Architect, HAFE
Dennis Ebersole, HAFE
Larry Moore, HAFE
Mia Parsons, HAFE
Jeff Woods, HAHE
Chris McGuigan, HPTC
Dean Wigfield, HPTC

Weekly Reports

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 01
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: August 10, 2009 **PERIOD ENDING: August 6, 2009**

GENERAL

This is the 1st weekly report for Phase I of the Preservation of the Historic Lockwood House. The HPTC crew arrived on site Monday August 3 and started erecting scaffold on the west elevation. The crew was on site all week.

WORK PERFORMED DURING THIS PERIOD

- The HPTC crew erected leaf fence around the west elevation perimeter of the Lockwood yard. The leaf fence is 25 yards from the foundation of the house.
- A 30 yard debris dumpster and port-a-let are located inside the fence.
- Scaffolding was constructed along the entire west elevation to the top of the roof line. The scaffolding wraps around the porch on the north and south elevations. Green shade cloth covers the scaffolding.
- Documentation was performed on the fascia, soffit, modillion blocks and associated trim and the deteriorated components removed below the second floor deck.
- The existing 2nd floor ceiling boards were carefully removed and placed in the dumpster.

PROJECTED WORK FOR THE UPCOMING WEEK

New flooring and ceiling boards will be delivered to the HPTC on Monday. Preservation activities will continue on site.

VISITORS TO THE SITE

Peter Dessaurer- Monday

SAFETY

Fall protection safety was the topic of this weeks meeting.

WEATHER

Warm and clear, highs in the 80's low's in the 60's Monday – Wednesday, showers on Thursday.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
6 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	5%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 02
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: August 17, 2009 **PERIOD ENDING: August 13, 2009**

GENERAL

The replacement Spanish Cedar flooring and ceiling boards were delivered to the HPTC shop facility on Monday, August 10.

WORK PERFORMED DURING THIS PERIOD

- The HPTC crew removed the existing t & g flooring and placed it in the dumpster, OSB plywood was screwed down temporarily for the crew to work on.
- The floor framing was built up along the back of the porch to allow 2" of fall over the 12' run of the porch for water drainage. All framing material was pressure treated yellow pine.
- Black screening was nailed to the underside of the floor joists in preparation for the installation of the new ceiling boards.
- Documentation was performed on the second floor framing system by drawings and photos.
- The new replacement Spanish cedar ceiling boards were sanded to remove machine marks and to ease the edges.
- The ceiling boards were given one application of Benjamin Moore oil primer.

PROJECTED WORK FOR THE UPCOMING WEEK

Installation of the new Spanish Cedar ceiling boards will start next week. Sanding and priming of the floor boards will begin.

VISITORS TO THE SITE

None

SAFETY

Table saw safety was reviewed with the crew this week.

WEATHER

Warm and clear, highs in the 90's lows in the 70's Monday and Tuesday, 80's for a high on Wednesday and Thursday with lows in the 60's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
4 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	10%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 03
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: August 24, 2009 **PERIOD ENDING: August 20, 2009**

GENERAL

Peter Dessauer inspected the project on Thursday and found the site and all work performed satisfactory. Peter inspected the second floor framing and column details, he requested that a 3" copper flashing drip-edge be added to the underside of the deck flooring on all three sides to prevent water infiltration into the architrave below. The HPTC will also add vents to the soffit of the architrave to allow air infiltration per Peter's suggestion.

WORK PERFORMED DURING THIS PERIOD

- The HPTC crew started the installation of the new Spanish cedar ceiling boards this week with 35feet of ceiling boards installed with galvanized historic cut nails.
- The ceiling of the second floor ceiling was cleaned with TSP, and clean water, all holes and cracks were filled with epoxy putty.
- The second floor ceiling was primed with Benjamin Moore's best oil primer.
- The second floor ceiling was given two coats of Sherwin Williams's exterior latex gloss paint.
- The deteriorated wood on the columns and architrave was documented and removed.
- The grass was mowed inside the HPTC perimeter fence.

PROJECTED WORK FOR THE UPCOMING WEEK

No work will be performed onsite next week.

VISITORS TO THE SITE

Peter Dessauer/HAFE

SAFETY

Power cord safety was reviewed with the crew this week.

