

Exhibit A: Rehabilitation/Restoration Plan

Rehabilitation Item #1: Seismic Improvements
Status: Completed
Contract Year Work Completion: 2015
Total Cost: \$628,197
Scope of Work:
<p>A new reinforced concrete foundation was poured under the house, and four steel moment frames were installed that extend from below the new foundation up to the roof. Each steel column of the moment frame has tie beams that tie across all the house's floors and connect to the historic wood framing. The house now meets current seismic code requirements, and will be better protected in the case of a seismic event.</p> <p>All work within this scope was completed in accordance with <i>Preservation Brief 41: The Seismic Rehabilitation of Historic Buildings</i>, issued by the National Park Service.</p>

Rehabilitation Item #2: Entrance Portico Rehabilitation
Status: Completed
Contract Year Work Completion: 2015
Total Cost: \$40,000
Scope of Work:
<p>The historic marble steps leading to the portico landing were repaired, and cracks were filled to match the surrounding stone. The historic encaustic tile at the entry landing was retained where possible and replaced in kind with new encaustic tile matching the historic in instances where the historic tile was too deteriorated to be repaired.</p> <p>Dry rot at wooden elements of the entry portico was addressed. The historic carved-wood front door was restored, including replacing rotten rails and restoring raised panels.</p> <p>All work within this scope was completed in accordance with <i>Preservation Brief 45: Preserving Historic Wood Porches</i> and <i>Preservation Brief 40: Preserving Historic Ceramic Tile Floors</i>, both issued by the National Park Service.</p>

Rehabilitation Item #3: Exterior Wood Siding Rehabilitation and Repainting
Status: Completed
Contract Year Work Completion: 2015
Total Cost: \$168,558
Scope of Work:
<p>Areas of the wood siding that were missing or severely deteriorated were replaced in kind. The stringcourses on the west elevation were continued onto the north elevation and terminated with a stepped miter. Historic decorative carved-wood facade elements were repaired and retained.</p> <p>Once the siding and decorative elements on all elevations were repaired, these elements were painted with a primer coat and new exterior paint to protect them from weathering.</p> <p>All work within this scope was completed in accordance with <i>Preservation Brief 10: Exterior Paint Problems on Historic Woodwork</i> and <i>Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>, issued by the National Park Service.</p>

Rehabilitation Item #4: Retaining Wall Rehabilitation
Status: Completed
Contract Year Work Completion: 2015
Total Cost: \$30,091
Scope of Work:
<p>Non-historic concrete ramp running from the southwest corner of the lot to the main south entrance was removed and the concrete wall was patched with new concrete to match the historic concrete. Cracks were patched in kind, and the entire wall was repainted.</p> <p>All work within this scope was completed in accordance with <i>Preservation Brief 15: Preservation of Historic Concrete</i>, issued by the National Park Service.</p>

Rehabilitation Item #5: Exterior Repainting
Status: Proposed
Contract Year Work Completion: 2017
Total Cost: \$105,000
Scope of Work:
<p>Exterior paint has already begun to fail, and will need to be addressed to prevent damage to the building's historic wood siding and trim.</p> <p>Before repainting begins, loose paint should be removed to allow for proper adhesion of the new finish. Once the paint is removed down to a sound base layer, the remaining paint surface should be prepared for the application of an appropriate paint system as per the manufacturer's recommendations. The type of paint used should be compatible with what already exists on the building.</p> <p>All work within this scope shall be completed in accordance with <i>Preservation Brief 10: Exterior Paint Problems on Historic Woodwork</i> and <i>Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>, issued by the National Park Service.</p>

Rehabilitation Item #6: Historic Concrete Retaining Wall and Steps
Status: Proposed
Contract Year Work Completion: 2027
Total Cost: \$5,400
Scope of Work:
<p>The concrete retaining wall along the Grove Street lot line exhibits some limited cracking and displacement. Portions of the concrete entrance stairs at the Grove Street facade are cracking or worn. These areas should be monitored for further deterioration, and should be repaired if cracks increase in size.</p> <p>When repairs occur, the historic concrete retaining wall and concrete stairs should be patched and repaired with a concrete repair mortar matching the texture and composition of the existing concrete. The newly repaired concrete at the retaining wall should be repainted throughout with a breathable coating suitable for use on historic concrete.</p> <p>All work within this scope shall be completed in accordance with <i>Preservation Brief 15: Preservation of Historic Concrete</i>, issued by the National Park Service.</p>

Rehabilitation Item #7: Repainting of Exterior
Contract Year Work Completion: 2027
Total Cost: \$105,000
Scope of Work:
<p>Repaint exterior. Before repainting begins, loose paint should be removed to allow for proper adhesion of the new finish. Once the paint is removed down to a sound base layer, the remaining paint surface should be prepared for the application of an appropriate paint system as per the manufacturer's recommendations. The type of paint used should be compatible with what already exists on the building.</p> <p>All work within this scope shall be completed in accordance with <i>Preservation Brief 10: Exterior Paint Problems on Historic Woodwork</i> and <i>Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>, issued by the National Park Service.</p>

Rehabilitation Item #8: Roof Replacement
Contract Year Work Completion: 2047
Total Cost: \$52,000
Scope of Work:
<p>Replace waterproofing membrane and asphalt shingles.</p> <p>Installation of a new roof will avoid altering, removing or obscuring character-defining features of the building's roof, such as finials and carved fascia boards.</p> <p>All work within this scope shall be completed in accordance with <i>Preservation Brief 4: Roofing for Historic Buildings</i>, issued by the National Park Service.</p>

