

**CITY OF MODESTO**  
**LANDMARK PRESERVATION COMMISSION AGENDA**  
**MONDAY, JUNE 17, 2019 – 1:00 PM**  
**Room 3001**  
**1010 10th STREET – MODESTO, CA**

I. ROLL CALL

II. APPROVAL OF MINUTES

Minutes of the regular meetings of November 19, 2019 and January 28, 2019.

III. CONFLICT OF INTEREST DECLARATION

Commissioners and staff may now declare conflicts of interest for the purpose of determining if a quorum will be present to act on each item in the order shown on the agenda.

IV. CONSENT AND JOINT PUBLIC HEARING ITEMS

These items are judged by staff to be consistent with City policies, regulations, and the General Plan. The Chair will open consideration of the Consent/Joint Public Hearing items and will ask if any Commissioner or member of the audience wishes to discuss any item. If not, the Commission, with one vote and without discussion, will adopt the findings and recommendations for each item as shown in the agenda report. If there is a request to discuss an item that item will be handled as a separate matter in the order shown in the agenda.

CONSENT ITEMS:

Item A            LPC-19-002 2018/2019 Landmark Preservation Commission Annual Report  
Contact Info: Cindy van Empel, 577-5267, [cvanempel@modestogov.com](mailto:cvanempel@modestogov.com)

V. PUBLIC HEARINGS

Item B            LPC-19-001 – Landmark Preservation (Mill Act) Contract Monitoring (City of Modesto)  
Contact Info: Cindy van Empel, 577-5267, [cvanempel@modestogov.com](mailto:cvanempel@modestogov.com)

VI. OTHER BUSINESS

None

VII. ORAL COMMUNICATIONS

These matters may be presented by interested persons in the audience, staff or Commissioners (see Notice at end of agenda cover). Under State law, Commissioners may respond to matters being presented under this item only as follows:

- (a) Briefly respond to statements made or questions raised;
- (b) Ask a question for clarification;
- (c) Provide a reference to staff or other resources for factual information;
- (d) Request staff to report back at a subsequent meeting;
- (e) Finally, a Commissioner, or the Commission itself, may take action to direct staff to place a matter of business on a future agenda.

VIII. MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the Landmark Preservation Commission and staff, upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that: 1) there is a need to take immediate action, and 2) that the need for action came to the City's attention after the agenda was posted.

IX. ADJOURNMENT

Copies of the agenda are on file at the Stanislaus Library Reference Room, 1500 I Street, Modesto, and in the office of the Planning Division, Third Floor, 1010 Tenth Street, Modesto, CA. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Landmark Preservation Commission Secretary at 209.577.5267. Assistive listening devices are available upon request to the Landmark Preservation Commission Secretary. **Notification 48 hours prior to the meeting** will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Posted pursuant to Government Code Section 54954.2 on \_\_\_\_\_ at \_\_\_\_\_

by \_\_\_\_\_ on the bulletin board at Tenth Street Place.

**LIST OF INVOLVED PARTIES FOR THE LANDMARK PRESERVATION COMMISSION  
AGENDA OF JUNE 17, 2019**

At the Commission's request, staff has compiled a list of persons having a personal/financial interest in the matters contained in the accompanying agenda report to help identify potential conflicts of interest.

**ITEM A                    LPC-19-002 Landmark Preservation Commission Annual Report FY 18/19**

**ITEM B                    LPC-19-002 – Landmark Preservation (Mill Act) Contract Monitoring (City of Modesto)**

<u>Relationship</u>	<u>Name</u>
Owners	Artie M. Thayer Trust John W and Mary Ellen Hertle Glenn Messick and Debra Nino-Messick Eunice C & Witold Geonzon-Kot Robert Neal & Glynis Myrtle Gaines Trust Reed Properties LLC Timothy C Weber & Carrie J Arnold Virginia A Lish Trust Rhonda Benzi Brunswick Trust Richard A & Rosemarie R Kelley John G & Carol Gordon Whiteside Trust John M & Anna M Berg



City of Modesto Landmark Preservation Commission

**Minutes**

November 19, 2018

Being the hour of 1:00 pm, the meeting was called to order by Chairperson Lippert

**I. ROLL CALL**

Commissioners Goriel, Leamon, Lippert and Roddick present

Commissioners Cahill and Cavanah absent

**MOTION**

It was moved by Commissioner Roddick, seconded by Commissioner Leamon, and carried unanimously that Commissioners Cahill and Cavanah be excused from this meeting.

