

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: 789 Coronado Avenue

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Roof Dormer</u></p> <p>Completion Year: 20 <u>17</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Detailed description of work: Replace dry-rotted wood and screen.</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Exterior Windows</u></p> <p>Completion Year: 20 <u>17</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>Specify/list: Owner to complete</p> <p>Detailed description of work: Repair numerous non-functioning double hung windows so they open and close properly. Replace broken and cracked glass on three windows and re-caulk all, install missing locks on many windows .</p>
<p>Specify/list: Open bid to Long Beach local contractors</p>	

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<p>Item No.: 3</p> <p>Building Feature: Electrical Panel</p> <p>Completion Year: 20 18</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: Replace electrical panel breaker box with new. Current panel is old Zinsco Panel that is dangerous and can short out bus bars when accessing. No main breaker in box. Includes correcting some outlet wiring in the house that is incorrectly wired. Change original plugs from old two prong to three prong. Clean up open electrical wires and junction boxes-safety hazard. Specify/list: Open bid to Long Beach local contractors</p>
<p>Item No.: 4</p> <p>Building Feature: Floor/foundation Posts</p> <p>Completion Year: 20 18</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: Replace numerous floor joist posts that are in direct contact with soil and not on concrete piers. Dry-rot damaged posts.</p>
<p>Item No.: 5</p> <p>Building Feature: Toilet replacement</p> <p>Completion Year: 20 18</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: Replace original toilets (2) with low-water variety and also correct occasionally leaking tanks. Includes resealing toilet flange to stop leaks. Specify/list: Open bid to local Long Beach Contractors</p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Garage ceiling-</u></p> <p>Completion Year: 20 <u>19</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: Replace dry-rotted and termite damaged wood in ceiling structure, close in with drywall for fire safety.</p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Electrical Feed to House</u></p> <p>Completion Year: 20 <u>17</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>Specify/list: Open Bid to Local Long Beach Contractors</p> <p>Detailed description of work: Rewire main electrical drop to house allowing replacement of broken insulator.</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Sewer connection</u></p> <p>Completion Year: 20 <u>17</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>Specify/list: Open Bid to Local Long Beach Electricians & SCE.</p> <p>Detailed description of work: Secure or replace sewer to house connection under house. Leaks from bad union or broken pipe.</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>Specify/list: Local Long Beach Plumber to inspect and repair.</p>

