



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 1091

HEARING DATE OCTOBER 2, 2019

Case No.: 2019-006384MLS
Project Address: **1401 Howard Street** (District 6)
Eligibility: Article 10 Landmark No. 120: Saint Joseph's Church
National Register listed property
Zoning: RCD – Regional Commercial
Height and Bulk: 55/65-X
Block/Lot: 3517/035
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ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE DRAFT MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 1401 HOWARD STREET.

WHEREAS, The Mills Act, California Government Code Sections 50280 et seq. ("the Mills Act") authorizes local governments to enter into contracts with owners of private historical property who assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property; and

WHEREAS, In accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code, the City and County of San Francisco may provide certain property tax reductions, such as those provided for in the Mills Act; and

WHEREAS, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71, to implement Mills Act locally; and

WHEREAS, The Planning Department has determined that the actions contemplated in this Resolution are categorically exempt from with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) under section 15331; and

WHEREAS, The existing building located at 1401 Howard Street is listed under Article 10 as Landmark Number 120 and listed on the National Register of Historic Places and thus qualifies as a historical property for the purposes of the Mills Act; and

WHEREAS, The Planning Department has reviewed the Mills Act Application, draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1401 Howard Street, which are located in

Case Docket No. 2019-006384MLS. The Planning Department recommends approval of the draft Mills Act historical property contract, rehabilitation program, and maintenance plan; and

WHEREAS, The Historic Preservation Commission (HPC) recognizes the historic building at 1401 Howard Street as an historical resource and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

WHEREAS, At a duly noticed public hearing held on October 2, 2019, the HPC reviewed documents, correspondence and heard oral testimony on the Mills Act Application, Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1401 Howard Street, which are located in Case Docket No. 2019-006384MLS.

THEREFORE BE IT RESOLVED that the HPC hereby recommends that the Board of Supervisors approve the draft Mills Act Historical Property Contract, including the Rehabilitation Program and Maintenance Plan for the historic building located at 1401 Howard Street, attached herein as Exhibits A and B, and fully incorporated by this reference.

BE IT FURTHER RESOLVED That the HPC hereby directs its Commission Secretary to transmit this Resolution, the draft Mills Act Historical Property Contract, including the Rehabilitation Program, and Maintenance Plan for 1401 Howard Street, and other pertinent materials in the case file 2019-006384MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 2, 2019.


Jonas P. Ionin
Commissions Secretary

AYES: Johns, Pearlman, So, Hyland, Matsuda, Black

NOES: None

ABSENT: None

RECUSED: Foley

ADOPTED: October 2, 2019

REHABILITATION / RESTORATION & MAINTENANCE PLAN (CONTINUED/
ATTACHMENT)

Exhibit A. Rehabilitation/Restoration Plan

Scope: # 1			
Building Feature: Exterior Gates, Curbs, Fence, Piers, Granite Steps			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$25,000.00 Source SOV #2920			
Description of work: Restoration and Repair of Exterior Gates, Curbs, Fences, Piers and Granite Steps			
<ul style="list-style-type: none"> ▪ The direction of the swing of all gates was reversed in the direction of egress. The gates were prepared, primed, and painted, and latch and lock sets were provided. At the two existing double gateways, the existing gates were reinstalled on new freestanding supports similar to the existing. The original hinges were retained at the original piers. The displaced sections of the piers were reset in the original locations and grouted. The cement plaster parge was repaired as required to match the original. ▪ The iron fence was prepared, primed, and painted. The gaps and voids were filled with mortar at the base and pier attachments. Where the fence is set into the curb and is corroded, the metal was repaired, painted, and set into lead or sealant as required to prevent future damage to the fence or curb. ▪ The cement plaster parge on the piers was cleaned and graffiti was removed or painted over. The cement plaster parge was repaired to match the existing adjacent color and texture as required. ▪ Existing joints were raked out and the granite steps were cleared of debris. Joints were repaired with mortar. Algae, moss, and other biological growth was removed. Soil and paint spatters were removed. New code-required bronze handrails were installed. 			