**II. APPROVAL OF MINUTES**

It was moved by Commissioner Goriel, seconded by Commissioner Roddick, and carried unanimously that the minutes of the regular meeting of August 20, 2018, be approved.

**III. CONFLICT OF INTEREST DECLARATION**

None

**IV. PUBLIC HEARINGS**

**Item A** LPC-17-005 – Text Amendments to Landmark Preservation Ordinance, Title 9, Chapter 10 of the Modesto Municipal Code; submitted by City of Modesto  
Contact Info: Cindy van Empel, 577-5267, cvanempel@modestogov.com

**Motion/Action (Approved)**

It was moved by Commissioner Roddick, seconded by Commissioner Leamon, and carried unanimously (Goriel, Leamon, Roddick, Lippert, ayes; None, noes; Cahill, Cavanah, absent; None, recused) that the Landmark Preservation Commission adopt **Resolution No. 2018-04** RESOLUTION RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO CHAPTER 10 "MODESTO LANDMARK PRESERVATION" OF TITLE 9 OF THE MODESTO MUNICIPAL CODE. (CITY OF MODESTO)

**V. OTHER BUSINESS**

**Item B** 2019 PC/BZA/LPC Meeting Schedule

**Motion/Action (Approved)**

It was moved by Commissioner Goriel, seconded by Commissioner Leamon, and carried unanimously (Goriel, Leamon, Roddick, Lippert, ayes; None, noes; Cahill, Cavanah, absent; None, recused) that the Landmark Preservation Commission approve the 2019 PC/BZA/LPC Meeting Schedule.

**Item C** Election of Chair and Vice-Chair for 2019

**Motion/Action (Approved)**

It was moved by Commissioner Goriel, seconded by Commissioner Roddick, and carried unanimously (Goriel, Leamon, Roddick, Lippert, ayes; None, noes; Cahill, Cavanah, absent; None, recused) that the Landmark Preservation Commission appoint Matthew Lippert as Chair of the Landmark Preservation Commission for 2019.

**Motion/Action (Approved)**

It was moved by Commissioner Leamon, seconded by Commissioner Goriel, and carried unanimously (Goriel, Leamon, Roddick, Lippert, ayes; None, noes; Cahill, Cavanah, absent; None, recused) that the Landmark Preservation Commission appoint David Roddick as Vice-Chair of the Landmark Preservation Commission for 2019.

**VI. ORAL COMMUNICATIONS**

None.

**VII. MATTERS TOO LATE FOR THE AGENDA**

None.

**VIII. ADJOURNMENT**

The meeting was adjourned at 1:20 pm.

Original, signed copy on file in CEDD

Steve Mitchell, Acting Secretary

**Minutes**  
**Landmark Preservation Commission Field Trip**  
**January 28, 2019, 1:00 PM**

The **Landmark Preservation Commission** of the City of Modesto met in special session on Thursday, January 28, 2019, in the Lobby, 1010 Tenth Street, Modesto, California. The meeting was called to order at 1:10 pm.

Commissioners Cavanah, Leamon, Lippert and Roddick present

FIELD TRIP

The Commissioners, Steve Mitchell, Secretary and Cindy van Empel, Senior Planner, along with Scotty Douglass, Deputy City Manager and Adam Barth, Transit Manager, proceeded on a field trip as scheduled and viewed the following properties:

Tour Landmark #19 (Transit Depot Building), Property Located at 1029 9<sup>th</sup> Street

ADJOURNMENT

The meeting adjourned at 1:50 pm.

