



# **Historical and Landmarks Commission**

**Item 1**

**1059 Madison Street  
(PLN23-00507)**

**April 4, 2024**



# 1059 Madison Street - Request

- Mills Act Contract with City
- Requires recommendation from HLC to City Council



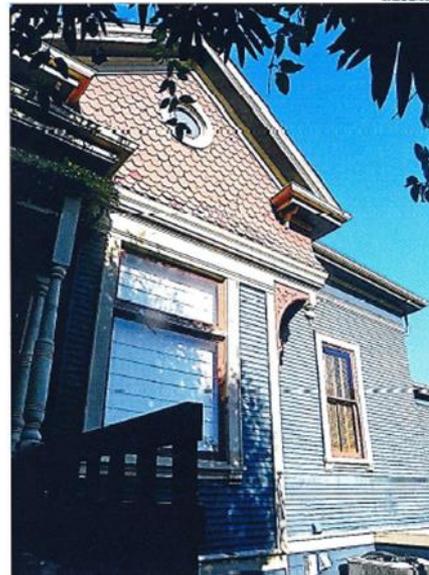
# 1059 Madison Street – Existing Site





# 1059 Madison Street – Existing Conditions

- Queen Anne Cottage style residence constructed in 1898
- Character defining features:
  - Eastlake decoration
  - Windows with cut-away corners and pendants
  - Prominent front facing gable
  - Composition shingles sheathing various roof planes
  - Spindle work details
  - Full height angled bay projecting from front facade





Year	Item	Projected Timeline	Cost
2025	Exterior paint and finishing	Summer 2025	20000
2025	Fumigation/pest control	After exterior paint	2400
2025	Inspection and regular maintenance	After fumigation	3500
2026	Restore porch flooring and stairs	May 2026	500
2026	Refurbish hardwood floors throughout main level	Summer	15000
2027	Exterior lighting enhancements	April - May 2027	5000
2027	Inspection and regular maintenance	Summer	3500
2028	Restore original windows	June 2028	20000
2029	Driveway improvements	Spring 2029	10000
2030	Rehabilitate box	Spring 2030	5000
	hedge, trees, shrubs (front)		
2031	Replace gutters	Spring 2031	10000
2032	Fence update	June 2032	15000
2033	Roof replacement	August 2033	50000

# 10-Year Restoration Plan

- Regular maintenance (~10K/year) includes:
  - Maintenance and yard upkeep (\$1,200/year)
  - Maintenance of plumbing issues, electrical wiring, leaks
  - Regular maintenance for accidental damage
  - Regular maintenance to adhere to current codes
  - Regular two-year inspection



# Recommendation

- Staff recommends that the Historical and Landmarks Commission find that the Mills Act application and associated Ten-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the historic property and, therefore, recommend Council approve the Mills Act Contract and adopt a Ten-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1059 Madison Street.



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