

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: 2347 E 3rd Street, Long Beach CA 90814

<p>Item No.: <u>001</u></p> <p>Foundation : seismic stabilization with Building Feature: cripple wall; metal framing and straps to secure posts and joists</p> <p>Completion Year: 20 <u>19</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, specify/list)</p>	<p>Detailed description of work: Per house inspection 6/4/2016, the foundation is vulnerable to earthquake damage. Cripple walls do not have adequate supports, hollow concrete blocks have been used as supports, and beam-to-joist bracing is minimal. We propose to follow inspector advice and install Structural Grade 1 plywood sheets secured to sill plates, add shear panels for strength, and replace hollow concrete blocks with filled material. Estimated cost: \$7,000.</p>
<p>Item No.: <u>002</u></p> <p>Masonry (front porch columns)</p> <p>Building Feature:</p> <p>Completion Year: 20 <u>20</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, specify/list)</p>	<p>Specify/list: Candidate LB businesses: The Foundation Doctor, LB Bldg Contractors, GM Pacific</p> <p>Detailed description of work: Masonry in front porch columns is crumbling, leaving brick with deteriorated appearance, and shedding crumbled mortar onto the walkway and street. We propose to restore this brick-work by repairing and placing the mortar. Estimated cost: \$4,000.</p>
<p>Specify/list: Candidate LB businesses: WCD Masonry, C&N Fence and Masonry, GM Pacific</p>	

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<p>Item No.: 003 Front porch support beam and ceiling: Building Feature: repair termite and water damage _____ Completion Year: 20 21 _____</p>	<p>Detailed description of work: There is visible termite and water damage on the ceiling of the front porch, as well as termite damage identified on professional inspection conducted 6/6/2017. We propose to restore the damaged wood by replacing damaged segments in a manner consistent with original/previous appearance. Estimated cost: \$3,000.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, specify/list)</p> <p>Item No.: 004 Garage leaks and gaps in foundation: seal Building Feature: foundation, improve drainage system to prevent recurrence of flooding that occurred in 2017 _____ Completion Year: 20 22 _____</p>	<p>Specify/list: Candidate LB businesses: Blackstone Home Services, Hammerhead Home Improvement</p> <p>Detailed description of work: The garage, an original structure dating to 1918 (permitted and built with house), has flooded multiple times in the 20 months that we have lived in the house, leading to water damage to exterior and interior wood, and health hazard of standing water. We propose to preserve the structure by sealing the foundation and improving nearby drainage so that water does not pool against the original wooden siding. Estimated cost: \$10,000.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, specify/list)</p> <p>Item No.: 005 Porch foundation Building Feature: _____ Completion Year: 20 23 _____</p>	<p>Specify/list: Candidate LB businesses: The Foundation Doctor, LB Bldg Contractors, GM Pacific</p> <p>Detailed description of work: Per inspection done 6/4/2016, the porch foundation is crumbling, with large gaps in the mortar, surrounding debris which blocks access to the foundation, and piles of sand from the mortar that used to hold the bricks together. We propose to restore this mortar to the condition of the original brick foundation, sealing gaps and replacing damaged bricks as needed. Estimated cost: \$8,000.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, specify/list)</p>	<p>Specify/list: Candidate LB businesses: The Foundation Doctor, LB Bldg Contractors, GM Pacific</p>

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<p>Item No.: 006 Damaged floor joists under bathroom Building Feature: _____ Completion Year: 20 24</p>	<p>Detailed description of work: Per inspection done 6/4/2016, two floor joists under the bathroom are badly damaged, including one that sags more than 1 inch and another that was cut in half, making it useless. We propose to replace these two joists, to preserve the structural integrity of the house. Estimated cost: \$2,000.</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.: 007 Roof: replace ridge caps Building Feature: _____ Completion Year: 20 25</p>	<p>Specify/list: Candidate LB businesses: Blackstone Home Services, Hammerhead Home Improvement</p> <p>Detailed description of work: Per inspection done 6/4/2016, roof ridge caps are deteriorated or missing. Pieces of ridge caps frequently wash off in heavy rain, and the deterioration of existing caps poses risk to the rest of the roof. We propose to restore this feature and preserve the structure by replacing the roof caps with identical/similar caps, and restoring adjacent roof tiling as appropriate. Estimated cost: \$8,000.</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.: 008 Original siding: restore damaged areas Building Feature: and prevent water damage _____ Completion Year: 20 26</p>	<p>Specify/list: Candidate LB businesses: Brice Roofing, Roof Repair Specialist, GM Pacific</p> <p>Detailed description of work: Per 6/4/16 inspection, wooden siding is in direct contact with the ground, leading to water damage and visible rotting. We propose to restore damaged wood and to make slight modifications to the immediate area so that wooden siding is not flush with wet ground. Estimated cost: \$3,000.</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: Candidate LB businesses: Blackstone Home Services, Hammerhead Home Improvement</p>

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<p>Item No.: <u>009</u> Compensate for lack of ridge beam in _____ Building Feature: <u>garage</u> _____ Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: Per 6/4/16 inspection, the garage structure has been modified, with removal of cross-tie boards, posing risk of caving of the walls. Also, the garage lacks a ridge beam between the rafters, posing risk of sagging. We propose to preserve this original, hundred-year-old structure by restoring the original cross-tie boards and also adding bracing (in a manner that does not change the outer appearance) to the rafters to prevent sagging of the roof. Estimated cost: \$6,000.</p>
<p>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>010</u> Paint the house and garage Building Feature: _____ _____ Completion Year: 20 <u>28</u></p>	<p>Detailed description of work: Date of last house painting is unknown, and areas with more rain/moisture exposure already show degradation. We propose to paint the house in the same color scheme currently used (yellow with green and red trim), consistent with Historic District guidelines. Estimated cost: \$7,000.</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: Candidate LB businesses: Negrini Painting, Flores Painting, JMN Painting Company</p>

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.



