



City of Santa Barbara
Planning Division

Memorandum

DATE: June 27, 2014

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Review of Proposed Mills Act Program Ten-Year Restoration Plan

ADDRESS: 403 Loma Alta Drive

Attached is the ten year scope of work for a Mills Act Contract for Loma Alta Drive. The house was designated a City Landmark in 1995 and is eligible for the California Register of Historic Resources. The house is significant as it was constructed in 1918 as the home of the noted artist Carl Oscar Borg in the Mission-Pueblo style. The property was purchased in 2013 by Britt and Poppy Jewett who intend to rehabilitate the house so that it can continue to contribute to Santa Barbara's cultural heritage. The proposed scope of work meets the criteria outlined in Municipal Code 22.22.160.

STAFF RECOMMENDATION: Staff has reviewed the ten year scope of work and finds it is appropriate for a successful rehabilitation of the City Landmark. Staff recommends the Historic Landmarks Commission make a recommendation to the City Community Development Director for approval of the proposed Mills Act Contract.

Exhibit B

MILLS ACT PROGRAM TEN-YEAR RESTORATION PLAN

403 Loma Alta
City of Santa Barbara

Year	Proposed Project	Estimated Cost
Year 1	Remove water heater and install tankless system, re-plumb kitchen and downstairs bath	\$7,400
Year 2	Restore kitchen cabinets, restore kitchen floor, and re-wire kitchen	\$7,600
Year 3	Rebuild loggia roof and deck, inspect roof drain and framing for damage.	\$7,500
Year 4	Restore 2 nd floor bathrooms, new water efficient fixtures, re-plumb and re-wire as needed	\$8,100
Year 5	Rebuild pantry cabinets, re-wire main panel to house	\$8,200
Year 6	Restore front door, plaster ornament and walkway	\$7,100
Year 7	Restore windows, screens, re-wire exterior service	\$7,300
Year 8	Repair gate, garden walls and fences, irrigation and patio	\$7,400
Year 9	Restore wood floor, paint interior doors, restore stairs	\$7,200
Year 10	Repair/replace existing flat roof, inspect chimneys	\$8,200

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 your 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.



Front Facade

This early photograph shows the original site walls and front elevation, obscured by the current landscape. The original windows at the second level have been filled in and original light fixtures were replaced.

Carl Oscar Borg House
403 Loma Alta Drive









Front Door and Plaster Relief

The front entry door and surround are exposed to morning sun. The wood door, wrought iron grille and plaster Della Robbia plaster relief are weathered and need restoration.

Carl Oscar Borg House
403 Loma Alta Drive





Existing kitchen Cabinets

The kitchen cabinets are in disrepair, the cabinets combine additions and alterations to the original construction. The tile covering the counter and backsplash is from the late sixties, new ceramic tile covers the wood floor. Windows, walls and door trim are in good condition.

Carl Oscar Borg House
403 Loma Alta Drive



Existing Pantry Cabinets

The existing pantry cabinets are not original to the home. They are poorly constructed of inferior materials and some of the hardware is worn or broken and does not function. The area also has obsolete electrical panels located within the cabinets. The wiring and cabinets need to be rebuilt.

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Loggia and Deck

The Loggia is missing the original lighting fixtures and the deck is in disrepair. Repair of the substructure, new waterproofing, new decking and new electrical to the loggia are necessary.

Carl Oscar Borg House
403 Loma Alta Drive





Existing Water Heater and Plumbing

The water heater is located outside the kitchen in a simple wood enclosure. The addition is not compatible with the historic exterior design and the location compromises the function of the patio. A tankless system would replace the shed element and restore the aesthetics and use of the back patio.

Carl Oscar Borg House
403 Loma Alta Drive



Exterior Electrical and Plumbing

The house has exposed electrical runs and plumbing on the sides and rear of the house. The installation is not to code and needs upgraded.

Carl Oscar Borg House
403 Loma Alta Drive



Electrical Service

The electrical service was expanded in piecemeal fashion over time. There is original knob and tube and surface mount wiring with several fuse boxes. A complete analysis of the existing circuits and upgrade or replacement of the substandard circuits is needed .

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Landscape Irrigation

The half acre site has several distinct landscape environments with rare plantings. The grounds include a succulent garden, palm grove, cactus garden, bamboo maze and citrus trees.

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