

# MILLS ACT PROGRAM TEN-YEAR RESTORATION PLAN

1165 East Cota Street (Formerly 1202 Diana Road)  
City of Santa Barbara



Project	Proposed Project
Project 1	Sealing exterior stucco cracks, filling, feather and re blending plaster exterior stucco in larger cracks to prevent rain coming in contact with adobe.
Project 2	Preserve and leave intact the original fine sand finish of the internal fine clay/sand plaster walls. Remove later layers of latex/vinyl paint, oil paint, Portland cement and gypsum plaster. Remove the paint with the traditional fresco strap/peel method of gluing successive layers of sheets to the old paint and only removing the top most paint layers. Leaving the final fine clay sand wall finish to feather, blend, patch and repair accordingly. A final layer of white real lime based traditional white wash will then be used as the finish,
Project 3	Opening the enclosed porch, simple patio posts will support the existing low hanging patio veranda roof.
Project 4	Re pointing the fireplace internal cracked bricks with appropriate fireclay mortar and well as acid cleaning the brick fireplace to clean original condition and appearance.
Project 5	Kitchen shelving and counters, chests and cabinets will be old fashioned and free standing not bolted or attached to adobe walls.
Project 6	Install New pre hung quality thick Wood, Spanish style doors for kitchen, dining and double doors for living room patio entrance.

Project 7	fumigate for termites at end of plastering
Project 8	rear patio wall and old bathroom walls removal/demo
Project 9	Either replace the roof with same composition shingle, or use the original thatch material with local fire department approved fire retarder and or as seen in other black and white photo, it appears to have wood shingles (will fire treat). In flat roof portion of the roof, run the square vigas out through to eternal wall as seen in original picture, this will need to be done when re-roofing to be done from top down. As long as adobe wall is not cracked or compromised in process
Project 10	Re-stucco and removal of more rigid, existing non breathable Portland cement with more breathable pure calcium lime plaster and in some instances a softer hydraulic lime plaster. This would be in 10 years' time as it would be very time consuming and the plaster must cure slowly for a week and remain damp and hydrated to avoid cracking of the plaster. This mix of hydraulic and pure high calcium lime plaster, as well as replacing some loose, cracked and disintegrated adobe brick and clay sand plaster where needed. This is the right material for this kind of adobe, not Portland cement which tends to trap moisture into the adobe.
Project 11	Reinforce attic spaced by running additional parallel beams against existing beams to give attic more weight bearing. Using Redwood to match existing
Project 12	Santa Barbara stone quarried stone cellar walls and shelves for wine, cheese, cool items etc. new electrical for attic and improved ventilation in foundation area if needed. Qualified professional mason would hand cut and face stones in traditional manner and lime mortar used as well as possible high calcium lime white wash to prevent mold, insects and bacteria from forming in cellar
Project 13	Part of landscaping and possible functional water connection and rebuilding of existing original fountain to flow water

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 the 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.

