

REPORT

To the Honorable Mayor and City Council
From the City Manager

November 5, 2007

SUBJECT

734 Brewster Avenue: Historic Preservation Agreement (Mills Act Contract)

RECOMMENDATION

Approve by motion a Mills Act Contract for the property.

BACKGROUND

The subject property is located in the Mezesville Historic Residential district which was designated by the City Council on May 8, 2005. The single-family dwelling located at 734 Brewster Avenue is one of 42, from a total of 87 parcels, designated as a "contributing structure" to this Historic District (see Attachment 1). In addition to designated Historic Landmarks, the only other properties which are eligible for Mills Act Contract Agreements are contributing structures to designated Historic Districts.

On October 16, 2007, the Planning Commission made a unanimous recommendation to the Redwood City Council that a Mills Act Contract be approved for the property located at 734 Brewster Avenue in accordance with the Redwood City Historic Preservation Ordinance established by Chapter 40 of the Redwood City Municipal Code (see Attachment 2). The enclosed Planning Commission staff report of October 16, 2007 contains specific details relating to the subject agreement. The Planning Commission agreed with the specific recommendations of the Historic Resources Advisory Committee (HRAC) regarding the proposed preservation work program for the subject site.

Discussion/Issues

Prior to making their recommendation for adopting a Mills Act Contract for the subject property, the HRAC met on-site with the property owner to evaluate the exterior condition of the property. This detailed inspection resulted in the recommended site-specific long term preservation program contained in the proposed Mills Act Contract (see Attachment "C" in Attachment 3).

General Plan and Zoning Compliance

The implementation of Mills Act Contracts supports the long term preservation of the community's historic resources which is one of the primary goals and objectives of the Historic Resources Element of the General Plan. Mills Act Contracts do not affect the zoning regulations which are currently applicable to the subject property.

Environmental Review

The proposed historic preservation agreement seeks to insure the long term preservation of the subject resource which is exempt from California Environmental Quality Act (CEQA) review, per section 15331, Class 31 of the CEQA guidelines.

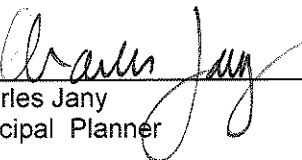
ALTERNATIVES

Deny the Mills Act Contract for the subject property. As a consequence of a denial, there would be no historic restoration program for the property and the implementation of many of the specific improvements might not occur.

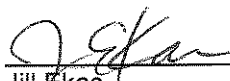
Modify the Mills Act Contract. The work program outlined as "Attachment "C" of the Mills Act could be modified, as desired by the City Council.

FISCAL IMPACT

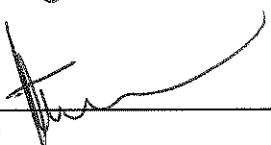
Mills Act Contracts will cause an estimated 40-60% reduction in the amount of property tax revenue that can be collected by the City for each assessed residential parcel. Because the City collects approximately 20% of the 1% of property valuation tax, an estimated loss of revenue to the City for a property valued at \$750,000 would be \$560 (40%) to \$840 (60%) per year. Only 96 properties out of an estimated 16,000 residential parcels are eligible for this program. The City has enacted a total of seven Mills Act Contracts since it began the program approximately 15 years ago. The potential fiscal impact is therefore relatively negligible relative to the overall fiscal revenue of the City. From another perspective, the implementation of the Mills Act program is expected to benefit the property values of the subject neighborhood, by insuring that the physical exterior of the property is maintained according to clear specified historic standards; not to mention the "leading by good example" message which is broadcasted to the community by historic resources that are well maintained.




