

MILLS ACT PROGRAM TEN-YEAR RESTORATION PLAN

1101 Garcia Road
City of Santa Barbara



Project	Proposed Project
Project 1	Repair/replace exterior doors (not original wood panel door)
Project 2	Restore front courtyard fountain
Project 3	Replace cracked front courtyard tile.
Project 4	Replace cracked deck tile on rear of building and replace tile and repair stairs from driveway to the backyard.
Project 5	Restore the tile of the fireplace in the living room.
Project 6	Restore the tile of the fire place in the master bedroom.

Project 7	Repair/replace sections of the retaining wall on the side yard facing Santa Barbara Bowl.
Project 8	Repair/replace the rear balcony
Project 9	Restore the original wood floors throughout the house
Project 10	Restore original wood windows and replace non-original windows to match original as needed
Project 11	Replace the backyard hardscape with design that matches style of the historic resource
Project 12	Repair exterior stucco as needed and paint the exterior of the home.
Project 13	Replace garage doors to be compatible with the Spanish Colonial Revival style house.
Project 14	Replace the concrete walkway that is in deteriorated condition to match pathways of rest of property. Replace railing to match rest of property
Project 15	Replace the steps leading from landing to the deck
Project 16	Restore and repair the existing front yard gates.

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.

