

*volunteer  
engineer?*

**Ken Hinshaw**

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**From:** "Douglas and Kathleen Williams" <duskat@sbcglobal.net>  
**To:** "Ken Hinshaw" <kenl@redshift.com>  
**Sent:** Wednesday, August 20, 2008 12:00 PM  
**Subject:** Re: Pt Pinos Seismic Analysis?

Ken.....To the best of my knowledge we haven't dealt with either party.

You might be interested to know who the other bidders were--in addition to ARG-- on our current Historic Structure Report.

WJE (Wiss, Janney, Elstner Associates), Emeryville CA (510)428-2907  
 PAST Consultants LLC, Petaluma CA (415) 515-6224  
 Page & Turnbull, Inc. San Francisco CA (415) 362-5154

Doug

**Ken Hinshaw** <kenl@redshift.com> wrote:

Doug: We have received a proposal for our ten year plan from Carey and Co. It looks like they might be the gold standard for preservation reports. The proposal is very polished and thorough. Have you had any experience with them? We also have requested a bid from ARG as well as an all lighthouse guy Cullen Chambers out of Tybee Island Lightstation in Georgia.  
 Ken

----- Original Message -----

**From:** Douglas and Kathleen Williams  
**To:** kenl@redshift.com  
**Sent:** Friday, August 15, 2008 12:19 PM  
**Subject:** Fwd: Pt Pinos Seismic Analysis?

Ken,

Sorry that it's taken me a while to respond to this question. I've just returned from parts North, including Lake Tahoe.

Yes, we have had such analysis done on both Keepers' dwellings. We were **required** to do so before any structural work could be undertaken on these historical buildings. The first question in your case; Is it required or just desirable?

The company involved was Interactive Resources, Inc of Point Richmond, CA. Their website is <http://www.intres.com/index.aspx>. This work was done in 1999-2000. They were also involved with the Historic Structure Reports for both buildings. I believe they have performed some studies for Parks, Monterey District.

The actual seismic stabilization plan was developed, and subsequent work supervised, by Bruce Elster of Morro Bay. I'm sure you've heard us talk about all the work he's done for CCLK pro bono. He's a grandson of Tom Henderson, Keeper at both Pt. Sur and Pt. Pinos. Tom is buried in the PG cemetery across from Pt. Pinos. Bruce might be willing to assess your situation before you commit to a study. His e-mail address is [be@shoreline-engineering.net](mailto:be@shoreline-engineering.net) and phone # (805)772-6466.

8/20/2008

sent  
5-22-08

# Form Confirmation

Thank you for submitting the following information:

**companyname:** Pt. Pinos Preservation Group  
**contactname:** Ken Hinshaw  
**companyaddress:** 747 Short St.  
**companycity:** Pacific Grove  
**companystate:** Ca  
**companyzip:** 93950  
**companyphone:** 831-375-0816  
**companyfax:**  
**companyemail:** kenL@redshift.com  
**InformationRequiredOf:** Field Application  
**projectlocation:** Pacific Grove, Ca.  
**ProjectInvolves:** lead abatement  
**TimeFrame:** project to commence over 12 months away  
**IndustryClassification:** lead abatement  
**SurfacePreparationRequirements:** remove existing coatings  
**CoatingLiningRequirements:**  
**ApproxSqFootage:** 7,500 to 15,000  
**ApproxBudget:** need help  
**submit:** Send Form

## comments

We need a ballpark figure for removal of lead paint from Pt. Pinos Lighthouse. I understand you did work at Pt. Sur Lighthouse.

Return to the form.

**Ken Hinshaw**

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**From:** <LowellNor@aol.com>  
**To:** <kenl@redshift.com>  
**Sent:** Wednesday, March 26, 2008 9:20 PM  
**Subject:** Belzona

Hi, Ken,

I searched Belzona on the net and find that it is a company that makes many products. If you get the chance to talk to any of the Pt Sur people would you find out the number of the product they refer to just as Belzona. I suspect that it is going to be either Belzona 1111 or Belzona 1311.

Lowell

\*\*\*\*\*

Create a Home Theater Like the Pros. Watch the video on AOL Home.  
(<http://home.aol.com/diy/home-improvement-eric-stromer?video=15?ncid=aolhom00030000000001>)

Book  
roofing + flashing

## Ken Hinshaw

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**From:** "Douglas and Kathleen Williams" <duskat@sbcglobal.net>  
**To:** "Ken Hinshaw" <kenl@redshift.com>  
**Cc:** "John O'Neil" <joneil@montereybay.com>  
**Sent:** Thursday, March 22, 2007 10:44 PM  
**Subject:** Re: Pt. Pinos

Ken,

I was down at the Rock to-day and have some additional information for you. The *Historic Lighthouse Preservation Handbook*, published in 1997, ISBN 0-16-049104-5 is available from the Government Printing Office, Stock No.024-005-01181-1. Part VI is titled, "Choosing an appropriate treatment for an historic lighthouse project"

Another reference is *Catalog of Historic Preservation Publications, 1995* which provides guidance on the treatment of historic properties. It's published by the Department of the Interior. Also, *Public Law 106-355 106th. Congress-Oct 24,2000, The National Lighthouse Preservation Act of 2000.*

Doug

**Ken Hinshaw <kenl@redshift.com>** wrote:

Doug: Thanks for the information, I did not know about the lighthouse preservation book from the Dept. of Interior, I will get a copy. Thanks,  
 Ken

----- Original Message -----

**From:** Douglas and Kathleen Williams  
**To:** Ken Hinshaw  
**Sent:** Monday, March 19, 2007 4:22 PM  
**Subject:** Re: Pt. Pinos

Ken,

My apologies for not replying sooner; we've been fully occupied with out-of-State visitors. Sorry to hear that you're having to drop out of the class.

Below, I've given short answers to your questions. We have details (design, specifications, final illustrated documentation,etc.) on all of the work done-- by the contractors, particularly. Unfortunately they are all down at the Rock.

By the way, are you familiar with the publication, *Historic Lighthouse Preservation Handbook* published by the Dept. of the Interior, 1995? I don't recall it being mentioned in the Pt. Pinos study.

Doug

**Ken Hinshaw <kenl@redshift.com>** wrote:

Doug: I have dropped out of the docent training, but have given my name to Nancy McDowell as a docent of last resort for Pt. Pinos. My primary interest, as you already know, is the maintenance and preservation of PP. I have offered my services to Paul F to get the PP Advisory Committee up and running.

A couple of questions: 1) did Pt. Sur have lead flashing originally, and if so when the roof was

replaced did you use lead?

Since 1998 we have replaced the roofs on six buildings, from the small pump house to the large triplex building. If there was lead on the existing roof, or we knew that lead had been used originally, then we required lead flashings in the replacement. However, we've also used stainless steel and copper.

2) which roofing companies have you consider using?

We, volunteers and Parks staff, roofed the small buildings—pumphouse, Carpenter/Blacksmith Shop and Laundry Room. The others were done under contract bundled with other structural work, e.g., seismic retrofitting, reconstruction, etc. The contractors were KNA Construction (Barn and Headkeeper's House) and Best Roofing (Triplex). Both companies are from the Bay area. I don't have their addresses at home but I can get them if you want to pursue.

3) both the roof and the lantern room need serious attention, does it make sense to do the roof first if the lantern room will require scaffolding? Did you need to put up scaffolding when you worked on yours?

It would seem to make sense to do the lantern room first unless the roof is leaking. Our contractor, International Chimney, didn't use normal scaffolding but did erect a shroud to protect them from the elements. Their first attempt blew away within a few hours! The screen was attached to the railings of the deck. To allow them to work just below the deck they surrounded the tower with one level of boards supported by "shelf brackets" braced against the stone work. You may need scaffolding to reach the cupola of the lantern room.

Ken Hinshaw



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
**FROM:** Paul M. Finnegan  
**MEETING DATE:** February 21, 2007  
**SUBJECT:** Maintenance Report on the Point Pinos Lighthouse and Consider the Formation of a Point Pinos Lighthouse Advisory Board

**RECOMMENDATION: Receive report on present Lighthouse Maintenance. Consider forming a Lighthouse Advisory Board.**

**DISCUSSION:**

The City of Pacific Grove is the owner of the oldest continuously operating lighthouse on the West Coast. This building is also on the National Register of Historic Places. In the past the U.S. Coast Guard maintained the building. As Coast Guard funding was cut, the City of Pacific Grove was requested to help with maintenance. In the past, the City funded a roof, which now needs replacement. The Adobe Chapter of Questers funded restoration of the interior. Public Works and the Museum Department have attempted to address water and safety problems in the building. Presently both exterior doors are being restored.

The detailed 2004 Point Pinos Lighthouse Historic Preservation Report, prepared by the National Park Service (NPS), gives the City of Pacific Grove the guidance in repairing restoring and maintaining this historic structure.

The City of Pacific Grove has established Fund # 27, Lighthouse Maintenance and Improvement. The admission fees from the Lighthouse are presently held in this fund. This fund could also receive grant money and donations for the improvements recommended in the 2004 report.

The first improvement recommended by the report is a new Cedar Shingle roof and flashing. I am presently having a bid prepared on this portion of the project and recommend once we have the necessary funding we replace the roof and copper flashing.

As is stated on page one of the NPS 2004 Report: "Completion of cyclic maintenance, routine repairs, and large -scale restorative work on historic structures often requires more extensive planning, specialized materials and techniques, and trained historic preservation craftpersons, and because of this, historic preservation projects often cost fifty percent or more to complete than new construction and non-historic facility maintenance."

It is recommended that the City Council consider the forming of a Lighthouse Advisory Board. This could be done in several ways. It could be done as a formal new Board of the City, which would require Council appointments and City staffing to comply with Brown Act requirements. Alternatively, the Council could give direction to staff to seek interested individuals to sit on an informal Board that would recommend the priority of maintenance and repairs and assist in fund raising. This Board could eventually create its own 501(C)(3) status, or affiliate with an existing non-profit such as the Museum Association. Finally, the Board could be created as a sub-committee of an existing Board, Committee or Commission.

Staff believes that this board would be made up of organizations that have expertise in historic preservation such as The Heritage Society of Pacific Grove and Central Coast Lighthouse Keepers. Because the Lighthouse is part of the golf course, an annual Point Pinos Lighthouse Tournament could be organized with input from the golf Course Advisory Board and Chamber of Commerce. The Museum Department, Museum Association and Questers-Adobe Chapter would certainly want to be represented. Because this building is on the National Register, perhaps this board should be a sub committee of the Architectural Review Board or Historical Review Committee.

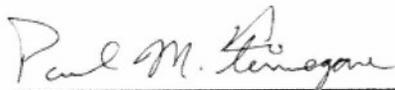
**FISCAL IMPACT:**

Based on cost estimates in the 2004 report to have the National Park Service perform all work described in the document, the total came to \$ 384,268.99 It is estimated that when all repairs are completed the annual income from admission fees will pay for regular routine maintenance. 7

**ATTACHMENTS:**

National Park Service Point Pinos Lighthouse Historic Preservation Report 2004. Staff Report  
June 15, 2005 Report on Preservation of Lighthouse.

RESPECTFULLY SUBMITTED:



Paul M. Finnegan  
MUSEUM DIRECTOR

REVIEWED BY:

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James J. Colangelo  
CITY MANAGER

## Directions for Collecting Paint Samples Point Pinos Lighthouse Doors and Windows

### Tools / Materials

- Hammer
- Pen / pencil
- Sharp knife (Xacto or pocket knife)
- Hollow steel punch (available in craft stores, ~ ¼ inch diameter)
- Sample containers (coin envelopes, resealable plastic bags)
- Scotch tape
- Sticky notes
- Camera

### Where to take your sample

Take one sample from all of your windows and doors, or at least all that you are stripping. Try to collect samples in areas that are less affected by weather or wear, often near the top of the window or the underside of the lintel. Avoid the windowsill or bottom sash rail; these areas weather first and historic layers may have already peeled or worn away. You may want to sample doorframes as well, because doors are often moved or replaced over the lifetime of a building.