**2347 E. 3rd St.
Front of House
Looking North**



Mar. 25, 2018



Jan. 2, 2018

**2347 E. 3rd St.
Sides of House**



East side, Mar. 25, 2018



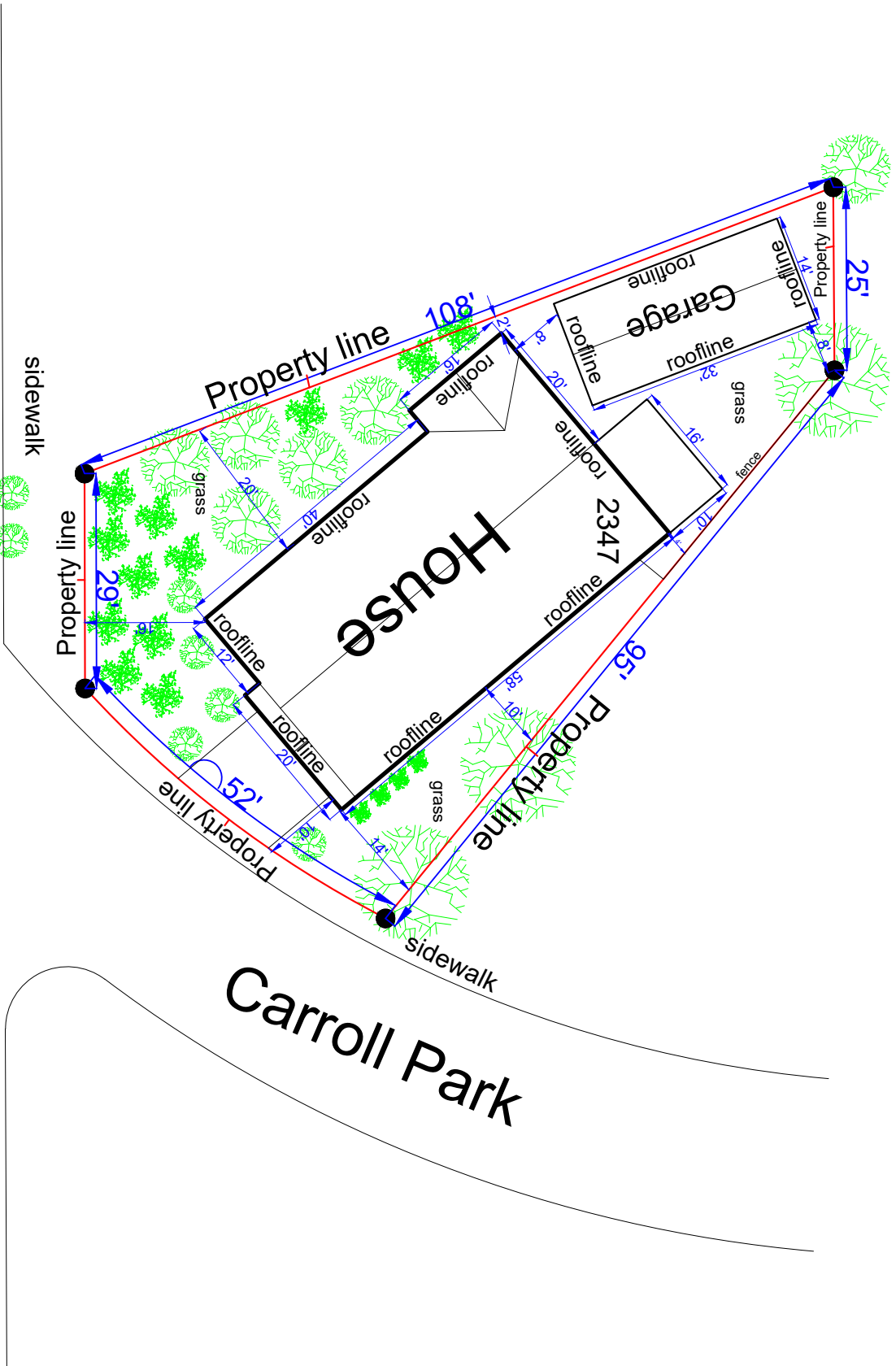
West side, Mar. 25, 2018



West side, Jan. 2, 2018

SITE PLAN

Address: 2347 E 3rd Street
City, State, ZIP: Long Beach CA 90814
County: Los Angeles
Scale 1"=20'



E 3rd Street

E 3rd Street

Carroll Park