

Mills Act Historic Property Evaluation

Property Address: 906 Monroe / 1341 Homestead	APN: 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:
Aesthetics (Overall Appearance; Is there a <i>plaque</i> visible?)	X				
Paint Condition (Is there any paint peeling off? Interior & Exterior)	X				
Gutters & Downspouts (Are they blocked or filled? Are they intact?)	X		X		
Windows (Overall condition including glass and frame)			X		
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)	X				
Foundation Condition (Does it seem weak? Look for balanced or leaning walls)		X			
Exterior Stairs (Do they look safe or serviceable? Railings condition?)	X				
Architectural Style (Do the features match the stated style on HRI? Are there character defining elements?)			X		Stick/Eastlake Victorian

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		
Fencing Condition (What type of material is being used?)			X		
Driveway & Garage (Are there any cracks or uneven pavement? How is the structure of the garage?)		X			
Front Walkway Condition (Are there any cracks or uneven pavement?)		X			
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)	6	3 x 6 = 18
Fair (2)	6	2 x 6 = 12
Poor (1)	5	1 x 5 = 5
N/A (0)		0 x =
Total Accumulated Points:		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

Property Address: 1341 Homestead 742 Jefferson	APN: 269-26-034 269-20-095
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:
Aesthetics (Overall Appearance; Is there a plaque visible?)		X			Painted 2016/17
Paint Condition (Is there any paint peeling off? Interior & Exterior)			X		No Peeling paint
Gutters & Downspouts (Are they blocked or filled? Are they intact?)			X		
Windows (Overall condition including glass and frame)		X			Original windows.
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)			X		
Foundation Condition (Does it seem weak? Look for balanced or leaning walls)			X		
Exterior Stairs (Do they look safe or serviceable? Railings condition?)					Not applicable
Architectural Style (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

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		
Fencing Condition (What type of material is being used?)					Not applicable
Driveway & Garage (Are there any cracks or uneven pavement? How is the structure of the garage?)	X				Cracks on driveways.
Front Walkway Condition (Are there any cracks or uneven pavement?)		X			
Sprinklers (Does there seem to be a system installed? Is it functional?)			X		New sprinkler.
Chimney Condition (Does it look functional or worn? Is there a spark arrestor?)					N/A
Porch/Patio Condition (Is it worn? Are there any parts missing?)			X		

Points Tally:

	Amount Checked per Category	Tally Conversion
Excellent (4)	0	4 x =
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 =
Total Accumulated Points:		40

Percentage Calculation:

$18 - (\text{Number of characteristics that were N/A}) = [\text{Answer}]$ 14
 $[\text{Answer}] \times 4 = \text{Total Possible Points}$ 56
 $\text{Total Accumulated Points} / \text{Total Possible Points} = 0.71 \times 100 = 71 \%$

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