

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: 3735 Cerritos Ave, Long Beach, CA 90807

<p style="text-align: center;">1</p> <p>Item No.: _____</p> <p>Building Feature: <b>Battened Arched Front Entrance North Side</b></p> <hr/> <p style="text-align: center;">19</p> <p>Completion Year: 20 _____</p>	<p>Detailed description of work:</p> <p>Original Door is in good shape. There is a visible gap between interior floor and bottom of door. To remedy draft and visible error, add floor transition piece to eliminate gap.</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:</p>
<p style="text-align: center;">2</p> <p>Item No.: _____</p> <p>Building Feature: <b>Electrical is out of date and need upgrading</b></p> <hr/> <p style="text-align: center;">19</p> <p>Completion Year: 20 _____</p>	<p>Detailed description of work:</p> <p>Exposed Romex and Loose Covers need to Addressed in Back of Garage. Long Beach Licensed Electrician to review loose romex and wires for safety issues and remove multiple electrical wires not in use.</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:</p>

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Item No.: <u>#3</u> <hr/> Building Feature: <u>Visible Plumbing Issues, Water Heater enclosures in Rear of House are broken, Rusted Pipes are visible.</u> <hr/> Completion Year: 20 <u>19</u>	Detailed description of work: Water Heater Enclosure is Broken. Sides and Legs coming Apart. Some Rust noted in Piping. Have Long Beach Licensed Plumber review stability of prior installations and rebuild Water Heater enclosure and address rust issues.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Long Beach Licensed Plumber: Primo Plumbing
Item No.: <u>#4</u> <hr/> Building Feature: <u>Street View Tree (South Side)</u> <hr/> Completion Year: 20 <u>19</u>	Detailed description of work: Old Tree Roots Effecting Foundation. Remove Tree and Roots Replace with Non-Evasive Shrubs compliment to the house and the surrounding community to protect further damage to foundation.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list:
Item No.: <u>#5</u> <hr/> Building Feature: <u>Spearhead Awnings over Front Porch (North Side)</u> <hr/> Completion Year: 20 <u>19</u>	Detailed description of work: Demolish and replace existing aluminum awning; current awning is an eye-sour and does not provide for the beauty of the Spearhead Awning design for the house. Will replace the aluminum awning with a Spearhead Awning using Sunbrella and wrought iron posts.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Preliminary Proposal from Long Beach Contractor

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Item No.: <u>#6</u> Building Feature: <u>North\East\West\South Landscaping</u> <hr/> Completion Year: 20 <u>19</u>	Detailed description of work: Neglect Landscaping result in dead shrubs and broken sprinklers. Fix sprinklers, replace some shrubs and reinvigorate Current plants and shrubs. Add landscaping in dirt areas.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list:
Item No.: <u>#7</u> Building Feature: <u>Foundation Not Bolted or Retrofitted</u> <hr/> Completion Year: 20 <u>2020</u>	Detailed description of work: Foundation is not bolted and has exposed concrete with a brick foundation. The Foundation will be earthquake reinforced. (See Foundation Report)
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Foundation Doctor
Item No.: <u>#8</u> Building Feature: <u>Portico Style Wrought Iron Railings and Red Brick Balusters (Along Cerritos Ave)</u> <hr/> Completion Year: 20 <u>2021</u>	Detailed description of work: Original Front Red Brick Balusters and Wrought Iron Fence badly weathered worn, and rusted but are salvageable. Weld wrought iron fence back onto brick balusters. Scrape and paint wrought iron. Repair brick balusters if damage by iron repairs. Retain original brick
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Preliminary Proposal from Long Beach Contractor

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Item No.: <u>#9</u> Building Feature: <u>Windows Main Elevation: 3-Multi-light Paired Casement Arched Opening; 5-Multi-Light Paired Casement; 4-Single Double-Hung</u> <hr/> Completion Year: 20 <u>21</u>	Detailed description of work: Severe paint peeling, termite and weather damage. 3 single double-hung windows are missing wood trim. Scrape, repair dry rot wood, and pain all windows. Missing wood trim will be created and added to match existing windows.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Preliminary Proposal from Long Beach Contractor
Item No.: <u>#10</u> Building Feature: <u>Tripartite Half-Round Arched Window-Fixed Center, Side Casements with matching Screens on Street Front</u> <hr/> Completion Year: 20 <u>21</u>	Detailed description of work: Original Door Height Windows are badly damaged from weather, termites and peeling paint for years. The Windows are salvageable. Scrape the wood, fixed any termite damage, repair wood pieces to match original and paint the window trims.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Preliminary Proposal from Long Beach Contractor