Charles Jany
Principal Planner



Jill Ekas
Planning Manager



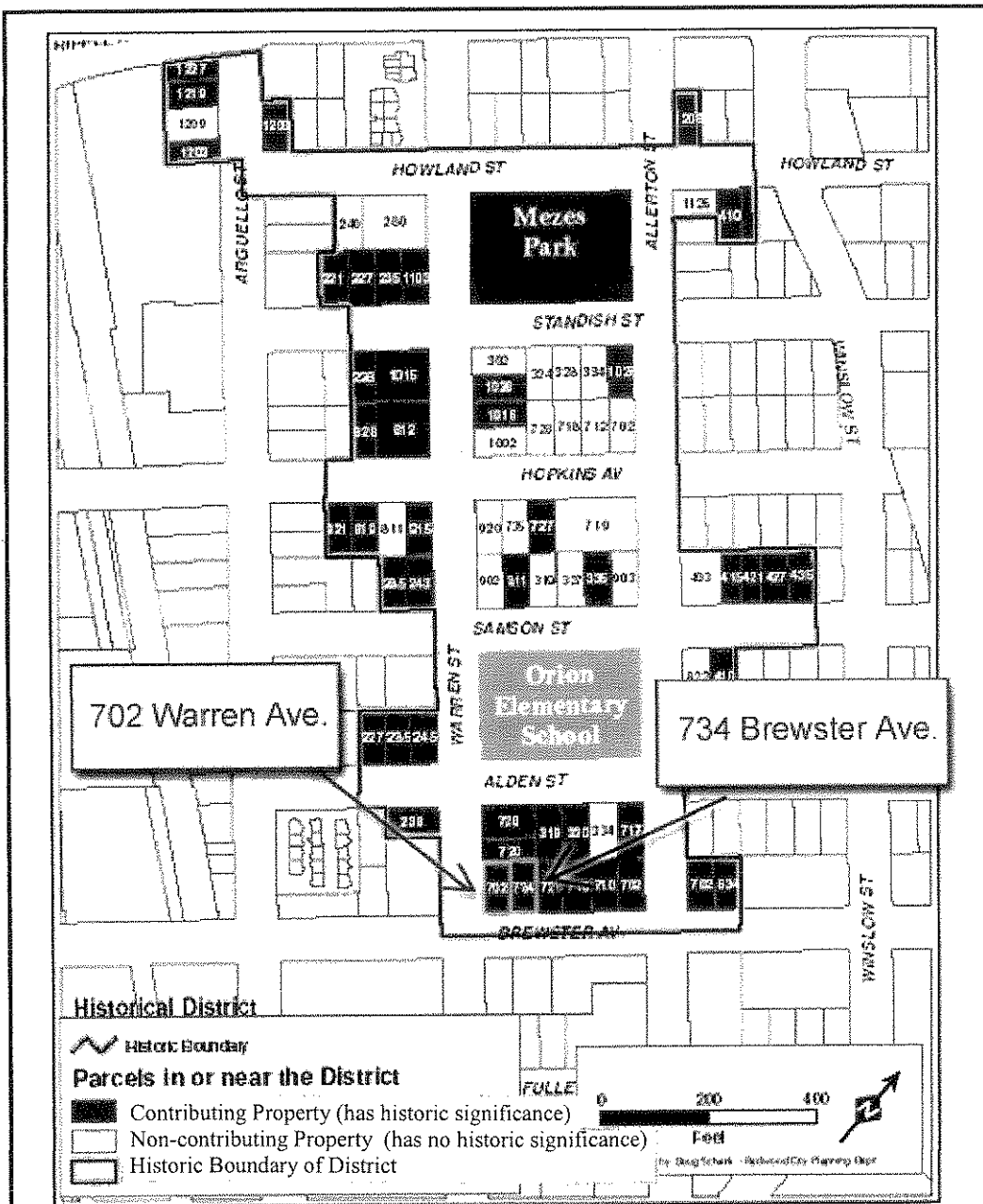
Peter Ingram
Community Development Director



Ed Everett
City Manager

ATTACHMENTS

1. Vicinity Map
2. Planning Commission report from October 16, 2007 and draft minutes with recommendation
3. Proposed Mills Act Contract



702 Warren Ave. and 734 Brewster Ave.
Mills Act Contracts in Mezesville Historic District

REPORT

To the Redwood City Planning Commission From the Historic Resources Advisory Committee

October 16, 2007

SUBJECT

Recommendation from the Historic Resources Advisory Committee to approve a Mills Act Contract for the property located at 734 Brewster Avenue.

RECOMMENDATION

The Historic Resources Advisory Committee (HRAC) recommends that the Planning Commission make a recommendation to the City Council to approve a Mills Act Contract for the subject property, per section 40.5.K of the Redwood City Municipal Code.