Original, signed copy on file in CEDD  
Steve Mitchell, Secretary





**CITY OF MODESTO  
LANDMARK PRESERVATION COMMISSION  
STAFF REPORT  
1010 10<sup>th</sup> STREET  
MODESTO, CA 95354  
(209) 577-5267 – (209) 491-5798 (fax)**

**TO:** Chairperson Lippert and Members of the Landmark Preservation Commission

**PREPARED BY:** Cindy van Empel, AICP, Senior Planner  
Contact Info: 577-5267 [cvanempel@modestogov.com](mailto:cvanempel@modestogov.com)

**APPROVED BY:** Steve Mitchell, Planning Manager

**DATE:** May 30, 2019

**SUBJECT:** LPC-19-002 – Landmark Preservation Commission Annual Report to City Council (City of Modesto)

### **RECOMMENDATION**

By motion, that the Landmark Preservation Commission accept the annual report and forward it to City Council.

### **BACKGROUND**

This annual report is prepared in compliance with Article XI, Section 1104 of the City Charter, and with Modesto Municipal Code Section 9-10.03(d) which require a report of the Commission's activities be prepared and submitted to the City Council annually. Reporting shall be made on a fiscal year basis and shall be submitted to Council on or before September 1.

### **PROJECT DESCRIPTION**

Staff has prepared a draft 2018 - 2019 Annual Report for review, comment, and consideration of the Commission. Following approval, staff will forward the annual report to City Council. The report identifies Commission members during the fiscal year, and notes major activities of the Commission including Mills Act contract monitoring activity, an update to the Landmark Preservation Ordinance, and the field trip to the Southern Pacific Railroad Depot (Landmark 19).

### **ENVIRONMENTAL ASSESSMENT**

Preparing a report of the Commission's activities is not a project subject to the California Environmental Quality Act, as defined in Section 15378 (b)(2) and no environmental documentation is necessary.

ATTACHMENTS (included with Commissioners' packets only)

1. Draft 2018 – 2019 Annual Report



# LANDMARK PRESERVATION COMMISSION ANNUAL REPORT FOR FISCAL YEAR 2018-2019

The City of Modesto Landmark Preservation Commission (Commission) was formed by the City Council to promote public recognition and appreciation for Landmark Preservation Sites and for the City's history; to conduct continuing surveys and research in order to identify and classify as to their relative importance, properties which have historic, architectural, archaeological, engineering, or cultural significance to the community; to recommend properties which meet the criteria of significance for designation as Landmark Preservation Sites; to protect Landmark Preservation Sites by public review of proposed alterations, relocations, demolitions, or new construction affecting those properties; and to advise property owners and educate the public in appropriate maintenance, rehabilitation, or restoration methods and to encourage continued use of such properties. The Commission is also responsible for requesting of the Board of Zoning Adjustment, the Planning Commission, various City departments, or the City Council adoption of measures required or appropriate for the preservation, protection, or maintenance of Landmark Preservation Sites; providing general preservation plans and guidelines to owners of Landmark Preservation Sites regarding appropriate maintenance, restoration, and rehabilitation; promoting public recognition and appreciation for Landmark Preservation Sites; and for the solicitation of gifts and contributions to support the activities and purposes of the Commission.

The Commission meets on the third Monday of the month at 1:00 p.m. The 2018-2019 Annual Report highlights a few key projects the Commission has worked on this year.

## I. MEMBERSHIP

The Landmark Preservation Commission is currently comprised of a total of five (5) registered voters residing in Modesto, with two vacant positions. A total of nine (9) commissioners have served during the past fiscal year.

### Current Commissioners:

- Joseph Cahill
- Patrick Cavanah (Culture Commission Representative)
- Will Crew
- Naramsen Goriel
- David Leamon
- Matthew Lippert (Chair)
- David Roddick (Vice Chair)

### Former Commissioners:

- Joanna Esparza \*

\* Resigned from Landmark Preservation Commission for personal reasons.

## II. BYLAWS

No bylaws amendments were proposed or adopted during the fiscal year.

