

WARE-LYNDON HOUSE - Landscape Budget Estimate

August 13, 2014

Energy sustainability project - SPLOST (talk to Soter about)

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	Tree care for Oak Tree in front yard	1	LUMP SUM	\$ 750.00	\$ 750.00
2	Demolition				
a)	Remove underbrush along rock wall	485	SF	\$ 1.00	\$ 485.00
b)	Remove Cherry Tree	1	LUMP SUM	\$ 500.00	\$ 500.00
c)	Remove brick walkway (front and side)	1,640	SF	\$ 1.50	\$ 2,460.00
d)	Remove kitchen garden	1	LUMP SUM	\$ 250.00	\$ 250.00
e)	Remove foundation shrubs around house	1,190	SF	\$ 1.00	\$ 1,190.00
f)	Remove turf for parterre garden/west walks	3,344	SF	\$ 0.50	\$ 1,672.00
3	Staking / Layout	1	LUMP SUM	\$ 500.00	\$ 500.00
4	Grading	1	LUMP SUM	\$ 3,500.00	\$ 3,500.00
5	Drainage	1	ALLOWANCE	\$ 1,000.00	\$ 1,000.00
6	Front Axis				
a)	Wood mold brick walkway (historic pattern)	775	SF	\$ 18.00	\$ 13,950.00
b)	Boxwood hedges	360	LF	\$ 15.00	\$ 5,400.00
c)	Ornamental plantings	544	SF	\$ 3.00	\$ 1,632.00
d)	Stepping stones to lawn	6	EA	\$ 100.00	\$ 600.00
7	New brick stairs	70	SF	\$ 25.00	\$ 1,750.00
8	Existing stairs at Hoyt Street				
a)	New landscaping	900	SF	\$ 3.00	\$ 2,700.00
b)	Interpretive signage (large)	1	ALLOWANCE	\$ 5,000.00	\$ 5,000.00
9	Front circle				
a)	Paving surface (crushed aggregate, plus base)	450	SF	\$ 5.00	\$ 2,250.00
b)	Paving border (brick edge)	110	LF	\$ 10.00	\$ 1,100.00
c)	Ornamental plantings	78	SF	\$ 3.00	\$ 234.00
d)	Benches	2	EA	\$ 1,200.00	\$ 2,400.00
10	Landscaping - Front and Foundation				
a)	Trees - Large	1	EA	\$ 750.00	\$ 750.00
b)	Trees - Small Flowering	2	EA	\$ 350.00	\$ 700.00
c)	Shrubs and groundcover	519	SF	\$ 3.00	\$ 1,557.00
d)	Front lawn remediation	14,500	SF	\$ 0.25	\$ 3,625.00
e)	New sod	2,500	SF	\$ 0.50	\$ 1,250.00
f)	Pine straw mulch	2,855	SF	\$ 0.18	\$ 513.90
g)	Pine bark mulch	1,136	SF	\$ 0.25	\$ 284.00
11	Parterre Garden				
a)	Picket fence	154	LF	\$ 20.00	\$ 3,080.00
b)	Brick edging (interior)	300	LF	\$ 10.00	\$ 3,000.00
c)	Metal edging (exterior)	134	LF	\$ 4.00	\$ 536.00
d)	Paving surface (crushed aggregate, plus base)	889	SF	\$ 5.00	\$ 4,445.00
f)	Garden Ornaments (4 EA)	1	ALLOWANCE	\$ 2,000.00	\$ 2,000.00
g)	Boxwood hedges	206	LF	\$ 15.00	\$ 3,090.00
h)	Ornamental plantings	514	SF	\$ 3.00	\$ 1,542.00
i)	Interpretive signage (large)	1	ALLOWANCE	\$ 5,000.00	\$ 5,000.00
12	Landscaping and Circulation - West Side				
a)	Shrubs and groundcover	1,361	SF	\$ 3.00	\$ 4,083.00
b)	New sod (disturbed areas)	250	SF	\$ 0.50	\$ 125.00
c)	Brick walkways (re-use existing bricks)	1,014	SF	\$ 8.00	\$ 8,112.00
13	Play house interpretation				
a)	Brick outline	60	LF	\$ 10.00	\$ 600.00
b)	Sod	135	SF	\$ 0.50	\$ 67.50
c)	Interpretive signage (small)	1	ALLOWANCE	\$ 2,000.00	\$ 2,000.00
14	Kitchen/Gas Works structure interpretation				
a)	Brick outline	100	LF	\$ 10.00	\$ 1,000.00
b)	Sod	425	SF	\$ 0.50	\$ 212.50
c)	Interpretive signage (small)	1	ALLOWANCE	\$ 2,000.00	\$ 2,000.00
15	"Office" structure interpretation				
a)	Brick outline	68	LF	\$ 10.00	\$ 680.00
b)	Sod	189	SF	\$ 0.50	\$ 94.50
c)	Interpretive signage (small)	1	ALLOWANCE	\$ 2,000.00	\$ 2,000.00
16	Cistern				
a)	Cistern system	1	ALLOWANCE	\$ 30,000.00	\$ 30,000.00
b)	Irrigation	1	LS	\$ 1,250.00	\$ 1,250.00
c)	Interpretive signage (large)	1	ALLOWANCE	\$ 5,000.00	\$ 5,000.00
17	Lighting	1	ALLOWANCE	\$ 5,000.00	\$ 5,000.00