Scope: # 2			
Building Feature: Exterior Paint and Stucco Repair			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018 Phase 1, Phase 2 scheduled for 2026			
Total Cost: \$146,950. Source SOV #9900 (half), \$293850/2=\$146,950.			
Description of work: Façade Restoration and Full Repainting			
<ul style="list-style-type: none"> ▪ The existing stucco was analyzed to determine if it was lime or Portland cement-based. These tests were performed by an architectural conservator. ▪ Staining and soiling was removed by the gentlest means possible, this included light brushing and water washing, and cleaning with a commercial agent. ▪ Areas of significant hairline cracking were repaired based on analysis to determine the root cause of the condition. Investigation included testing for underlying detachment of the stucco layer, moisture intrusion, structural movement, or other causes. ▪ Climbing vegetation such as ivy was removed. ▪ Spalls and cracks through cement plaster were repaired. The cracks were routed and patched to match the existing adjacent texture, profile, and appearance. ▪ The existing deteriorated or detached cement plaster was removed. Graffiti and stains were removed. ▪ Unsound paint was removed and coated with a new breathable paint coating. 			

Scope: # 3			
Building Feature: Exterior _ Sheet Metal Elements, including domes on towers, column capitals, decorative moldings, gutters and down spouts.			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$424,323. Source SOV #7600 = \$434,323			
Description of work: Repair and Restoration of Exterior Sheet Metal Elements			
<ul style="list-style-type: none"> ▪ Peeling or blistering paint was scraped or sanded. ▪ Corrosion was removed with hand scrapers or a wire brush. ▪ For panels with heavy corrosion and resulting perforation of the sheet metal unit, there were three options, dependent on severity and size: <ol style="list-style-type: none"> 1. Corroded panels were removed and the unit was replaced with a new piece of sheet metal cut to the appropriate dimension and profile, 2. The corroded area was cut out of existing sheet metal, a new piece was braze-welded and the joint was ground flat; or 3. The corroded area was cut out of existing sheet metal and steel-filled epoxy compound was installed to patch small holes. ▪ All exposed metal was painted with a rust-inhibiting primer and two coats of color-appropriate outdoor paint. ▪ Missing elements were replaced to maintain visual consistency. 			

Scope: # 4			
Building Feature: Exterior _ Wood-sash Windows and Steel Tracery			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$366,443. Source SOV #6150 and # 8050 for \$96,867 and \$269,576 = 366,443			
Description of Work: Repair, Restoration and Replacement of Windows			
<ul style="list-style-type: none"> ▪ A detailed conditions assessment of windows at St. Joseph's Church was conducted to determine the extent of deterioration and appropriate treatments at each window. This included careful inspection and documentation of each window frame and its conditions, and other non-invasive diagnostic tests. ▪ Repair of the window frames attempted to retain as much original material as possible, while providing adequate moisture protection for the building, and included paint removal, splicing of new wood elements in areas of severe deterioration, and replacement of all glazing compound. ▪ The wood frames were prepared and painted, all the existing ribbed glass that could be preserved was reused. Ribbed glass that matched the original was installed in selected locations. 			

Scope: # 5			
Building Feature: Exterior _ Stained Glass Windows			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$81,260.00 Source SOV #8070			
Description of work: Repair and Restoration of Stained Glass Windows			
<ul style="list-style-type: none"> ▪ Documentation and restoration of the windows was performed by a professional conservator. Restoration included removal, transport, restoration, and reinstallation of the stained glass. ▪ The wood and steel armatures remaining from the previous stained glass window installation were prepared and painted. ▪ The remaining stained glass in the south wall of the kitchen was removed, salvaged, and reinstalled in the office on the first floor. 			

Scope: # 6			
Building Feature: Exterior Skylight			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$39,010.00 Source SOV #8080			
Description of work: Repair and Restoration of Exterior Skylight			
<ul style="list-style-type: none"> ▪ The steel skylight remained in place and was repaired and cleaned. ▪ New tempered glazing and sealant was installed, and all work and flashing details were coordinated with the roof strengthening and re-roofing work. 			

