

## Proposed Mills Act Ten-Year Rehabilitation Plan

**Noble Oaks Estate, 76 Oak Drive, Ojai, CA 93023 – Landmark No. 182**

Year	Proposed Project*	Estimated Cost
Year 1	Scrape and repair the extensive cracks in the stucco on the entire south side exterior wall and repaint in the existing color – Dunn Edwards/Noble Oaks White	\$9,750
Year 2	Design, manufacture, paint, and install the decorative spindles outside of the large kitchen window per old photographs, similar to what was done at the dining room window on the north side of the house.	\$5,500
Year 3	Remove all exterior teak shutters from shutter dogs and hinges, wash, seal, and oil to restore the color and finish, then re-install to operable condition.	\$6,200
Year 4	Repair, re-plaster, and repaint the masonry front gate pillars. Also, remove, clean, repair, and repaint the 4 plaques on the pillars that show the historical names and dates of the property, and re-install the plaques.	\$4,300
Year 5	Remove the iron gates at the front entry to facilitate the cutting and removal of the rusted elements. Weld in new elements, repaint, and re-install.	\$3,500
Year 6	Remove the deteriorated plaster from the front courtyard wall at the entrance to the house. Re-plaster the wall, and repaint in the existing Dunn Edwards/Noble Oaks White.	\$4,000
Year 7	Locate, or manufacture, and install parts for the original doorbell mechanism, and the electrically activated front doorbell.	\$3,700
Year 8	Brown coat and plaster the retaining wall on the south side of the pool deck.	\$3,500
Year 9	In addition to the above, routine annual maintenance and repair to include painting tree trimming, repairs to wood framed windows and door, HVAC, plumbing, roofing, termite treatment, driveway repairs, and irrigation.	\$5000-\$6000
Year 10	Please refer to the document “Previous Rehabilitation Work Completed at Noble Oaks Estate” (Exhibit 3 of CHB Staff Report for Case No. CH22-0007) for a description of work that has been previously completed.	In excess of \$1,000,000

\*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.**