

City of Long Beach  
**MILLS ACT PROPERTY TAX INCENTIVE PROGRAM**

**REHABILITATION/RESTORATION/MAINTENANCE PLAN**

Use this template to create a detailed work plan to be completed in the first 10 years of the contract. Recall that all work must be consistent with the Secretary of the Interior's Standards for Rehabilitation (see Application Guide Appendices), and properties which have already been fully rehabilitated or restored, and do not need additional work, are not eligible. Work that is visible from the public right-of-way, corrects any critical systems or structural deficiencies, and preserves historic features of the property should be given first priority. Duplicate this form as needed or provide additional sheets to include all work plan items. **Remember that all exterior work on historic properties requires prior City approval through a Certificate of Appropriateness, and that any unpermitted work could be subject to fines, penalties, or might have to be modified, removed or redone at owner expense.**

Property Name and Address: McDowell Property, 238 Coronado Avenue, Long Beach CA 90803

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Clay tile roof</u></p> <p>Completion Year: 20 <u>18</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor:  <input checked="" type="checkbox"/> Yes (If Yes, specify/list)    <input type="checkbox"/> No</p>	<p>Detailed description of work:                  Repair or replace broken or missing clay tiles that are of distinctive color on main elevation. Repair roof leaks to prevent further damage to historic fabric in two buildings on the property - the main building and garage building. The new tiles replacing missing tiles shall match the old in design, color, texture, and other visual qualities and, where possible, materials.</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Wood windows, main elevation, side elevations.</u></p> <p>Completion Year: 20 <u>18</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor:  <input checked="" type="checkbox"/> Yes (If Yes, specify/list)    <input type="checkbox"/> No</p>	<p>Detailed description of work:                  Provide termite inspection and mitigation of wood rot in all windows. Scrape, repaint seven double-hung wood windows on main and side elevations of the house and four casement windows on side elevations of house. Repair and clean existing metal hardware. Provide termite inspection and, if necessary, termite mitigation throughout the property to prevent further damage of plaster walls and wood on windows and foundation.</p>

Specify/list: Will use a local carpenter with experience in working with these type of windows. Will use Western Exterminator a Long Beach co., for termite mitigation.

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Plumbing systems.</u></p> <p>Completion Year: 20 <u>19</u></p>	<p>Detailed description of work:</p> <p>Replace old piping with new up-to-code plumbing lines in property to prevent further water damage to main building and garage building. Repair interior stucco where water damage has occurred in the past.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p><u>Will contact Bigo's Plumbing or Moin Restegar Contracting, both of Long Beach, for bids on this job.</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Electrical systems.</u></p> <p>Completion Year: 20 <u>20</u></p>	<p>Detailed description of work:</p> <p>Replace any remaining knob and tube electrical in main building and garage building with electrical systems that are up to code.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p><u>Will get bids from Moins Restegar Contracting, Long Beach contractor, or Long Beach electrician.</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Repair of historic chimney on main elevation and repair of fireplace in main building.</u></p> <p>Completion Year: 20 <u>21</u></p>	<p>Detailed description of work:</p> <p>Install aluminum sleeve in chimney on main building, on side elevation to prevent earthquake damage and to ensure safety in main building when fireplace is used. Historic fireplace has suffered from discoloration and cracking and will be repaired and depending on severity of the deterioration which may require the replacement of a distinctive feature, the new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p><u>Long Beach contractor with experience in working with these historic fireplaces will be contacted for bid.</u></p>



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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Repair of cracks, holes on decorative porches off main and side elevations.</u></p> <p>Completion Year: 20 <u>22</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: Repair decorative concrete curving steps on main elevation and side elevations including front steps leading to main entry off main elevation, approximately ten feet wide with two steps and a landing leading to another step; and a concrete porch wrapping off living room approximately 20 feet x 2 feet high. Steps continue off side elevation -used to lead to a side door for ice and other deliveries appx. 15' x 2' with two steps leading up to second porch.</p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Decorative outdoor lights.</u></p> <p>Completion Year: 20 <u>23</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: Clean and repair two historic electrical lights on front porch, main elevation. These two decorative lights, one above the front door, the other attached to a wood decorative pillar adjacent to front step, need repair. If the severity of the deterioration requires the replacement of a distinctive feature, the new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials.</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Foundation and cement cracks.</u></p> <p>Completion Year: 20 <u>24</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: There are cracks throughout the foundation in the main building and garage building, and outdoor cement driveway and outdoor walkways. These cracks will be repaired.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Long Beach contractor - Moin Restegar, Contracting, will be contacted for this work.</p>



