

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: Harnett House, 730 E. Sunrise Blvd.

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Re-roof, main house</u></p> <p>Completion Year: 20 <u>18</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 deteriorated wood shake roof with medium wood shake, and cover entire area with sheeting to meet current building code requirements. (Please note: structural report which applies to all repair/upgrade items is attached).</p> <p>Specify/list:</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Termite, dry-rot repairs on both main house and garage structures</u></p> <p>Completion Year: 20 <u>18</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:                  Undertake termite corrective work and repair dry-rot repairs/wood replacement per Termite Report (copy attached).</p> <p>Specify/list:</p>



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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Electric upgrade, main house</u></p> <p>Completion Year: 20 <u>18</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 knob and tube wiring throughout main house with grounded wiring; replace fuse panels with breaker panels; and replace all outlets with grounded fixtures -- all work to meet current building code requirements.</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Plumbing</u></p> <p>Completion Year: 20 <u>18</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:                  Detailed description of work:                  Install water shut-off valve at main house.</p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Interior walls/ceilings</u></p> <p>Completion Year: 20 <u>18</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:                  Repair cracks/holes in interior walls and ceilings throughout main house; of particular note is the extensive damage in the rear family room -- remove old sprayed ceiling and install new ceiling.</p>

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Property Name and Address: Harnett House, 730 E. Sunrise Blvd.

<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Window repairs</u></p> <p>Completion Year: 20 <u>18</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:                  Repair windows as noted in the attached structural report.                  Repair/rebuild rotted-out windows in second floor bedroom at southeast corner.</p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Fireplace/chimney</u></p> <p>Completion Year: 20 <u>18</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:</p> <p>Detailed description of work:                  Install chimney cap and spark arrestor.</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Exterior landscaping</u></p> <p>Completion Year: 20 <u>18</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:</p> <p>Detailed description of work:                  Remove trees and bushes within 3 feet of foundation on the north and west sides of main 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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Property Name and Address: HARNETT HOUSE, 730 E. SUNRISE BLVD.

<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Exterior siding</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 missing or damaged vertical cedar shingles; repair damaged shiplap siding on main house. Repaint main house exterior (existing/historical color palette).</p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Property boundary fencing</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:                  Repair damaged fencing in front and along west property line.</p>
<p>Item No.: <u>11</u></p> <p>Building Feature: <u>Door repair/replacement</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:                  Repair (or replace as needed) exterior doors in kitchen, back (south elevation), and cellar. Replace aluminum window insert in kitchen door (or replace with wood door with wood window frame).</p>

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Property Name and Address: Harnett House, 730 E. Sunrise Blvd.

<p>Item No.: <u>12</u>                  Building Feature: <u>Exterior doors</u>                  _____                  Completion Year: 20 <u>20</u></p>	<p>Detailed description of work:                  Repair/replace French doors in dining room, and restore to workable condition.</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>Item No.: <u>13</u>                  Building Feature: <u>Exterior doors</u>                  _____                  Completion Year: 20 <u>20</u></p>	<p>Detailed description of work:                  Remove aluminum slider in kitchen and replace with wood French doors.</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>Item No.: <u>14</u>                  Building Feature: <u>Driveway</u>                  _____                  Completion Year: 20 <u>21</u></p>	<p>Detailed description of work:                  Remove deteriorated asphalt driveway from front curb cut to garage and replace with concrete driveway.</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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Property Name and Address: Harnett House, 730 E. Sunrise Blvd.

<p>Item No.: <u>15</u>                  Building Feature: <u>Front porch column</u>                  _____                  Completion Year: 20 <u>21</u></p>	<p>Detailed description of work:                  Undertake engineering evaluation to determine if cracked brick on northwest column is structural; repair/replace cracked bricks as needed.</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>Item No.: <u>16</u>                  Building Feature: <u>Garage door</u>                  _____                  Completion Year: 20 <u>22</u></p>	<p>Detailed description of work:                  Repair/replace door hardware and automatic opener to operable condition.</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>Item No.: <u>17</u>                  Building Feature: <u>Garage/workshop</u>                  _____                  Completion Year: 20 <u>23</u></p>	<p>Detailed description of work:                  Replace roofing on garage/workshop structure to match main house. Replacement to be wood shake and sheeting to meet current building code standards.</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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Property Name and Address: Harnett House, 730 E. Sunrise Blvd.

<p>Item No.: <u>18</u></p> <p>Building Feature: <u>Garage/workshop siding</u></p> <p>Completion Year: 20 <u>23</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:                  Repair and replace wood shingle siding on garage; replace deteriorated siding on east elevation of building with stucco or with material approved by City.</p>
<p>Item No.: <u>19</u></p> <p>Building Feature: <u>Main house plumbing</u></p> <p>Completion Year: 20 <u>23</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 water heater with tankless system; replace galvanized piping throughout main house.</p>
<p>Item No.: <u>20</u></p> <p>Building Feature: <u>Garage/workshop electrical</u></p> <p>Completion Year: 20 <u>24</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:                  Repair/replace wiring, subpanel and outlets in garage/workshop.</p>

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Property Name and Address: Harnett House, 730 E. Sunrise Blvd.

Item No.: <u>21</u> Building Feature: <u>Interior ceiling restoration, dining room</u> _____ Completion Year: 20 <u>2025</u>	Detailed description of work: Remove ceiling acoustic tiles in dining room, repair cracks and repaint. Replace light fixture with period craftsman style fixture.
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>22</u> Building Feature: <u>Furnace replacement</u> _____ Completion Year: 20 <u>26</u>	Detailed description of work: Replace two existing gravity flow furnaces with up-to-date HVAC system. Removal of asbestos-line ducting.
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>23</u> Building Feature: <u>Interior wood trim restoration</u> _____ Completion Year: 20 <u>27</u>	Detailed description of work: Strip all interior crown molding, door trim, pocket doors and banister to original stained condition. Repair pocket doors to working condition.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list:





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