Address: 734 Brewster Avenue

APN: 052-278-100

Zoning District: R5-0 (Multi-Family High Density) Residential-Office Combining District

Property Owners: Emilio Vera and Iris Morales

BACKGROUND

- May 8, 2005: The Redwood City Council approved the designation of the Mezesville Historic Residential District. Per the Historic Preservation Ordinance, designated historic districts have the same level of protection and benefits as individual historic landmarks. More specifically, structures within the district designated as "contributing resources" (to the subject historic district) are eligible for Mills Act Contract/ historic preservation agreements.
- December 31, 2006: The property owner of the property located at 734 Brewster Avenue submitted a draft Mills Act/long term historic preservation plan for the subject property.
- January 22, 2007: The HRAC reviewed the draft historic preservation plan on site (see Attachment 1).
- February 8, 2007: The HRAC recommended approval of the proposed Mills Act contract, as subsequently revised (see Attachment 2).

DISCUSSION/ISSUES

Mills Act contracts are processed by numerous municipalities throughout California and are considered by the California State Office of Historic Preservation as one of the most efficient and beneficial local preservation incentives that a municipality can offer to the owners of designated resources. The Redwood City Mills Act Contract historic preservation program was adopted by the City Council in 1990. The City currently manages a total of seven Mills Act contracts successfully, three of which are over 10 years old. Mills Act contracts are recorded against the title of the subject property and renew automatically every year, subject to a minimum commitment by the property

owner of 10 years unless cancellation is requested. As a result of such agreements, early tax savings can be channeled towards the long term maintenance of a property according to clear historic rehabilitation standards. Staff/HRAC conducts yearly inspections to insure the above. If contract cancellation is requested prior to the completion of the 10 year period, the property owner is then subject to financial penalties which are proportional to the tax benefits granted during contract period and collected by the Tax Assessor.

General questions:

Q: Why should the City provide property tax relief benefit to this particular building?

A: The Historic Preservation Ordinance has very specific criteria that properties must meet in order to be designated as a Historic Landmark and thus become eligible for the Mills Act property tax relief program. As a result, a relatively minute number of properties are eligible for this program i.e. out of approximately 16,000 residential parcels only 96 are eligible for this program, (seven Mills Act Contracts have been approved by Redwood City since 1990)

Q: What is the revenue loss to the City?

A: Once granted a Mills Act Contract, a property owner saves approximately 40% to 60% of the individual assessed tax valuation of the property. Since the City collects approximately 20% of the 1% of property valuation tax, an estimated loss of revenue to the City for a property valued at \$750,000 would be \$560 (40%) to \$840 (60%) annually.

Q. How does this benefit the City?

A. Because of the yearly maintenance inspection requirement associated with Mills Act contracts, a mandated design review process for exterior changes and required compliance to the Secretary of Interior's Standards, the City gains a powerful tool to insure the long term preservation of properties under contract. Property owners commit to a high quality maintenance program which typically affects the property values of the neighborhood and reflects positively in Community pride and character.

GENERAL PLAN AND ZONING COMPLIANCE

Mills Act Contracts for the long term preservation of the Community's historic resources is one of the primary goals and objectives of the Historic Resource Element of the General Plan. The historic designation does not affect the zoning regulations which are currently applicable to the subject property.

ENVIRONMENTAL REVIEW

The proposed historic designation seeks to insure the long term preservation of the subject resource which is exempt from CEQA (California Environmental Quality Act) review, per section 15331, Class 31 of the CEQA guidelines.

PUBLIC NOTIFICATION

None required, however the applicants were notified.

FUTURE STEPS

Upon receipt of the subject Mills Act Contract recommendation the City Council will be expected to consider the Planning Commission's recommendation on the adoption of a Mills Act Contract for the subject property.

ALTERNATIVES

- Not recommend approval of a Mills Act Contract for the subject property.
- Recommend approval of the Mills Act contract with modifications.



Charles Jany
Principal Planner



Tom Passanisi
Principal Planner



Jill Ekas
Planning Manager

ATTACHMENTS

- 1 – Minutes of HRAC meeting
- 2 – Long term preservation agreement/ Mills Act Contract

MINUTES

PLANNING COMMISSION
October 16, 2007
7:00 p.m.