### Sample collection

Place the hollow steel punch on the window and tap it firmly with the hammer. Twist the punch and pull it away, being careful not to lose the sample. The sample should consist of all the paint layers and the wood substrate. You may need to cut the sample out if it did not come away with the punch. If you didn't get all the paint or any of the substrate, take the sample again. The sample may be brittle and could fracture—placing scotch tape on the surface before punching out the sample may help. Place the sample in a labeled container (one sample per container). If the paint layers separate from one another, put all the pieces together in the container.



If you use a knife rather than a steel punch, it may help to score the area you wish to cut out. Placing scotch tape over the area helps keep the sample in one piece and prevents it from flying away as you remove it. If you have metal windows or doors, use a Dremel to get the metal substrate along with the paint; otherwise, just do your best to get all the paint layers if you can't get any substrate.

### Sample documentation

Give each sample a number. The sample number should be written on the sample container, along with the information signifying where and when it was collected (Ex. 1<sup>st</sup> floor west window upper sash rail). Write the same information on the sticky note and place it next to the sample area. Photograph the sticky note and sample area so the sample location is well-documented.



*chromochronol***Ken Hinshaw**

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**From:** "Mary Slater" <m.slater@argsf.com>  
**To:** "Ken Hinshaw" <kenl@redshift.com>  
**Sent:** Wednesday, January 09, 2008 10:12 AM  
**Subject:** RE: Point Pinos Lighthouse

Ken,

I have the pleasure of working for both ARG and ARG/CS, so I can give you an idea on costs. A baseline conceptual cost would be approximately \$6,000. This assumes that we would be looking at 10-15 paint samples. The fee covers the travel and time for collecting the samples, in-house laboratory analysis and report production. Products would include a description of the layer structure of each sample, a photograph of each sample cross section under magnification, and a visual color match of the presumed historic paint layers. If more detailed information is desired, such as binding media (oil, latex, etc.) or pigment identification, we would send samples to a full-time paint conservator who would provide that information for about \$125 per sample.

I hope this helps you get a general idea of the costs for chromochronology. I would be happy to discuss this further, or submit a formal proposal for the work. Feel free to give me a call-- I will be out of the office this afternoon, but in on Thursday and Friday. You can reach me directly on my cell phone at 415-559-4345.

Thanks,  
 Mary

-----Original Message-----

**From:** Ken Hinshaw [mailto:kenl@redshift.com]  
**Sent:** Tuesday, January 08, 2008 3:21 PM  
**To:** Mary Slater  
**Subject:** Re: Point Pinos Lighthouse

Mary: of course I have heard of your company, lots of recognition for great projects. If we had half a million dollars I'd say you are the right person to get us off the ground and get going. Unfortunately, we are in a belt tightening situation here in Pacific Grove. One of our aims for the future is to create a funding stream for this important project. Should I talk to the Conservation services about cost of chromochronology tests? At this point we are just trying to do the best we can with what we have. Thank you.  
 Ken

----- Original Message -----

**From:** Mary Slater  
**To:** kenl@redshift.com  
**Cc:** david@argsf.com  
**Sent:** Monday, January 07, 2008 10:07 AM  
**Subject:** Point Pinos Lighthouse

Mr. Hinshaw,

My name is Mary Slater, and I am an architectural conservator at Architectural Resources Group in San Francisco. Glenn Simpson is a former colleague from my days at the NPS, and he informs me that the Pacific Grove Heritage Society is working on the preservation of the lighthouse at Point Pinos. Glenn forwarded the Historic Preservation Report he prepared, and indicated that you are looking for information on chromochronology with regard to windows you intend to rehabilitate.

