10-Year Restoration Maintenance Plan

August 6, 2025

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1458 Lexington Street
Santa Clara, CA 95050

Dear Planning Staff and Historic and Landmark Commissioners,

The following is our proposed 10-year plan for the restorations and maintenance of our historic home at 1458 Lexington Street. All items listed shall meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Year 1 (2026)

Plumbing Upgrades: Currently no toilets are located in the same room as a sink. The downstairs bathroom will be reconfigured to add a sink. The upstairs bathroom will be reworked to eliminate the step up into the separate vanity/shower room and a toilet will be added.

Year 2 (2027)

Drainage Improvements: Areas adjacent to the home's foundation will be regraded to allow for appropriate drainage. Additional drainage features may be added to further improve drainage, if necessary.

Year 3 (2028)

Seismic Anchoring: Seismic reinforcement will be installed per guidance from a structural engineer to decrease the likelihood of damage to the structure in the case of a seismic event.

Years 4-6 (2029-2031)

Exterior Painting: Repaint entire exterior of residence, including all exterior eaves, gutters, downspouts, windows, doors and associated trim. Any minor dry rot or pest/rodent damaged areas found shall be repaired with epoxy filler and repainted to match. Where wood material is excessively damaged it shall be replaced with salvaged or custom milled wood to match the profile of the original.

Year 7 (2032)

Electrical Upgrades: The existing electrical panel will be replaced and knob-and-tube wiring will be removed from the home.

Years 8-9 (2033-2034)

Window Replacement: The upper floor exterior window on the front of the house that is currently aluminum-framed will be replaced. Using photographic reference material of the house from a 1980 Historic Resources Inventory, appropriate historic wood windows will be salvaged and installed.

Window Restoration: Restore/repair existing historic wood window sashes. Where windows sashes are inoperable from being painted shut or where pulley ropes have been broken they will be restored to working order by cutting the paint and installing new pulley ropes where required. Any minor dry rot areas on the window sashes shall be repaired with epoxy filler and repainted to match. Where elements of the existing window sashes have excessive rot (stiles or rails) they shall be replaced with salvaged or custom milled wood to match. Glazing putty, where cracked, shall be replaced.

Year 10 (2035)

Front Door Replacement: The front door will be replaced with a door more befitting the age of the home. Any available historic photographs will be used as reference and appropriate steps taken to avoid creating false history.

Interior Trim Repair: Historic trim throughout the home will be repaired and refinished. In cases where repair of existing trim is not possible, salvaged or custom-milled trim will be applied.

Repair of Interior Doors: Historic interior doors, as determined by construction and hardware, will be repaired. In cases where repair of existing doors is not possible, salvaged or custom-made doors will be used.

We are excited about restoring and rehabilitating our wonderful historic home so that it can be preserved and enjoyed for many years to come.

Sincerely,
Cameron and Rachel