

Date: August 31, 2018
To: City of Santa Clara
Planning Department

RE: 820 Civic Center Drive Rehabilitation and Preservation Plan

IMPROVEMENTS TO THE EXISTING HOME TO REMAIN

The existing home is largely in good condition.

As part of this development application, we are planning to perform the following:

(see below – work to be done in Year 1 and 2)

- Remove outside basement access, and maintain the existing inside basement access (basement is not habitable, and no windows exist)
- Inspect general drainage around house, to insure water drains away from house
- Upgrade landscaping per development plans
- New Fencing per development plans
- New driveway per development plans

It is the intent of the owner to perform all improvements to the standards of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. Please see letter dated October 6, 2016 written by the Project Historical Architect Bonnie Bamburg, for the purpose of describing the Intent of the project to follow these said Standard of Rehabilitation.

After the initial project is complete, a revised CA Department of Parks and Recreation Primary Record DPR 523A will be completed documenting the property condition.

On-going maintenance items over the next 10 years:

Year	Description
Year 1	Remove outside basement access, and maintain the existing inside basement access
	Inspect general drainage around house, to insure water drains away from house
Year 2	Inspect and repair window screens and replace if necessary
	Inspect roof and evaluate repairs. There are no known leaks currently
Year 3	Inspect and repair any termite / rot wood damage
	Inspect Stucco and repair as needed
	Paint Exterior
Year 4	General maintenance, wiring, and plumbing improvements as needed
Year 5	Restore original (see second item below) windows, replacing any broken panes and ensuring properly functioning sashes
Year 6	In some locations, windows to be replaced with double pain windows that are retrofit into the wooden trim. Double pains would serve the function of limiting transfer of both noise and energy.
Year 7	General maintenance, wiring, and plumbing improvements as needed
Year 8	Inspect Windows and screens and repair as needed
Year 9	Inspect roof and evaluate repairs
Year 10	Update and repair as needed