WEATHER

Warm and clear, highs in the 80's and 90's lows in the 70's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
4 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	20%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 04
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: September 14, 2009 **PERIOD ENDING: September 10, 2009**

GENERAL

Preservation work continues on the porch with special attention being given to the deteriorated architrave, screened vents are being installed to prevent moisture problems in the future. The vents are placed between the modillion blocks on the soffit.

WORK PERFORMED DURING THIS PERIOD

- The HPTC crew finished the installation of the new Spanish cedar ceiling boards this week. The ceiling was given its second coat of finish paint.
- The architrave preservation was started with the replacement of the framing members and the removal of the deteriorated soffit and facsia. Vent slots were cut into the soffit for screen placement to allow air movement inside the architrave. All framing material was pressure treated. 36 feet of soffit was replaced with Spanish cedar material and 40 feet of fascia was replaced with Spanish cedar material.
- The modillion blocks were repaired with wood Dutchman and epoxy repairs.
- The deteriorated framing on the south elevation of the breast beam was repaired with pressure treated wood, most of the deterioration was on the northwest corner. The wood wrap on the interior of the breast beam was replaced with spainish cedar material. 22 inches of framing material was replaced on the framing of the breast beam. 42 inches of trim wrap material was replaced in this area.
- All of the replacement flooring was primed with Benjamin Moore's exterior paint in the HPTC shop.
- The grass was mowed inside the HPTC perimeter fence.

PROJECTED WORK FOR THE UPCOMING WEEK

The ballestrade will be scraped of deteriorated paint, and the columns will be repaired.

VISITORS TO THE SITE

Peter Dessauer/HAFE
Mike Castagnetto/HAFE

SAFETY

Vehicle safety was reviewed with the crew this week.

WEATHER

Warm and clear, highs in the 80's, lows in the 60's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	45%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 05
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: September 21, 2009 **PERIOD ENDING: September 17, 2009**

GENERAL

Preservation work focused on the repair of the corner columns this week. The corner columns have seen several campaigns of repairs in the past decades.

WORK PERFORMED DURING THIS PERIOD

- The HPTC crew finished the installation of the screen vents on the soffit of the architrave; the vents are ¾" wide and run between the modillion blocks.
- The balustrade preservation was started with the removal of deteriorated paint and the sanding of the surfaces for priming. All holes and other deteriorated wood fabric were filled with epoxy filler.
- The base of the northwest corner column was repaired with a half lap replacement of the 4" x 4" post inside the column. The half lap was 1 foot in length and connected with stainless steel screws and structural epoxy. The 4 sides of the column were also repaired with wood Dutchman replacements on all four sides.
- The base of the southwest corner column was also repaired with the interior 4" x 4" post receiving a structural half-lap repair. The 4 sides of the column were also repaired with mahogany Dutchman repairs.
- The job site was cleaned of all debris and secured.

PROJECTED WORK FOR THE UPCOMING WEEK

The installation of the new Spanish tongue and groove flooring will begin.

VISITORS TO THE SITE

Peter Dessauer/HAFE
Mike Castagnetto/HAFE

SAFETY

A vehicle safety near miss was reviewed with the crew this week.

WEATHER

Warm and clear, highs in the 80's, lows in the 60's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	60%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 06
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: September 28, 2009 **PERIOD ENDING: September 24, 2009**

GENERAL

The preservation work continued on the west porch this week with the installation of the new Spanish cedar tongue and groove flooring.

WORK PERFORMED DURING THIS PERIOD

- The HPTC crew finished the last of the structural repairs on the porch framing with the sanding and priming of the bases of the columns.
- A new Spanish cedar bottom rail was fabricated in the HPTC Shop, along with 8 new railing pickets, the components were sanded and primed.
- Three sections of the balustrades were primed with oil based primer.
- The tongue and groove Spanish cedar flooring installation started this week with 40 feet of flooring installed. The flooring was primed in the HPTC shop, sanded and delivered to the Lockwood House. The flooring consists of three different widths, (5", 4", and 2 1/2") same as the originals. The flooring was painted on the tongue and groove right before it was installed with historic galvanized cut nails.
- The job site was cleaned of all debris and secured.

