

Mills Act Historic Property Evaluation

Property Address: 864 Madison Street	APN: 269-26-019
Owners: Patrick Nikolai	Date of Inspection: November 2, 2017 @ 4 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 <i>plaque</i> visible?)		X			
Paint Condition (Is there any paint peeling off? Interior & Exterior)		X			needs repainting
Gutters & Downspouts (Are they blocked or filled? Are they intact?)			X		
Windows (Overall condition including glass and frame)		X			Some frames need replacing owner is slowly doing this work
Roof Condition (Are there any shingles detached or missing? Moss growth?)			X		
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)	XX				siding needs replacing along w/ some shingle
Foundation Condition (Does it seem weak? Look for balanced or leaning walls)			X		
Exterior Stairs (Do they look safe or serviceable? Railings condition?)		X			owner would like to redo entry & add railings
Architectural Style (Do the features match the stated style on HRI? Are there character defining elements?)			X		shingle

X moved in 2008.

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HVAC System (Is there a system installed? Is it functional? Efficiency?)					N/A
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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		back yard landscaped, front yard to be done
Fencing Condition (What type of material is being used?)					N/A
Driveway & Garage (Are there any cracks or uneven pavement? How is the structure of the garage?)			X		Car port rebuilt
Front Walkway Condition (Are there any cracks or uneven pavement?)		X			See previous comments
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?)			X		
Porch/Patio Condition (Is it worn? Are there any parts missing?)		X			

Points Tally:

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

Percentage Calculation:

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

[Answer] x 4 = Total Possible Points

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

For benefit of the City of
Santa Clara. Recorded free
of charge under Section 6109
of the Government Code.

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

864 Madison Street, Santa Clara, CA

ASK	1999 - 2000	Termite Work on Main House	yes
ASK	2000 - 2001	Termite Work on Garage	yes
	2001 - 2002	Roof	yes
	2002 - 2003	Landscaping	(rear only)
	2003 - 2004	Painting of House and Garage	yes
—	2004 - 2006	Basement - Structural	yes
—	2006 - 2007	Repairs to Basement Ceiling	yes
	20098- 2009	Review and Plan with City next 10 years	