

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: Maine Manor 824 Maine Ave Long Beach, CA 90813

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Ground floor windows on building facade</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: Remove non-original painted bricks which reduce window size and detract from original historic appearance of building. Reframe the larger opening and replace windows with larger energy efficient windows consistent with historic look of the building.</p> <p>Specify/list: <u>Paul's Glass 2400 E. Anaheim St.</u></p> <p>Detailed description of work: Remove windows on upper floor facade with historically accurate vertical openings. Use energy efficient windows consistent with historic look of the building.</p> <p>Specify/list: <u>Paul's Glass 2400 E. Anaheim St.</u></p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Upper floor windows on building facade and upper sides</u></p> <p>Completion Year: 20 <u>20</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: Remove windows on upper floor facade with historically accurate vertical openings. Use energy efficient windows consistent with historic look of the building.</p> <p>Specify/list: <u>Paul's Glass 2400 E. Anaheim St.</u></p>

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Maine Manor 824 Maine Ave Long Beach, CA 90813

<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Building address number "824"</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: Move building address to above the center of the entryway and use historically accurate font.</p> <p>Specify/list: <u>Tony Arredondo Long Beach resident</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Remove plastic "No trespassing" sign</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: Eliminate the plastic sign on the front of the building and repaint as needed to restore consistency paint job.</p> <p>Specify/list: <u>Tony Arredondo Long Beach resident</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Hanging sign above building entry</u></p> <p>Completion Year: 20 <u>19</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: Create a "Maine Manor" sign to hang from existing iron rail that extends about 18 inches from the building facade. Use sign materials and fonts typical of the 1920s.</p> <p>Specify/list:</p>

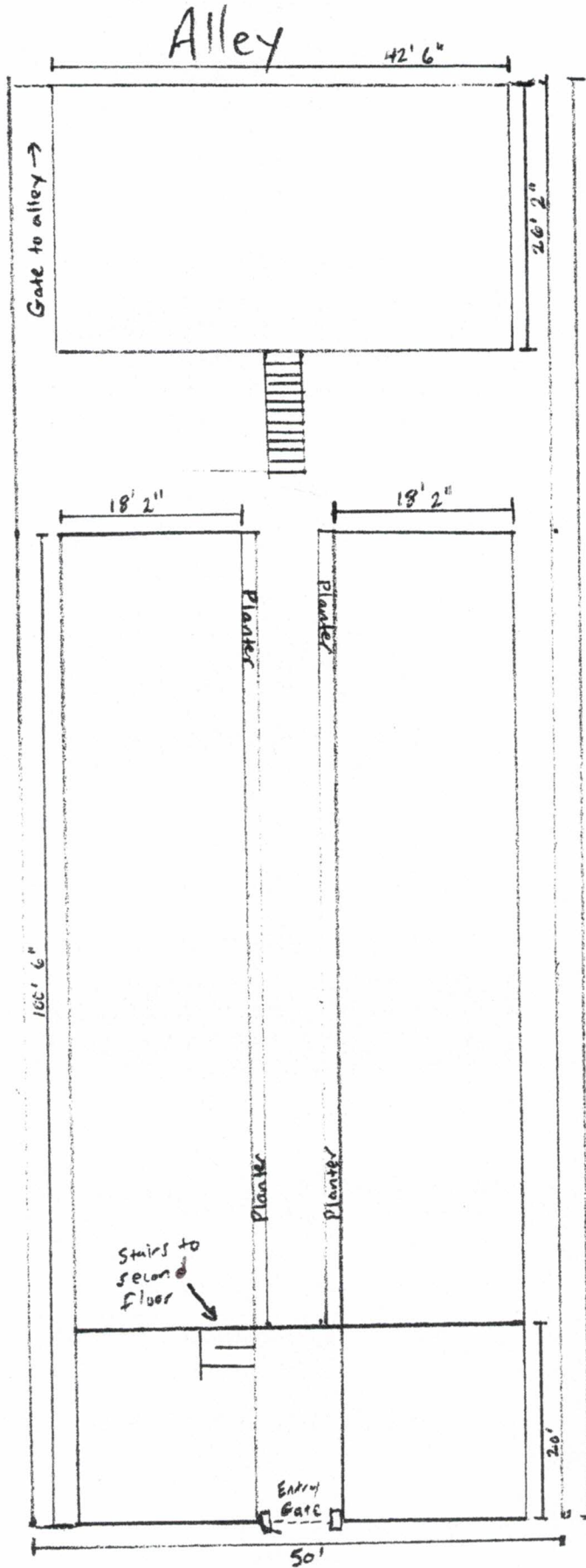
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Maine Manor 824 Maine Ave Long Beach, CA 90813

Item No.: <u>6</u> Building Feature: <u>5 Garage doors</u> Completion Year: 20 <u>20</u>	Detailed description of work: Remove non-original garage doors facing the alley and replace with new ones that are consistent with the 1920's originals yet function well for modern use.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No Item No.: <u>7</u> Building Feature: <u>Aluminum windows facing interior walkway</u> Completion Year: 20 <u>27</u>	Specify/list: <u>Beach Area Garage Door 2255 Mira Mar Ave</u> Detailed description of work: Replace non-standard aluminum windows with energy efficient windows and re-frame wooden openings to restore historically accurate appearance.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No Item No.: _____ Building Feature: _____ Completion Year: 20 _____	Specify/list: <u>Paul's Glass 2400 E. Anaheim St.</u> Detailed description of work:
Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list:

Site Plan for
824 Maine Ave

North
↑



824 MAINE AVENUE

824 Maine Ave
Mills Act Rehabilitation/Restoration/Maintenance Plan
Supporting photos and description
3/28/18

- Items: 1. Ground floor windows on building façade.
2. Upper floor windows on building façade and upper sides.



Explanation: Windows on the front of the building are not original. The size on the lower windows has been reduced by bricking in the lower area of the opening then painting over the brick. We will remove the bricks, enlarge the windows and replace them with historically accurate ones and provide a decorative iron railing on the lower portion, which will provide security as well.

Item 4: Remove plastic "no trespassing" sign from building front.
Explanation: This sign detracts from the appearance of the building. Removing it will improve the façade.



Item 5: Hanging sign above building entry

Explanation: Create a historic "Maine Manor" sign to hang from the existing iron hanger at facade center.



Additional photos of 824 Maine:

