

September 1, 2023

RE: Additional Support of the Mills Act Application for the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California.

To Whom it May Concern,

Evans & De Shazo, Inc (EDS) Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior's qualification standards in Architectural History and History, completed the Historic Resource Evaluation (HRE) of the property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California within Assessor Parcel Number (APN) 170-41-036 consisting of a 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape to determine if the property or any of the built environment resources within the property are eligible for listing on the California Register of Historical Resources (CRHR). The HRE determined that the 1926 house is individually eligible for listing on the CRHR under Criterion 3 for its association with Tudor Revival architecture with a period of significance of 1926 and retains all seven aspects of integrity.¹ Therefore the 1926 house is a qualified historic property and eligible for the Mills Act. EDS then completed a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards), which is within the HRE report (6/5/2023). The Standards review was based on the current preliminary project, which has yet to be submitted to the city. The preliminary Standards review determined that the current project appears to meet the Standards for Rehabilitation, though additional information is needed to update the Standards once architectural drawings are completed. As such, based on this preliminary information and if the guidance of the Standards review is followed, the project will not impact historical resources.

Although the proposed rehabilitation project for the 1926 house is not finalized, the following table (Table 1) provides additional information regarding the Mills Act application showing the Ten Year Rehabilitation, Restoration, and Maintenance and Timeline Work Plan, of which the current proposed rehabilitation appears to meet the Standards – as detailed in the Standards Review section of the HRE by EDS. Noting EDS recommends that once the final rehabilitation design is completed (the maintenance does not need to be included) and prior to architectural drawings being submitted to the City of Los Altos, a professional Architectural Historian reviews the project plans for consistency with the Standards. In addition, the 10-year cost estimates are currently in line with accepted cost estimates for the Mills Act.

¹ The ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape are not eligible for listing on the CRHR, and are not currently locally listed, as such are not historical resources under CEQA.



Table 1: Proposed Ten Year Rehabilitation/Restoration/Maintenance and Timeline Work Plan.

Item	Work Task	Type of Work	Year Commence	Year Complete	Estimated Cost (10 year period)
1	Stucco repair, exterior paint, insulation, gutter repair	Rehabilitation	2024	2025	85,000
2	Foundation repairs	Rehabilitation	2028	2028	65,000
3	Basement external wall repairs	Rehabilitation	2028	2028	18,000
4	Window repairs	Rehabilitation	2024	2034	50,000
5	Roof repairs	Rehabilitation	2032	2033	45,000
Sub-total Rehabilitation					263,000
6	Move front door to original position	Remodel	2028	2028	9,000
7	Garage Remodel/Replace	New Construction	2024	2026	180,000
Sub-total Remodel					189,000
8	ADU New Construction	New Construction	2024	2026	750,000
9	Adding solar panels on the roof	New Construction	2024	2028	25,000
Sub-total New Construction					775,000
10	Repairs, paint touch-up, caulking (1,000 per year)	Maintenance	2024	2033	10,000
11	Annual external cleaning (windows, gutters)	Maintenance	2024	2033	15,000
12	Landscape repairs and maintenance, tree trimming	Maintenance	2024	2033	70,000
Sub-total Maintenance					95,000
Total All					1,322,000

Based on the HRE, Standards review, and the requirements of the Mills Act program, EDS recommends that the 1926 house at 41 Hawthorne Avenue's Ten Year Rehabilitation, Restoration, and Maintenance and Timeline Work Plan meet the requirements of the Mills Act.

Sincerely,

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