

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 | 20,000 | |
| 2025 | Fumigation/pest control | After exterior paint | 2,400 | |
| 2025 | Inspection and regular maintenance | After fumigation | 3,500 | |
| 2026 | Restore porch flooring and stairs | May 2026 | 500 | |
| 2026 | Refurbish hardwood floors throughout main level | Summer | 15,000 | |
| 2027 | Exterior lighting enhancements | April - May 2027 | 5,000 | |
| 2027 | Inspection and regular maintenance | Summer | 3,500 | |
| 2028 | Restore original windows | June 2028 | 20,000 | |
| 2029 | Driveway improvements | Spring 2029 | 10,000 | |
| 2030 | Rehabilitate box | Spring 2030 | 5,000 | |

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|------|------------------------------|-------------|--------|--|
| | hedge, trees, shrubs (front) | | | |
| 2031 | Replace gutters | Spring 2031 | 10,000 | |
| 2032 | Fence update | June 2032 | 15,000 | |
| 2033 | Roof replacement | August 2033 | 50,000 | |

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.