

# MILLS ACT PROGRAM TEN-YEAR RESTORATION PLAN

405 Canon Drive  
City of Santa Barbara



Project	Proposed Project	
Project 1	Install new exterior French doors (8 sets) to match original and stain.	
Project 2	Install gutters and downspouts on exterior to protect from water intrusion problems- currently no gutters or downspouts exist.	
Project 3	Install fireplace inserts in living room and den. High efficiency gas enclosures to match original fire screens.	
Project 4	Install new high efficiency forced air furnace and replace ducting.	
Project 5	Reglaze saltillo interior tile floor.	
Project 6	Refinish or replace if deteriorated hardwood flooring to match original.	
Project 7	Replace 6 interior doors on first floor to match existing. Refinish 23 doors on 2 <sup>nd</sup> floor and install new mortised locksets.	
Project 8	Repair cracks in exterior stucco. Repaint exterior stucco and woodwork on entire	

	exterior.	
Project 9	Replace all existing knob and tube wiring with current code.	
Project 10	Install insulation in crawl space (spray foam).	
Project 11	Install insulation into exterior walls (spray foam).	
Project 12	Retile master bathroom floor and install new double sink vanity.	
Project 13	Repaint entire interior of house.	
Project 14	Install electric fireplace in family room.	
Project 15	Install box beam, refinish box beams on family room ceiling to match original beams in living room.	
Project 16	Replace countertops and repair and repaint all kitchen cabinets. Replace cabinet hardware.	
Project 17	Install a solar roof system with shingles to match the style of the house.	
Project 18	Install new driveway with concrete pavers compatible with style of the house.	

To be attached to the Historic Property Preservation Agreement (Mills Act Contract) as Exhibit B.

Projects may be interior or exterior, but must utilize all of your tax savings. All projects that affect the exterior of the residence are subject to Historic Landmarks Commission/Staff review and approval before work begins. Work must meet all City requirements and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Restoration Plan may be amended or altered by mutual agreement. Retain copies of all receipts and permits for submittal with the required annual reports.