Exhibit B: Maintenance Plan

Maintenance Item #9: Inspection of Exterior Paint
Status: Proposed
Contract Year Work Completion: Annual inspection, localized repair as needed
Total Cost: \$900
Scope of Work:
<p>An inspection of the condition of the exterior paint should occur annually to address intermittent paint failure and related damage to the building's historic wood siding and trim. This may include paint touchups of portions of the wall, boards, or decorative carved-wood elements as needed.</p> <p>Before repainting begins, loose paint should be removed to allow for proper adhesion of the new finish. Once the paint is removed down to a sound base layer, the remaining paint surface should be prepared for the application of an appropriate paint system as per the manufacturer's recommendations. The type of paint used should be compatible with what already exists on the building.</p> <p>All work within this scope shall be completed in accordance with <i>Preservation Brief 10: Exterior Paint Problems on Historic Woodwork</i> and <i>Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>, issued by the National Park Service.</p>

Maintenance Item #10: Inspection of Windows & Doors
Status: Proposed
Contract Year Work Completion: Annual inspection, with maintenance, repairs and/or replacement as needed
Total Cost: \$540 inspection, \$176,000 rehabilitation costs over time
Scope of Work:
<p><i>Inspection</i></p> <p>All wood windows and doors should be examined annually to ensure operability. As necessary, wood windows should be scraped, primed, and painted, with new perimeter joint caulking.</p> <p><i>Repairs, as needed</i></p> <p>The deteriorated historic wood windows and non-historic replacement aluminum windows at 940 Grove Street were replaced with new wood windows matching the historic windows in 2014. The historic paired wood entrance doors were rehabilitated in 2015. The newer wood windows should undergo basic maintenance to ensure operability at approximately every 10 years after their initial installation, and the historic wood doors will likely require repairs approximately every 10 years, or as needed, as well.</p> <p>All window rollers and tracks shall be repaired/replaced as necessary. All window seals and weather stripping shall be replaced. As necessary, wood windows should be scraped, primed, and painted, with new perimeter joint caulking. If wood window assemblies are determined to be so deteriorated that rehabilitation is not feasible, replacement in-kind is acceptable. New window units should match original in operation, size, hardware, and finish. The historic wood entrance doors should be repaired rather than replaced, and as much of their historic fabric as possible should be retained in the repair process.</p> <p>All work within this scope shall be completed in accordance with <i>Preservation Brief 9: The Repair of Historic Wood Windows</i>, issued by the National Park Service. In the event that windows are replaced, the work shall be completed in accordance with <i>Window Replacement Standards</i>, issued by the San Francisco Planning Department.</p>

Maintenance Item #11: Inspection of Site Grading and Drainage
Status: Proposed
Contract Year Work Completion: Annual inspection, with maintenance, repairs and/or replacement as needed
Total Cost: \$540 inspection, \$95,000 rehabilitation costs over time
Scope of Work:
<p><i>Inspection</i></p> <p>940 Grove Street’s landscaping was overhauled in 2015, and is currently well maintained. There are no apparent site conditions that could lead to moisture damage at the base of the building. The building’s drainage systems should be observed immediately after major storms, as this will give the clearest indication of any issues in the systems. Gutters and leaders should be cleared every six months or after any major weather event. Every year, site grading and drainage conditions should be inspected to ensure that water is draining away from the building. The base of the building should be inspected for signs of moisture damage or animal infestation, and to ensure that there is at least six inches of clearance between soil and the wood siding. See Maintenance Item #9 for additional guidance on site maintenance.</p> <p><i>Repairs, as needed</i></p> <p>940 Grove Street’s landscaping was overhauled in 2015, and is currently well maintained. The site grading/sloping will likely need some level of repair or replacement within the next 10 years, to avoid water-related damage to the historic building. As the landscaping becomes more sloped, it may need to be reworked over time.</p> <p>Gutter and leader seams should be checked for proper seal and hangers checked for proper attachment. Any alterations to the site landscaping should ensure that there is at least six inches of clearance between soil and the wood siding.</p> <p>All work within this scope shall be completed in accordance with <i>Preservation Brief 39: Holding the Line, Controlling Unwanted Moisture in Historic Buildings</i> and <i>Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic</i></p>

Maintenance Item #12: Inspection of Exterior Wood Facades
Status: Proposed
Contract Year Work Completion: Every 5 years
Total Cost: \$720
Scope of Work:
<p>The wooden siding and decorative carved-wood elements found on the exterior elevations of 940 Grove Street should be inspected every 5 years.</p> <p>Any elements that are determined to be damaged or deteriorated beyond repair will need to be replaced in kind with new wood elements to match the historic elements and painted.</p> <p>Damaged siding and trim boards should be removed and replaced in kind with high-quality wood siding and trim. Composite materials should be avoided since they inherently have either a highly smooth finish or a very artificial, repetitive grain that will be incompatible with the existing materials. The alteration, removal, or obscuring of any character-defining features of the building will be avoided. Any elements that are determined to be damaged or deteriorated beyond repair will be replaced in kind with new wood elements to match the historic elements.</p> <p>All work within this scope shall be completed in accordance with <i>Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>, issued by the National Park Service.</p>

Maintenance Item #13: Inspection of Roof
Status: Proposed
Contract Year Work Completion: Every 5 years, or as needed based on reported leaks
Total Cost: \$900
Scope of Work:
<p>The roof should be inspected by a licensed roofing contractor every 5 years, or sooner if leaks are detected.</p> <p>Work shall include looking for tears and depressions on the roof surface, evidence of water infiltration at the flashing or parapet, or reported leaks. Any repairs to the roof must be completed in accordance with the roofing system warranty. See Maintenance Item #10 for guidance on maintaining the roof.</p>