

Mills Act Application

Lopez Avenue 5 NW of 4th Avenue APN 010-232-028-000

This Mills Act Application was prepared by Architect Karen (KC) Cullen and Vittoria Bergeron, one of the property owners. Ms. Cullen is a registered architect with 30 years of experience restoring and renovating Mid-century Modern architecture; and worked on other architectural preservation projects with Palo Alto Stanford Heritage and the Palo Alto Historical Association.

The Lopez Avenue house was designed by Henry Hill and John Kruse along with two adjacent houses in 1961. The house was not on the historic register when the current owners purchased it several years ago. During a design review application in 2021 for remodeling the ground floor rooms, the house was evaluated by Meg Clovis and subsequently added to the Carmel Inventory as the Cosmas House (original owner).

The house had been remodeled on the interior in 1991. The latest remodel completed in 2023 included the addition of new windows at the ground floor level, mainly on the back of the house. During the course of the renovation, several infrastructure issues came up that the owners and contractor had to address immediately, that added significantly to the cost of the renovation.

The owners were not able to apply for Mills Act relief before doing the completed rehabilitation work because the house was not considered historic when they bought it, or when they planned their renovation. The recent work makes it possible for the attached plan to be mostly maintenance.

Rehabilitation Items (Complete):

1. Knob and tube electrical wiring was discovered inside the walls and ceiling, requiring replacement to current code, and an additional \$25,000.
2. The structural engineer recommended additional footings retrofitted to the existing foundation, which added \$38,000. including the engineering and site visit costs.
3. The main sewer line servicing the bathrooms and kitchen of the upper house as well as the new work had to be replaced to the exterior connection, at a cost of \$22,000.

Rehabilitation Items (Remaining):

4. The contractor has observed significant rot to an original structural wood post that supports both the 2nd floor balcony/deck and the roof, at the apex. This will require engineering and creative installation.

Maintenance Items (Planned):

1. Replace roof shakes. New Western Red Cedar pressure treated shakes correctly installed over a fire retardant fiberglass underlayment that meet the Class 'A' rating for fire safety. The new roof will also require periodic inspection and re-coating for fire protection.
2. Re-stain Exterior Siding and Deck. Existing rustic redwood siding is in fairly good shape for its age; periodic inspection and re- staining will ensure it remains so.
3. Re-paint exterior door and window trim. The bright colors of the old doors and window trim need to be painted to look as fresh as the newer window and door trim.
4. Re-paint beams and ceiling. Beams and ceiling are painted the same colors inside and out. The orange color of the beams is a feature of the house and will need to be maintained.

5. Landscape Maintenance. The existing landscaping survived the recent construction fairly well, but will require work in some areas.

6. Sump cleanout/maintenance.

7. Termite inspections and treatment as required.

-KC Cullen



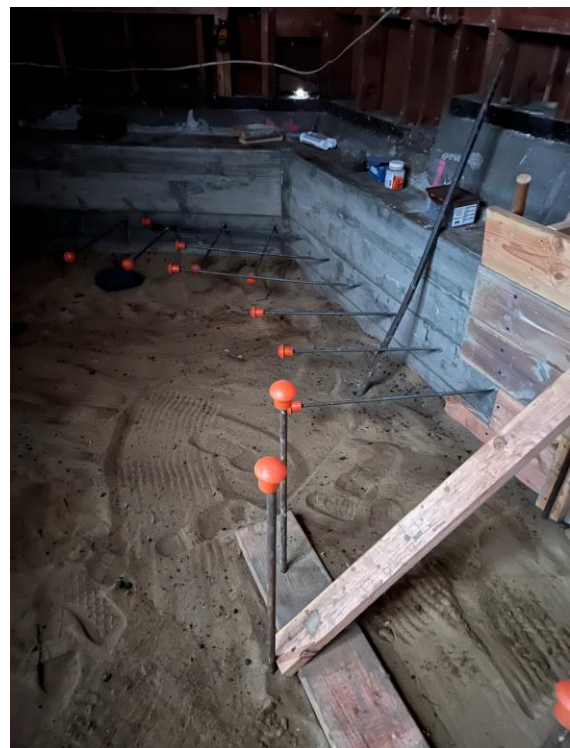
Rehabilitation Item Photos (complete, Building Permit 21-0440 finalized 05/04/2023):



Knob and Tube Wiring



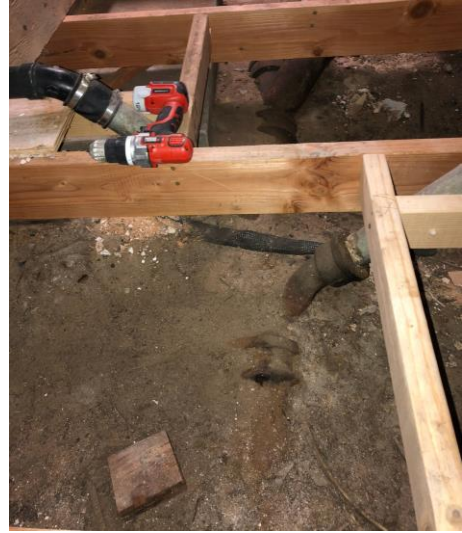
Retrofitting foundation



Retrofitting foundation



Retrofitted foundation



Old sewer line

Rehabilitation/Maintenance Item Photos (planned, 2024-2033)



Structural wood post (orange) supporting balcony and roof to be replaced



Replace Roof Shakes



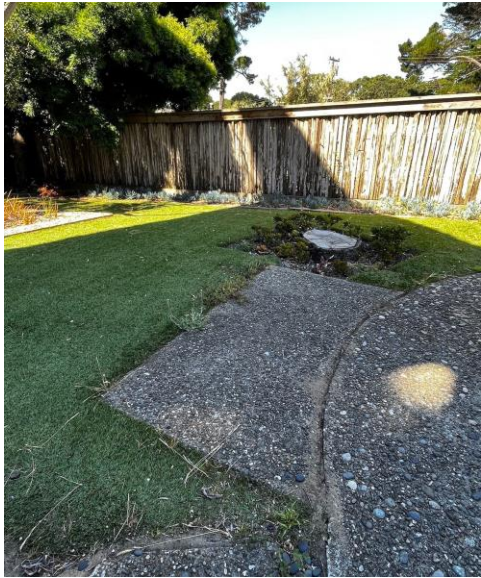
Exterior Redwood Siding and Deck



Paint Door and Window Trim



Paint Beams and Ceiling



Maintain Landscape

0 LOPEZ 5 NW OF 4TH AVENUE - 10 YEAR REHABILITATION / MAINTENANCE PLAN

WORK ITEM	YEAR OF COMPLETION										COST ESTIMATE	
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
RE-STAIN EXTERIOR SIDING	X				X					X		\$10,000.00
RE-PAINT EXTERIOR DOORS AND WINDOW TRIM	X									X		\$16,000.00
RE-PAINT BEAMS AND CEILING							X					\$10,000.00
REPLACE CLASS A ROOF SHAKES				X								\$25,000.00
RE-STAIN EXISTING DECK			X					X				\$1,000.00
REPLACE STRUCTURAL POST THRU DECK TO ROOF	X										X	\$20,000.00
MAINTAIN LANDSCAPING	X	X	X	X	X	X	X	X	X	X	X	\$5,000.00
SUMP CLEANOUT / MAINTENANCE		X		X		X		X		X		\$300.00
TERMITE INSPECTION AND TREATMENT					X							\$1,200.00
TOTAL												\$87,300.00