

EXHIBIT A

SCOPE OF WORK

The masonry stairs will remain in place. At the top of those stairs a new concrete curb will be installed to divert water flowing down the sidewalk away from the staircase to the basement. The railing will remain in place or be salvaged to perform the work and be reinstalled in the same location. The wood staircase will be replaced by a new black metal exterior stair in the same location. This staircase will have a guardrail and handrail attached to the building. The stair will have a similar opacity and design to the first metal staircase while conforming to current building codes. No historic limestone masonry will be removed or altered. This work meets Standards 1 and 9 by ensuring continued use while introducing compatible new elements.

Non-historic stucco and brick veneer will be carefully removed to reveal historic limestone. The stone remaining underneath will be evaluated for repair or replacement. Areas of concentrated spall on a stone or missing pieces will be repaired with mortar if appropriate. All the revealed stone will be repointed 100%. Repointing will use a compatible lime-based mortar matched in composition, color, texture, and tooling. Stone will be repaired in place whenever feasible; replacement will occur only where deterioration is beyond repair and will match original material and detailing. Stone replacement pilasters banding and caps will be installed on the east façade. Cleaning will use the gentlest means possible. Removal of non-historic materials restores historic character (Standard 3) while repair over replacement complies with Standard 6.

All the original second floor window openings will be restored on the east and north façade. New stone arched openings will align with the existing stone sills. New arched wood windows and storm windows will be installed. New arched wood windows with storm windows will be installed in the current arched openings on the north elevation. New exterior door will be wood and glazed to match historic configurations while meeting life-safety requirements. This approach preserves character-defining fenestration patterns in accordance with Standards 5 and 6.

Missing portions of the cornice will be reinstalled. Capitals will be removed and the cornice patched at the previous brick pilasters on the east elevation. Existing portions will be reattached, repaired, and repainted. No alteration to the roofline is proposed. This work retains a significant character-defining feature consistent with Standard 5.

This summary is not intended to be exhaustive and construction documents are included to clarify scope of work.