PROJECTED WORK FOR THE UPCOMING WEEK

The architrave will be sanded, and given one application of oil base primer followed by two coats of latex paint.

VISITORS TO THE SITE

Peter Dessauer/HAFE

SAFETY

Proper lifting techniques were discussed with the crew.

WEATHER

Warm and clear, highs in the 80's, lows in the 60's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	68%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 07
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: October 5, 2009 **PERIOD ENDING: October 1, 2009**

GENERAL

The project work continued on the balustrade and architrave this week with both features almost completed.

WORK PERFORMED DURING THIS PERIOD

- The HPTC crew finished the last of the structural repairs on the porch framing with the sanding and priming of the bases of the columns.
- All repairs were completed on the architrave.
- A new bottom rail was installed on the west elevation balustrade, along with 8 new replacement pickets.
- The tongue and groove Spanish cedar flooring installation was completed this week. The flooring was primed in the HPTC shop, sanded and delivered to the Lockwood House. The flooring consists of three different widths, (5", 4", and 2 1/2") same as the originals. The flooring was painted on the tongue and groove right before it was installed with historic galvanized cut nails.
- The job site was cleaned of all debris and secured.

PROJECTED WORK FOR THE UPCOMING WEEK

The balustrade will be completed with the application of two coats of latex paint.

VISITORS TO THE SITE

Peter Dessauer/HAFE
Chris Robinson/HPTC
Chris McGuigan/HPTC

SAFETY

The crew talked about the importance of keeping the job site clean and maintaining the power tools.

WEATHER

Warm and clear, highs in the 70's, lows in the 50's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	75%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 08
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: October 12, 2009 **PERIOD ENDING: October 8, 2009**

GENERAL

The project work will move to the cornice of the roof next week with the wood cornice, lead coated copper gutter and conductors being repaired/replaced.

WORK PERFORMED DURING THIS PERIOD

- New base trim was milled in the HPTC shop out of mahogany lumber.
- The HPTC crew installed new base trim of mahogany lumber on the columns; only 5 original bases were reused, as the rest were deteriorated. All cuts were back-primed.
- The wood architrave was given two applications of Sherwin Williams Exterior Latex Paint.
- The balustrade was given two applications of Sherwin Williams's exterior paint.
- The job site was cleaned of all debris and secured.

PROJECTED WORK FOR THE UPCOMING WEEK

The scaffolding work planks will be raised to the top level to address the cornice system and the lead coated copper gutter and conductors.

VISITORS TO THE SITE

Peter Dessauer/HAFE
Dennis Frye/ HAFE

SAFETY

The crew talked about the importance of stretching before lifting heavy objects on the job.

WEATHER

Warm and clear, highs in the 60's and 70's, lows in the 50's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	80%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 09
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: October 19, 2009 **PERIOD ENDING: October 15, 2009**

GENERAL

The HPTC crew performed some emergency repairs to the tar and gravel roof to prevent water infiltration. Funding is pending for Design Change #1- (Install new EPDM roof on the porch, PMIS 156005).

WORK PERFORMED DURING THIS PERIOD

- The scaffold planks were raised to the level of the cornice.
- The balustrade's middle support blocks were reinstalled.
- The wood step under the second floor doorway that was removed when the floor was replaced was reinstalled on the new deck.
- The new porch boards were straight line ripped on the outside edge. The edges were sanded, primed and two applications of latex exterior paint.
- The job site was cleaned of all debris and secured.

PROJECTED WORK FOR THE UPCOMING WEEK

The cornice system and the lead coated copper gutter and conductors will be prepped/primed and given two applications of latex paint.

VISITORS TO THE SITE

None

SAFETY

The crew talked about the importance of lifting heavy objects with your legs and keeping the weight close to the body.

WEATHER
Clear and warm on Tuesday, highs in the 70's and 40's, cloudy and cold on Wednesday and Thursday highs in the 50's, lows in the 30's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	84%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 10
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: October 26, 2009 **PERIOD ENDING: October 22, 2009**

GENERAL

WORK PERFORMED DURING THIS PERIOD

- The copper gutters on the main block's west elevation were repaired by soldiering seams that had opened up.
- The gutters were cleaned and given two applications of black industrial metal paint.
- The iron gutter brackets were sanded, prepped and given two applications of industrial paint.
- The cornices' crown molding, fascia, and soffit were sanded and prepped for priming, holes and cracks were repaired with epoxy filler.
- The cornice system was primed with oil primer.
- The job site was cleaned of all debris and secured.

