

## **Exhibit A: Rehabilitation/Restoration Plan for 354-356 San Carlos Street**

### #1 Building Feature: Removal of non-original stucco and other features

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: 2016

Total Cost: \$25,000

#### Description of Work:

Non-original stucco was carefully removed from the front façade of the building to reveal the original wood siding. Non-original windows were removed from the house. The non-original stair and site work at the front of the building was also removed. Best preservation practices were utilized to protect existing features to remain from damage. Work was performed by qualified persons with experience with historic buildings.

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

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: 2016

Total Cost: \$41,000

#### Description of Work:

Once the stucco was removed 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 utilized. Work was performed by qualified persons with experience with historic wood elements.

### #3 Building Feature: Wood Windows

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: 2016

Total Cost: \$38,000

#### Description of Work:

Most of the windows were non-original and removed and replaced with new to match the existing original. The original wood windows were repaired in place. Each one was inspected for operation and deterioration. Wood was repaired by Dutchman patch or epoxy and repainted. Glass was replaced where necessary. Ropes and hardware were replaced where missing or broken. Sealants and weather-stripping was installed to be minimally visible. Best preservation practices were utilized. Work was performed by qualified persons with experience with historic wood windows and was in conformance with NPS Preservation Brief #9 *The Repair of Historic Wooden Windows*.

### #4 Building Feature: Exterior paint

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: 2016

Total Cost: \$25,000

#### Description of Work:

The entire house was repainted once repairs were completed. Best preservation practices were utilized. Work was performed by qualified persons with experience with historic

buildings and in conformance with NPS Preservation Brief #10 *Exterior Paint Problems on Historic Woodwork*.

#5 Building Feature: New wood stair

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: 2016

Total Cost: \$15,000

Description of Work:

The non-original stair was replaced with a reconstruction of the original. Best preservation practices were utilized. Work was performed by qualified persons with experience with historic buildings.

#6 Building Feature: Foundation and Structural work

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: 2016

Total Cost: \$173,000

Description of Work:

The project included a full seismic upgrade with a new concrete slab and foundation on the ground floor and shear walls on the upper floors. Two moment frames were also installed. Best preservation practices were utilized to protect existing features to remain from damage. Work was performed by qualified persons with experience with historic buildings.

#7 Building Feature: Roof

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: 2029

Total Cost: \$12,200

Description of Work:

The roof 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 354-356 San Carlos Street**

### #8 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 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.

### #9 Building Feature: Wood Windows

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

#### Description of Work:

The interior and exterior of the windows 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. The replacement windows will be under warranty for at least ten years. Any issues will be brought to the attention of the manufacturer or installer for resolution. Maintenance will conform to manufacturer's instructions. 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. Hardware for windows will be lubricated as necessary or as described by the manufacturer.

### #10 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 1/4". If movement is recorded a structural engineer will be brought in to determine cause.

### #11 Building Feature: Wood stairs

Rehab/Restoration  Maintenance  Completed  Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

Description of Work:

The painted wood stair will be cleaned every year. Careful pressure washing is ok if best preservation practices are utilized to protect other features from damage and work is performed by qualified persons with experience with historic buildings. Repaint where paint is failing. The underside of stairs will be inspected for mold and rot. If found, the wood will be repaired or replaced.

#12 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:

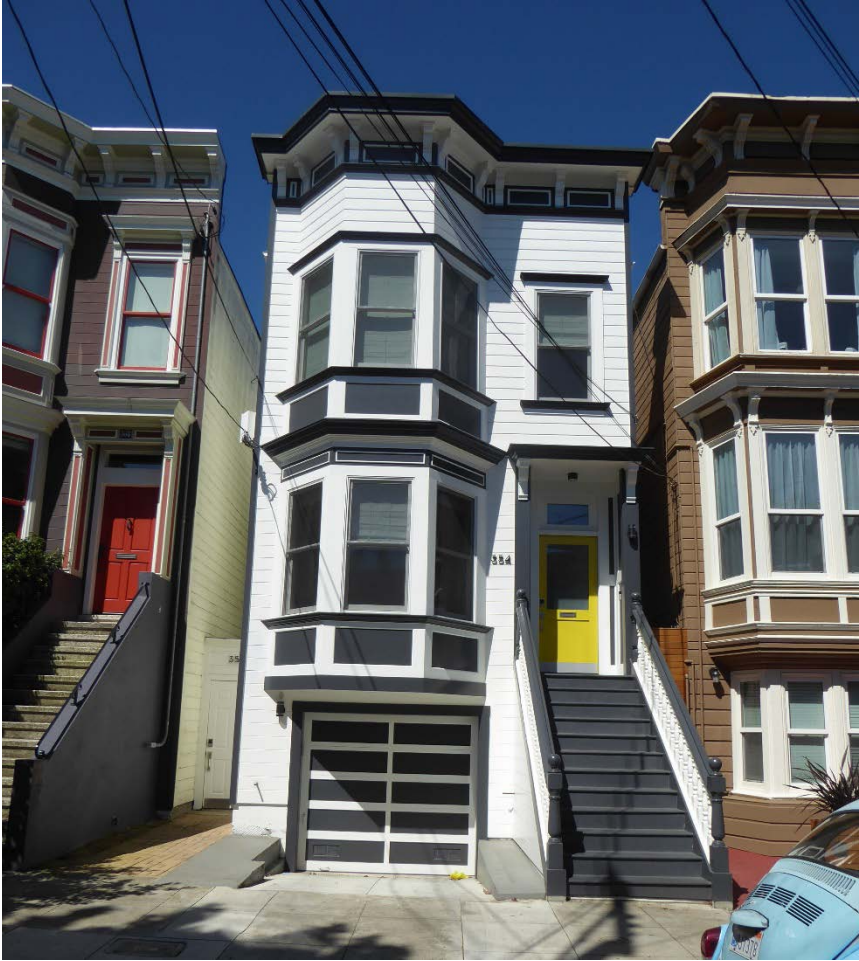
The exterior wood features have been recently repaired and painted. There should be no reason to repaint the building for at least twenty years. Should the paint show failure in any location a qualified person with experience with historic buildings will assess the cause of the problem in conformance with NPS Preservation Brief #10 *Exterior Paint Problems on Historic Woodwork*. 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



*Figure 1. Before image of 354-356 San Carlos St. taken in 2012. Front facade view looking east.*



*Figure 2. After image of 354-356 San Carlos taken in 2016. Front facade, view looking east.*