

# Attachment 3

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55 Encina Drive – Carmel Valley, California 93924  
Richard and Bettina Moss  
Mills Act 10-Year Estimate for Rehabilitation and Maintenance Plan

55 Encina Drive in Carmel Valley is historically known as the McDonald House. It is an excellent and intact example of Wrightian Organic Design principles expanded upon through the inventive hands of one of Wright's apprentices, architect Mark Mills (1921-2007).

Richard and Bettina Moss purchased the property (APN 187-041-043) in September 2020. They wish to have it added to the Carmel Register of Historic Resources. It was evaluated in February 2023 by Kent L. Seavey, who is an approved architectural historian for Monterey County and the author of *Carmel: A History in Architecture* (Charleston, South Carolina, 2007). Mr. Seavey found the home significant under California Register criterion 2 & 3, for its design by, & association with architect Mark Mills.

The one-story cinderblock and wood-framed residence was constructed in 1972 with the pool constructed in 1973. The residence is elliptical in plan, resting on a concrete foundation. The exterior wall-cladding is vertical-flush-redwood siding. The gable-and-hip-roof is covered in cementitious shingles with cinder-block chimneys in the NW side of the living room and SW wall of the study. The ends of the elliptical roof system wrap around the central pie-wedged pool and terrace spaces where they drop steeply in a tripod form. The central gabled section of the building envelope is fully glazed front and rear, allowing sunlight into the main living area. Narrow, full-height glazed openings along both inner and outer wing walls, all extending into flush skylights along the roof system illuminate the full length of the book-hinged layout. A large, flat-roofed two-car garage extends off the East side of the building envelope, it's rolled roofing visually disappearing into the high hill mass behind it.

The property has been subject to general maintenance, but as discovered, significant work needs to be done to address safety and comfort issues, such as roof repair/replacement due to ceiling moisture build-up, drainage issues and aging. The existing single pane window walls with deteriorating seals need to be replaced by dual pane energy conserving windows systems while maintaining their original architectonic. It is their intention to make the following improvements to the property, to make sure this historic home is properly preserved and cared for.



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YEAR	DESCRIPTION	DETAIL	ESTIMATE
2025	Annual Grounds & Landscape Maintenance		\$4,800
	Annual Pest & Termite Inspection		\$325
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Septic Maintenance (every 3 years)		\$500
	Home Inspection (every 2 years)		\$450
2026	<b>Exterior Wall Repair and Maintenance</b>  1. Repair/ patch where needed 2. Re-paint exterior walls 3. Repair dry rot 4. Siding- repair or replace with historically correct 4. Waterproofing, weatherproofing	Labor: \$30,000 Materials: \$4,000	\$34,000
	Tree Trimming		\$29,000
	Annual Grounds & Landscape Maintenance		\$4,800
	Annual Pest & Termite Inspection		\$325
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Inspection of Roof Surfaces,		\$320

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	Penetrations, and Flashings		
<b>2027</b>	<b>Entry Skylight Addition Maintenance</b> Addition of new skylight at entry. Design approved by historical consultant.	Labor: \$500 Materials: \$200	\$700
	<b>Roof Repair (Drainage, overhangs, eaves)</b>  1. Roof inspection 2. Repair roof, historically correct 3. Repair or replace eaves and overhangs with historically correct 4. Flashing- repair or replace 5. Gutters and downspouts- repair or replace	Labor: \$35,000 Materials: \$20,000  Total: \$55,000	\$55,000
	<b>Window and Exterior Door Replacement/ Restoration</b>  1. Repair/Restore all windows and exterior doors  2. Re-caulk all windows  3. Replace all window vents and screens  4. Replace existing window with new door to connect the primary bedroom to the pool patio (as original Mark Mills drawings show)  5. Re-paint interior frame where necessary	Materials: 50 x \$905	\$45,250

