

Proposed Mills Act Ten-Year Rehabilitation Plan

Bella Vista Ranch, 4106 Thacher Road, Ojai, CA 93023 – Landmark No. 180

Year	Proposed Project*	Estimated Cost
Year 1	New foundation for porch and seismic retrofits underneath the house.	\$200,000
Year 2	Brickwork incidental to porch and porch foundation and stemwall upgrade will have a steel reinforced continuous concrete foundation under brick walls and piers (A characteristic feature that will not be visible to exterior of house).	\$175,000
Year 3	Floor post seismic bracing upgrades underneath the house.	\$150,000
Year 4	Siding repair to existing portions of the house, a characteristic feature, will be done in-kind if replacement is necessary.	\$85,000
Year 5	Window and door repairs and upgrades to existing house. Since these are characteristic features, they will be done in-kind to match original.	\$130,000
Year 6	Roofing repair and upgrades to existing house and downspouts and gutters repaired/replaced on existing house to match existing; New metal seamed roof over 1970s addition.	\$78,000
Year 7	Plumbing upgrades to existing house; electrical upgrades to existing house.	\$225,000; \$175,000
Year 8	Exterior Painting: Scrape loose any loose or peeling paint, back prune and repair any deteriorated siding, trim, window and door components, sand smooth, prime and brush apply two coats of paint with fine sanding between each coat.	\$140,000
Year 9	Interior Painting: Scrape loose any loose or peeling paint, back prime and repair any deteriorated paneling, wainscoting, bead board, trim elements, cabinetry at the foyer, railings and window and door components, sand smooth, prime and brush apply two coats of paint with fine sanding between each coat.	\$120,000
Year 10	Replacement of existing 1970s wood floors, a characteristic feature that will be more appropriate to original wood floors.	\$165,000

*Please note that projects that affect the residence (exterior or interior) are subject to the Cultural Heritage Board (CHB) or CHB Staff review and approval prior to work

commencing. Work must meet all Building Code and Zoning Ordinance requirements and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Please photograph the before and after conditions of each project for submittal with the annual reports.