



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: 107 Jorgensen Lane

Attached is the ten year scope of work for a Mills Act Contract for 107 Jorgensen Lane. The house was designated a Structure of Merit in 2009. The house is significant as it was constructed between 1955 and 1957 of adobe. It was designed by the noted architect John Ward Pitman in a mid-century interpretation of the Hacienda style. The property was purchased in 2011 by Rich Goodstein who intends 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 Structure of Merit. 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

107 Jorgensen Lane
City of Santa Barbara

Year	Proposed Project	Estimated Cost
Year 1	Repair/replace electrical to meet code	\$8862
	Repair/replace plumbing	\$37,404
	Install kitchen cabinets	\$25,315
	Install new kitchen counters,	\$65,000
	Repair/replace clay tile roof and gutters as needed to match existing,	\$72,520
	Repair/replace deteriorated wood eaves and porch posts to match existing,	\$8,000
	Replace deteriorated furnace,	\$3,700
	Install new vent covers.	\$210
Year 2	Correct driveway drainage	\$57,300
	Install new garage doors	\$4,468
	Repair/replace windows and doors as per HLC approved plan	\$18,525
	Repair adobe	\$11,750
	Repair/replace Saltillo tile floors	\$6,580
Years 3-10	Correct site drainage	\$83,286
	Install security lighting	\$8,000

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.















