Wise Water policy #

add alternative
near pool steps
front garden alternative

benches - AHH donate

-annual main \$1500 avg. (5% orig. cost)

#219,000 SPLOST
cistern tank - \$4/gallon cost of size doesn't include pumps or irrigation

Subtotal \$ 142,920.40
15% contingency \$ 21,438.06
TOTAL PROJECT BUDGET \$ 164,358.46
(\$158,000)
+ 15,000 FF&E
+ 1,000 art

budget for replacement plantings?

Amy Kissane

From: Amy Kissane <amykissane@bellsouth.net>
Sent: Tuesday, August 12, 2014 4:33 PM
To: Michael Kidd (mkidd@RootDStudio.com); Madie Fischetti (madie@athens-design.com); Derek Doster; Barbara.Andrews@athensclarkecounty.com; Keith.Sanders@athensclarkecounty.com; Mike.Wharton@athensclarkecounty.com; Roger Cauthen (roger.cauthen@athensclarkecounty.com); Ron Evans
Subject: John Waters - Ware-Lyndon SPLOST Project

Dear Committee,

Below are comments I've received from John Waters concerning the sketch plan that came out of the last meeting. As I have done for most of our meetings, I forwarded John the materials that came out of the July 31 meeting. Some of these comments address topics such as interpretation that I do not think we need to decide yet.

I would like, however, to hear from Madie and Mack about the front treatment, and does this treatment have historic precedence? I know it is not original to the house, except for the axial brick approach, but is the combination of the circle, steps, and axial walkway something that could have been seen historically? I don't want to end up with something that is ahistorical. I know how we got to this point and I know that we are supposed to finalize the concept tomorrow, but I think it would be good—before we approve it—to ask the question, “How will we interpret this design to the public? How will we describe it and explain why it is appropriate for the Ware-Lyndon House?”

Thanks.

Amy

Amy C. Kissane, Executive Director
Athens-Clarke Heritage Foundation, Inc.
489 Prince Avenue, Old Fire Hall No. 2
Athens, GA 30601
www.achfonline.org | 706.353.1801

From: John C Waters [mailto:jcwaters@uga.edu]
Sent: Tuesday, August 12, 2014 3:14 PM
To: Mack.Cain@Jacobs.com; amykissane@bellsouth.net
Subject: Ware-Lyndon SPLOST Project

Please accept my apologies for the fact that an unexpected tsunami of events has prevented me from contacting you before this time. With the limited knowledge of notes of the last meeting and one sketch, I am obviously at some disadvantage in terms of understanding the evolution of your plans. However, I will present the following comments with the hope that they may be of value. Please feel free to share them with the other group members.

- In my opinion, a cultural landscape report should be hand before any plan is finalized.
- Since we are trying to re-create the aura of an historic landscape, non-historic elements and design aspects should be avoided. It seems to me that the goal should be to reinforce the historic character of the site, not distract the visitor with elements which are obviously contemporary additions.
- The entrance walk seems well established from your research and the circle is not historically accurate. I would eliminate that as well as the planting around it as well as the several steps and grade change. The walk, as is, is not a difficult slope, so why go to the expense to add elements and make grade changes that are not supported by site history?

