



City of Santa Clara

**Historical and Landmarks
Commission**

February 6, 2024

1435 Lexington Street

PLN24-00465



1435 Lexington Street

Request

- Mills Act Contract



1435 Lexington Street

Existing Site





1435 Lexington Street

Existing Conditions

- Queen Anne Cottage style residence constructed in 1892
- Character defining features:
 - Eastlake decoration
 - Windows with cut-away corners and pendants
 - Prominent cross-gabled hipped roof
 - Composition shingles sheathing various roof planes
 - Spindle work details
 - Full height angled bay projecting from front facade





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10-Year Restoration Plan

YEAR RANGE	ITEM	Description	Estimated Cost
2025 TO 2027	Strip paint from front door; restore/refinish front door.	The front door is made of solid wood. Restore the front door (i.e., remove paint) and stain the original wood grain to accentuate the door's features.	\$2,000
	Exterior lighting enhancements.	The backyard and front yard lack lighting around high traffic areas. We would also like to replace the front porch light from an aesthetic perspective. Install lighting fixtures to illuminate and enhance the home, walkways, and other landscaping details to highlight the architectural and design features of the property.	\$3,000
	Enhance front and back yard landscaping; put down sod for backyard lawn.	Install drought-tolerant sod throughout the backyard. Plant environmentally-friendly flowers, shrubbery, and other plants throughout both yards. Repair drip system for both yards as water conservation measure.	\$17,000
	Inspect for pests/termites; repair any dry rot and other significant deficiencies.	Engage property inspector to survey property for termites and other pests. Remediate significant issues identified in the inspection report requiring immediate attention.	TBD

YEAR RANGE	ITEM	Description	Estimated Cost
2028 TO 2030	Repair pulley systems on first floor windows.	Several street-facing windows on the first floor have frayed ropes for the pulley system that opens/closes the windows. Replace ropes to repair pulley system for applicable windows.	\$10,000
	Repaint the exterior of house.	The home was painted 5+ years ago and certain areas of the exterior panelling already show signs of deterioration. Repaint the panels, trim pieces, and other architectural features (such as the spindlework, decorative block frieze, etc.) to make these features more vibrant and to improve the durability of the home's exterior.	\$18,000
	Install AC unit.	Summers in the Bay Area are becoming increasingly hotter and with longer periods of extremely high temperatures. Install central AC throughout home to maintain indoor temperature in an energy-efficient manner.	\$10,000
2031 TO 2033	Driveway improvements.	The driveway is currently composed of small pieces of underlying granite rock and a top layer of gold fines. The layer-by-layer composition of the driveway has eroded through the years and its messiness is a distraction from the overall "look and feel" of the home. Improve driveway to make it a more well-defined, "cleaner" feature and more conducive for water drainage and a (i.e., pavement, cement, pavers, etc.).	\$15,000
	Improvements to backyard wood deck.	The wood deck is a central feature of the backyard, but the paint is showing signs of wear and tear.	\$3,000



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10-Year Restoration Plan Cont.

YEAR RANGE	ITEM	Description	Estimated Cost
		The contemplated improvements include repainting the wood deck to compliment the exterior paint, closing off the area underneath the porch to prevent rodents and other animals from being a nuisance, and adding another ingress/egress point on the deck.	
	Remove second floor carpeting; install wood flooring.	The second floor of the property currently has carpeting installed in the master bedroom, office, and guest bedroom. However, the flooring on the entirety of the first floor (kitchen, guest bedroom, office, living room, dining room) is already wood. Remove all carpeting on second floor and install wood flooring as a way to increase congruity of features across first and second floors.	\$15,000
2034 TO 2035	Replace/repair roofing.	The current shingle roofing will likely be needing repair during these years. Replace/repair current roof with new shingles that will compliment exterior paint and improve heat circulation throughout home.	\$22,000
	Inspect for pests/termites; repair any dry rot and other significant deficiencies.	Engage property inspector to survey property for termites and other pests. Remediate significant issues identified in the inspection report requiring immediate attention.	TBD
	Interior and exterior improvements to garage.	The garage is currently unfinished and used primarily for outdoor storage space. Improve garage by turning it into a functioning workspace for hobbies and entertainment. This includes installing drywall and insulation,	\$30,000

We also expect to perform regular maintenance projects as needs arise, including:

- Repairs to plumbing/electrical systems;
- Landscaping front yard and backyard;
- Gutter cleaning and repairs; and
- HVAC cleaning and repairs.



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Staff Recommendation

Staff recommends that the Historical and Landmarks Commission find that the Mills Act application and associated Ten-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the historic property and, therefore, recommend City Council to approve the Mills Act Contract and adopt a Ten-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1435 Lexington Street.



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