Council Chambers *
1017 Middlefield Rd
Redwood City, CA
Ph: 650-780-7233
Accessible to Disabled

EXCERPTED DRAFT

COMMISSIONERS PRESENT: Commissioner Coddling, Chair Cronin, Commissioner Gee, Vice-Chair Radcliffe and Commissioner Seybert

COMMISSIONERS ABSENT: Commissioner Borgens, Commissioner Holt,

STAFF PRESENT: Principal Planner Passanisi, Assistant City Attorney Aranda, Planning Secretary Mateo, Principal Planner Jany

GUESTS: None

PROCEEDINGS RECORDED: For further information not contained in this draft of the written minutes, an audio and video tape recording of the entire meeting is available for listening or purchase at the Planning office, located in City Hall, Redwood City.

AGENDA POSTED: Copies of the Agenda for this meeting are posted at City Hall on the Friday prior to the Planning Commission meeting.

5. **HISTORIC LANDMARK DESIGNATIONS AND MILLS ACT CONTRACTS – HISTORIC RESOURCES ADVISORY COMMITTEE RECOMMENDATIONS**
1816 Hopkins Avenue: Landmark and Mills Act Contract Recommendations
2236 Hopkins Avenue: Landmark and Mills Act Contract Recommendations
702 Warren Street: Mills Act Contract Recommendation
734 Brewster Avenue: Mills Act Contract Recommendation

Mr. Jany stated that the Planning Commission is asked to consider recommendations from the Historic Resources Advisory Committee; two recommendations to designate individual landmarks and four recommendations to approve Individual Mills Act Contracts (including one for each landmarking candidate). On September 18, 2007, the Planning Commission initiated a public hearing process by making a determination that the subject properties merit consideration for landmarking status, in accordance with Chapter 40 of the Municipal Code. According to the individual consultant reports, the two properties located at 1816 and 2236 Hopkins have met the City's criteria to be designated as an historic landmark. Should the two landmarks be designated by the City Council, the properties located at 1816, 2236 Hopkins would become eligible for Mills Act Contracts which are agreements between the City and respective property owners which provide property tax relief benefits in exchange for site-specific long term property maintenance commitments. The properties located at 702 Warren Avenue and 734 Brewster Avenue are automatically eligible for individual Mills Act Contracts because they are contributing structures to the Mezesville Historic residential district.

Commissioner Gee asked how many Mills Act contracts there were in Redwood City and how are they working so far.

Mr. Jany replied that Redwood City was the first City in San Mateo County to approve Mills Acts and that the 7 properties which were granted individual Mills Act contracts, (one which is commercial), are successfully managed and comply with the City's historic preservation objectives. Mr. Jany explained that the contracts involve yearly inspections by the HRAC and staff to make sure that the yearly conditions of approval are met. The tax relief benefits are transferable upon sale to the new property owners and real estate transactions affecting properties with a Mills Act benefit in place have occurred twice in Redwood City.

PUBLIC HEARING

M/S (Radcliffe/Gee) to close the Public Hearing.
Motion Passed 5-0

M/S (Radcliffe/Seybert) to adopt a Resolution of the Planning Commission of the City of Redwood City recommending to the City Council of the City of Redwood City approval of the application for historic landmark designation of the property at 1816 Hopkins Avenue.

Motion Passed 5-0

M/S (Seybert/Codding) to adopt a Resolution of the Planning Commission of the City of Redwood City recommending to the City Council of the City of Redwood city approval of the application for historic landmark designation of the property at 2236 Hopkins Avenue.

Motion Passed 5-0

M/S (Gee/Codding) that the Planning Commission recommend that the City Council approve the Mills Act Contract for the following properties, per section 40.5 K of the Redwood City City Code. The properties are 1816 Hopkins Avenue, 2236 Hopkins Avenue, 702 Warren Avenue and 734 Brewster Avenue.