- If you are compelled to do “something.” you might consider a small square terrace, for information purposes at the top of the entrance steps @ Hoyt Street, nothing elaborate, perhaps a bench on one side of the walk and an interpretative panel on the other side. The walk to the house would continue from this point. Since the beds that you have shown have not historic basis related to the historic periods interpreted in the house,(and are not in the character of the 1897 photo you have) I would eliminate them, as they could quickly become a maintenance headache, esp. considering the degree to which ACC budgets are already constrained.

The interpretative panel could show the relationship of house and museum as well as the location (and construction date) of other historic features that do not survive. I do not think it is necessary to create a footprint of these absent features on the ground. This panel should not be a vertical billboard, nor large sized, but one that is low enough to be viewed, perhaps slightly tilted from level, depending on placement. This area would provide site orientation as well as other information, but does not need an auxiliary feature. Depending upon the number and scope of former site features (you mentioned an orchard) perhaps you might want to consider a historic site map(incorporating Sanborne maps) within the Athens History Museum on the first floor of the house that would orient and instruct visitors of the extent and scope of historic site development. If you need a large interpretative panel, it should be down on the Hoyt Street level at the base of the steps, so as not to obscure views toward or from the house.

- I am glad that the idea of a fountain seems to have been discarded, especially since it is expensive to keep them operational and nothing if more distracting than a non-operating fountain. In addition, historic landscape of this period did not have fountains unless they were gravity-fed as in Italy.
- If possible, interpretative panels on the site should be flush with the ground level rather than present an object that is a hazard or “intrudes” upon the landscape.
- While not a part of this project, the existing “kitchen garden” is, in my opinion, a parody of what an actual kitchen garden for a household such as this one would have had, in terms of both size and plantings. What is there is a disgrace and should be eliminated. Do you have data on the location of such a garden? In the absence of a shoddy interpretation, I would suggest that such a garden be shown on the site map suggested above and not replicated.
- Question: Is that a handicapped access ramp connecting to the east side of the front porch of the house?

Athens-Clarke Heritage Foundation

From: Michael Kidd <mkidd@rootdstudio.com>
Sent: Tuesday, August 05, 2014 10:24 AM
To: 'Athens-Clarke Heritage Foundation'; ron@kgathens.com;
Roger.Cauthen@athensclarkecounty.com; Mike.Wharton@athensclarkecounty.com;
Barbara.Andrews@athensclarkecounty.com
Cc: madie@Athens-Design.com; mack.cain@jacobs.com;
Keith.Sanders@athensclarkecounty.com; Derek.Doster@athensclarkecounty.com
Subject: RE: Meeting Minutes and Sketch
Attachments: Map of DER Wares Estate.jpg

Amy,
The sketch that was attached with the meeting minutes is a depiction of all of the modifications that were discussed in the meeting last week. It's a "cleaned up" version of the working sketches that were produced in the meeting. It basically illustrates what everybody agreed to.

I have attached a copy of the 1874 map that was referenced in the minutes. This map clarified what all of the outbuildings were.

Madie just sent you the Roswell photos. She will also send you photos of the 2 concepts that were discussed in the meeting.

I'm not sure I understand your question regarding access to the parterre garden from the house side. There are 4 access points to the parterre garden – one on each side. During the meeting we discussed whether to have access on the house side because we were trying to eliminate that walkway to increase the size of the garden. But we realized we needed an access pathway there for maintenance of the house. So we ended up with a walkway that also includes access to the parterre.

Regarding the design of the parterre garden, we discussed utilizing either: 1) a smaller version of the design that was presented at the previous meeting; 2) a new design that Madie developed, which is inspired by the original cast iron in the display room of the house; or 3) a hybrid of the two.

When Madie sends the 2 concept plans that we discussed in the meeting, you will see her "iron work" design for the parterre. Basically, we will bring 2 or 3 concepts for the parterre garden to the next meeting, so that the committee can make a final decision.

Regarding the front walkway – the "historic brick" section above the stairs is approximately 60 feet long, and the section below the stairs that contains the circle is about 40 feet long.

The only outside input we received at the last meeting was from the W-L House Committee.

Let me know if you have any additional questions.

