

### Mills Act Historic Property Evaluation

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

possible dry rot on second floor

permit to repair

termite fumigation 2000

attic gary bad

<b>HVAC System</b> (Is there a system installed? Is it functional? Efficiency?)			X		
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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			leaning
<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?)					N/A
<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>	3	4 x 3 = 12
<b>Good (3)</b>	8	3 x 8 = 24
<b>Fair (2)</b>	4	2 x 4 = 8
<b>Poor (1)</b>	1	1 x 1 = 1
<b>N/A (0)</b>		0 x = 0
<b>Total Accumulated Points:</b>		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