

**EXHIBITS A AND B:
DRAFT REHABILITATION AND MAINTENANCE
PLAN**

Exhibit A: Rehabilitation/ Restoration Plan

SCOPE: #1

BUILDING FEATURE: Historic Resource Protection

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED** *** PROPOSED

CONTRACT YEAR WORK COMPLETION started July 2013, principally done April 2015, to be completed by the end of 2016

TOTAL COST \$125,000

DESCRIPTION OF WORK:

Brick pathways disassembled and stored securely. Structure and exteriors of 1907 cottages shored against West limit of the lot to allow excavation. Loose siding, windows and doors catalogued, removed and protected inside the cottages. Cottages covered. Trees on the street protected in anticipation of rehabilitation of the lot. Cottages moved numerous times throughout the progress of foundations and returned to their original positions after foundation finished. Brick pathways to be rebuilt when garden rehabilitated

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented. For example, the brick which was longing the South wall, along Filbert Street, was not salvageable because compromised by too much water infiltration.

SCOPE: #2

BUILDING FEATURE: Foundation/ Structure

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED** *** PROPOSED

CONTRACT YEAR WORK COMPLETION December 31, 2014

TOTAL COST \$800,000

DESCRIPTION OF WORK

Protect the site from failing retaining walls of the 5 Larkin adjacent properties along East Limit of lot with tie-backs and new walls when necessary, building and waterproofing new retaining wall along East, North and South,. Excavate foundations for the cottages and the studio, Rebuild the cement patio in front of the Studio

SCOPE: #3 BUILDING FEATURE: Roofs

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED***** PROPOSED

CONTRACT YEAR WORK COMPLETION Finished in March 2016

TOTAL COST \$150,000

DESCRIPTION OF WORK:

The four roofs of the cottages and the roof of the studio need to be replaced and historical asphalt shingles have been installed after rafters consolidated and insulation and waterproofing in place.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented.

SCOPE: #4 BUILDING FEATURE: Gutters

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED ***** PROPOSED

CONTRACT YEAR WORK COMPLETION Done 2/2016

TOTAL COST: \$25,000

The redwood boxed gutters have been rebuilt.

SCOPE #5 BUILDING FEATURE: Siding

REHAB/ RESTORATION *** MAINTENANCE COMPETED **PROPOSED*****

CONTRACT YEAR WORK COMPLETION to be done by end of 2016

TOTAL COST \$200,000

DESCRIPTION OF WORK:

Original redwood siding to be clean, incorporated with replacement siding and put back on framing after water-proofing.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented.

For example, the salvageable siding was decoupled from the structures after the contractor demonstrated on a small scale that it could be done without destroying the material. As such, the original siding can be installed and protected by waterproofing.

SCOPE: #6 BUILDING FEATURE: Structural

REHAB/ RESTORATION *** MAINTENANCE COMPLETED **PROPOSED *****

CONTRACT YEAR WORK COMPLETION: to be completed by December 2016

TOTAL COST \$125,000

DESCRIPTION OF WORK

Reframing the cottages, adding steel posts, sheer walls, throughout the cottages, insulation and water-proofing in order to enhance the protection of the siding. Rebuilding the stairs going to various units including cement stairs.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented.

SCOPE: #7 BUILDING FEATURE: Doors and Windows

REHAB/ RESTORATION *** MAINTENANCE COMPLETED **PROPOSED *****

CONTRACT YEAR WORK COMPLETION to be completed by end of 2016

TOTAL COST \$300,000

DESCRIPTION OF WORK:

All doors and windows sent to Wooden Windows to rehabilitate, reframe, or replace with historical or new glass. Extensive doors and windows surveys were done over the years. The one included in the building permits had to be updated on the site.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution is monitored by Mark Hulbert, Preservation Architecture. When on site situations require to make a change, Mark Hulbert discusses with Historical Preservation Planners before changes are approved and implemented.

SCOPE: #8

BUILDING FEATURE: Exterior Painting

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED** **PROPOSED*****

CONTRACT YEAR WORK COMPLETION 2017

TOTAL COST \$150,000

DESCRIPTION OF WORK

Siding, windows, stashes, wooden box gutters will be painted. Any loose and flaking paint have been removed.

Chosen colors were cleared with Historical Preservation Planner

SCOPE: #9

BUILDING FEATURE: Garden and Surroundings

REHAB/ RESTORATION *** MAINTENANCE **COMPLETED** **PROPOSED*****

CONTRACT YEAR WORK COMPLETION 2017

TOTAL COST \$125,000

DESCRIPTION OF WORK

The garden, cited in the historical landmark designation, was destroyed by the previous owner. Its layout was designed with attention to similar plants and colored that originally, but changing varieties when necessary to use materials more adapted to the climate, The garden needs to be replanted and irrigation systems installed. Furthermore, the original brick paths and little patios will be returned where they were. Finally, a grapevine fence along Filbert Street will be rebuilt to reproduce the historical fence and allows the mews to be visible from the street.

