

Retroactive Documentation for the Rehabilitation of Noble Oaks Estate in Ojai

In your consideration of a property tax adjustment, we respectfully ask that you consider the following:

We have resided on and in the subject property for nearly 23 years. During that time, we have accomplished significant restoration and renovation. The attached report illustrates that we have maintained the original character of the property. Although there remains more to be done, the majority of significant restoration was done without the financial benefit of the Mill's Act at a cost of more than \$1,000,000.

When we took possession of the house in 1999, there were no interior handrails, no light fixtures in the house other than bare bulbs, no towel bars or tissue holders, no medicine cabinets or mirrors. Wires hung out of exterior walls for missing light fixtures and wires protruded near the front door for missing doorbell.

The following is a list of the major projects completed by the current owners since 1999:

- A. All of the hardwood floors and stairs throughout the house were sanded, repaired, and refinished, including the removal, replacement, and leveling of floors in the living room and dining room. Provided termite treatment for the house.
- B. The stained and blackened ceiling in the living room was sandblasted, as was the front entry hall ceiling. An oil finish was applied to seal the wooden planks and beams. The front door was sanded, oiled, and the missing clavos were replaced.
- C. The low, deteriorating wall around the front courtyard entry to the house was plastered and topped with hard-fired bricks, and finial spheres were added at the courtyard entry. The deteriorating, leaking front porch was rebuilt and covered with the same hard-fired bricks.
- D. Missing interior handrails were designed, manufactured, and installed for steps and stairwells that match the original exterior handrails.
- E. Unobtrusive ceiling fans were installed in the kitchen, dining, living room ceilings, and living/dining room terrace ceiling.
- F. Sconce lighting fixtures were installed in the dining room and along the hallway walls; the ceramic fixtures with bare bulbs were replaced with actual light fixtures.
- G. The missing medicine cabinets, mirrors, ceramic towel bars, ceramic toilet tissue holders, faucets, and handles were added and installed in all bathrooms.
- H. The interior doors were all repaired and refinished.
- I. All of the interior walls and ceilings were repaired and repainted.
- J. All of the exterior woodwork was repaired and repainted.
- K. The exterior stucco (on the north, east, and west elevations) was repaired and repainted.
- L. The severely damaged hardwood flooring in the kitchen was removed and replaced with ceramic tile.
- M. The woodwork and cabinets, along with the installation of a new drop-in range, double ovens, and multiple refrigerators completed the kitchen restoration.
- N. The master bathroom was renovated with a shower, sinks, toilet, bidet, ceramic tile walls, and flooring.

- O. The exterior dining room window box was removed, rebuilt, and topped with hard-fired bricks. Decorative spindles were designed, manufactured, painted, and installed outside of the dining room window on the north exterior of the house, following the design shown in a 1940-era, colored photograph.
- P. Teak shutters, with operable wrought iron hinges and shutter dogs, were designed, manufactured, and installed on all exterior windows and doors to replicate the original shutters which were inoperable and rotted.
- Q. The damaged concrete floor in the basement was repaired and leveled, and custom terra cotta tile was designed, manufactured, and installed.
- R. The primitive bathroom in the basement was renovated to include a shower, and sink, with tile on the walls and floor.
- S. The 3 wood-fed fireplaces were converted to gas logs; the oversized basement fireplace was reconfigured with a reduction of the large opening to promote a better draw, eliminating ventilation issues.
- T. Storage cabinets were designed, manufactured, and installed in the basement, in keeping with other storage cabinets in the house.
- U. Cracked and leaking cast iron drain pipes under the house were removed and all cast iron was replaced with ABS. A water softener was installed with associated plumbing.
- V. A tile roof was designed and installed over the exterior living/dining room terrace to replace the rotted pergola installed by a previous owner.
- W. The house/garage doors were replaced with high-quality doors more befitting the home.
- X. The attached garage was drywalled, insulated, and painted.
- Y. The original exterior gardener's seed room, adjacent to the attached garage, was converted to an exterior entry bathroom, including a shower, sink, toilet, with ceramic tile walls, and a terra cotta tile floor.
- Z. Exterior chimney caps and spark arrestors were designed, manufactured, and installed over the living room, basement, and master bedroom chimneys.

Additional Enhancements to the Property Not Related to the Structure

1. Replaced over 662 feet of dilapidated fencing with 442 feet of stone walls, and 220 feet of white stucco over the block wall.
2. Stone retaining walls were installed along the front driveway, pool deck area, and west hillside to shore up and prevent erosion.
3. Straightened, leveled, and plastered The front pillars were straightened, leveled, plastered. Concrete finial spheres were added and the pillars were fitted with plaques showing the historical property names with dates.
4. The massively deteriorated, broken, and melting macadam driveway and motor court, was replaced with concrete pavers.
5. A 30 ft pole to accommodate a 6x10 ft flag was added to the grassy mound in the circular front driveway turn-around.
6. Structural steel cables were professionally installed by an arborist on major branches of the adjacent Oak trees to protect the house.