

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: Paul H Harris and Lisa Marie Harris 1400 E Hellman Street 90813

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>complete house and small tool shed</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:</p> <p>Contact pest control company and tent the property to prevent any further damage from termites. Termites have been spotted after rains coming off of roofs of house and eaves of shed and coming from small crawlspace at rear of house. NO visible damage seen from owners line of site due to limited access to roof and under house.</p> <p>Specify/list: <u>tba</u></p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>foundation repair and earthquake structure supports/bolts</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:</p> <p>Contact structural support engineer for reinforcement of raised concrete foundation of 1948. Add additional foundation bolting supports as recommended and possibly covered with the Earthquake Brace and Bolt LACounty program and California Earthquake Authority.</p> <p>Specify/list: <u>tba</u></p>

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>north facing fascia, front roofline</u></p> <p>Completion Year: 20 <u>21</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:</p> <p>match, replace and repaint both front fascia notched ends from dry rot and termite damage. Repair with like original wood. Use exact match exterior matte white and semi gloss ink green trim paint.</p> <p>Specify/list: <u>tba</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>north facing clapboard and trim, front view</u></p> <p>Completion Year: 20 <u>21</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:</p> <p>match, scrape and repaint all front facing clapboard from time, weather damage. Repair with like wood as needed. Use exact match matte exterior white and semi gloss ink green trim paint.</p> <p>Specify/list: <u>tba</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>south facing clapboard and trim and shed, rear view</u></p> <p>Completion Year: 20 <u>22</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:</p> <p>match, scrape and repaint all rear facing clapboard and fascia from time, weather damage. Repair with like wood as needed. Use exact match exterior matte white and semi gloss ink green trim paint. Repair braces. Repaint shed in same.</p> <p>Specify/list: <u>tba</u></p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>east facing clapboard and trim, side view</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:</p> <p>match, scrape and repaint all east facing clapboard and facia from time, weather damage. Repair with like wood as needed. Use exact match exterior matte white and semi gloss ink green trim paint. Repair braces.</p> <p>Specify/list: <u>tba</u></p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>west facing clapboard and trim, side view</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:</p> <p>match, scrape and repaint all west facing clapboard and facia from time, weather damage. Repair with like wood as needed. Use exact match exterior matte white and semi gloss ink green trim paint. Repair braces.</p> <p>Specify/list: <u>tba</u></p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>windows, window trim, doors and door trim</u></p> <p>Completion Year: 20 <u>25</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:</p> <p>match, scrape and repaint all window and door trim from time, weather damage. Repair with like wood as needed. Use exact match exterior matte white and semi gloss ink green trim paint. Repair and fill smooth as needed. Replace any broken window panes as needed.</p> <p>Specify/list: <u>tba</u></p>

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Item No.: <u>9</u> Building Feature: <u>plumbing check for main supply to house, ck plumbing underneath replace with correct copper piping as needed</u> Completion Year: 20 <u>26</u>	Detailed description of work: check, repair and replace as needed the front and back copper plumbing lines as needed from curb to house, repair connections and replace any needed lines under 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: tba
Item No.: <u>10</u> Building Feature: <u>front yard fence, walkway, driveway gates, backyard fence</u> Completion Year: 20 <u>27</u>	Detailed description of work: repair and replace with matching materials the front walkway and driveway gates, the 6' wood fencing around perimeter of sides and back property. Maintain current level of wood security fencing. Weather coat as needed.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify /list) <input type="checkbox"/> No	Specify/list: tba

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.



1400 Hellman St
Street View



1400

1400 Hellman St
north facing/front



1400 Hellman St
east facing/side



1400

1400 Hellman St
west facing/side