Scope: # 7			
Building Feature: Interior Structural Steel for Seismic			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$571,841 Source SOV 8 items #5050, 5070 and 5120			
Description of work: Seismic Strengthening			
<ul style="list-style-type: none"> ▪ Steel was fabricated and installed for seismic strengthening. 			

Scope: # 8			
Building Feature: Interior Decorative Plaster			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$1,350,577.00 Source SOV #9050 , \$1,350,577			
Description of work: Repair and Restoration of Interior Decorative Plaster			
<ul style="list-style-type: none"> ▪ Detached or cracked plaster elements were repaired, if in otherwise sound condition, with an injected epoxy or gypsum-based grout. Testing was conducted to determine the most effective adhesive. ▪ Non-historic wood veneer was removed so that plaster at the base of the wall could be restored and painted. ▪ Further testing of the plaster was conducted to determine the extent of deterioration. This determined the treatment method: patching and reshaping damaged elements when possible, or replacement in kind. 			

Scope: # 9			
Building Feature: Interior Woodwork, Doors and Finish Hardware			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$269,000.00 Source SOV #8200			
Description of work: Repair and Restoration of Interior Woodwork, Doors and Finish Hardware			
<ul style="list-style-type: none"> ▪ Soiling was cleaned with the gentlest means possible, using a soft bristle brush to remove loose dust and a damp cloth for tenacious soiling. ▪ Blistered varnish was treated with the gentlest means possible in order to preserve the existing finish. Treatments included lightly scraping blistered areas of varnish and spot-treating with fine steel wool or cotton, alcohol and a compatible varnish or shellac. ▪ White stains were tested to determine the cause Paint and guano were removed mechanically with a scraper so as not to damage the existing wood finish. ▪ Where required by the level of damage, select areas of woodwork were refinished to match the original. 			

- Wood was replaced where missing to match the original.
- At exterior doors, deteriorated wood was repaired with wood Dutchman and matched the original species, grade, grain, and profile. The exterior surface was prepped and painted. The interior was cleaned and touched up or refinished to match the original stain or clear coat.
- Door hardware was replaced or repaired to match existing and to meet current code.

Scope: # 10			
Building Feature: Interior Marble Wainscoting and Tiles			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$5,000.00 Source From KFI (3/28/19 email)			
Description of work: Restoration of Interior Marble			
<ul style="list-style-type: none"> ▪ Tape residue and soiling was removed with a gentle stone cleaner. Mock-ups were conducted to determine the most effective product. ▪ Vinyl tiles and mastic were removed in the vestibule without causing damage to underlying marble, which was cleaned with a gentle stone cleaner to remove staining and adhesive. Mockups were conducted to determine the most effective product. ▪ Vinyl tiles and mastic were removed from the vestibule floor and cleaned using the gentlest means possible. ▪ The marble floors were polished to restore luster 			

Scope: # 11			
Building Feature: Interior Nave Floor Concrete			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$207,357 Source (4 items) SOV #2050, #2250, #2300 and KFI, \$30,000 \$7,500 \$79,847 \$45,410 and \$44,600			
Description of work:			
<ul style="list-style-type: none"> ▪ The existing (non historic) slab was removed ▪ Soil was excavated and the surrounding soil was underpinned. ▪ New foundations, with piers and grade beams were installed ▪ New stage over the grade beams was installed in the apse. 			

Scope: # 12			
Building Feature: Interior Tower Floor Concrete			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$573,000.00 Source SOV #2450 and #2460 and KFI			
Description of work:			
<ul style="list-style-type: none"> ▪ The concrete sloped floor was replaced with a new flat structural concrete slab. ▪ New micropile foundations were installed in the towers. ▪ The top 10 feet of the micro piles were cased in concrete. ▪ Tower walls reinforced in concrete and covered in plaster. 			

Scope: # 13			
Building Feature: Exterior Lighting			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			

Total Cost: \$92,625.00 Source SOV #16080
Description of work: <ul style="list-style-type: none"> ▪ The missing original fixtures on the main entry façade were replicated based on historic documentation. ▪ Building façade lighting was replaced with LED fixtures to save energy.