## III. PROJECTS

### Web Pages

In addition to the Landmark Preservation Commission page, the Landmark Preservation Program now has web pages to promote Modesto's history and raise the profile of established landmarks, as well as other historic properties. The web site is regularly updated with agendas, minutes, and resolutions. A new Historic Guide to Modesto: Modesto Landmarks 1870 - 1940 (<http://www.modestogov.com/1967/History-of-Modesto>) brochure has been added to the web site that can be used on mobile phones or printed.

### Mills Act Contract Monitoring

In accordance with the existing Mills Act contracts on 12 landmark properties, staff has requested property owners update the list of improvements that is attached to each contract. Mills Act contracts require the list be updated to ensure the properties are being maintained as required by the contract. Nine property owners responded in 2018. Two of the three remaining property owners have responded by providing an updated list of improvements.

### Update Ordinance

Updates to the Landmark Preservation Ordinance, Title 9, Chapter 10, of the Modesto Municipal Code were approved by City Council after review by the Landmark Preservation Commission. Amendments were minor in nature and typically reflected changes to the way the Landmark Preservation Program is administered.

### Applications and Permits Reviewed

Landmark 19: In February, the Commission took a guided field trip to the Southern Pacific Railroad Depot in anticipation of an application to modify the site. The City's Transit Manager, Adam Barth, and architect Barrett Lipomi of RED Architects narrated their concerns with the current programming of the building and site and discussed ideas for accommodating increased passenger traffic in the future.

### Future Projects

In addition to evaluating resources nominated for landmark status, the Commission is responsible for reviewing proposed alterations to historic resources and proposed demolitions. Applications are processed on a case-by-case basis.

*Other projects that may be undertaken by the Commission include:*

Update the status of buildings in the historic resources survey More than 20 years have passed since Modesto hired Carey & Co. to prepare a survey of some of Modesto's historic resources that were 50 years old or older at the time of the survey. During that time, many buildings have been altered or demolished and the city's records should be updated. This is a multi-year project.

Develop historic brochures Cities often highlight their historic resources by preparing walking tours or brochures, often themed. Brochures promote the city's unique history, civic involvement and pride, and offer added appeal for visitors. Three brochures have been produced to date highlighting Modesto's landmarks, buildings from the Establishment Period, and Mid-Century Modern buildings. Additional brochures will feature other periods of Modesto's development. This is a multi-year project.

Develop a list of high-priority resources and pursue landmark status Modesto's historic resources survey, prepared in the 1990s by Carey & Co., has been used as a starting point for preservation efforts. The survey was performed in-depth on a few properties known to have significance in addition to architectural qualities, but most of the survey was limited to architecture. In the past, the historic resources survey served to promote designation of potential historic resources for landmark status by the Commission. This is a multi-year project.

#### **IV. PURPOSE OF THE ANNUAL REPORT**

This annual report is prepared in compliance with Article XI, Section 1104, of the City Charter, and with Modesto Municipal Code Section 9-10-03(d) which require a report of the Commission's activities be prepared and submitted to the City Council annually. Reporting shall be made on a fiscal year basis and shall be submitted to Council on or before September 1.





**CITY OF MODESTO  
LANDMARK PRESERVATION COMMISSION  
STAFF REPORT  
1010 10<sup>th</sup> STREET  
MODESTO, CA 95354  
(209) 577-5267 – (209) 491-5798 (fax)**

**TO:** Chairperson Lippert and Members of the Landmark Preservation Commission

**PREPARED BY:** Cindy van Empel, Senior Planner  
Contact Info: 577-5267 [cvanempel@modestogov.com](mailto:cvanempel@modestogov.com)

**APPROVED BY:** Steve Mitchell, Planning Manager

**DATE:** June 3, 2019

**SUBJECT:** LPC-19-001 – Landmark Preservation (Mills Act) Contract Monitoring; submitted by City of Modesto

### RECOMMENDATION

That the Landmark Preservation Commission approve the attached resolution approving the updated plans for improvement for each property subject to a Landmark Preservation (Mills Act) Contract.