Architectural Resources Group (ARG) has been involved in historic preservation for over 25 years. We are comprised of architects, planners, and conservators, and are capable of providing a range of services including historical research and documentation, grant and tax credit assistance, architectural design and construction documents, and conservation recommendations and specifications. Our sister company, ARG Conservation Services, serves as a general contractor designing, implementing, and

1/10/2008

directing conservation treatments on architecture and works of art. Please feel free to visit our websites at [www.argsf.com](http://www.argsf.com) and [www.arg-cs.com](http://www.arg-cs.com).

ARG has worked on many projects in the central coast area, including historic adobes in Monterey, San Carlos Borromea Mission in Carmel, and the Point Sur Lighthouse in Big Sur. We have also worked on the lighthouse at Point Reyes National Seashore: you may contact Gordon White of the NPS (415-464-5127 ext. 299). Local references include Jim Conway of the City of Monterey (831-646-3991), Matt Bischoff of California State Parks, Monterey District (831-657-6326), and John O'Neill of the Central Coast Lighthouse Keeper's Association (831-649-7139). We have recently conducted paint analysis work for the adobe house at Rancho Santa Margarita on the USMC Base at Camp Pendleton, the New Mission Theater in San Francisco, and the Locke Boarding House in Locke, California.

We would be glad to discuss chromochronology methods and price structures with you. We would also be able to assist you, as funding allows, in addressing the broader preservation goals outlined in Glenn's report, specifically a Historic Structures Report, baseline documentation, and Preservation Plan for the Point Pinos Lighthouse. In our experience, clients have realized a cost benefit from taking a comprehensive, phased approach to building conservation rather than taking on projects piecemeal. For possible funding sources you may want to contact Anthony Veerkamp at the Western Regional Office of the National Trust for Historic Preservation (415-947-0692 ext. 38228). In any case, we will likely be in your area soon and would welcome the opportunity to meet you.

Best Regards,  
Mary

**Mary Slater**  
Architectural Resources Group, Inc.  
Pier 9, The Embarcadero Suite 107  
San Francisco, CA 94111  
415-421-1680 ext. 246 Fax 415-421-0127

**CONFIDENTIALITY NOTICE**

This message is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited, and you are requested to please notify us immediately by telephone, and delete this message forthwith. Thank you for your cooperation.

lead flashing  
Roofers used at P.S.

Ken,

My apologies for not replying sooner; we've been fully occupied with out-of-State visitors.

Sorry to hear that you're having to drop out of the class.

Below, I've given short answers to your questions. We have details (design, specifications, final illustrated documentation, etc.) on all of the work done-- by the contractors, particularly. Unfortunately they are all down at the Rock.

By the way, are you familiar with the publication, *Historic Lighthouse Preservation Handbook* published by the Dept. of the Interior, 1995? I don't recall it being mentioned in the Pt. Pinos study.

Doug

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Ken Hinshaw

Pt Pinos Maintenance Need  
 NPS Cost Estimates  
 2004

Window Rehabilitation	\$6,144 -
Re roofing	49,440
Painting	89,384
Documentation (HSR)	71,278
HABS (Historic Area building survey) HARE (Historic Area Engineering record)	> 52,021
Lantern Room - lightly surveyed roof - not completed iron walls - disassemble + repaint balcony floor - remove strip + repaint - brackets problems identified - rust packaging repair sagging door * through study	347,000  \$ ?

develop a plan for the long term  
maintainance and preservation of Pt Pinos

city finances weak

Public works + museum -

city manager - set up fund for maintenance

Report on Preservation of Lighthouse  
Discussion:

newsletter

August Board  
Hist Street Report

Jack Mason  
Preserv Head  
Big Sur

In anticipation of the City of Pacific Grove to receive the transfer of Lighthouse property, including the Point Pinos Lighthouse the following has been accomplished or initiated.