PROJECTED WORK FOR THE UPCOMING WEEK

The cornice system will be finished with the applications of 2 coats of latex paint. The floor will be given two applications of finish paint.

VISITORS TO THE SITE

None

SAFETY

Ladder safety was reviewed with the crew this week.

WEATHER

Clear and mild for most of the week, highs in the 70's and lows in the 40's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	88%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 11
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: November 2, 2009 **PERIOD ENDING: October 29, 2009**

GENERAL

Periods of rain prevented project work on both Tuesday and Wednesday. A Final Inspection meeting has been scheduled for Monday, November 9, @ 10:30 am on site at the Lockwood House. The elasto barrier coating that was applied as a temporary measure to the existing tar and gravel roof has succeeded in stopping the leaks on the porch roof. The contracting for a new EPDM roof is in progress.

WORK PERFORMED DURING THIS PERIOD

- The grass inside the HPTC work fence was mowed and the edges trimmed.
- The cornice system, (crown molding, fascia and soffit) was given two applications of Sherwin Williams exterior paint.
- The new flooring was lightly sanded and cleaned.
- The new flooring was given one application of Sherwin Williams porch and deck enamel.
- The job site was cleaned of all debris and secured.

PROJECTED WORK FOR THE UPCOMING WEEK

The porch floor will be given another application of paint. The copper conductors will be repaired where they enter the subterranean drain outlet.

VISITORS TO THE SITE

None

SAFETY

Electric power safety was reviewed with the crew this week.

WEATHER

Cloudy and mild on Monday, periods of rain on Tuesday and Wednesday, clear on Thursday. The highs were in the 60's with lows in the 40's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	93%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
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Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
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Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

NATIONAL PARK SERVICE
HISTORIC PRESERVATION TRAINING CENTER (HPTC)
WEEKLY FIELD REPORT # 12
FY-09/10

PARK: Harper Ferry National Historical Park

PROJECT: Phase I Hafe Pkg. PMIS 120709A, Preservation of the Historic Lockwood House

DATE: November 9, 2009 **PERIOD ENDING: November 5, 2009**

GENERAL

The project is 96 percent complete with only the scaffolding and perimeter fencing to be removed from the west elevation. The Record of Treatment will be completed in the next 6 months. The contracting for a new EPDM roof is in progress.

WORK PERFORMED DURING THIS PERIOD

- The porch floor was given the second application of Sherwin Williams's exterior paint.
- The copper conductors were replaced on the bottoms where they enter the subterranean drain outlets.
- The job site was cleaned of all debris and secured.

PROJECTED WORK FOR THE UPCOMING WEEK

A final inspection has been scheduled for 10:30 am on Monday, November 9 on site at the Lockwood House.

VISITORS TO THE SITE

None

SAFETY

General site safety was reviewed with the crew this week.

WEATHER

Cloudy and mild on Monday, Tuesday and Wednesday, overcast with periods of rain Thursday. The highs were in the 50's with lows in the 30's.

PERSONNEL ASSIGNED TO THE PROJECT

1 Exhibit Specialist
3 Maintenance Workers

RECAP

Start Date:	August 3, 2009
Completion Date:	September 25, 2010
Percent Complete:	96%
Starting Balance:	$149,117

Dean Wigfield
Project Leader

cc: (electronically)
Rebecca Harriett, Superintendent, HAFE
Peter Dessaurer, HAFE
Mia Parsons, Archeologist, HAFE
Mike Castagnetto, Chief of Maintenance, HAFE
Larry Moore, B & U Supervisor, HAFE
Dennis Frye, Chief CRM/Interpretation, HAFE

Bcc:
McGrath, HPTC
Robinson, HPTC
McGuigan, HPTC
Wigfield, HPTC
Project file, HPTC