This scope was approved before rehabilitation by the Historical Preservation Board and its execution will be monitored by Martha Fry, MFLA Associates. If on-site situations require that changes would need to be made, the Historical Preservation Board will be consulted.

Exhibit B: Maintenance Plan

SCOPE: #1 BUILDING FEATURE: Garden

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****
CONTRACT YEAR WORK COMPLETION Every 6-12 months

TOTAL COST: \$10,000

Garden: the Garden will be maintained on a regular basis and the planting will not be replaced by non-native plants or by plants very different from those presented to the various preservation and planning committees for Landmark #232, at 1338 Filbert Street, or the Filbert Cottages, AKA the Bush Cottages, AKA School of Color and Design.

SCOPE: #2 BUILDING FEATURE: Downspouts

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****
CONTRACT YEAR WORK COMPLETION Annually

TOTAL COST: 5,000

Downspouts: perform annual inspections of the downspouts. If any damage or deterioration is found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the buildings. Work will be performed according to NPS Preservation Brief #47.

SCOPE: #3 BUILDING FEATURE: Gutters and Drainage

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****
CONTRACT YEAR WORK COMPLETION Annually

TOTAL COST: \$3,000

Gutters and Drainage: Inspect annually during raining season. Debris will be removed and thorough inspection for leaks will be performed. Verify that no water is infiltrating the foundations. Work will be performed according to NPS Preservation Brief #47.

SCOPE: #4 BUILDING FEATURE: Doors and Windows

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****

CONTRACT YEAR WORK COMPLETION Every 2 years

TOTAL COST \$10,000

Windows and Doors: Perform regular inspections of the windows and exterior doors. If any damage or deterioration is found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the buildings. If any elements are determined to be damaged or deteriorated beyond repair, replacement will be made in kind. This maintenance routine will be informed by the guidance outlined in the National Park Service's *Preservation Brief #47: Maintaining the Exterior of small and medium size historic buildings*.

SCOPE: #5 BUILDING FEATURE: Millworks

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****

CONTRACT YEAR WORK COMPLETION Every 2 years

TOTAL COST: \$5,000

Exterior Millwork: Inspect every 2 years all exterior millwork, stair railings and stair treads for dry rot or water damage. If any damages are found, they will be repair or replace in kind with appropriate materials. Work will be performed according to NPS Preservation Brief #47: *Maintaining the Exterior of small and medium size historic buildings*.

SCOPE: #6 BUILDING FEATURE: Wood Siding and Trims

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****

CONTRACT YEAR WORK COMPLETION Every 3 years

TOTAL COST: \$15,000

Wood Siding and Trim: Inspect every three years all wood siding and decorative trim and repair if necessary. Replacement will be made in kind if necessary. Wood Siding and Trim will be routinely maintained by the guidance outlined in the National Park Service's *Preservation #47: Maintaining the Exterior of Small and Medium Historic Buildings*

SCOPE: #7

BUILDING FEATURE: Exterior Paint

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****

CONTRACT YEAR WORK COMPLETION Every 4 years

TOTAL COST: \$30,000

Exterior painting: Perform inspections every four years to assess if the exterior siding and windows need to be repainted. Painting and maintenance of painted *exterior elements will be undertaken in accordance with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historical Woodwork and Preservation Brief #47: Maintaining the exterior of small and medium size historic buildings*

SCOPE: #8

BUILDING FEATURE: Roofs

REHAB/ RESTORATION **MAINTENANCE ***** COMPLETED **PROPOSED *****

CONTRACT YEAR WORK COMPLETION Every 5 years

TOTAL COST: \$40,000

Roofs: Approximately every 5 years the roofs will be re-inspected by a licensed roof contractor. If any damage or deterioration is found, the extent and nature of the deterioration will be assessed. If the roof requires replacement, a new asphalt/composition shingle roof will be installed. Replacement of the roof will avoid altering, removing or obscuring character-defining features of the building, including decorative elements, as well as eave trim and molding.

Roofs will be routinely maintained by the guidance outlined in the National Park Service's *Preservation #47: Maintaining the Exterior of Small and Medium Historic Buildings*

Financial Justification of the numbers entered in the scopes:.

The preliminary Budget is enclosed as an appendix. The lines in yellow are specifically for the rehabilitation and the restoration of the cottages and the garden. Of course we are experiencing cost over-runs and change orders. They are also included, in addition to a number of specific invoices so that the expenses can be more categorized.

The maintenance numbers are estimates based on existing rehabilitation costs.