

**Mills Act Historic Property Evaluation**

<b>Property Address:</b> 906 Monroe / <del>1341 Homestead</del>	<b>APN:</b> 269-20-095
<b>Owners:</b> Michael Kohl	<b>Date of Inspection:</b> January 19, 2018

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

**Primary Characteristics:**

	Poor	Fair	Good	Excellent	Comments:
<b>Aesthetics</b> (Overall Appearance; Is there a <i>plaque</i> visible?)	X				
<b>Paint Condition</b> (Is there any paint peeling off? Interior & Exterior)	X				
<b>Gutters &amp; Downspouts</b> (Are they blocked or filled? Are they intact?)	X		X		
<b>Windows</b> (Overall condition including glass and frame)			X		
<b>Roof Condition</b> (Are there any shingles detached or missing? Moss growth?)		X			
<b>Trim: Eaves, Fascia, Soffits</b> (Do these features look serviceable or worn?)	X				
<b>Exterior Walls</b> (Are there any cracks, stains, etc.? Look at South facing wall)	X				
<b>Foundation Condition</b> (Does it seem weak? Look for balanced or leaning walls)		X			
<b>Exterior Stairs</b> (Do they look safe or serviceable? Railings condition?)	X				
<b>Architectural Style</b> (Do the features match the stated style on HRI? Are there character defining elements?)			X		stick/eastlake victorian

<b>HVAC System</b> (Is there a system installed? Is it functional? Efficiency?)					N/A
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**Secondary Characteristics:**

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

**Points Tally:**

	Amount Checked per Category	Tally Conversion
<b>Excellent (4)</b>		4 x =
<b>Good (3)</b>	6	3 x 6 = 18
<b>Fair (2)</b>	6	2 x 6 = 12
<b>Poor (1)</b>	5	1 x 5 = 5
<b>N/A (0)</b>		0 x =
<b>Total Accumulated Points:</b>		35

**Percentage Calculation:**

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

[Answer] x 4 = Total Possible Points 68

Total Accumulated Points/Total Possible Points = 0.51 x 100 = 51 %

**Mills Act Historic Property Evaluation**

1341 Homestead

Property Address: 742 Jefferson	APN: <del>269-26-034</del> 269-20-095
Owners: Michael Kohl	Date of Inspection: January 19, 2018

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

**Primary Characteristics:**

	Poor	Fair	Good	Excellent	Comments:
<b>Aesthetics</b> (Overall Appearance; Is there a plaque visible?)		X			Painted 2016/17
<b>Paint Condition</b> (Is there any paint peeling off? Interior & Exterior)			X		No Peeling paint
<b>Gutters &amp; Downspouts</b> (Are they blocked or filled? Are they intact?)			X		
<b>Windows</b> (Overall condition including glass and frame)		X			Original windows.
<b>Roof Condition</b> (Are there any shingles detached or missing? Moss growth?)			X		
<b>Trim: Eaves, Fascia, Soffits</b> (Do these features look serviceable or worn?)			X		
<b>Exterior Walls</b> (Are there any cracks, stains, etc.? Look at South facing wall)			X		
<b>Foundation Condition</b> (Does it seem weak? Look for balanced or leaning walls)			X		
<b>Exterior Stairs</b> (Do they look safe or serviceable? Railings condition?)					Not applicable
<b>Architectural Style</b> (Do the features match the stated style on HRI? Are there character defining elements?)			X		Queen Anne

Painting done 2016/17  
Bath/Kitchen remodel  
Electrical

<b>HVAC System</b> (Is there a system installed? Is it functional? Efficiency?)					N/A
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**Secondary Characteristics:**

	Poor	Fair	Good	Excellent	Comments:
<b>Landscaping</b> (Does the lawn look well groomed? Are there any overgrown weeds/plants?)			X		
<b>Fencing Condition</b> (What type of material is being used?)					Not applicable
<b>Driveway &amp; Garage</b> (Are there any cracks or uneven pavement? How is the structure of the garage?)	X				Cracks on driveways.
<b>Front Walkway Condition</b> (Are there any cracks or uneven pavement?)		X			
<b>Sprinklers</b> (Does there seem to be a system installed? Is it functional?)			X		<del>#</del> New sprinklers.
<b>Chimney Condition</b> (Does it look functional or worn? Is there a spark arrestor?)					NA
<b>Porch/Patio Condition</b> (Is it worn? Are there any parts missing?)			X		

**Points Tally:**

	Amount Checked per Category	Tally Conversion
Excellent (4)	1	4 x 1 = 4
Good (3)	10	3 x 10 = 30
Fair (2)	3	2 x 3 = 6
Poor (1)	1	1 x 1 = 1
N/A (0)		0 x = 0
<b>Total Accumulated Points:</b>		40

**Percentage Calculation:**

18 - (Number of characteristics that were N/A) = [Answer] 14  
 [Answer] x 4 = Total Possible Points 56  
 Total Accumulated Points/Total Possible Points = 0.71 x 100 = 71 %

for benefit of the City of  
Santa Clara. Recorded free  
of charge under Section 6103  
of the Government Code.

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

906 Monroe/1341 Homestead Road, Santa Clara, CA

1999	Landscaping and Irrigation
2000 - 2001	Fencing
ASK { 2002 - 2004	Structural and new foundation (906 Monroe)
2004 - 2005	Structural and new foundation (1341 Homestead Road)
2005 - 2006	Paint Exterior - 906 Monroe Street
2006 - 2007	Paint Exterior - 1341 Homestead Road
— 2007 - 2008	Paint Interior of both structures
2009 - 2010	Review and Plan with City next 10 years

next: stairs exterior, roof, porch

new kitchen

renovate bathrooms

new ceiling

new bathroom on 2nd floor

Ac