

Michael Eschrich

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Tiffany Vien
City of Santa Clara
Planning Department
408-615-2450

Dear Tiffany,

I'm writing this letter to expand upon the prior communication Jean provided and to complete the requested items in one central document.

In prior communications it was relayed that the siding of the house is in very good condition and replacing it could cause more harm than benefit (one of the improvements specified in the Mills Act contract is to replace the existing siding, which contains asbestos. As the existing siding is in very good condition, I do not see the need to replace it at this time. Since I have not had to repair, cut, or tamper with the siding, there is little risk of asbestos fibers being released. Should repairs and/or removal of the siding be necessary in the future, I intend to retain the services of a qualified professional). I plan on keeping to the 2006 agreement. Please let me know if you have any concerns.

The only other outstanding item per the original agreement that I am aware of is "contract to have foundation for residential structure". This is a significant expense (estimates are in the \$50-\$150K range) and although it would be nice to have, it is not an immediate need (foundation has been inspected and deemed secure and stable by a qualified home inspector, plus it has been standing for over 100 year and endured earthquakes). With that said below is a list of items that need immediate action to avoid significant and further damage:

- Window trim fungus damage, back left
- Replace fungus and drywood termites porch
- Drill and treat drywood termites at porch and garage

- Replace doorjam and back of house
- Remove and replace water heater closet
- Replace damaged rafter tails
- Replace termite and water damaged wood at garage
- Replace garage roof (ROOF SHEATHING damage)
- Chemically treat termite activity under garage slab
- Reinforce subfloor framing
- Less than five years left of roof life with repairs done now
- Leaking gutters
- Excessive water use

The biggest priority according to my perspective is to eliminate the termites in the garage and repair or replace the structure. The second priority is to replace the roof of the home. As you can imagine, these are going to be big projects that require significant funds, which make the foundation update not feasible in the foreseeable future. However, after the priority repairs are complete, I plan on updating the foundation.

Preservation & Restoration Efforts:

1415 Bentan street

For benefit of the City of
Santa Clara. Recorded free
of charge under Section 6193
of the Government Code.

The Description of the Historic Property
*** Preservation and Restoration Efforts**
Exhibit "C"

1998 - 1999	Outstanding	Contract to have foundation for residential structure
	Complete	Repair and/or fix buckling walls
2000 - 2005	Complete	Landscape yard
	Removed	Replace asbestos siding

Additional Projects:

Floor repair:

Before:







After:





Expenditures:

Costs included in "Phase I Surveys.docx"