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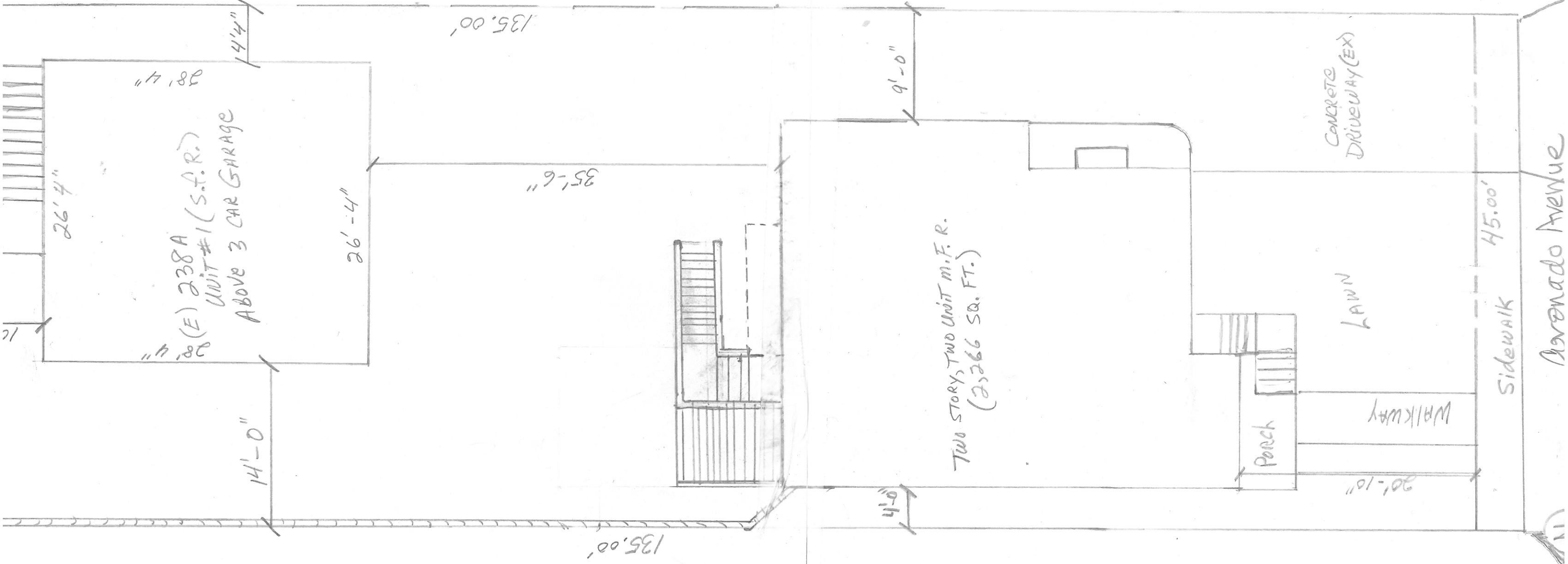
Item No.: <u>9</u>  Building Feature: <u>Repair and paint stucco of main building and garage building</u>  Completion Year: 20 <u>23 - 28</u>	Detailed description of work:  Stucco of main house and garage building needs to be repaired and repainted a minimum of every five years due to proximity to ocean and salt damage. Painting and repair work will be staggered for completion in 2023 and 2028. The new paint shall match the old in design, color, texture.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: <u>Long Beach contractor - Moin Restegar Contracting, will be contacted for this work.</u>
Item No.: <u>10</u>  Building Feature: <u>Decorative awnings</u>  Completion Year: 20 <u>18, 29</u>	Detailed description of work:  Repair and restoration of missing or damaged sun-shading awnings and shutters that are used on side elevation windows and front windows of garage apartment. These awnings have a life of about 10 years, so this project will plan to repair and restore these awnings in 2018 with a projected second replacement in 2029.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: <u>A Long Beach awning specialist will be contacted for this job.</u>

**NOTE: Please ensure that the current condition of all building features proposed for rehabilitation/restoration/maintenance as part of this work plan are clearly photographed or otherwise documented and labelled as required, and submitted with the Mills Act Application (see Application Guide page 10).**

This form is available in alternative format by request at 562.570.3807. For an electronic version, visit our website at [www.lbds.info](http://www.lbds.info).



SITE PLAN





238 Coronado Ave. CB  
Overall View of Front

238 Coronado Ave. CB  
Overall view of front



From: villamcdowell villamcdowell@gmail.com  
Subject: Pix  
Date: March 27, 2018 at 2:12 PM  
To: villamcdowell@gmail.com



Sent from my T-Mobile 4G LTE Device



1. Clay tile roof and roof leaks