

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: 3815 E. Wilton Street (Wilton Street Historic District)

Item No.: <u>1</u> Building Feature: <u>Vinyl windows on front and side elevations and wood framing</u> Completion Year: 20 <u>19</u>	Detailed description of work: All current windows are vinyl, not reflective of period style or available material. Purchase new all-wood windows that conform to period style and function. Replace windows facing street (as per existing Certificate of Appropriateness). Add to the existing plans the replacement of the vinyl windows on the West Elevation with all-wood windows. All windows visible from street (and in structure) at completion would be wood. Fix or replace existing wood frames.
Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Detailed description of work:
Item No.: <u>2</u> Building Feature: <u>Exterior Stucco repair, texture, and finish of house</u> Completion Year: 20 <u>19</u>	Fix existing degraded and cracked stucco. Redo stucco finish to one that is in line with Wilton Street District guidelines and typical of the period style. Complete repaint of all repaired and refinished stucco in approved colors as per the Certificate of Appropriateness.
Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list:

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<p>Item No.: 3</p> <p>Structural improvements to foundation, Building Feature: cripple wall, and framing for earthquake resistance and safety</p> <p>Completion Year: 20 19</p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: Bolt the cripple wall to the foundation and add bracing to enhance earthquake resistance of the cripple wall and foundation connection. Add shear walls to existing house and bolt to cripple wall or foundation for shear force resistance (earthquake, wind, etc).</p>
<p>Item No.: 4</p> <p>Existing garage roof on original structure Building Feature:</p> <p>Completion Year: 20 19</p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: Remove existing tar and felt paper roof and patches. Replace roof structural materials and drain spout as required. Install new roofing materials and finish with long term silicone sealant.</p>
<p>Item No.: 5</p> <p>Mud room with wood siding and sloping Building Feature: shingle roof</p> <p>Completion Year: 20 19</p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: Remove existing non-conforming wood siding and shingle roof of mud room at house rear. Ensure foundation and framing is sound, and refinish exterior to match exterior stucco texture and color. Add framing to extend flat roof and blend with existing style (per existing Certificate of Appropriateness) or resurface sloped roof with roof tile that matches existing Spanish Colonial Style roof trim.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list:</p>

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<p>Item No.: <u>6</u> Garage door and refinish frame on original Building Feature: separated garage _____ Completion Year: 20 <u>22</u></p>	<p>Detailed description of work: Remove existing single piece garage door. Refinish and refurbish door frame as required and paint to match approved house trim colors. Replace garage door with single piece door finished to conform with Spanish Colonial Revival style and approved by historical planners.</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>Item No.: <u>7</u> Cement block landscape retaining wall Building Feature: along front yard _____ Completion Year: 20 <u>23</u></p>	<p>Specify/list: Wood framing and door materials from local vendors</p> <p>Detailed description of work: Repair cement block landscape retaining wall structure and prepare surface to be refinished. Refinish surface with stucco to match exterior house texture and paint to match house and trim color.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p> <p>Item No.: <u>8</u> Chain link fence along West side property Building Feature: line _____ Completion Year: 20 <u>26</u></p>	<p>Specify/list:</p> <p>Detailed description of work: Remove chain link fence and posts (if required) along entire west side of property (shared with 2 other lots) and replace with wood dog ear fence or solid stuccoed wall to match existing house finish and color.</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: Materials from Long Beach vendors / Labor TBD</p>



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Item No.: <u>9</u> Building Feature: <u>Single slab concrete driveway</u> _____ Completion Year: 20 <u>29</u>	Detailed description of work: Remove single slab concrete driveway and replace with dual ribbon driveway of smooth concrete and scored joints. Scale to match size ratio of existing dual ribbon driveways. Fill space between the dual ribbons with low drought-tolerant plantings or gravel.
Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: _____
Item No.: _____ Building Feature: _____ _____ Completion Year: 20 _____	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: _____

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.

