

10-Year Preservation Plan: 1059 Madison Street, Santa Clara, CA 95050 (Mills Act application)

Overview: 1059 Madison Street is a downtown Santa Clara Queen Anne Cottage home that was built around 1898. It has undergone significant preservation work and still retains many of its original features and character. As owners of this beautiful home, we are committed to maintaining the historical features of the home in order to preserve its unique aesthetics and original characteristics.

Year	Item	Projected Timeline	Cost	Notes
2025	Exterior paint and finishing	Summer 2025	20000	
2025	Fumigation/pest control	After exterior paint	2400	
2025	Inspection and regular maintenance	After fumigation	3500	
2026	Restore porch flooring and stairs	May 2026	500	
2026	Refurbish hardwood floors throughout main level	Summer	15000	
2027	Exterior lighting enhancements	April - May 2027	5000	
2027	Inspection and regular maintenance	Summer	3500	
2028	Restore original windows	June 2028	20000	
2029	Driveway improvements	Spring 2029	10000	
2030	Rehabilitate box	Spring 2030	5000	

	hedge, trees, shrubs (front)			
2031	Replace gutters	Spring 2031	10000	
2032	Fence update	June 2032	15000	
2033	Roof replacement	August 2033	50000	

Regular maintenance (~10K/year) includes but is not limited to following:

1. Maintenance of yard and its upkeep. Cost: \$1,200/year.
2. Maintenance of plumbing issues, taps, electric wiring, leaks.
3. Regular maintenance covering accidental damage.
4. Regular maintenance to adhere to the latest city codes whenever possible and permitted.
5. Regular 2-year inspection.