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FEATURE	DESCRIPTION AND CONDITION	TREATMENT
STONE VENEER BELOW 1ST FLOOR WALLS	THE RIVER COBBLE STONE VENEER SET WITH MORTAR AT THE FRONT AND LEFT LEVATIONS ARE A CHARACTER-DEFINING FEATURE IN GOOD CONDITION. HOWEVER, THE BRICK FOUNDATION WALL THAT HELPS SUPPORT THIS STONE IS BADLY DETERIORATED AND MUST BE REPLACED TO PRESERVE THE STRUCTURE AS NOTED IN THE 10-YEAR PLAN OF THE MILES ACT CONTRACT.	THE STONE YENGER WILL BE CAREFULLY REMOVED AND STORED MA SAFE LOCATION AND THEN BE REINSTALLED TO MATCH EXISTING AFTER THE NEW FOUNDATIONS ARE INSTALLED WHICH IS THE TOP PRIORITY IN THE 10-YEAR PLANFOR THE MILLS ACT AND KEY TOT HE LONG-TERM PRESERVATION OF THIS INSTORIC HOME.
STONE PORCH WALL	THE RIVER STONE WALL SET WITH MORTAR AT THE FRONT PORCH IS IN FAIR TO GOOD CONDITION WITH SOME LARGE VERTICAL CRACKS IN THE MORTAR.	THE MORTAR WILL BE PATCHED AFTER THE FOUNDATION WORK IS COMPLETE.
BRICK CHIMNEY	THE BRICK CHINNEY THAT EXTENDS THROUGH THE CENTER OF THE HOUSE AND IS ONLY VISIBLE ABOVE THE ROOF APPEARS TO BE IN GOOD CONDITION BUT IS NOT A CHARACTER-DEFININD FEATURE.	THE BRICK FIREPLACE AND CHIMMEY ARE PROPOSED TO BE REMOVED DURING THE FOUNDATION REPLACEMENT PROCESS AND THE ROOF SHINGLES WILL BE PATCHED TO MATCH EXISTING. THE GRIGINAL WOOD MANTEL WILL BE LEFT IN PLACE WITH POSSIBLE CANDLE NICHE TLED IN THE OPENING.
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INTERIOR FINISHE	S	
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
FLOORING - 1ST FLOOR	THE EXISTING KITCHEN HAS MODERN LINOLEUM FLOORING INSTALLED OVER ORIGINAL 3/4" THICK FIR FLOORING WHEREAS THE REST OF THE 1ST FLOOR HAS 3/4" OAK FLOORING INSTALLED.	THE LINGLEUM FLOORING WILL BE REMOVED AND REPLACED BY 3/4" OAK FLOORING AT THE KITCHEN AND STAIR TO BASEMENT. THE NEW POWDER ROOM WILL HAVE PORCELAIN TILE INSTALLED.
FLOORING - 2ND FLOOR	THE EXISTING BEDROOM 4 HAS CARPET FLOORING LIKELY OVER ORIGINAL 1x6 FIR FLOORING (THIS IS WHAT IS INSTALLED IN THE OTHER BEDROOMS AND IS IN GOOD CONDITION). THE EXISTING BATH 1 HAS MODERN FLOORING LIKELY OVER ORIGINAL 1x6 FIR FLOORING.	1x6 FIR FLOORING WILL BE INSTALLED AT THE BEDROOM ADDITION TO MATCH THE EXISTING FLOORING AND THE ENTIRE BEDROOM 4 FLOORING WILL BE REFINISHED. BATH 1 AND THE NEW BATH 2 WILL BOTH HAVE PORCELAIN TILE FLOORING INSTALLED.
PLASTER WALLS	WALLPAPER COVERS THE ORIGINAL PLASTER WALLS AT ENTRY FOYER, STAIR, THE LIVING ROOM, DINING ROOM, KITCHEN, BREAKFAST, UPSTAIRS HALL, AND BEDROOM 3: IN ALL THESE ROOMS	THE DESIGN PROPOSES TO LEAVE THE EXISTING WALLPAPER AND PLASTER FINISH INTACT. GREAT CARE WILL BE TAKEN WHEN LEVELING THE HOUSE TO INSTALL THE BASEMENT FOUNDATIONS. IF