Photographs – 3815 E. Wilton Street



Address: 3815 E. Wilton Street
Subject: Overall Street View 1
Direction: Facing N-NE
Date: 23 March 2018

Photographs -- 3815 E. Wilton Street



Address: 3815 E. Wilton Street
Subject: Overall Street View 2
Direction: N
Date: 23 March 2018

Photographs -- 3815 E. Wilton Street



Address: 3815 E. Wilton Street
Subject: South Elevation / Front of House
Direction : N
Date: 23 March 2018

Photographs – 3815 E. Wilton Street



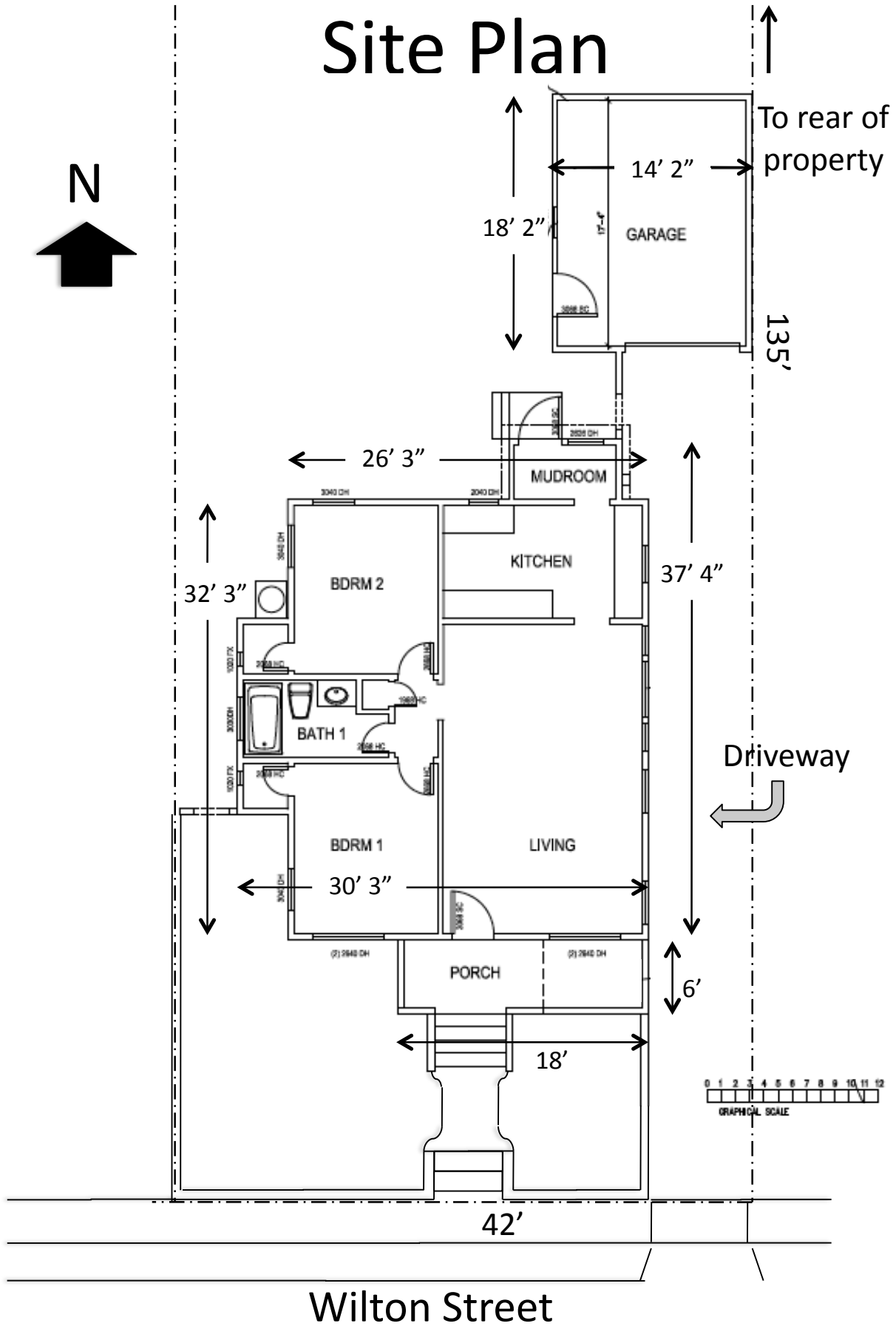
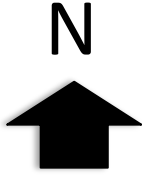
Address: 3815 E. Wilton Street
Subject: House East Elevation 2
Direction: NW - N
Date: 23 March 2018

Photographs – 3815 E. Wilton Street



Address: 3815 E. Wilton Street
Subject: House West Elevation
Direction : S - SW
Date: 23 March 2018

Site Plan



Wilton Street