

Mills Act Historic Property Evaluation

Property Address: 1751 Benton street	APN: 269-12-061
Owners: Butch & Laura Pisessa	Date of Inspection: 10/23/17 @ 10 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	X		Bronze plaque - cowboy him
Paint Condition (Is there any paint peeling off? Interior & Exterior)			X		vinyl siding not original
Gutters & Downspouts (Are they blocked or filled? Are they intact?)			X		rectangular
Windows (Overall condition including glass and frame)			X		needs painting
Roof Condition (Are there any shingles detached or missing? Moss growth?)					needs to be replaced
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	bolted down
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			Craftsman style

possible dry rot on second floor

permit to repair

termite fumigation 2000

attic gary bad

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			leaning
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)	3	4 x 3 = 12
Good (3)	8	3 x 8 = 24
Fair (2)	4	2 x 4 = 8
Poor (1)	1	1 x 1 = 1
N/A (0)		0 x = 0
Total Accumulated Points:		44

Percentage Calculation:

18 - (Number of characteristics that were N/A) = [Answer] 17

[Answer] x 4 = Total Possible Points 17 x 4 = 68

Total Accumulated Points/Total Possible Points = 44/68 x 100 = 64.7%

caution

**The Description of the Historic Property
Preservation and Restoration Efforts
Exhibit "C"**

Ten-Year Plan

- 2004- Sand and refinish all original hardwood flooring. Replace any faulty windows with historically correct windows. *not original*
- 2005- Repair fencing surrounding the property. Possibly restore front porch
- 2006- Repair and replace bathroom floor. Add additional exhaust
- 2007- Replace all added light fixtures, including outside light fixtures, with historically-correct reproductions.
- 2008- Replace front cement with old-fashioned "pavers"
- 2009- Backyard landscaping
- — 2010- Strip and refinish all Arts & Crafts wainscoting, trim and doors on the first floor
- 2011- Consult with Historic Architect and restore original height to home (raise roof?) *check tide mark*
- 2012- Replace Vinyl siding with original clapboard wood siding
- 2013- Replace roofing, as necessary
- 2014- Replace or redesign staircase leading to second floor