FLOORING - 1ST FLOOR	THE EXISTING KITCHEN HAS MODERN LINCLEUM FLOORING INSTALLED OVER ORIGINAL 34" THICK FIR FLOORING WHEREAS THE REST OF THE 1ST FLOOR HAS 34" OAK FLOORING INSTALLED.	THE LINOLEUM FLOORING WILL BE REMOVED AND REPLACED BY 3/4" OAK FLOORING AT THE KITCHEN AND STAIR TO BASEMENT. THE NEW POWDER ROOM WILL HAVE PORCELAIN TILE INSTALLED.
FLOORING - 2ND FLOOR	THE EXISTING BEDROOM 4 HAS CARPET FLOORING LIKELY OVER ORIGINAL 1:6 FIR FLOORING (THIS IS WHAT IS INSTALLED IN THE OTHER BEDROOMS AND IS IN GOOD CONDITION). THE EXISTING BATH 1 HAS MODERN FLOORING LIKELY OVER ORIGINAL 1:6 FIR FLOORING.	136 FIR FLOORING WILL BE INSTALLED AT THE BEDROOM ADDITION TO MATCH THE EXISTING FLOORING AND THE ENTIRE BEDROOM 4 FLOORING WILL BE REFINISHED. BATH 1 AND THE NEW BATH 2 WILL BOTH HAVE PORCELAIN TILE FLOORING INSTALLED.
PLASTER WALLS	MILLARER COVERS THE GROWN, PLASTER WALL AT STITY PAYER STRIKE, THE WALL AT STITY PAYER STRIKE, THE WALL ON A STITY AS THE PAYER STRIKE THE WALL OF THE	THE DESIGN PROPOSES TO LEAVE THE EXISTING WALLPHER AND ACTURET PARENT AND CORP. CARE CARE CARE CARE CARE CARE CARE CARE
	BEDROOM 4 HAS MODERN WOOD PANELING INSTALLED ON THE WALLS AND THEREFORE IT IS UNCLEAR AS TO THE CONDITION OF THE WALL PLASTER.	AT EXISTING BEDROOM 4 THE REMOVAL OF THE WOOD WALL PANELIN WILL LIKELY DAMAGE THE FEW WALLS THAT ARE TO REMAIN. THEREFORE IT IS PROPOSED TO REMOVE ALL THE PLASTER WALL MATERIAL IN BEDROOM 4 AND REPLACE WITH SHEETROCK.
	BATH 1 HAS HALF-HEIGHT WOOD WAINSCOT ON THE WEST AND NORTH WALLS WALLPAPER ON THE REMAINING WALLS.	THE PROPOSED BATH 1 LAYOUT REQUIRES RE-ROUTING OF NEW PLUMBING AND ELECTRICAL AND THEREFORE IT IS PROPOSED TO REMOVE ALL THE EXISTING PLASTER IN THIS ROOM AND REPLACE WITH SHEETROCK ALONG WITH THE ORIGINAL WOOD WANNECOTING.
PLASTER CEILINGS	MOST OF THE PLASTER CELLINGS APPEAR TO BE IN GOOD CONDITION EXCEPT FOR AT THE KITCHEN AND BEDROOM 4.	THE DESIGN PROPOSES TO LEAVE THE EXISTING CRILING PLASTER FINISH INTRACT, GREAT CARE WILL BET ARKEN WHEN LEVELING THE HOUSE TO INSTALL THE BASEMENT FOUNDATIONS. IF SOME OF THE EXISTIND PLASTER IS DAMAGED DURING THE HOUSE LEVELING PROCESS THEN THE CITY OF SANTA CLARA PLANNING DEPARTMENT WILL BE MOTHED PRIOR TO REMOVAL TO GREGOLS A REMEDY.
	THE KITCHEN HAS S.A. FALSE CEILING BUILT BELOW THE ORIGINAL PLASTER CELING THAT HAS MANY CRACKS AND IS IS POOR CONDITION. BEDROOM CELING HAS MODERN CELING TILES GLUED TO THE PLASTER CEILING.	THE FALSE CEILING AT THE KITCHEN WILL BE REMOVED ALONG WITH THE ORIGINAL PLASTER CEILING AND REPLACED WITH NEW SHEETING NOTE THAT THIS WILL HELP FACILITATE THE REPOUTING OF BATH! PLUMBING ABOVE LLAYOUT CHANGE, AND NEW LAUNDRY NICHE WHIC ARE DIRECTLY ABOVE THE KITCHEN.
	BEDROOM 4 HAS MODERN CEILING TILES GLUED OVER THE PLASTER SO THE CONDITION OF THE EXISTING PLASTER IS UNKNOWN BUT LIKELY IN POOR CONDITION DUE TO IT BEING COVERED.	THE MODERBN CEILING TILES AND ORIGINAL PLASTER CEILING WILL I REMOVED AND REPLACED BY SHEETROCK TO CREATE A CONSISTENT WITH THE PROPOSED SHEETROCK ON THE WALLS.
	BATH 1 PLASTER CEILING APPEARS TO BE IN GOOD CONDITION.	THE PLASTER CEILING IS TO BE REMOVED DUE TO THE LAYOUT CHAN

