

Mills Act 10 Year Plan (811 Monroe)

Daniel and Stacey Kirstein

811 Monroe Street, Santa Clara

CA 95050

August, 2024

To whom it may concern,

The following is in reference to our 2024 Mills Act application for 811 Monroe Street, Santa Clara, CA 95050. As a part of our application we have prepared the following justification for why we believe our property at 811 Monroe should qualify for the Mills Act.

1. The property, is already deemed historic by the City of Santa Clara and is currently included on The City of Santa Clara Architecturally or Historically Significant Properties list
 - a. the property will also be included this year (2024) on the Old Quad Historic Homes Tour
2. The property is largely intact and unmodified from its initial construction
3. The property could benefit from further repairs and maintenance which the Mills Act will help enable over the next 10 years (see detailed work plan in accompanying attachment)
4. The current owners (Daniel and Stacey Kirstein) are committed to ensuring that this property continues to be a shining example of a historic home in Santa Clara and have previously worked to ensure the upkeep of the property over our ~8 years of ownership
5. The property's sister house (at 823 Monroe), connected via common builders and family history (the Morrison family who were important members of early Santa Clara society) has already qualified for the Mills Act and is currently enrolled
6. The City of Santa Clara ensures that a historic property, tightly connected to 823 Monroe and the history of Santa Clara remains intact and part of the City's historic fabric

Furthermore as the property is assessed for the Mills Act, we believe that the property qualifies for City of Santa Clara Criteria for Local Significance. While the included DPR report provides more details we feel it pertinent to highlight the following:

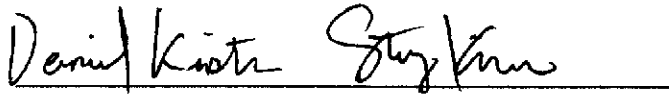
- This property is directly associated with the Morrison Family, whose family members, contributed in a significant way to the cultural life of the city. Angus and Kenneth Morrison, who built this house, along with being important well-known contractors were both actively involved in several service clubs in Santa Clara
 - In addition to building numerous residences, Morrison Bros built the Fremont grammar school, Washington elementary school, Santa Clara High School, the Telephone Building and in 1911, they constructed the new City Hall on the corner of Franklin and Washington Streets, which stood until it was demolished during Urban Redevelopment.
- The Eastern Shingle Cottage is an architecturally unique style within the City of Santa Clara. This residence at 811 Monroe Street and the neighboring identical house at 823 Monroe Street are the only two houses in Santa Clara, known to have been constructed in the Eastern Shingle Cottage architectural style.

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- Prominently located on a corner lot next to an identically constructed house (823 Monroe), both of which are often referred to as the "twin houses," this property with its unusual architectural style provides a strong symbolic and visual appeal for the Santa Clara community.

In conclusion, we believe that due to the property's strong ties to the history of Santa Clara, its association with a prominent and important family, its connection to 823 Monroe and that the property is largely intact and unmodified from its original construction ~125 years ago, the property would be an excellent candidate for the Mills Act. We appreciate your time and review of our application and are available to answer any questions that may arise.

Thank you,

A handwritten signature in black ink, appearing to read "Daniel Kirstein Stacey Kirstein", written over a horizontal line.

Daniel and Stacey Kirstein