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	<p><b>Chimney Repair</b></p> <p>1. Inspect and clean 2. Repair or rebuild with historically correct</p>	<p>Labor: \$7,000 Materials: \$3,000  Total: 10,000</p>	<p>\$10,000</p>
	<p><b>Garage Repair and Repaint</b></p> <p>1. Repair or replace with new historically compatible</p>	<p>Labor: \$6,000 Materials: \$17,000</p>	<p>\$23,000</p>
	<p><b>Electrical Upgrades</b></p> <p>1. Inspect all electrical 2. Rewire and upgrade service 3. Repair, replace, of install new electrical outlets</p>	<p>Labor: \$25,000 Materials: \$12,000</p>	<p>\$37,000</p>
	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Landscape Maintenance		\$4,800
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Home Inspection (every 2 years)		\$450
<b>2028</b>	<p><b>Landscape Design</b></p> <p>1. Improvements to gate / fence and wind break, repair restore with historically compatible 2. Irrigation and field management, drainage, and slope</p>	<p>Labor: \$15,000 Materials: \$7,500</p>	<p>\$22,500</p>

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	3. Original wind breaker and fence repair 4. Original bunker repair		
	<b>Mechanical / HVAC Upgrades</b>  1. Upgrade HVAC system and associated features	Labor: \$15,000 Materials: \$15,000  Total: \$30,000	\$30,000
	<b>Plumbing / Sewer Upgrades</b>  1. DWV (Drain, Waste, and Vent)- Repair, Replace, or Install New 2. Sewer- Repair or replace if necessary 3. Service Lines- Repair or replace if necessary	Labor: \$25,000 Materials: \$18,000  Total: \$43,000	\$43,000
	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Landscape Maintenance		\$4,800
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Septic Maintenance (every 3 years)		\$500
<b>2029</b>	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Landscape Maintenance		\$4,800
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300

55 Encina Drive – Carmel Valley, California 93924

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Mills Act 10-Year Estimate for Rehabilitation and Maintenance Plan

	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Home Inspection (every 2 years)		\$450
<b>2030</b>	Annual Grounds & Landscape Maintenance		\$4,800
	Annual Pest & Termite Inspection		\$325
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
<b>2031</b>	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Landscape Maintenance		\$4,800
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Home Inspection (every 2 years)		\$450
	Septic Maintenance (every 3 years)		\$500
<b>2032</b>	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Landscape Maintenance		\$4,800
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300



55 Encina Drive – Carmel Valley, California 93924

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	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
<b>2033</b>	Tree Trimming		\$29,000
	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Landscape Maintenance		\$4,800
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Home Inspection (every 2 years)		\$450
<b>2034</b>	<b>Window Repair</b>  Repair and restore all exterior windows  1.Re-caulk all windows 2.fix all window vents and screens due to air leakage and corrosion.	Materials: 50 x \$ 150	\$7,500
	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Landscape Maintenance		\$4,800
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Septic Maintenance (every 3 years)		\$500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320

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<b>Work Item</b>	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	<b>Cost Estimate</b>
1. Exterior Wall Repair and Maintenance		X									\$34,000
2. Entry Skylight			X								\$700
3. Roof Repair (Drainage, Overhangs, Eaves)			X								\$55,000
4. Window and Exterior Door Repair/Restore			X								\$45,250
5. Chimney Repair			X								\$10,000
6. Garage Repair and Repaint			X								\$23,000
7. Landscape Design				X							\$22,500
8. Electrical Upgrades			X								\$37,000
9. Mechanical / HVAC Upgrades/Replacement				X							\$30,000
10. Plumbing / Sewer Upgrades				X							\$43,000
11. Window Repair										X	\$7,500
12 Property Tree Trimming		X							X		\$58,000
13. Annual Maintenance/Inspections (Termite, Grounds & Landscape, HVAC, Chimney, Roof Surfaces, Home)	X	X	X	X	X	X	X	X	X	X	\$59,950
14. Septic (every 3 years)	X			X			X			X	\$2,000
15. Home Inspection (every 2 years)	X		X		X		X		X		\$2,250
<b>Total: \$430,150</b>											

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### Work Item Descriptions with Photographs

**1. Exterior Wall Repair / Maintenance:** The inspection report states there is some siding deterioration and moisture damage/ wood rot observed. Recommended that a 2" exposed flashing gap should be provided on the untreated wood in contact with deck. Repair/ patch exterior walls where needed. The inspection report states that the exterior paint systems have reached their life expectancy and recommended review by a licensed painter. Repaint exterior walls.