MAIN RESIDENCE PRESERVATION PLAN

FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOF	THE EAST SIDE DORMER THAT HOUSES BEDROOM 4 HAS A DUTCH GABLE ROOF FORM AND IS IN GOOD CONDITION.	THE EXISTING RESIDENCE DOES NOT HAVE A TRUE MASTER SUITE WITH MASTER BATHROOM WHICH IS A TOP PRIORITY FOR THE HOMEOWINERS TO ADAPT THE HOME TO SUIT THEIR NEEDS. THE PROPOSED DESIGN EXPANDES BEFOROM A WITH THE SAME DUTCH GABLE ROOF FORM WITH A SLIGHTLY LONGER RIDGE LINE.
FLOOR PLAN	THE RESIDENCE WAS BULK TALK A STORY WITH THE PRIET TOOP MODISON. FOR WINDERS OF TOWNING PROOF WITHOUT MODISON FOR WITHOUT STORY OF THE PRIESE	INTERIOR. THE DEBIND PROPOSES TO RETAIN THE DISTING OF STORESTORE THE STATE AND ADDRESS TO SERVED THE STORESTORE THE STATE AND ADDRESS TO SERVED ADDRESS TO SERVED AND ADDRESS TO SERVED AND ADDRESS TO SERVED AND ADDRESS TO SERVED ADDRESS TO SERVED ADDRESS TO SERVED ADDRESS TO SERVED AND ADDRESS TO SERVED ADDRESS TO SERVED ADDRESS TO SERVED ADDRESS TO SERVED AND ADDRESS TO SERVED ADDRESS TO SE
STRUCTURAL SYSTEM, FRAMING	THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION, BUT NOT SEISMOCALLY SECURE TO THE RECOVER OF THE REPORT OF THE PRAMING IS NOT A CHARACTER SHORN OF TAXES. EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	THE NEW CONCRETE FOUNDATIONS WILL MECHANICALLY CONNECT (ANCHOR BOLTS) TO THE EXISTING WOOD STRUCTURE AND HELP PRESERVE THE STRUCTUR. ANY ROTTEN OWN OF DETERDANCED ONLY THE WOOD FAMILED ONLY WILL BETWEEN FOUNDATION AND STEF LOOP FAMILE WILL BE CAREFULLY REPLACED WITH SIMILAR MATERIAL.
FOUNDATIONS	THE EXISTING PREMIETE BRICK FOUNDATIONS ARE HEAVILY DETERMINATED WITH MUCH CHARGEN, OF THE NINES BRICK COURSING, A MORE MODERN CONCRET RETAINING WALL WAS COURSING, A MORE MODERN CONCRET RETAINING WALL WAS CONCRETE TO THE CONTRACT OF THE PROPERTY OF THE CONTRACT OF THE CONTRACT OF THE CONTRACT OF THE CONTRACT OF THE SECON YER SECONAL TO MEET THE DESTROY OF THE SECONAL TO MEET THE SECONAL THE CONTRACT OF THE SECONAL THE SECO	THE CESSION PROPOSES TO REMOVE THE EXESTING PREMIETER POLINATION SHITTER! AND REPLACE THOSE FOUNDATIONS HITTER! AND REPLACE THOSE FOUNDATIONS HITTER! AND REPLACE THOSE FOUNDATIONS TO SUPPORT AND ADDRESS OF THE PROPOSED OF THE PROPOSED AND ADDRESS OF THE PROPOSED ADDRESS
FRONT PORCH	THE 1x4 DOUGLAS FIR PORCH DECKING MATERIAL IS IN GOOD TO POOR CONDITION WITH SOME AREAS HEAVILY DETERIORATED WITH ROT.	ANY ROTTEN BOARDS WILL BE REPLACED WITH SIMILAR BOARDS THAT ARE MILLED TO MATCH EXISTING.



PHOTO OF DUTCH GABLE AT BEDROOM 4 AND ENCLOSED PORCH

1393 SANTA CLARA STREET

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PHOTO OF OVER-EXCAVATION NEXT TO BRICK FOUNDATIONS

PHOTO OF ORIGINAL RIVER COBBLE STONE VENEER



HISTORIC PERSERVATION PLAN EXTERIOR PHOTOS

PHOTO OF DETERIORATING INNER COURSE OF BRICK FOUNDATION

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