Scope: # 14
Building Feature: Interior Lighting
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>
Contract year work completion: 2018
Total Cost: \$135,281.00 Source SOV #16070
Description of work: Repair, Restoration and Replacement in kind of historic light fixtures: <ul style="list-style-type: none"> ▪ The historic light fixtures were cleaned and relamped. ▪ The missing fixtures in the main sanctuary were replicated.

Scope: # 15
Building Feature: Roof / Built-up Roof
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>
Contract year work completion: 2018
Total Cost: \$28,110.00 Source SOV #7500
Description of work: <ul style="list-style-type: none"> ▪ Existing built-up roofing was removed at the lower roofs. ▪ New built-up roofing was installed over new structural decking.

Scope: # 16
Building Feature: Roof / Slate Roof
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>
Contract year work completion: 2018
Total Cost: \$258,950.00 Source SOV #7300
Description of work: <ul style="list-style-type: none"> ▪ Existing slate roof tile was removed at the main roof and portals, salvaged, and reinstalled to allow access for structural stabilization of the roof structure. ▪ Deteriorated and broken tiles were replaced with salvaged stock or new tile to match the existing. ▪ New felt underlayment and galvanized flashing was installed.

Scope: # 17
Building Feature: Interior Painting
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>
Contract year work completion: 2018 Phase 1, Phase 2 scheduled for 2026
Total Cost: \$146,950.00 Source SOV #9900 (half), \$293850/2=\$146,950
Description of work: <ul style="list-style-type: none"> ▪ Tested bottom layer of paint to find original colors. ▪ Interior plaster was painted, interior wood was refinished, and window mullions were repainted. ▪ Lead paint was abated.

Scope: # 18			
Building Feature: Roof / Sheet Metal Dome and Sheet Metal Crosses			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: \$60,000.00 Source SOV #9950			
Description of work:			
<ul style="list-style-type: none"> ▪ Gold leaf was reapplied to the domes and crosses. 			

Scope: # 19			
Building Feature: ADA Upgrades _ Exterior Ramp			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2018			
Total Cost: 12,000.00 Conversation with contractor			
Description of work:			
<ul style="list-style-type: none"> ▪ Ramp provided at transept. ▪ Auto operator provided at existing door. 			

Scope: # 20			
Building Feature: Interior Painting			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2026			
Total Cost: \$50,000.00 See Source SOV #9900			
Description of work:			
<ul style="list-style-type: none"> ▪ Partial repainting of interior walls. 			

Scope: # 21			
Building Feature: Exterior Painting of Cement Plaster			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2026			
Total Cost: \$241,065.00 (Exterior painting costs in 2018 escalated 5%/yr for 8 years)			
<ul style="list-style-type: none"> ▪ Repaint exterior, repair any new cracks. All repair work will be done with compatible materials and in accordance with the Secretary of the Interior's Standards. 			

Exhibit B Maintenance Plan

Scope: # 1			
Building Feature: Site_Landscape			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2028 and every 10 years thereafter			
Total Cost: \$120,000.00 (\$1,000/month x 12mo x 10 yrs)			
Description of work: Washing of sidewalks and granite entry steps. Granite steps will be cleaned using the gentlest means possible as recommended in NPS Preservation Brief No. 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. All work will be performed in conformance with the Secretary of the Interior Standards.			

Scope: # 2			
Building Feature: Exterior_Stucco			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$40,000 (maintenance of 4,000/yr x10yrs)			
Description of work: Regular repainting of exterior stucco as needed to address graffiti. Perform visual inspection annually for signs of blistering or peeling paint.			

Scope: # 3			
Building Feature: Roof			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$30,000.00 (maintenance of \$3,000 x 10yrs)			
Description of work: Inspect the slate roof for loose or broken tiles and replace as needed. Inspect and repair caulking and flashing. Clear drains, overflow drains and scuppers. Remove birds nests and discourage roosting.			