Motion Passed 5-0

**AGREEMENT
FOR
HISTORIC PROPERTY PRESERVATION**

THIS AGREEMENT, made and entered into this ____ day of _____, 2007, by and between the CITY OF REDWOOD CITY, a charter city and municipal corporation of the State of California, hereinafter called ("City"), and Emilio Vera and Iris Morales hereinafter called ("Owner");

WITNESSETH:

WHEREAS, California Government Code Sections 50280, *et. seq.* authorize cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance; and

WHEREAS, Owner(s) possess(es) fee title in and to that certain real property, together with associated structures and improvements thereon, and generally located at 734 Brewster Avenue Redwood City, California 94062 (hereinafter such property shall be referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as Exhibit "A," and is incorporated herein by this reference; and

WHEREAS, on _____, _____, the City Council of the City of Redwood City declared and designated the Historic Property as a historic landmark pursuant to the terms and provisions of Chapter 40, Historic Preservation of the Redwood City Municipal Code; and

WHEREAS, City and Owner, for their mutual benefit, now desire to enter into this agreement both to protect and preserve the characteristics of historical significance of

the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code.

NOW, THEREFORE, CITY AND OWNER, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of the Agreement. The term of this Agreement shall commence on _____ (the "effective date"), and shall expire ten years thereafter, to wit, on _____. Each year upon the anniversary of the effective date, the initial term will automatically be extended as provided in paragraph 2.

2. Renewal. Each year on the anniversary of the effective date of this Agreement (hereinafter referred to as the "renewal date"), a year shall automatically be added to the initial term of this Agreement unless notice of non-renewal is mailed as provided herein. If either Owner or City desires in any year not to renew the Agreement, Owner or City shall serve written notice of non-renewal of the Agreement on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owner to City at least ninety (90) days prior to the annual renewal date, or served by City to Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall be automatically added to the term of the Agreement as provided herein. Upon receipt by Owner of a notice of non-renewal from City, Owner may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw this notice to Owner of non-renewal. If either City or Owner serves notice to the other of non-renewal in any year, the Agreement

shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. Standards for Historical Property. During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a) Owner shall preserve and maintain the characteristics of historical significance of the Historic Property. Attached hereto, marked as Exhibit "B," and incorporated herein by this reference, is a list of those minimum standards and conditions for maintenance, use and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement. Owner shall also comply with the requirements set forth in Chapter 40 of the Code of the City of Redwood City and with the Secretary of the Interior's Rehabilitation Standards set forth in Exhibit "D," and incorporated herein by this reference.

b) Owner shall, where necessary, restore and rehabilitate the property according to the rules and regulations of the Office of the Historic Preservation of the State Department of Parks and Recreation and in accordance with the attached schedule of potential home improvements, drafted by the applicant and approved by the City Council, attached hereto as Exhibit "C."

c) Owner shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Historic Property by representatives of the County Assessor for the County of San Mateo, the California Department of Parks and Recreation, the California Board of Equalization, the Historic Resources Advisory Committee and City, as may be

necessary to determine owner's compliance with the terms and provisions of this Agreement, but in any event, there shall be at least one inspection annually by one or more representatives of the City and the Historic Resources Advisory Committee.

d) Owner or agent of Owner shall provide written notice of the contract to the Office of Historic Preservation within six (6) months of entering into this Agreement.

4. Provision of Requested Information. Owner hereby agrees to furnish City with any and all information requested by the City which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Termination. City, following a duly noticed public hearing as set forth in California Government Code Sections 50280, *et. seq.*, may cancel this Agreement if it determines that Owner breached any of the conditions of this Agreement or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines that the Owner has failed to restore or rehabilitate the property in the manner specified in subparagraph 3(b) of this Agreement. In the event of cancellation, Owner may be subject to payment of those cancellation fees set forth in California Government Code Sections 50280, *et. seq.*

6. Enforcement of Agreement. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owner, City shall give written notice to Owner by

registered or certified mail addressed to the address stated in this Agreement, and if such a violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter, or if not corrected within such reasonable time as may be required to cure the breach or default if said breach of default cannot be cured within thirty (30) days (provided that acts to cure the breach or default must be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such other relief as may be appropriate.