Google Maps 789 Coronado Ave



2016

Image capture: Apr 2016 © 2017 Google

Long Beach, California

Street View - Apr 2016





789 Coronado Ave 2017

**FRONT OF
SUBJECT PROPERTY**
789 Coronado Ave
Long Beach, CA 90804



**REAR OF
SUBJECT PROPERTY**



101 Coronado
789 Coronado

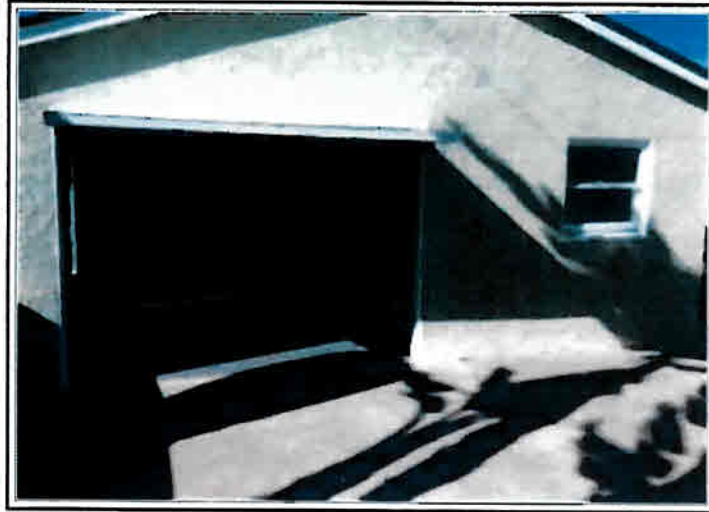
Front of Subject

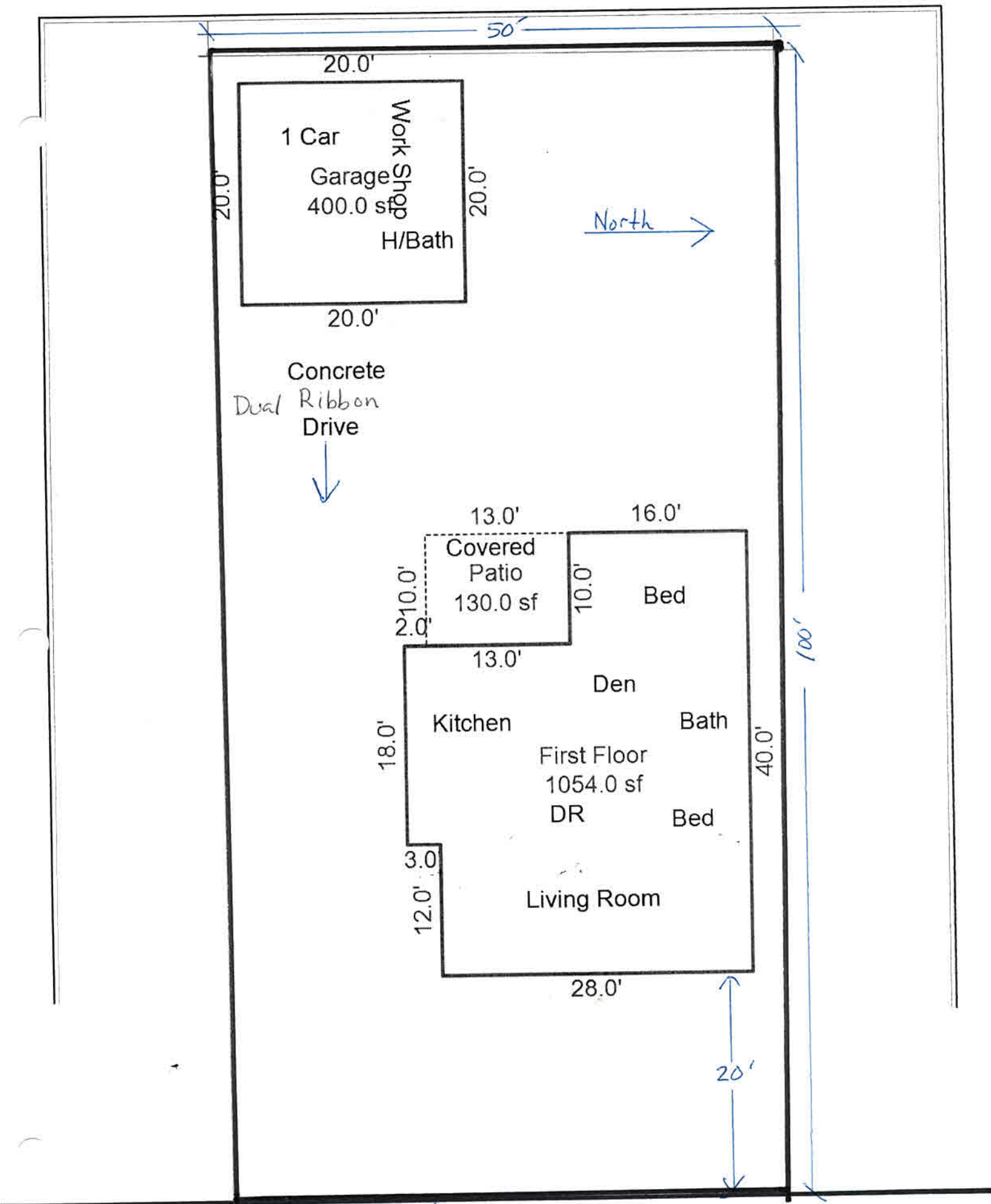


Side of Subject



Garage





← 789 Coronado Avenue →