

## **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 parameters 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