In August of 2001 the city invited conservators from the Western Archaeological and conservation Center to inspect and give a written report on the 3<sup>rd</sup> Order Fixed Lens at the Point Pinos Lighthouse. This original lens manufactured in France pre 1854 and still serving this light is found to be in good order with minor recommendations from the conservators.

Jerry McCaffery author of the book on Point Pinos was appointed Lighthouse Historian and served as the organizer of the 150<sup>th</sup> celebration. He continues to offer his knowledge and services regarding this valuable historic resource.

Museum staff has met with ADA city representatives at the Lighthouse property and have discussed path of travel from the parking lot to the building and access to the building. An architect has been retained for the drawing of plans and a virtual tour video of the entire lighthouse has been filmed.

The existing sprinkler system has been upgraded in anticipation of appropriate landscaping.

A Lighthouse Preservation Fund # 27 has been established to receive money for the Lighthouse Preservation Project.

In September of 2004 the city invited Glenn Simpson from the National Park Service to visit the Point Pinos Lighthouse and produce a Historic Preservation Report. This very extensive and detailed report is attached. Here are the highlights of this report:

*"The results of the preliminary survey show the lighthouse is an exceptionally significant historic structure and should be regarded with extraordinary care in its upkeep. In general, it is in good condition and retains an extremely high level of historic integrity; however, some immediate problems were observed which should be addressed in the near future.*

These concerns are:

**Cedar Shingle Replacement.** It is recommended that the cedar shingle roof be replaced as soon as possible.

**Exterior Finishes Restoration.** Based on the conditions observed, NPS recommends the exterior finishes be restored as soon as possible, but after an HSR (Historic Resources Report) has been completed for the Lighthouse.

**Window and Door Rehabilitation.** This is a complex issue that requires the type of analysis typically conducted as part of HSR before it can be undertaken.

**Lantern Room Metals Conservation.** Any metals restoration work should be completed by or in consultation with a qualified historic metals conservation specialist.

The Historic Structures Report (HSR) is the primary guide to the treatment and use of a historic structure. The NPS recommends the Point Pinos Lighthouse be fully documented in conjunction with the preparation of a historic structure report. Treatment Documentation is one of the most important aspects of any historic preservation project and includes Pre-Treatment Documentation, Treatment Documentation and Post-Treatment documentation.

#### Cost Estimates for Treatment Recommendations

The Museum Staff instructed Glenn Simpson to prepare a budget for these projects as if he were going to be the site manager and use all of the resources from his division. This would mean bringing in all of the specialists. The result is that the estimate numbers reflect the highest possible cost per separate project and include NPS administrative fees. The Monterey Peninsula has a number of highly qualified contractors and specialists that could perform the work necessary for a much lower cost. Glenn also indicated that on similar projects he has been the site project manager hiring local skilled labor.

#### **Museum Staff Recommendations:**

Once the property has been transferred continue to move forward on all ADA issues. Replace the Cedar Shingle Roof. Do an RFP for the required documentation HSR (Historic Resources Report) Historic American Building Survey (HABS) and Historic American Engineering Record (HAER)

**Ken Hinshaw**

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**From:** "Kimberly COLE" <COLE@ci.monterey.ca.us>  
**To:** "Ken Hinshaw" <kenl@redshift.com>  
**Sent:** Monday, February 11, 2008 10:31 AM  
**Subject:** Re: Historic Structure Report

ARG - Gary Koll - 415-421-1683  
Page & Turnbull -  
Leslie Dill - 408-369-5683

Kimberly Cole, AICP  
Principal Planner  
City of Monterey  
Planning Division  
580 Pacific Street  
Monterey, CA 93940

831-646-3759/ fax 831-646-3408

>>> "Ken Hinshaw" <kenl@redshift.com> 02/11/2008 10:26 AM >>>

Kim: I am coordinating the creation of a maintenance program for Pt. Pinos Lighthouse. Do you have some names for providers of Historic Structure Report. Thanks,  
Ken Hinshaw