

Mills Act Historic Property Evaluation

effective: 2008

Property Address: 1212 Pierce Street	APN: 269-11-035
Owners: James Riley & Barbara Hall	Date of Inspection: November 8, 2017 @ 3 PM

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 plaque visible?) no plaque			X		Good street presentation no needs / nice lawn
Paint Condition (Is there any paint peeling off? Interior & Exterior) no peeling needs painting	Interior		Good		REAR SHOWS START OF PEELING PAINT
Gutters & Downspouts (Are they blocked or filled? Are they intact?)	X				FRONT IS GOOD CONDITION. WOOD GUTTERS NORTH SIDE NO GUTTER ON SOUTH OR NECESSARY BLDG
Windows (Overall condition including glass and frame) no downspouts in good condition			X		1 broken window on south side
Roof Condition (Are there any shingles detached or missing? Moss growth?)			X		MOSS GROWTH ON SOUTH EDGE / NO GUTTER
Trim: Eaves, Fascia, Soffits (Do these features look serviceable or worn?) FRONT REST OF HOUSE X			X		FRONT VISIBLE IS GOOD CONDITION
Exterior Walls (Are there any cracks, stains, etc.? Look at South facing wall)			X		no visible cracks or stains
Foundation Condition (Does it seem weak? Look for balanced or leaning walls)			X		homeowner note foundation work was complete before they were owned
Exterior Stairs (Do they look safe or serviceable? Railings condition?)		X			FRONT STEPS ARE DETERIORATING & need repair
Architectural Style (Do the features match the stated style on HRI? Are there character defining elements?)			X		vernacular, craftsman appear no significant changes

House is generally presentable,
 but the 10 year plan has not
 been adhered to. It seems to be a
 termite report & work completed

HVAC System (Is there a system installed? Is it functional? Efficiency?)			X		no heat / there is central heating there is a wall mount heater never used
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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		no weeds Irrigation system
Fencing Condition (What type of material is being used?)			X		Picket wood fence Front - Regular back neighbor fence. Driveway concrete
Driveway & Garage (Are there any cracks or uneven pavement? How is the structure of the garage?)	Garage X				Roof leaks Repair needed Garage floor ok
Front Walkway Condition (Are there any cracks or uneven pavement?)			X		Okay. concrete
Sprinklers (Does there seem to be a system installed? Is it functional?)			X		Sprinklers installed - Front yard lawn condition good
Chimney Condition (Does it look functional or worn? Is there a spark arrestor?)		Y/S			No Chimney - Central Heating is used
Porch/Patio Condition (Is it worn? Are there any parts missing?)			X		Porch in good condition Stairs need repair

Points Tally:

	Amount Checked per Category	Tally Conversion
Excellent (4)		4 x =
Good (3)	13	3 x 13 = 39
Fair (2)	3	2 x 3 = 6
Poor (1)	1	1 x 1 = 1
N/A (0)		0 x =
Total Accumulated Points:		46

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 = 0.68 x 100 = 68 %

DESCRIPTION OF PROPOSED PRESERVATION AND RESTORATION EFFORTS

A maintenance plan has been developed to rehabilitate and restore the building to its original character, and to rehabilitate deteriorated and/or damaged components. The repairs and replacements will be done in conformance with the National Park Services's *Secretary of the Interior's Standards for Rehabilitation*, in order to preserve the distinctive character of the house, thereby maintaining its historical significance, while making reasonable changes that will help improve the livability and long-term sustainability of the property.

I have drafted the following list of potential improvements to the property as I plan to schedule them over the next ten years, beginning in 2009.

- 2009 Replace kitchen doors with new units that are historically correct
- 2010 Repair/replace gutters to match existing, repairs eaves where damaged
- 2011 Replace kitchen windows with historically matching sash.
- 2012 Add exterior lighting
- 2013 Repair front porch, including dryrot repair and deck surface
- 2014 Replace front steps and rails with historically correct
- 2015 Prep and paint exterior of house
- 2016 Replace interior floor coverings and kitchen tile
- 2017 Replace dryrot damaged siding
- ASK 2018 Replace foundation

Please advise me of any additional supplemental information that may be needed to complete your review of this application.

Sincerely,



PLN 2008-07005: Review of foundation repair
BLD 2008-17081: plumbing & drainage
BLD 2008-18133: electrical cleanup