

Exhibit A: Rehabilitation/Restoration Plan for 587 Waller Street

#1 Building Feature: Foundation

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2019

Total Cost: \$172,600

Description of Work:

The building foundation had not been earthquake retrofitted and the current foundation was brick and concrete veneer. We engaged an architect and a structural engineer to investigate the foundation, and we have implemented necessary repairs/improvements in order to protect the house in the event of future earthquakes. The foundation is being fully retrofitted, and the shared foundation footing with 581 Waller is being separated for better structural stability. The foundation is being retrofitted with structural steel supports. These repairs will be designed to avoid altering, removing or obscuring character-defining features of the property.

#2 Building Feature: Roof

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2019

Total Cost: \$31,800

Description of Work:

The current roof is old and in poor repair. We have engaged an architect and a roofing contractor and are replacing the roof with new asphalt/composition shingles. New GSM gutters and downspouts will be installed also. Installation of the new roof will avoid changing the roof configuration, or altering, removing or obscuring character-defining features of the building, including decorative elements in the gable ends, as well as eave trim and moldings.

#3 Building Feature: Front facade

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2019

Total Cost: \$15,000

Description of Work:

Repaint the front facade of the house and repair damage or deterioration to existing siding. If any elements are determined to be damaged or deteriorated beyond repair, replacements will be made in kind.

#4 Building Feature: Windows –front facade

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2019

Total Cost: \$18,000

Description of Work:

Repair existing or replace in kind nine (9) windows on the front facade with historically appropriate double-hung wood sash windows with ogee lugs. The design of the new windows will replicate the profiles of the existing double-hung wood windows with ogee lugs.

#5 Building Feature: Front steps and porch

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2021

Total Cost: \$25,000

Description of Work:

We are currently working with our architect and SF planning staff to submit an appropriate design for the restoration of the front steps and porch. The restoration plan will be focused on a more compatible railing.

#6 Building Feature: Front façade Restoration

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2021

Total Cost: \$75,000

Description of Work:

We are currently working with our architect and SF planning staff to submit an appropriate design for the restoration of the front facade. The restoration plan will be focused on an historically accurate interpretation of the original ornamentation and detailing - horizontal and vertical moldings around windows, cornice lines, etc. We have also contracted SF Home History to do a detailed archive search for historic photos of the building. We plan to do this work after the current renovation is complete.

Exhibit B: Maintenance Plan for 587 Waller Street

#7 Building Feature: Gutters and downspouts

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$300

Description of Work:

We will service our gutters and downspouts every year, removing debris and inspecting for leaks. As such time we will confirm that the downspouts direct water away from the house and that no water is infiltrating the foundation. If any drainage issues are found, we will repair or replace the gutters and downspouts as necessary. Repair or replacement of the gutters will avoid altering, removing or obscuring character-defining features of the building. 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.

#8 Building Feature: Windows

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$400

Description of Work:

Once the windows have been repaired, we will inspect them every year and repaint as necessary. 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 building. If any elements are determined to be damaged or deteriorated beyond repair, replacements 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.

#9 Building Feature: Front steps and porch

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$400

Description of Work:

Inspect front steps and porch for failing paint or deteriorated wood, and make any necessary repairs in kind.

#10 Building Feature: Front facade

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$200

Description of Work:

Once the house has been repainted, we will inspect the wooden elements of the façade approximately every year and repaint as necessary. 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 building. If any elements are determined to be damaged or deteriorated beyond repair, replacements will be made in kind (e.g., wood for wood). 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.

#11 Building Feature: Roof

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Every five years

Total Cost: \$300

Description of Work:

Once the roof has been replaced or repaired, we will have a licensed roofing contractor conduct periodic inspections approximately every 5 years to ensure that it remains in good condition. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building. 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.