Material Data/Vendors

HAFE Vendors

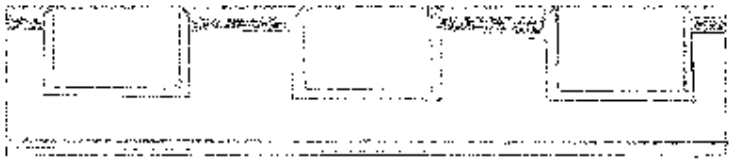
List of Materials and Manufactures

	MATERIALS	MANUFACTURERS (if known)	VENDOR CODE
RENTALS	10yard dumpster	Waste Management	**WM**
	Port-a-john /portable toilet	AC&T	**ACT**
TOOLS/MATERIAS/SUPPLIES	MISC Paint Colors / Paint Brushes	Regal Paint Center	**RPC**
	Ladders and Scaffolding	Acme Ladder & Equipment Co., Inc	**ALEC**
	Misc. Supplies & hand tools	Lowe's Home Center	**LOWE'S**
	Gutters, Down Spouts, conductors, all roof drainage collection materials	The Roof Center Inc.	**TRC**
	Molding Reproductions	Cavetown Mill	**CM**
	Misc. Supplies & hand tools	The Home Depot	**THD**
	Super Elasto Barrier Roof Paint	Ames Research Laboratories, Inc.	**ARM**
	Spanish Cedar and Mahogany Lumber	J. Gibson McIllvain Lumber	**JGM**
WOOD	¾"Plywood, 2"x 4", 2"x 6"and 4"x4"pressure treated pine	84 Lumber	**84L**
	Reproduction Ceiling Boards (Spanish Cedar)	O'Shea Lumber	**OSL**
	Reproduction T and G Flooring	O'Shea Lumber	**OSL**
	Balustrade components	Historic Preservation Training Center	**HPTC**

Field Drawings

Park		NATIONAL PARK SERVICE		Sheet
Area		HISTORIC PRESERVATION TRAINING CENTER		of
Project		By	Checked	Pkg.
Feature		Date	Date	Account

