

Exhibit A: Rehabilitation/Restoration Plan for 811 Treat Avenue

#1 Building Feature: Horizontal wood siding, wood trim and wood decorative features

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2018

Total Cost: \$1,500

Description of Work:

The exterior horizontal wood siding, wood trim and exterior wood decorative features of the Main House and Raised Room including the porch and front stair were in fair condition. All exterior wood elements were evaluated for repair. Missing elements were recreated to match existing similar. Broken elements were repaired with a wood patch if larger than 2" or epoxy if smaller. All rot was removed and patched or repaired. Best preservation practices were be utilized. Work was performed by qualified persons with experience with historic wood elements and was in conformance with NPS Preservation Brief #45 *Preserving Historic Wood Porches*.

#2 Building Feature: Exterior paint

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2018

Total Cost: \$64,500

Description of Work:

The Main House and Raise Room was repainted once repairs were completed. Best preservation practices will be utilized. Work will be performed by qualified persons with experience with historic buildings and will be in conformance with NPS Preservation Brief #10 *Exterior Paint Problems on Historic Woodwork*.

#3 Building Feature: Replace non-original garage door

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2019

Total Cost: \$7,700

Description of Work:

A non-original garage door was at the end of the driveway to the north of the Main House and below the Raised Room. It will be removed and replaced with a carriage style wood garage door that is more compatible. Best preservation practices will be utilized. Work will be performed by qualified persons with experience with historic buildings.

#4 Building Feature: Decorative glass restoration

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2019

Total Cost: \$2,000

Description of Work:

The decorative glass in one panel of the double front doors of the Main House is partially missing. This element is to be recreated by a qualified artisan experienced with Victorian-era etched glass.

#5 Building Feature: Roof

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2022

Total Cost: \$20,000

Description of Work:

The roof of the Main House and Raised Room is nearing the end of its material life and is due to be replaced. The size, shape and configuration of the roof will be retained. Best preservation practices will be utilized during installation of the new roofing material to protect existing features to remain from damage. Work will be performed by qualified persons with experience with historic buildings.

Exhibit B: Maintenance Plan for 811 Treat Avenue

#3 Building Feature: Foundation and structure

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$100

Description of Work:

Each year the building will be inspected for cracks. Any cracks found in the concrete foundation or slab or diagonal cracks found on the interior drywall will be recorded. A crack gauge will be installed on cracks larger than a ¼". If movement is recorded a structural engineer will be brought in to determine cause.

#6 Building Feature: Roof, gutters and drains

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

Description of Work:

The roof, gutters and drains of the Main House and Raised Room are to be inspected and cleaned every year. Debris is to be removed. Standing water is to be drained and the drainage issue resolved. Material deterioration is to be repaired. Drain and gutter attachments are to be checked and reattached if necessary. Evidence of leaks or standing water are to be addressed. Best preservation practices will be utilized during inspection to protect existing features from damage. Work will be performed by qualified persons with experience with historic buildings.

#7 Building Feature: Wood Windows and Doors

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$1,000

Description of Work:

The exterior of the windows and doors of the Main House and Raised Room will be cleaned annually by hand. Limited water will be used. There will be no power washing. Each window will be checked for operation as much as possible but annually at a minimum. Any issue with the original windows, such as broken sash cord or detached weight will be addressed by qualified persons with experience with historic wood windows and in conformance with NPS Preservation Brief #9 *The Repair of Historic Wooden Windows*. Any sign of water on the interior of any of the windows will be addressed immediately. Wood repairs will be made in kind. Hardware for the windows and doors will be lubricated regularly and replacement hardware should be in kind or era-appropriate.

#8 Building Feature: Wood stairs and porch

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

Description of Work:

The painted wood stair and decks will be cleaned every year using limited water. No pressure washing will be done. Best preservation practices will be utilized to protect other features from damage and work will be performed by qualified persons with experience with historic buildings. Repaint where paint is failing. The underside of all decks and stairs will be inspected for mold and rot. If found, the wood will be repaired or replaced.

#9 Building Feature: Horizontal wood siding, wood trim and wood decorative features

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Every five years

Total Cost: \$500

Description of Work:

Inspect horizontal wood siding, wood trim, and decorative wood features. Should the paint show failure in any location a qualified person with experience with historic buildings will assess the cause of the problem in conformance with NPS Preservation Brief #10 *Exterior Paint Problems on Historic Woodwork*. Deteriorated wood will be replaced in kind as necessary. Every five years the exterior wood work will be very gently cleaned of dirt and debris by hand and without the use of excessive water. The work will be performed by qualified persons with experience with historic buildings.

7. Other Information

Photographs



