

Proposed 10-Year Restoration and Maintenance Plan for 1226 Jackson St. Santa Clara Mills Act Project

Our proposed plan for 1226 Jackson St is to preserve and restore our home consistent with the *Secretary of the Interior's Standards for Rehabilitation* and our rehabilitation, restoration and preservation efforts will be according to the following rough schedule:

Year One —

- Repair water damaged front porch wood boards in the front deck area
- Repair damaged base and trim of the wood sidings at various exterior walls locations and touch up paints that match existing
- Patch foundation minor cracks as needed
- Repair beam(s) in crawl spaces as needed

Year Two —

- Repair broken exterior wood sidings and roof eaves as needed
- Repair concrete walkways all around the house and garage
- Repair basement exterior stairs and install basement stairs handrails
- Install missing gutters and downspouts that match existing style materials, and repair and maintain existing gutters and downspouts as needed
- Repair malfunctioning attic fan(s)
- Properly secure running wiring splices and connections inside junctions boxes as needed in attic and crawl space

Year Three —

- Rehabilitate and restore existing historic wood windows to be more energy efficient
- Restore basement entrance French wood door
- Replace corrosion and rust of the modern metal drain piping in the exterior left of house wall

Year Four —

- Terminate inspection and local treatment as needed

Year Five —

- Refinishing interior hardwood floors, baseboards, and trims, and other appropriate rehab work that won't change the historical look of the interior

Year Six —

- Furnace maintenance and/or replacement as needed
- Water Heater maintenance and/or replacement as needed

Year Seven —

- Upgrade basement, kitchen, and bathroom applicable outlets to be GFCI compliant

Year Eight —

- Repaint the interior of house

Year Nine —

- Repaint the entire exterior of house and garage

Year Ten —

- Front porch and rear deck maintenance and rehabilitation of historical and non-historical materials

Other Work —

- Add a shower bathroom inside the house
- Repair existing perimeter fences and paint fences
- Repair garage door to make it functioning
- Replace kitchen laminate flooring to wood looking tiles or vinyl match existing hardwood
- Upgrade kitchen existing granite countertops
- Rehabilitate front and backyard landscaping