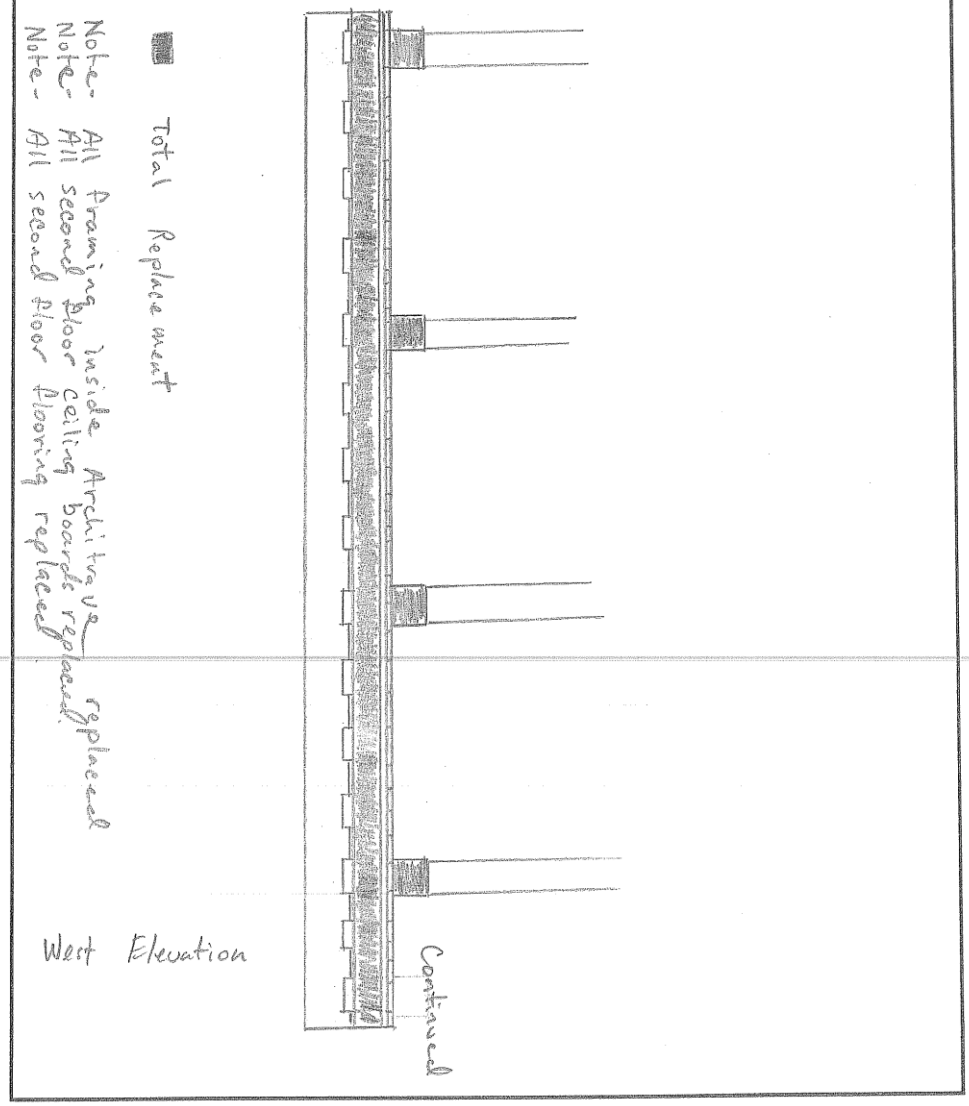
Underside of architrave



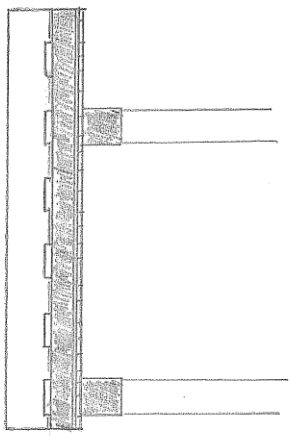
Use Placement of new vent under the architrave and above brickmold

new vent

Park	Harpers Ferry NHP	NATIONAL PARK SERVICE HISTORIC PRESERVATION TRAINING CENTER		Sheet
Area	Lockwood House			of
Project	Phase I	By DRW	Checked	Pkg.
Feature	West Porch	Date 10-01-09	Date	Account



Park	Harpers Ferry NHP	NATIONAL PARK SERVICE HISTORIC PRESERVATION TRAINING CENTER		Sheet
Area	Lockwood House			of
Project	Phase I	By DRW	Checked	Pkg.
Feature	West Porch	Date 10-01-09	Date	Account



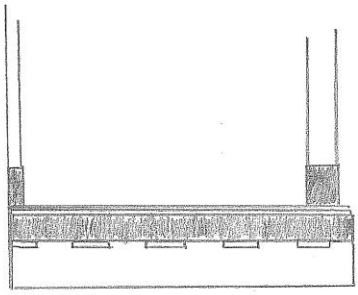
Total Replacement

Note - All framing inside Architrave replaced

West Elevation

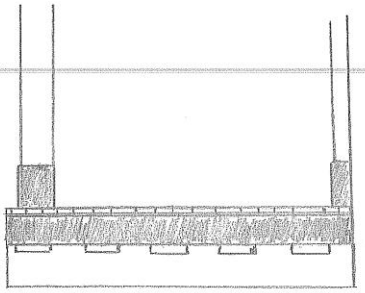
Note - All second floor ceiling boards replaced
Note - All second floor flooring replaced.

Park	Harpers Ferry NHP	NATIONAL PARK SERVICE HISTORIC PRESERVATION TRAINING CENTER		Sheet
Area	Lockwood House			of
Project	Phase I	By DRW	Checked	Pkg.
Feature	West Porch	Date 10-01-09	Date	Account



North Elevation of west porch

Note- All framing inside architrave replaced
Note- All second floor ceiling boards replaced
All second floor flooring replaced