**2. Entry Skylight Addition:** Addition of new skylight at entry. Design approved by historical consultant.

**3. Roof Repair:** The inspection report states that nails should be re-set with a ring shank type and eave venting is rusted and painted over due to high levels of moisture in the cathedral ceiling system and a lack of upper roof venting. Some roof tiles have started chipping and coming to an end-of-life cycle. Recommended to repair or replace damaged/ deteriorated gutters install gutters and downspouts on all appropriate sides of building with a proper drainage system.



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**4. Window and Exterior Door Replacement:** The inspection report states that windows within 24" of ground level should be tempered glass and suggest sealing/ caulking as part of routine maintenance. Areas of calcium water deposit/ moisture damage found on some windows. Replace/restore all windows/ exterior doors throughout home, maintaining original architecture. Replace all window vents and screens, re-paint the interior frame where necessary. Window/ door hardware to be replaced.



**5. Chimney Repair:** The inspection report states that there are areas of soot and rust staining. It is recommended that the chimney is power washed and painted to extend its life expectancy. A professional fireplace inspection is recommended prior to cleaning/ operating the system.



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**6. Garage Repair and Repaint:** The inspection report states that there is wood rot in the jamb of overhead door. General repair and maintenance required to avoid further degradation. Open penetrations in the walls were noted and recommend proper sealing to prevent wildlife from entering. Some areas of water staining in concrete floor, recommended to remedy water migration.



**7. Landscape Design:** Includes improvements to entry gate/fence, wind break fence, bunker, and irrigation and field management, drainage and slope on the property. The inspection report states that surface runoff water be adequately diverted away from the home and lot grading should slope away and fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building.

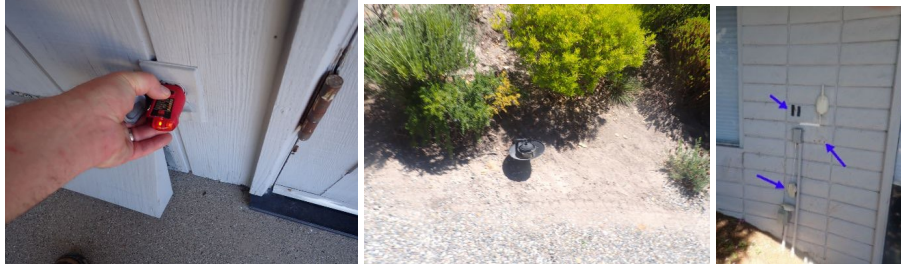


55 Encina Drive – Carmel Valley, California 93924

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**8. Electrical Upgrades:** The inspection report states that outdoor receptacles are not GFCI protected and outdoor outlet covers are not waterproof. Some damaged exterior light fixtures. Repair loose wiring, rewire / upgrade service and replace electrical fixtures and outlets with historically compatible.



**9. Mechanical / HVAC Upgrades:** The inspection report observed the gas supply line is missing the drip leg. Upgrade HVAC system and associated features. Add exhaust fans in the bathrooms.



**10. Plumbing / Sewer Upgrades:** The inspection report states that the water heater is past the end of its typical service life and recommends replacement. The heater enclosure shows signs of a leak and proper sealing is recommended. All hot water pipes in crawlspace should be insulated and there is evidence of improper support and/or lack of flexible pipe connections. Upgrade HVAC system and associated features.



**11. Window Repair:** Sealing and caulking of all windows as part of routine maintenance. Re-paint frame and repair screens where necessary.