

July 21, 2021

Giacomo A. Russo
1390 Madison Street
Santa Clara, CA 95050

10-Year Restoration Maintenance Plan

Dear Planning Staff and Historic & Landmark Commissioners,

The following is the proposed 10-year plan for the restorations and maintenance of the historic home at 1390 Madison Street. All items to meet the Secretary of Interiors standards for Treatment of Historic Properties:

1. Year 1-2 (2022-2023)

Foundation/Grading/Drainage:

Improve rainwater management around the perimeter of the house: The existing grade (soil) around the house is inadequately sloped (towards the house) which can lead to foundation settlement and compromise the structural integrity of the historic residence. The grade also contacts the historic wood siding / framing which can lead to rot and termite damage. Therefore we propose to regrade around the perimeter of the residence as required by the building code, correct improperly sloped roof gutters, and connect the rain water leader downspouts to concrete splash blocks or subsurface drain lines to outlet downhill and away from the residence. The dry rot at the existing rafters, soffits and fascia shall be repaired with epoxy and repainted to match existing. Add drip edge flashing on the entire perimeter of the roof.

2. Year 3 (2024)

Exterior Window Restoration:

Restore / Repair existing historic exterior wood windows: Special attention will be given to the Bay Window (West Facing, Front) and the original windows in the back the backyard (South Facing, Back). Any minor dry rot areas on the windows shall be repaired with epoxy filler and repainted to match. Where elements of the

existing window have excessive rot or gaps, they shall be replaced with salvaged or custom milled wood to match. Glazing putty, where cracked, shall be replaced and the window shall be painted to match existing. Replace window pulley rope where needed.

3. Years 4-5 (2025-2026)

HVAC

Remove AC window units to preserve streetscape (8 total): Upgrade all existing heating and ventilation systems to accommodate cooling which will require the installation of an AC condenser and sealing or replacing of existing ducting in the attic as required by the building code.

4. Year 6-7 (2027-2028)

Repaint Entire House

Painting of the structure: Repaint entire exterior of residence including all exterior wood siding, eaves, gutters / downspouts, all windows, doors and associated trim.

5. Years 8-10 (2029-2031)

Roofing

Replace damaged asphalt composition shingle roofing: Install new triple layer (tri-lam) asphalt composition shingle roofing (example: Certainteed Landmark TL) with a more similar profile and shadow line of wood shingles (what was originally on the home).

I am excited about restoring and rehabilitating this wonderful historic home so that it can be preserved and enjoyed for many years to come. It is a landmark building in Santa Clara County and for the State of California; it is a perfect example of what the Mills Act was meant to protect and preserve.

Sincerely,
Giacomo A. Russo