

# 10-Year Restoration Maintenance Plan

March 12, 2024

Joe Navasca  
Yemon Oo  
1756 Fremont Street  
Santa Clara, CA 95050

Dear Planning Staff and Historic & Landmark Commissioners,

The following is our proposed 10-year plan for the restorations and maintenance of our historic home at 1756 Fremont Street. All items to meet the Secretary of Interiors standards for Treatment of Historic Properties:

## **Year 1-2 (2025-2026)**

### Window Restoration:

Restore and repair the existing historic wood window sashes that are damaged or not working properly. Cut the paint that prevents the windows from opening and closing, and we will install new ropes for the pulleys where needed. Fix any small areas of dry rot on the window sashes with epoxy filler and repaint them to match the original color. Replace any parts of the window sashes that have severe rot (such as stiles or rails) with salvaged or custom-made wood that matches the original style. We will also replace the cracked glazing putty and repaint the window sashes. Replace cracked glass in the kitchen and office window pane with vintage wavy glass from Urban Ore in Berkeley or comparable stores.

## **Year 3-4 (2027-2028)**

### Entry Porch Restoration:

Remove the damaged porch deck boards and replace them with new ones that are resistant to dry rot and water damage. Ensure that the new boards are properly sealed and aligned with the existing ones. Repair stair railings and base with new wood that matches the style and profile of similar era houses in the neighborhood. Paint the porch deck and railings with colors that complement the house theme and enhance the curb appeal. Apply multiple coats of paint and primer to protect the wood from weathering and fading. Fill the sun-damaged areas with epoxy filler and sand them smooth. Repaint them with the original color to restore the uniformity and beauty of the porch. Repaint existing concrete porch slab and steps at the entry of the house.

## **Year 5-6 (2029-2030)**

### Repair original wood siding:

Repair the wood siding that has been damaged by termites, sun and water. Repair the door that leads to the basement, which has also suffered from termite and water damage. Replace the damaged parts with Redwood or wood that is treated to resist pests and weather. Paint the siding and the door with a high-quality paint that matches the house original color.

### **Year 7-8 (2031-2032)**

#### **Painting:**

The entire exterior surface of the house will be repainted, including all the eaves, gutters, downspouts, windows, doors and trim. The paint color and finish will match the existing ones. Any minor damage caused by dry rot, pests or rodents will be repaired with epoxy filler and repainted to blend in with the surrounding area. If the damage is extensive, the affected wood material will be replaced with salvaged or custom-made wood that matches the original profile.

### **Year 9 (2033)**

#### **Electrical & HVAC:**

Update electrical systems by replacing existing knob and tube wiring to bring home up to current electrical codes for safety and preserve it long-term.

Update / refresh all existing heating and AC ventilation systems

### **Year 10 (2034)**

#### **Roofing:**

The project involves removing the existing asphalt composition shingle roofing and replacing it with new triple layer (tri-lam) asphalt composition shingle roofing that resembles the original wood shingles more closely. The new roofing will have a similar profile and shadow line to the wood shingles, enhancing the historical character of the home. The project also includes repairing any dry rot at the roof rafter tails at the eaves and installing new ogee style gutter with 2" diameter round downspouts. The ogee style gutter is more historically sensitive than the current fascia gutters with rectangular downspouts, and will improve the drainage and appearance of the roof. Install gutter guards.

Our historic home is a precious legacy that we wish to restore to its original splendor and elegance. I am committed to preserving this remarkable piece of history and ensuring that it is admired and respected by future generations.

Sincerely,

Joe Navasca  
Yemon Oo