**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).

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<p style="text-align: center;">11</p> <p>Item No.: _____</p> <p>Building Feature: <u>Decorative Clay Tile (Rear Exterior Wall)</u></p> <hr/> <p style="text-align: center;">21</p> <p>Completion Year: 20 _____</p>	<p>Detailed description of work:</p> <p>The rear (west) exterior wall of the house has decorative clay tile motif. The clay tile motif has stains and weather damage. The Tiles will be cleaned, repaired and restored.</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:</p>
<p style="text-align: center;">12</p> <p>Item No.: _____</p> <p>Building Feature: <u>Stucco Chimney (South Side)</u></p> <hr/> <p style="text-align: center;">21</p> <p>Completion Year: 20 _____</p>	<p>Detailed description of work:</p> <p>Current Chimney is non-functional. Investigate problem, fix chimney and make operative. Patch Stucco and Fix Red Brick circling chimney. Stucco to match the rest of the house.</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:</p>

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Item No.: <u>#13</u> Building Feature: <u>Asymmetrical Rear Porch</u> <hr/> Completion Year: 20 <u>21</u>	Detailed description of work: Wood is Exposed. Clean and Stain to Stop Further Deterioration. Wood cover to Piping is Broken. Scrape, repair, paint, and reinstall wood panel.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list:
Item No.: <u>#14</u> Building Feature: <u>Craftsman Wood Sidings on Garage Façade with Decorative Grille (Street View)</u> <hr/> Completion Year: 20 <u>22</u>	Detailed description of work: The Wood Sidings and the Decorative Grille are salvageable. The cluster of wood sidings and the grille are in serious need of repair due to weather, termite and peeling paint damage. Will scrape, sand and paint to show its beauty.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Preliminary Proposal from Long Beach Contractor
Item No.: <u>Item #15</u> Building Feature: <u>Stucco Cladding House Exterior</u> <hr/> Completion Year: 20 <u>22</u>	Detailed description of work: Visible signs of paint peeling and cracks in exterior walls and trim result of neglect and weather. House and Trim will be repaired, patched, and termite damage repaired before paint. Paint will be traditional color scheme.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Preliminary Proposal from Long Beach Contractor

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Item No.: <u>#16</u> Building Feature: <u>Foundation Concrete &amp; Grading around House</u> Completion Year: 20 <u>23</u>	Detailed description of work: Grading needs to be remedy to have water flow away from the house, as water damage is visible throughout the concrete driveway and walkways. Driveway has severe water damage and cracks from the grading and will need to be demolish and re-poured.
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>Preliminary Proposal from Long Beach Contractor</u>
Item No.: <u>#17</u> Building Feature: <u>Carriage Garage Door (Street View)</u> Completion Year: 20 <u>24</u>	Detailed description of work: Garage Door is the Original Carriage Barn Doors and Track. The Doors are not salvageable due to neglect, weather, termites and lack of paint for years. Demolish existing doors, replicate the doors and rebuild new tracks. Salvage Fixtures if possible.
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>Preliminary Proposal from Long Beach Contractor</u>
Item No.: <u>#18</u> Building Feature: <u>Carriage Driveway Gate Posts and Lighting (Street View):</u> Completion Year: 20 <u>25</u>	Detailed description of work: Stucco Driveway Posts with Lamps are in need of repair due to weather, neglect and foundation movement. Both Posts have detached from the house. Demolish, Rebuild and Re-attach Stucco Posts. Lamps are rusted and not in working order. Restore or Re-install the new Lamps and Correct Electrical for Lighting.
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>Preliminary Proposal from Long Beach Contractor</u>

