

MILLS ACT
PROJECT DESCRIPTION
1830 BROWN STREET • NAPA, CALIFORNIA

When this home was purchased in December 2022, it was remarkably intact, retaining much of its original 1936 character. Original oak flooring, built-in kitchen cabinetry with glass knobs and yellow tile countertops, bathroom fixtures, stained wood trim, lighting, and even the telephone niche survived without having been compromised by inappropriate remodels. These rare features speak to the home's authenticity and historic value.

At the same time, years of vacancy and neglect had taken a toll. Many windows were in disrepair with dry rot, over-glazing, or missing paint, and the front aluminum replacement window from the 1970s had significant structural damage. The plumbing and electrical systems were outdated and unsafe, with extensive knob-and-tube wiring still in use. The heating system was inefficient, the crawlspace flooded due to lack of a sump pump, and both the interior and exterior required full painting. The garage, porch, and irrigation system also showed deterioration from deferred maintenance.

Over the past two years, more than \$100,000 has been invested in careful restoration and updating of outdated systems. Unsafe wiring and failing plumbing have been repaired, windows reglazed and restored, the historically appropriate front window researched and replaced, flooring renewed, original hardware restored, and garage features repaired. A new heat pump system was installed for efficient year-round comfort, ensuring the home can remain occupied and cared for into the future.

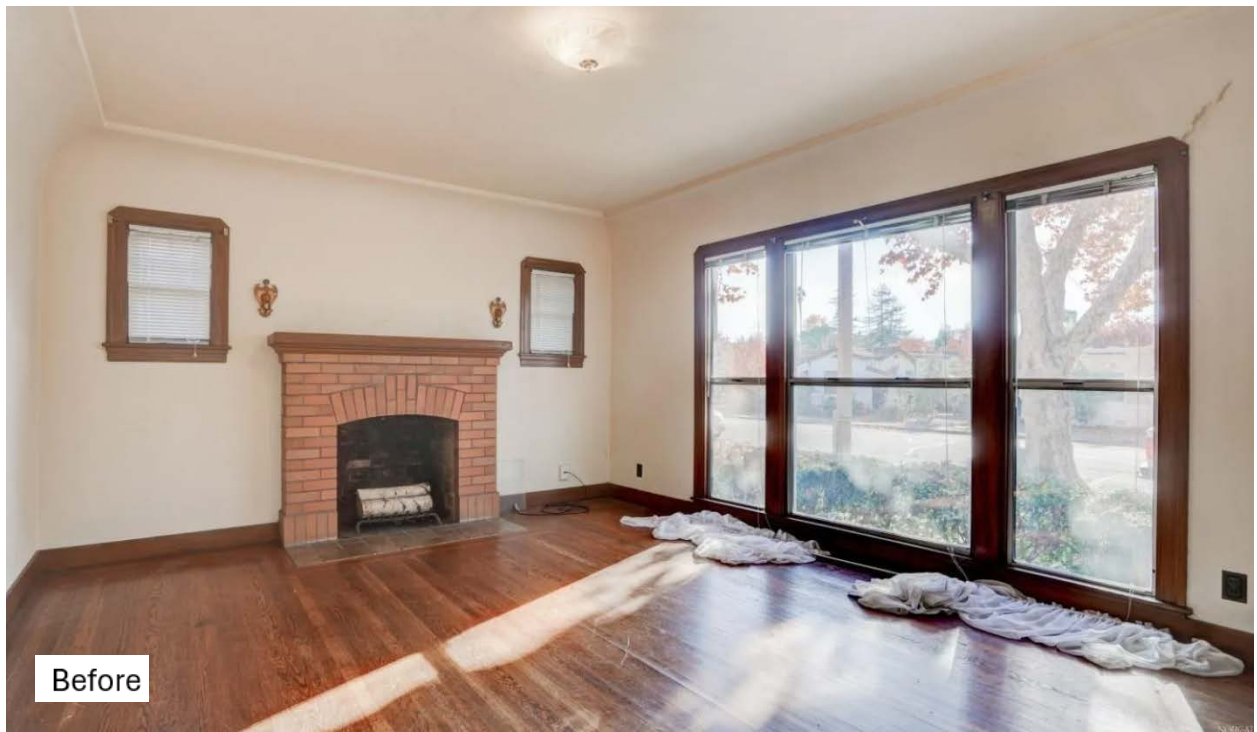
Today, the property once again reflects the vision of its original owners, Manuel and Millie Peres. The yellow kitchen tile, oak flooring with decorative borders, original cabinetry, hardware, and lighting, along with reinstalled original curtain rods and preserved garage shelving with Manuel's jars filled with fasteners and hardware, all contribute to its authentic 1930s character.

The Mills Act would provide critical support to ensure the ongoing preservation of this historic home designed and built by well-known Napa artisans. While significant restoration has already been accomplished, continued maintenance and repair are needed to safeguard its integrity. Partnering through the Mills Act will help ensure that this rare, well-preserved 1936 residence remains a contributing asset to the neighborhood and a lasting part of the community's architectural heritage.

BEFORE AND AFTER PHOTOS



Windows needing restoration



Before



After



After



After



1970s photo of original front window





Manuel Peres' jars of fasteners