

10-YEAR REHABILITATION AND MAINTENANCE PLAN

Property: 1261 Jackson Street, Santa Clara, CA 95050 **Owner:** Lili Jiang & Xi Yang

I. PROPERTY CONDITION SUMMARY

The property at 1261 Jackson Street is a contributing historical resource to the Santa Clara community. The owners have recently completed an extensive interior remodel and a comprehensive restoration of all windows to ensure structural integrity and energy efficiency while preserving historical aesthetics. Currently, the primary preservation need is the remediation of the exterior building envelope to prevent wood rot and weather-related deterioration, alongside the phased return of windows to traditional wood double-hung configurations to fully align with the property's original Queen Anne style architectural fabric.

II. PROPOSED MAINTENANCE SCHEDULE (2026-2035)

| Year | Maintenance / Restoration Activity | Estimated Cost |
|-----------|---|-----------------|
| Year 1 | Exterior Envelope Restoration (Priority): Professional scraping and "in-kind" repair of wood siding; application of historical-grade primer and paint to address peeling. | \$22,000 |
| Year 2-3 | Front-Facing Window Historical Restoration: Prioritize and replace the highly visible front-facing windows, restoring them back to traditional wood double-hung configurations with wide board trim to honor the original Queen Anne style features. | \$2,500 |
| Year 4-5 | Ornamental Preservation: Specialized repair and preservation of original gingerbread trim and ornate moldings on the front facade. Detailed inspection of the gabled roof. | \$45,000 |
| Year 6-7 | Window & Seal Maintenance: Inspection and re-sealing of recently restored windows to maintain energy efficiency and historical fabric. | \$12,500 |
| Year 8-10 | Structural Monitoring: Professional assessment of the foundation and infrastructure to ensure the longevity of the historical asset. | \$3,000 |