

Mills Act Historic Property Evaluation

Effective: 2000

Property Address: 1711 Main Street	APN: 224-27-001
Owners: Timothy Hatch	Date of Inspection: 11/20/2017 @ 10:00 AM

Please state N/A under comments if characteristic does not apply to the historic property.

Primary Characteristics:

	Poor	Fair	Good	Excellent	Comments:
Aesthetics (Overall Appearance; Is there a <i>plaque</i> visible?)		X			no plaque
Paint Condition (Is there any paint peeling off? Interior & Exterior)		X			
Gutters & Downspouts (Are they blocked or filled? Are they intact?)					N/A
Windows (Overall condition including glass and frame)			X		
Roof Condition (Are there any shingles detached or missing? Moss growth?)			X		
Trim: Eaves, Fascia, Soffits (Do these features look serviceable or worn?)		X			
Exterior Walls (Are there any cracks, stains, etc.? Look at South facing wall)		X			
Foundation Condition (Does it seem weak? Look for balanced or leaning walls)			X		
Exterior Stairs (Do they look safe or serviceable? Railings condition?)		X			
Architectural Style (Do the features match the stated style on HRI? Are there character defining elements?)		X			Pioneer / Gothic Revival

Kitchen

Wainscoting

More plaster in first two rooms

HVAC System (Is there a system installed? Is it functional? Efficiency?)			X		
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Secondary Characteristics:

	Poor	Fair	Good	Excellent	Comments:
Landscaping (Does the lawn look well groomed? Are there any overgrown weeds/plants?)		X			
Fencing Condition (What type of material is being used?)			X		new
Driveway & Garage (Are there any cracks or uneven pavement? How is the structure of the garage?)	X				
Front Walkway Condition (Are there any cracks or uneven pavement?)		X			
Sprinklers (Does there seem to be a system installed? Is it functional?)		X			
Chimney Condition (Does it look functional or worn? Is there a spark arrestor?)					N/A
Porch/Patio Condition (Is it worn? Are there any parts missing?)		X			

Points Tally:

	Amount Checked per Category	Tally Conversion
Excellent (4)		4 x =
Good (3)	3	3 x 3 = 9
Fair (2)	12	2 x 12 = 24
Poor (1)	1	1 x 1 = 1
N/A (0)		0 x =
Total Accumulated Points:		34

Percentage Calculation:

18 - (Number of characteristics that were N/A) = [Answer] 16

[Answer] x 4 = Total Possible Points 64

Total Accumulated Points/Total Possible Points = 53 x 100 = 53 %

To: Gloria Sciara
Historic Resources Coordinator
City of Santa Clara, City Planning Office

From: Alan M. Dent & Bertha M. Banuet-Dent

Subject: Application for Mills Act Historic Property Contract for 1711 Main Street

- 1) We are requesting to enter into a Mills Act Contract for our property at 1711 Main Street in Santa Clara, Parcel number 224-27-1.
- 2) The house is listed in the City of Santa Clara Architecturally or Historically Significant Properties as Adopted by City Council April, 1991, rev. 3/15/99. It is listed as a Pioneer Gothic revival with an uncertain build date of 1905. The house does have square nails which were supposedly discontinued prior to 1900.
- 3) The Historic Resources Inventory on this house is on file at the City Planning Offices and was prepared Jan. 1981 with previous owners.
- 4) We purchased the house in March of 2000. While the basic structure of the house was in good condition, the house suffers from substandard work, uncompleted remodeling, and generally poor upkeep. The house inspection report generalized that other than the electric, gas, water, mud sill foundation, garage, yard, enclosed rear addition roof and floor, lack of appliances (furnace, stove, washer/dryer etc.), floors, and peeling paintjob, the house was in good shape. The Inspection report is available upon request.
- 5) The basic house measures 24'x36' or around 864 sq. ft. At the time of purchase, the previous homeowner included the upstairs section in the area calculation but that area is not habitable since it lacks ventilation, windows, and egress.
- 6) I am estimating that I can afford around \$10,000/year for home rehabilitation while our property tax is close to \$4000/year. I do not want to go further in debt to make the house more livable so the benefits that a Mills act contract would have on the house are direct.
- 7) The following is an itemized list that we are considering as part of the rehabilitation process. We are willing to consider any suggestions you may have.

1. **Rewire House** - This project is already in process. House originally had 30 amp single phase fuse box and knob & tube wiring. A Romex circuit was recently added by the previous owner but not installed properly. Floor sockets are not covered and wire junctions are just hanging. Current wiring is a safety hazard; especially since we are expecting a child in October (year 0).
2. **Paint Outside House** - Exterior paint is peeling and falling off. Many surfaces are not covered. Scrape old paint, possible lead paint hazard. (Year 1)

BLD 2000-11112

BLD 2000-13826: add plumbing & mech for oven, furnace & laundry

BLD 2015-40652: update electrical in kitchen

3. **Paint Inside House** -Interior white paint is more yellow. Walls are inconsistent in material, texture, and cover. Possible lead paint hazard. (year 1)
4. **Install kitchen cabinets** -There are no cabinets or counters in the kitchen. (year 1)
5. **Remove ugly aluminum shed** -Previous owner placed shed in driveway. (year 2)
6. **Remove Chain link fence and replace with wood picket fence**-Chain link fence is a tacky eyesore and is not of period. (year 2-3)
7. **Repair/Replace and re-finish floorboards** -Softwood floorboards are missing, soaked in Termite poison, replaced with fiberboard, and in need of refinishing.(year 3-4)
8. **Install Sprinkler System and repair yard**-although not of historic period, a sprinkler system is needed to properly water the yard before the yard is replanted. The yard is mainly weeds. (year 4-5)
9. **Replace Garage** -The current garage roof is exposed and open, much of the garage is damaged, and the wood floors are unserviceable. The current garage measures 10'x30' and makes the backyard un-useable. We would replace the garage with a 20'x24' garage. The appearance would be closer to that of a barn in that the door style would remain similar (swing out). (year 1-4)
10. **Install Basement** -With under 900 sqft of living space and not permitted to build up, we would like to replace the Mud Sill foundation with a cement basement foundation The 100 year old wood currently in contact with the ground does show signs of damage. (years 5-8)
11. **Ventilate Roof** -Currently the roof lacks any ventilation except for the holes in the roof. We need suggestions as to what methods are acceptable. (year 1-2)
12. **Install heating/AC system** -The house does not have any type of HVAC. (year 1)
13. **Install new plumbing** -Replace current plastic hose main pipe with copper pipe. Finished after new basement. (year 8)
14. **Add on to rear of house** -We have been advised that the house cannot be made any wider, our only choice is then to make the house longer. When the basement is added, we will need to move the house forward a few feet to allow room for adding on. (Year 7-10).
15. **Move water heater inside** -When we bought the house, the water heater was outside and exposed on a rotting wooden stand outside. I have temporarily placed it on a metal stand in a metal enclosure. Considerations for the water heater are to place it inside the basement or garage once completed. There is not any room currently inside the house for the water heater.
16. **Build wood enclosure for electrical panel.** The metal electrical panel would look better inside a wooden enclosure. (year 1-3)

Working on now

BLD 2003-06404

CW.
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Bertha M. Banuet-Dent

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