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Item No.: <u>#19</u> Building Feature: <u>Carriage Driveway Gate (Street View)</u> <hr/> Completion Year: 20 <u>25</u>	Detailed description of work: The Driveway Entrance appears to have had a Gate attached to the posts. Will recreate and install a Battered Arch Carriage Entrance Gate into the driveway area to match the Front Half-Round Arch Entrance Door to the house.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Preliminary Proposal from Long Beach Contractor
Item No.: <u>#20</u> Building Feature: <u>Battered Arch Side Gate (South Side)</u> <hr/> Completion Year: 20 <u>25</u>	Detailed description of work: The current gate is broken and not of standard. Will demolish existing gate and re-install a Battered Arch Side Gate to match the current Battered Arch Front Entrance Door.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Preliminary Proposal from Long Beach Contractor







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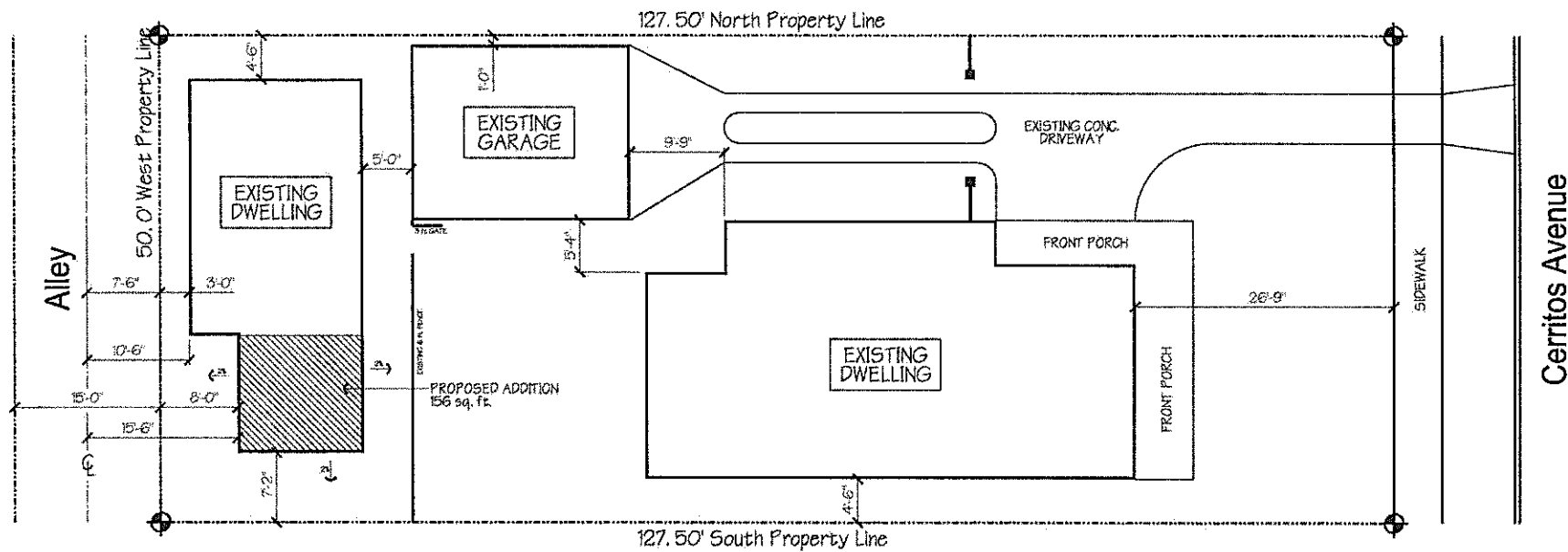
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REV	BY
1	MSR
2-28-2012	

**LEGEND**

- Walls: 
- New Walls: 
- Roof line: 
- Property Lines: 
- Sidewalk/Curb: 
- Walkways: 



PROJECT ADDRESS:  
**Larry and Clare Holmes**  
 3735 Cerritos Avenue  
 Long Beach, CA 90807  
 1.562.619.2587



**SITE** 1/8" = 1'-0"

**DRAFTING SERVICES**

SCALE: NONE      DO NOT SCALE DRAWING

All drawings and written material appearing herein constitute original and unpublished work of MSR Design and may not be duplicated, used or disclosed without written consent from MSR Design

**SITE**

**msrdesign**  
 Design and Drafting Services  
 6681 Melbourne Drive Huntington Beach, CA 92647  
 TEL: (949) 873-8021

JOB NUMBER

MSR-10277

REVISION

SHEET NUMBER

A-1.2







Front View of Garage