
Subject:

FW: 1444 Madison St / 1411 Lewis St.

From: Lourdes Nunes**Sent:** Friday, May 25, 2018 10:06 AM**To:** Patricia Mahan; Debi Davis; Patrick Kolstad; Lisa Gillmor; Kathy Watanabe; Teresa O'Neill; Steve Le**Subject:** 1444 Madison St / 1411 Lewis St.

ALIZIRA NUNES



To Whom it May Concern:

My name is Lourdes Aguilar, daughter of the owner of the property located at 1444 Madison Street and 1411 Lewis Street (all one parcel with 2 addresses) in Santa Clara. As you may be aware, this home is being considered as a historical property and will be reviewed by the council at the meeting on May 29, 2018.

I wanted to provide some background information about our family, the history of 1444 Madison since we have owned the property, and ultimately why the sale of this property means so much to us.

Our family has been long-term Santa Clara residents, my parents emigrated here from Madeira Island, Portugal in 1969. My mother and father purchased the property at 1444 Madison Street and 1411 Lewis Street in Santa Clara in July 1998 as an investment. The property was sold to us as three units, a single-family home that faces Lewis Street and the duplex which faces Madison Street. All units were occupied by tenants when we took ownership of the property and provided a modest return.

In 2004, we discovered that 1411 Lewis Street, the structure that is under historical consideration, was not covered by the insurance policy. Only the duplex on Madison was covered and insured. This was not disclosed to us when we had purchased the home. We attempted to find insurance carriers that would cover the home 1411 Lewis Street, however, none could insure it because it did not have a proper foundation. After consulting with several specialists we determined that the cost of constructing a proper foundation on that home was beyond what we could afford and we had no choice but to notify the tenants to vacate.

What was a good investment became a hefty loss for our family. For 14 years we have taken a \$9,000 yearly loss on this property making it difficult to maintain. Subsequently, the home has fallen into disarray, there are several breaches in the roof which have led to leaks inside the home, the perimeter wood foundation and the floors are rotted, there are no original elements to the home, there is structural damage. The home has been overrun by cats and vermin, termite and water damage have severely impacted the structure. Every time I see this home, it saddens me to see its current condition unfortunately, there was no other option for us.

Since my father passed away in 2008 and with my mother's current health she is need of a caretaker. My husband and I along with our two children have moved into her home so that I could be close by to help her. I have had to leave my job to become my mother's caretaker. Recently, her son, my brother John Nunes has been diagnosed with Cancer. John is a father of twin girls. His current condition has left him unable to drive and therefore cannot work, making it difficult to support his family.

It's been a very difficult year and a hard decision to sell the 1444 Madison property. We have had 5 different buyers for this property and 4 of them have canceled the agreement because of the uncertainty of the Lewis structure. We feel fortunate to have the current buyer, who has assumed the cost of providing the city with the necessary documentation surrounding the home, it was something we could not do financially. We are hopeful that the council could understand

our situation and why the property has been neglected. The sale of this property would bring so much relief to our family and help us take care of our aging mother and brother. I hope that you will take into consideration our situation in your decision to not deem the home as a historical property.

Kind Regards,
Lourdes Aguilar