City does not waive any claim of default by Owner if City does not enforce or cancels this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to the City to pursue in the event that there is a breach or default under this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

7. Binding Effect of Agreement. The Owner hereby subjects the Historic Property described in Exhibit "A" hereto to the covenants, reservations and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Historic Property. Each and every

contract, deed or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed or other instrument.

City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that Owner's legal interest in the Historic Property is rendered less valuable thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

8. Binding On Successors In Interest. All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

9. Hold Harmless. Owner agrees to and shall hold City and its elected officials, officers, agents and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of Owner or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to the use, operation and maintenance of the Historic Property. Owner hereby

agrees to and shall defend the City and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this agreement regardless of whether or not the City prepared, supplied or approved the plans, specifications or other documents for the Historic Property.

10. Status of Parties. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause them to be considered joint venturers or members of any joint enterprise.

11. California Law. This Agreement shall be construed and governed in accordance with the laws of the State of California.

12. Attorneys' Fees. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceedings may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief as ordered by the court.

13. Notice. Any notice required to be given by the terms of this Agreement shall be given in writing and delivered personally or by depositing the same with the U.S. Postal Service, first class (or equivalent) postage prepaid, addressed to the

respective parties as specified below or at such other address as may be later specified by them.

CITY:

City of Redwood of Redwood City
Attn: City Manager
1017 Middlefield Road
Redwood City, CA 94063

OWNER:

Emilio Vera and Iris Morales
734 Brewster Avenue Street
Redwood City, CA 94063

14. Severability. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provision, or portions thereof, shall not be effected thereby.

15. Amendments. This Agreement may be amended, in whole or in part, only by a written and recorded instrument executed by the parties hereto.

16. Recordation. No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of San Mateo.

17. Paragraph Headings. Paragraph headings as used herein are for convenience only and shall not be deemed to be a part of such paragraphs and shall not be construed to change the meaning thereof.

///

///

///

///

///

IN WITNESS WHEREOF, City and Owner have executed this Agreement on the
day and year first written above.

CITY OF REDWOOD CITY,
a charter city and municipal corporation
of the State of California

By: _____
Ed Everett, City Manager

ATTEST:

City Clerk

OWNER:

By: _____

Printed Name: _____

Title: _____

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On this ___ day of _____, before me, _____, a Notary Public, personally appeared Ed Everett, personally known to me to be the City Manager of the City of Redwood City, a municipal charter corporation of the State of California, and _____, personally known to me to be the City Clerk of the City of Redwood City, a municipal charter corporation of the State of California, and said persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On this ___ day of _____, before me, _____, a Notary Public, personally appeared _____, personally known to me/proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Redwood City, County of Santa Clara, State of California, described as follows:

Being Lot 11, Block 2, Range C, Town of Mezesville, City of Redwood City, RSM 1/79

JPN:

APN: 052-278-100

EXHIBIT "B"

**HISTORIC PROPERTY PRESERVATION AGREEMENT
PROPERTY MAINTENANCE**

Property Maintenance. All buildings, structures, yards and other improvements shall be maintained in a manner which does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:

1. Dilapidated, deteriorating, or unrepaired structures, such as:
fences, roofs, doors, walls, windows;
2. Scrap lumber, junk, trash or debris;
3. Abandoned, discarded or unused objects or equipment, such as
automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers,
or similar items;
4. Stagnant water or excavations, including pools or spas;
5. Any device, decoration, design, structure or vegetation which is
unsightly by reason of its height, condition, or its inappropriate location.

EXHIBIT "C"

SCHEDULE OF POTENTIAL HOME IMPROVEMENTS

Redwood City Community Development Services
MILLS ACT CONTRACT PROPOSALS

Mills Act Contract work (10 year period) for property located at 734 Brewster Ave:

- 1) Add a new roof to the main structure with materials approved by the Historic Committee.
- 2) Paint house and garage with approved colors by Historic Committee.
- 3) Replace front fence with new white picket fence.
- 4) Landscape front yard with sod, flowers, and plants.
- 5) Repair front and back exterior doors.
- 6) Replace porch flooring with wood planked flooring.
- 7) Replace front walkways with bricks.
- 8) Replace and add exterior lighting to the porch area and front walkway.
- 9) Replace back door entry walkway with bricks.
- 10) Replace existing dirt driveway.