### BACKGROUND

The Mills Act program provides a tax break to the property owner, and in exchange, the property is to be maintained in a historically appropriate manner. The tax break is intended to compensate in part for the greater expense involved in the historic maintenance standard. Only properties that are designated national, state, or local landmarks are eligible for Mills Act contracts. Each Mills Act contract must be accompanied by a 10-year list of planned improvements with cost estimates, which is to be updated periodically, and is approved by City Council, following a recommendation from the Landmark Preservation Commission.

City Council Resolution 96-151 adds that the premises should be inspected annually to (1) assess the level of maintenance, (2) to ensure that key building features have not been modified, and (3) to provide information for a progress report. Qualifying property improvements include (a) ongoing maintenance, (b) clean-up of the building exterior, (c) restoration of exterior features as they wear out, and (d) restoration to the original façade. Furthermore, Section 9-10.10 of the Modesto Municipal Code requires that the Landmark Preservation Commission consider Mills Act contracts at a public hearing and make recommendations on those contracts to City Council, which takes final action.

Twelve of Modesto's 59 Landmark properties are subject to Mills Act contracts, all of which were authorized in the late 1990s. Until 2018, Modesto had not monitored the contracts for compliance. Staff has therefore requested the owners of all properties subject to Mills Act contracts to indicate the status of the improvements identified as part of the original contract to the best of their ability and to provide an updated list of planned improvements. In 2018, nine

of the 12 property owners responded. In spring of 2019, staff contacted the three property owners who did not respond in 2018, representing Landmarks 27, 35, and 42. The owners of Landmarks 27 and 35 have responded to the City's request for information.

## **ANALYSIS**

Mills Act contracts contain a clause requiring property owners to allow interior and exterior examination of the building by officials at the federal, state, and local levels for the purpose of determining compliance with the Mills Act contract. Section 4 of the Mills Act contract requires property owners to retain any and all records of improvements and to provide such records to the City of Modesto upon request, for the purpose of determining compliance with the Mills Act contract.

The prospect of physically inspecting properties, as provided in the contracts, seems unnecessary under most circumstances. At this time, staff typically requests updates to the Plan for Improvements in order to determine compliance with the contract and the Landmark Preservation Commission reviews and approves those documents.

The owner of record for each Mills Act contract property was contacted by mail in May 2019 with a response deadline of May 31. A list of properties subject to Mills Act contracts is attached to this report, as is the Plan for Improvements submitted by the owners of Landmarks 27 and 35. An updated Plan for Improvements has been accepted for all of the other properties, except for Landmark 42.

The owner of Landmark 42, who has not responded to the City's requests, is out of compliance with the terms of the Mills Act contract. This is the City's second attempt to update the status of each contract since they were approved by City Council in the late 1990s, so staff recommends delaying discussion of contract nonrenewal until 2020.

Staff recommends the Commission approve the attached Plans for Improvements for Landmarks 27 and 35, which are consistent with the requirements of the Mills Act contracts and of Resolution 96-151.

## **ATTACHMENTS (included with Commissioners' packets only)**

1. LPC Resolution No. 2019-XX
2. List of Mills Act Contract Properties
3. Updated Landmark Preservation Contract Plans for Improvements

LANDMARK PRESERVATION COMMISSION  
RESOLUTION NO. 2019-XX

A RESOLUTION APPROVING THE UPDATED PLANS FOR IMPROVEMENT  
FOR PROPERTIES SUBJECT TO A LANDMARK PRESERVATION (MILLS  
ACT) CONTRACT (CITY OF MODESTO)

WHEREAS, by Resolution 96-151 adopted on April 2, 1996, the City Council adopted a process for the administration of so called Mills Act Contracts ("Contract"); and,

WHEREAS, Section B.3.c of the City's standard Contract requires the property owner to allow periodic examinations of the interior and exterior of the premises to determine compliance with the Contract; and,

WHEREAS, Sections B.4.a and B.4.b of the City's Contract requires the property owner to furnish the City with any information requested by the City to determine compliance with the Contract and to preserve records necessary to determine the eligibility of the property and compliance with the Contract, including schedules of potential improvements; and,

WHEREAS, staff has requested updated improvement and maintenance information from those property owners whose properties are subject to a Contract in order to update and maintain the City's records and to determine compliance with the Contract; and,

WHEREAS, a public hearing was held by the Landmark Preservation Commission on June 18, 2018, at 1010 Tenth Street, Modesto, California, at which the responses of nine of the 12 affected properties were presented and considered; and

WHEREAS, a public hearing was held by the Landmark Preservation Commission on June 17, 2019, at 1010 Tenth Street, Modesto, California, at which the responses of two of the remaining three properties were presented and considered.

