

Mills Act Application for 1532 H St., Napa, CA 94559

1. Application Form

Application Form appended to this document.

2. Fee/Initial Deposit

To be paid by check to the City of Napa.

3. Written Project Description

Property Address: 1532 H Street, Napa, California

Property Type: 1895 Queen Anne Revival Home

Neighborhood: Spencer's Addition, Napa

This Mills Act application supports a long-term plan to address critical deferred maintenance issues and ensure the preservation of the historic home located at 1532 H Street, a contributing Queen Anne Revival structure built in 1895 in Napa's Spencer's Addition neighborhood. Over the years, the property has experienced gradual deterioration due to aging materials and prolonged exposure to the elements, most visibly through failing paint adhesion, damaged siding, and compromised window sashes and trim. These conditions are currently contributing to water intrusion and localized wood decay.

The 10-year work plan attached outlines a phased restoration strategy focused primarily on the exterior envelope of the house to preserve its architectural character and improve its structural resilience. In the first several years, targeted efforts will include the repair or replacement of the screen and garage doors, gutters, downspouts, window sashes, porch railings, and siding—addressing visible signs of rot and weather damage. Subsequent phases will involve repainting using historically sensitive methods, as well as repairing window frames, weatherproofing, and ultimately re-roofing the home to secure the building envelope long-term.

All proposed work will be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and will be conducted with sensitivity to the home's historic materials and architectural detailing. The plan prioritizes repair over replacement wherever feasible and emphasizes the use of in-kind materials and methods to maintain the property's historic integrity.

While the focus of this proposal is on exterior rehabilitation, the owner also anticipates future interior repairs—including refinishing and replacing where needed the upstairs flooring and renovating the kitchen—in alignment with the overall preservation goals for the property.

The Mills Act contract will provide critical financial support to implement these necessary improvements and safeguard this significant historic resource for future generations.

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4. Grant Deed and Legal Description of Property

Grant Deed appended to this document.

Property Address: 1532 H Street, Napa, California

APN: 002-032-007-000

The land referred to herein is situated in the City of Napa, County of Napa, State of California, and is described as follows:

Commencing at a point formed by the intersection of the northern line of H Street with the eastern line of York Street; thence easterly along said line of H Street 51 feet 6 inches; thence at right angles northerly 70 feet; thence at right angles westerly 51 feet 6 inches to the aforesaid eastern line of York Street; thence southerly along said last-mentioned line 70 feet to the point of commencement.

Being a portion of Lots 1 and 2, in Block 29, as shown upon that certain map entitled “*Map of John Hayes Subdivision of Blocks 9–12 and 29 of Spencer’s Addition to Napa City*”, filed November 4, 1903, in the Office of the County Recorder of said Napa County.

5. Completed Ten-Year Property Improvement Form

Ten-Year Property Improvement Form appended to this document.

6. Preliminary Title Report

Preliminary Title Report appended to this document.

7. Mailing Labels

Mailing Labels to be delivered to Napa Planning offices. Spreadsheet of property holders within 500’ radius can be found here: <https://docs.google.com/spreadsheets/d/11DEdaIWgKJKT80nDzIH1-4SiqFMs6Qz/edit?usp=sharing&ouid=109918479304327275828&rtpof=true&sd=true>.

8. Site Plan

Site Plan appended to this document.

9. Other Data

10. Important Notice

All parties listed on the grant deed will be available to provide signatures and notarized acknowledgements for the Contract during the month of November.