

December 16, 2008

Ms. Susan George
Town Manager
Town of Woodside
PO Box 620005
Woodside, CA 94062

RE: Jackling House Condition

Dear Susan,

As you requested, I have reviewed the condition of the Jackling House and have prepared the following summary in the same format as the original submittal by Carey and Company. In general, the house has continued to deteriorate in the five years since the initial survey. Windows are boarded to prevent entry and weather intrusion to some degree, but the absence of heating and ventilation and the poor condition of the exterior finishes allow for the proliferation of dry rot, mold and other biological intruders. The condition of each area is as follows:

Exterior

- Paving: Brick paving features show further signs of cracking and water infiltration.
- Exterior walls: The stucco surfaces exhibit additional cracking and detachment from the wood framing and large sections have fallen from the west side where they are exposed to rain. Areas of dry rot are increasing on the sunny southern side.
- Decorative Tiles: General condition is little changed in recent years.
- Heavy Timber Elements: Cracking and splitting are more apparent and many of these appear to have diminished structural capacity.
- Balconies: Wood and metal railings continue to deteriorate and appear to be unsafe. Tile finishes appear to be intact, but would have to be removed and replaced to assure a waterproof substrate.
- Exterior Stairs: Stairs to the Southern Rooftop Terrace are in fair condition with tile treads and risers intact. The treads and risers have been removed from the stair to the Northern Exterior Balcony have been removed for safety reasons and the stringer is in poor condition.
- Rooftop Terrace: There are major leaks in this deck that are apparent in the Organ Room below. Water damage has rendered the deck structurally unsafe and access has been blocked from the ground level. Most of the tile appears to be in fair condition.
- Roof Tile: Roof tiles remain in good condition with evidence of minor leaks in upper floor rooms. Many tiles are loose, but none appear to have fallen. For a renovation project, these would all be removed and reinstalled to assure proper seismic roof upgrades and waterproofing.
- Copper and Ferrous Materials: Copper gutters and downspouts remain in fair condition.
- Windows: Most of the windows are in fair to poor condition, but would all be replaced to meet current energy codes for any restoration.
- Doors: Exterior doors are in fair to poor condition.

Interior

ROCKRIDGE

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- First Floor: Finishes remain in fair condition although the invading vegetation has increased. Wall finishes are exposed in many areas for asbestos removal (pipes and ducts) that was conducted in the 1990's. Finishes would all be removed and replaced to upgrade the walls to current seismic standards.
- Stair Hall: Condition remains about the same.
- Main Hall: Water damage has increased in the ceiling and the wood floor and there is evidence of mold.
- Library: Condition remains about the same as the original evaluation.
- Dining Room: Wall plaster damage is more extensive in this room and cracks in the fireplace and hearth appear to have increased.
- Organ Room: Water damage from the terrace above has further damaged the wood ceiling beams and surfaces. Vandals have stolen and destroyed many of the organ pipes and equipment.
- Pantry and Kitchen: Water damage is considerably more extensive in these rooms due to the exposure on the west side. The plaster ceiling has completely collapsed and there is extensive damage to the walls and woodwork.
- Guest Room: Condition remains about the same as the original evaluation.
- Servants Quarters: Condition remains about the same as the original evaluation.
- Servants Upstairs Bedroom: Plaster finishes have extensive mold damage and biological growth.
- Second Floor: Finishes are in fair to poor condition and most have suffered from ongoing water infiltration through windows and plaster walls.
- Western Rooms off the Open Balcony: These rooms have experienced the least ongoing damage due to their sun orientation and remain in fair to poor condition.
- Eastern Rooms: The master bedroom has served as a roost for an owl and has extensive water damage due to a window panel that was removed at some point. The office remains in fair condition.

You also requested an opinion regarding the restoration potential for the house. It has become clear to all who have shown interest in its restoration over the past several years, that this is a reconstruction project rather than a restoration. The overall condition of the house, its proximity to the San Andreas Fault and the changes in building codes since it was built clearly require a frame-up reconstruction. All surface materials would be removed and the frame upgraded to current seismic standards, all plumbing, electrical and HVAC systems would be replaced, the frame would be completely waterproofed and new finishes applied. The interior would be remodeled to reflect the current lifestyle of people who could afford the purchase and project as well. The end product would be quite different than the original house.

Regards,

Kenneth Morrison

Cc: Howard Ellman
Anna Shimko