

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: 813, 815, 817, 819 Coronado Ave.

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Roof</u></p> <p>Completion Year: 20<u>22</u></p>	<p>Detailed description of work: Replace broken Spanish tiles and reseal dislodged existing tiles that are not structurally compromised. Repair roof drainage on front porch. Inspect and repair flat asphalt roof.</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>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Front Porch Foundation</u></p> <p>Completion Year: 20<u>22</u></p>	<p>Detailed description of work: Concrete slab has collapsed and broken into 4 pieces due to improper drainage. If necessary, remove concrete, pour new pad, and tile with architecturally appropriate 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>3</u></p> <p style="margin-left: 100px;">Electrical Boxes</p> <p>Building Feature:</p> <hr/> <p>Completion Year: 20 <u>23</u></p>	<p>Detailed description of work: Electrical boxes on side and back of front unit and side of back unit are leaking and rotted out, causing sporadic electrical problems. Remove and rebuild electrical box on side of front building using materials that will not rot. Replace door on electrical box on rear unit of front building and side unit on rear building with materials that will not rot.</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>
<p>Item No.: <u>4</u></p> <p style="margin-left: 100px;">Windows</p> <p>Building Feature:</p> <hr/> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: Scrape, reseal and repaint architecturally detailed double-hung windows on front exterior of front building</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>
<p>Item No.: <u>5</u></p> <p style="margin-left: 100px;">Foundation: Rear entryway, tool shed,</p> <p>Building Feature: garage</p> <hr/> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work: Repair collapsed foundation at rear gate entrance sidewalk, which is causing flooding in adjacent toolshed and resulting in wood rot at foundation. Replace water damaged wood in tool shed walls along floor as necessary. Repair foundation crack in concrete floor of garages.</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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Item No.: <u>6</u> Building Feature: <u>Water Heaters</u> Completion Year: 20 <u>27</u>	Detailed description of work: Replace external 75 gallon tank water heater on front unit and broken housing with on-demand gas hot water heater. Replace outdated 50 gallon water heater in community laundry room with modern, upgraded water heater.
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.: <u>7</u> Building Feature: <u>Front Gate</u> Completion Year: 20 <u>25</u>	Detailed description of work: Replace broken and rusted wrought iron front gate with architecturally appropriate replacement iron gate
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.: <u>8</u> Building Feature: <u>Tree trimming</u> Completion Year: 20 <u>21</u>	Detailed description of work: Trim trees at eastern perimeter of property to clear power lines and reduce rooftop overhang of tree debris.
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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