

## Statement of Justification

Julia and Joseph Breuer  
590 Monroe Street

Dear Planning Staff and Historic & Landmark Commissioners,

We are the owners of the property at 590 Monroe Street in Santa Clara, and we respectfully request your consideration for a Mills Act Contract.

We have always loved historic homes. We moved here from Atlanta, where we owned and renovated a 1920s Craftsman in the historic neighborhood of Grant Park. Julia grew up in Pittsburgh, Pennsylvania, in an American Foursquare built in 1905. When we moved to California, we did not know if we would be able to find architecturally similar homes, but we happened upon 590 Monroe Street while house hunting and fell in love instantly. We quickly grew to love Santa Clara as well - the people, the neighborhood, and the architecture of the Old Quad.

We purchased the home in August of 2016. It had been fully renovated in 2013, and then further updated by the previous owners in 2014. Because the home had been recently updated, we have not completed any major projects in the main home. However, we added an accessory dwelling unit in 2019, built in a style complementing the original house.

Over the past four years, we have compiled a list of projects we would like to complete. Several of the large structural items (i.e., foundation, roof, etc.) have been recently renewed, so we will focus on maintenance and aesthetic details in order to preserve the home's historic beauty. This work will require a significant investment, and the property tax relief afforded by the Mills Act will allow us to direct our resources to the home. We are passionate about our home, and we would be honored to be a part of preserving the historic character of our city.

Thank you for your consideration.

Sincerely,  
Julia and Joseph Breuer

Planning Division  
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