

## **Mills Act request for 1393 Santa Clara St. Santa Clara, CA 95050**

We the owners of the property at 1393 Santa Clara St. Santa Clara, CA 95050 respectfully request your consideration for a Mills Act contract. We recently purchased the home and are excited to preserve and restore the structure to its initial state. Our work as detailed below will first focus on ensuring the structure is sound and safe from shifting. We will then focus on repairing aging elements that will help further preserve the home to its period and beauty. A home of this age requires significant initial investment up front and will demand continuous efforts towards the maintenance - The property tax relief afforded by The Mills Act will help immensely in our ongoing efforts to support a beautiful historic house of this nature.

Our home is a two story Dutch Colonial and retains many of its original features. The signature characteristic of the home is the Dutch gambrel roof line. The facade is ornamented in wood shingles and is distinguished by a cut-out front porch with river rock lining the base and columns. The original windows maintain the diamond shape seams and add to the overall charm. The home is located in the old quad and I believe contributes to the charm and history of the neighborhood. We are truly passionate about our new home and look forward to being its caretakers. Again, the Mills Act will help facilitate the rehabilitation in the structure's foundation and provide us with the ability to protect and maintain the original charm in the years to come.

### **10 Year Plan:**

#### **Year 1 (2019):**

##### **Immediate maintenance:**

- Replace shingles, several distressed external panels and repair cracks in the facade to avoid further damage from the elements.
- The house has a very unique gable roof line - Gaps exist in the roof on the gable/curve transition lines, which need immediate repair.
- Downspouts and gutters need to be cleaned and re-attached at certain points.
- Repair and replace rotten wood on the front porch and back deck.

#### **Years 2-4 (2020 -2022):**

The house is still on the original brick foundation, requiring foundation replacement to code and the restoration of the partial basement to original state. This is a relatively big and expensive project, thus is broken into a 3 year plan, phase 1, 2, and 3:

**Phase 1:** House lift up and foundation replacement.

**Phase 2:** Restore the partial basement to original state.

**Phase 3:** Fix the cracks in the exterior river rock facade at the base surrounding house to the original state.

**Year 5-6 (2023-2024):**

The house is running on old piping and electrical systems:

**Phase 1:** Install new pipes system (repipe).

**Phase 2:** Rewire the electrical systems.

**Years 7-8 (2025-2026):**

A key part of the character and uniqueness of the house are the windows. The window restoration is major project to restore and maintain to the original look and feel. Thus this will be a 2 phase project as well:

**Phase 1:** Restore and fix cracks/gaps on custom windows on the bottom floor.

**Phase 2:** Restore and fix cracks/gaps on custom windows on the top floor

**Year 9: (2027)**

By year 9, we expect roof to have exceeded its lifespan requiring a roof replacement.

**Year 10: (2028)**

- Repaint the house and trimm.
- Refinish exterior doors, including the restoration of the brass antique knobs and hardware.