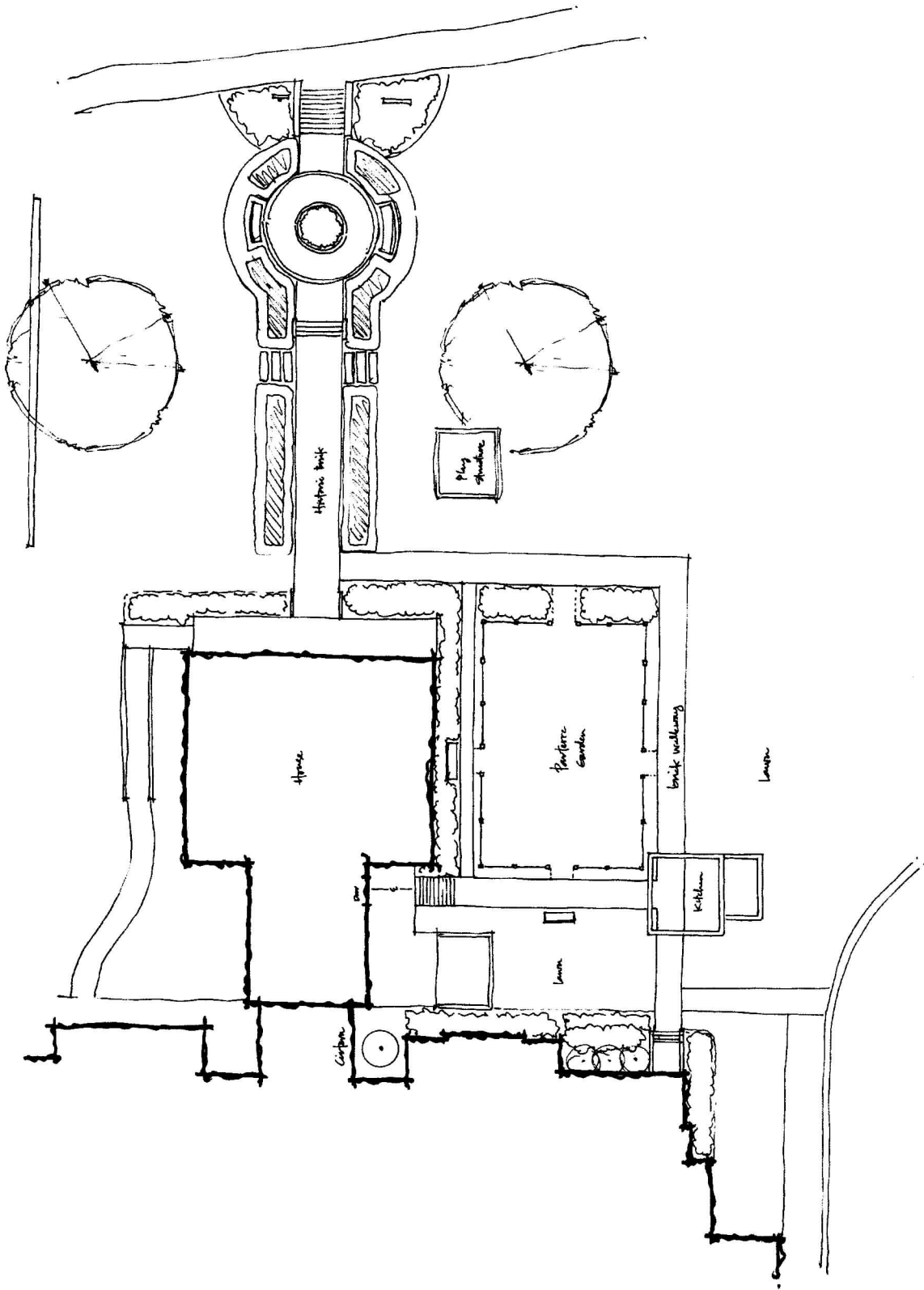
Michael Kidd, ASLA, LEED AP

Root Design Studio

5099 Woodridge Way
Tucker, GA 30084
(404) 895-2253

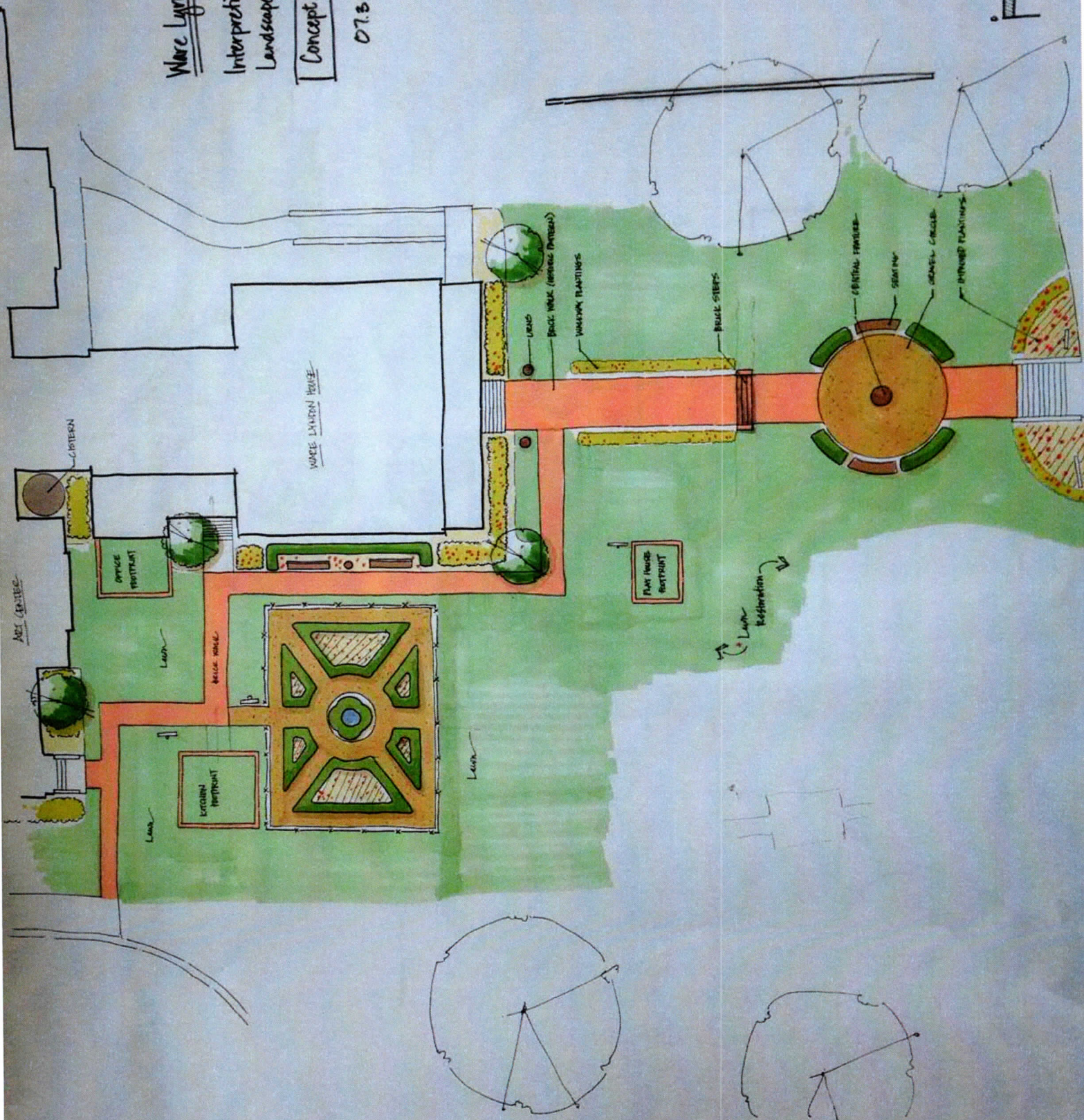
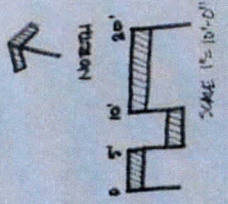
2008 - Ware-Lyndon House Funds Summary

Explanations	Funds	W-L House Committee
March 2009		
	\$5,233.24	Beginning Balance
Cindy Evans memorial donations.	\$125.00	Income
	\$0.00	Expense
	\$5,358.24	Ending Balance
April 2009		
	\$5,358.24	Beginning Balance
Cindy Evans memorial donations.	\$300.00	Income
	\$0.00	Expense
	\$5,658.24	Ending Balance
2008-2009 End Of Year		
	\$5,658.24	EOY Balance
July 1, 2009 - October 31, 2010		
	\$5,658.24	Beginning
Anita Sams Holton, July 2010	\$1,000.00	Income
Rob Fisher Garden Plan (SPLOST)	(\$2,200.00)	Expense
	\$4,458.24	Ending Balance



Ware Lyndon House
Interpretive Garden +
Landscape Improvements
Concept Plan

07.31.14



Ware Lyndon House
Interpretive Garden +
Landscape Improvements

Concept Plan

07.31.14