South Elevation of west porch

Total Replacement

--END HSTR REPORT--



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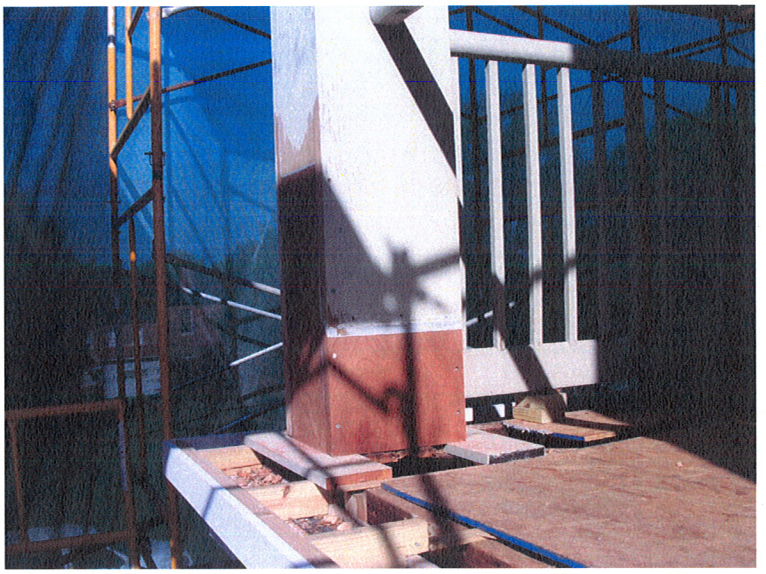
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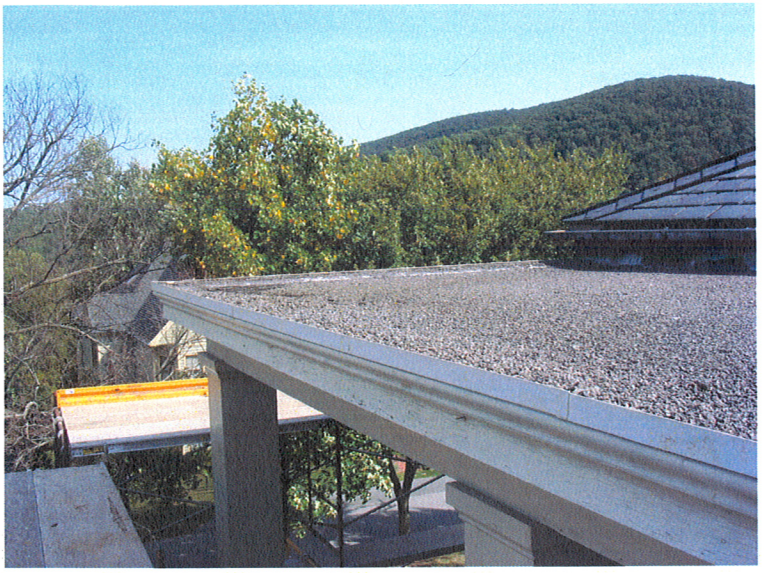
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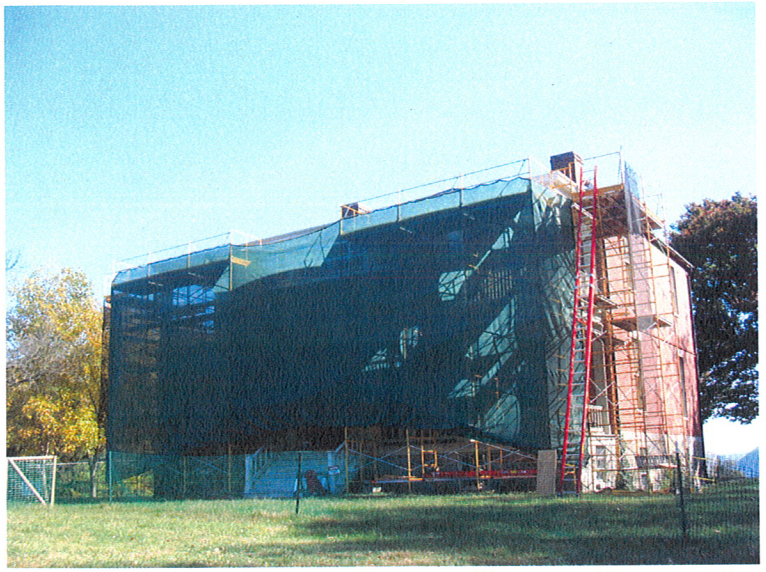
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