NOW, THEREFORE, BE IT RESOLVED by the Landmark Preservation Commission that it finds and determines as follows:

1. A total of 11 of 12 property owners affected by Contracts have now responded by providing an updated Plan for Improvements form;
2. The two updated Plans for Improvements received in 2019 reflect maintenance and improvement activities necessary to maintain distinguishing characteristics of significance and to preserve the property in good order; and
3. No action will be taken at this time regarding the one remaining property for which no updated Plan for Improvements has been received.

BE IT FURTHER RESOLVED by the Landmark Preservation Commission that staff perform a review of Contracts for the remaining property for an additional year before deciding whether to initiate the Contract non-renewal process for failure to comply with the terms of the Contract.

The foregoing resolution was introduced at a regular meeting of the Landmark Preservation Commission held on June 17, 2019, by Commissioner , who moved its adoption, which motion was seconded by Commissioner , and carried by the following vote:

Ayes:

Noes:

Absent:

Recused:

BY ORDER OF THE LANDMARK PRESERVATION COMMISSION OF THE CITY OF MODESTO.

Original, signed copy on file in CEDD

Steve Mitchell, Secretary

<b>Mills Act Contract Properties</b>		
<b>Landmark Number</b>	<b>Property Name and Address</b>	<b>Update Received</b>
11	Hawke Castle, 115 Magnolia Avenue	2018
27	Wissner Medical Office Building, 901 McHenry Avenue	2019
35	Dr. Donald Robertson Home, 211 Elmwood Court	2019
37	Stanley Home, 225 Stoddard Avenue	2018
38	John M. Walthall Home, 118 Sycamore Avenue	2018
39	Pacific Telephone Building, 1012 11 <sup>th</sup> Street	2018
40	Gundlach Home, 410 Elmwood Avenue	2018
41	Lish Residence, 125 Poplar Avenue	2018
42	Guzman Residence, 215 Stoddard Avenue	No
43	Ayres Residence, 319 Elmwood Avenue	2018
44	M.D. Harris Home, 230 Sycamore Avenue	2018
47	Balmannos Residence, 207 Elmwood Court	2018





**CITY OF MODESTO**  
 Community and Economic Development Department/Planning Division  
 1010 Tenth Street, Suite 3300, P.O. Box 642  
 Modesto, CA 95353  
 (209) 577-5267 (209) 491-5798 FAX

RECEIVED

MAY 07 2019

C&ED PLANNING

**Landmark Preservation Contract Plan for Improvements**

Property Address: 901 McHenry Ave Modesto CA  
 Assessor's Parcel Number: 113-006-038 *9938*

Improvement	Year	Estimated Cost
<i>Interior Paint</i>	<i>ongoing</i>	<i>1500/yr</i>
<i>Buffing</i>	<i>2018</i>	<i>18,000</i>

Maintenance	Year	Estimated Cost
<i>one annual routine</i>		<i>500/yr</i>

The final, approved list will be attached to the Landmark Preservation contract. Periodic reporting on these items, as updated, with receipts is required.

May 26, 2019

Steve Mitchell  
Planning Manager  
City of Modesto

RE: Mills Act Contract Progress Report

Dear Mr. Mitchell:

Initially, we would like to apologize for not providing the ongoing list of maintenance and improvements to our home at 211 Elmwood Ct. We did obtain a copy of the Mills Act contract when we purchased the house, but, inadvertently, failed to provide the progress reports.

Enclosed is a list of the projects done to the property. We have many bills and receipts indicating the work that has been completed, with the exception of #14, which for some unknown reason, we have none. However, it is evident that the toilet and sink have been replaced and galvanized pipe at the soil level has been replaced with PVC pipe. Several folders of bills and receipts are available for your perusal.