Scope: # 4			
Building Feature: Exterior Sheet Metal Elements, including domes on towers, column capitals, decorative moldings , gutters and down spouts.			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$12,000.00 (\$1200 per year)			
Description of work: Perform visual inspection annually for rust, holes and signs of water where it shouldn't be. Clean gutters, replace screens, check down spouts and clean drains. Repair damaged pieces to match existing using appropriate materials and methods. All repairs will be performed in conformance with the Secretary of the Interior Standards.			

Scope: # 5			
Building Feature: Exterior Wood-sash Windows and Steel Tracery.			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter.			
Total Cost: \$10,000.00 (\$1000 per year)			
Description of work: Perform visual inspection annually for signs of caulking failure, check operable windows, window locks and replace any cracked or broken glass in kind. All window repairs will be performed in accordance with the Secretary of the Interior Standards.			

Scope: # 6			
Building Feature: Exterior Skylight			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$5,000.00 (\$500 per year)			
Description of work: Perform visual inspection annually for signs of caulking failure, condensation problems that might compromise structure of skylight and replace any cracked or broken glass in kind. All repairs will be performed in conformance with the Secretary of the Interior Standards.			

Scope: # 7			
Building Feature: Exterior Stained Glass Windows			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$16,000.00 (\$1600 per year)			
Description of work: Inspect stained glass and replace any cracked or missing pieces with glass that matches original glass in color and texture. Inspect and repair lead comes. All work will be performed in conformance with the Secretary of the Interior's Standards and in accordance with NPS Preservation Brief No. 33: The Preservation and Repair of Historic Stained and Leaded Glass			

Scope: # 8			
Building Feature: Exterior Wood Doors			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$7,900.00 (\$790 per year)			
Description of work: The face of the wood doors have extreme exposure to rain and sun. They suffered significant deterioration in the past. They need regular cleaning and regular refinishing. All work will be performed in conformance with the Secretary of the Interior's Standards			

Scope: # 9			
Building Feature: Interior Decorative Plaster			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and every 10 years thereafter			
Total Cost: \$20,000.00 (\$2000 per year)			
Description of work: The existing plaster was previously damaged when water got into the attic and behind the decorative plaster ceiling. Problems on the surface appeared only after considerable damage was done inside the concealed spaces, therefore there will be visual inspections annually must look inside the attic for signs of water damage and make needed repairs. All work will be performed in conformance with the Secretary of the Interior's Standards and in accordance with NPS Preservation Brief No. 23: Preserving Historic Ornamental Plaster.			

Scope: # 10			
Building Feature: Interior Woodwork			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$16,000.00 (\$1600 per year)			
Description of work: Perform visual inspection annually for damage and repair in the gentlest means possible. All work will be performed in conformance with the Secretary of the Interior's Standards.			

Scope: # 11			
Building Feature: Bell Tower			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$18,500.00 (\$1850 per year)			
Description of work: Annual visual inspection of bell rope and hanging mechanism. Climb the ladders and go into the attic spaces and remove birds and close up any gaps in the screens and louvers.			

Scope: # 12			
Building Feature: Site Drainage			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$11,500 (\$1,500 per year)			
Description of work: Inspect drywells in garden areas and verify site drainage is functioning to remove standing water. Repair if needed if water is not being completely absorbed as intended.			

Scope: # 13			
Building Feature: Interior plaster			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023 and bi-annually thereafter			
Total Cost: \$80,000			
Description of work; Repaint public spaces and repair plaster work as necessary. All work will be performed in conformance with the Secretary of the Interior's Standards and in accordance with NPS Preservation Brief No. 23: Preserving Historic Ornamental Plaster and No. 21: Repairing Historic Flat Plaster Walls and Ceilings			

Scope: # 14			
Building Feature: Interior Marble Floors			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$8,000			
Description of work: Clean and reseal marble floors and wainscot. All marble will be cleaned using the gentlest means possible as recommended in NPS Preservation Brief No. 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings			

Scope: # 15			
Building Feature: Interior wood floors, wood doors and wood paneling			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2022 and annually thereafter			
Total Cost: \$12,000			
Description of work: Conduct a visual inspection and repair as needed to match original. All work will meet the Secretary of the Interior's Standards.			