We hope our documentation suffices. We would appreciate acknowledgement of the receipt of this information. We welcome a visit to the property to evaluate our progress.

Sincerely,



Harry Carl Claybaugh III



Carolyn Togasaki Claybaugh  
211 Elmwood Ct.  
Modesto, CA 95354  
H: 209-523-8096  
C: 209-985 2710

RECEIVED

MAY 28 2019

City of Modesto  
CEDD  
Economic Development &  
Administration Division



**CITY OF MODESTO**  
 Community and Economic Development Department/Planning Division  
 1010 Tenth Street, Suite 3300, P.O. Box 642  
 Modesto, CA 95353  
 (209) 577-5267 (209) 491-5798 FAX

**Landmark Preservation Contract Plan for Improvements**

Property Address: 211 ELMWOOD CT. MODESTO, CA 95354

Assessor's Parcel Number: 110-003-062-000

Improvement	Year	Estimated Cost
<i>Please see attached report</i>		

Maintenance	Year	Estimated Cost
<i>Please see attached report</i>		

The final, approved list will be attached to the Landmark Preservation contract. Periodic reporting on these items, as updated, with receipts is required.

**RECEIVED**

MAY 28 2019

City of Modesto  
 CLUD  
 Economic Development &  
 Administration Division

MILLS ACT CONTRACT PROGRESS REPORT FOR 211 ELMWOOD COURT, MODESTO

<u>IMPROVEMENT</u>	<u>YEAR</u>	<u>APPROXIMATE COST</u>
1. Downstairs bath Plumbing and shower door	2002-2003	\$ 2333
2. Installation of new HAC w/permit	2003	\$ 8341
3. Electrical	2003	\$ 640
4. Repaint exterior w/faux painting, labor and materials	2003-2004	\$23,000
5. Remodel upstairs bath, hall and darkroom w/permit Demolition, floor, radiant heat, shower, tub, toilet, sink, plumbing, electrical, paint and lighting with permit	2004	\$44,662
6. Backyard remodel w/permit New fence, removal of deck and lawn, remove and trim trees, landscape designer, plantings, lighting, pond, automatic irrigation system and built in grill w/permit	2005-2006	\$42,000
7. Rewiring of entire house New breaker boxes, inside and out, smoke and CO <sub>2</sub> detectors, drywall repair and painting	2007	\$17,800
8. Replace roof w/permit Demolition of old roof, repair of dry rot, installation of flashing, metal and 30 yr.composition shingle roof	2008	\$32,500
9. Kitchen remodel Tile and sink, flooring, drywall, painting, fixtures	2008	\$23,800
10. Rain gutter repair	Various years	\$ 2,000
11. Installation of new driveway, front walkway and 41 ft. of sidewalk	2016	\$ 7,000
12. Miscellaneous landscaping ( Garden Club Tour 2007 & 2017)	Various years	\$ 2,200
13. Find and repair outdoor leak	2017	\$ 950
14. Downstairs Bath Replace toilet, faucet and sink. Replace all galvanized on ground level.	Various years	\$ 13,500
15. Replace three living room windows	2017	\$ 4,200

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MAY 28 2019

MILLS ACT CONTRACT PROGRESS REPORT FOR 211 ELMWOOD COURT, MODESTO  
page 2

16. Replace 3 awnings	2015	\$ 2,000
17. Repair kitchen faucet and pipe	2018	\$ 320
18. Miscellaneous indoor painting	Various years	\$ 3,000
19. Routine maintenance Garden maintenance, gutter cleaning, window washing	Various years	\$3-4,000/year
20. Replacement of smoke and CO detectors	2018	\$ 500

FUTURE MAINTENANCE ESTIMATED COST

1. Repaint exterior	\$20-25,000
2. Repair screens	\$2,000
3. Maintenance of yard, windows and gutters	\$3-4,000/year
4. Replace redwood rain gutters	\$10-15,000

RECEIVED

MAY 28 2019

City of Modesto  
Economic Development &  
Administration Division