



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

October 6, 2015

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute Mills Act historic property contracts with owners of historic landmark properties for the preservation and rehabilitation of the Opdahl House, Espey/Lochridge House, Residential Home #1, Olan Hafley House, Kimpson Nixon House, Gaytonia Apartments, Insurance Exchange Building, Ocean Center and Killingsworth Office. (Districts 1, 2, 3 and 8)

DISCUSSION

The Mills Act, enacted by State law in 1972, allows local governments to enter into tax abatement contracts with property owners of historic structures. Property owners agree to restore, maintain, and preserve the property in accordance with specific historic preservation standards and conditions identified in the contract. Entering into a Mills Act contract results in a property tax reassessment by the Los Angeles County Assessor using the income-capitalization method, which may result in a 30 to 50 percent reduction in property tax.

The City Council established a local Mills Act program in 1993. Between 1993 and 2006, the City awarded 31 contracts for single-family and duplex properties, and various contracts for individual units at three mixed-use condominium buildings. With each contract, an inspection of the property is required prior to contract execution and again every five years thereafter to ensure proper maintenance of the property. The contracts are between the City and the property owner with an initial term of ten years. The contracts will renew at the end of the ten-year period unless a request to terminate is made by either party, in which case termination would occur at the end of the contract term. The City maintains various mechanisms to bring a property into compliance or terminate the contract and recover significant damages if the property owner breaches any of the contract terms.

While 31 previously approved contracts remain in place, no new contracts have been issued since 2006. In 2007, the City notified contract applicants and interested parties that no new Mills Act contracts would be executed due to budgetary and staffing constraints. However, staff has continued to monitor the existing contracts.

On February 4, 2014, the City Council directed staff to resume the acceptance of new Mills Act applications. Subsequently, on October 13, 2014, the Cultural Heritage Commission established priority consideration criteria and guidelines for Mills Act contracts. On January 6, 2015, the City Council approved those guidelines.

While the long-term goal of the Mills Act program is to rehabilitate and preserve existing and new landmark properties, the 2015 application period focused on existing landmark properties, particularly past applicants that were never processed by the City. On June 12, 2015, Development Services notified all owners of existing Landmark properties of this year's review cycle and the deadline for applications.

On June 27, 2015, staff held a pre-application workshop for all potential applicants. Over 120 individuals attended this session where City staff, as well as a representative from the Los Angeles County Assessor's Office, explained the application process, and the benefits and obligations of the program. A smaller workshop was held on July 11, 2015, to assist applicants in completing the applications.

Applications were due on July 17, 2015, and eleven applications were received. Of these, one application was deemed ineligible because the building valuation exceeded the maximum under the guidelines, and one application has been deferred for later consideration due to an unresolved legal issue specific to that application.

City and Galvin Preservation Associates staff inspected the nine properties recommended for contracts during the week of August 10, 2015 (Exhibit A-Contract List). During the week of August 17, 2015, City staff notified each property owner of staff's initial recommendation for a contract, as well as suggested modifications to the work plans.

The applications received represent a mix of properties, fewer single-family and more multi-family, than was anticipated in the program guidelines; however, the total number of contracts and the anticipated fiscal impact are within the criteria set for the program. The contracts include five single-family homes, one commercial property, two mixed-use apartment buildings and one mixed-use condominium building. All of the applications include workplans that have been reviewed and adjusted by staff (Exhibit B-Proposed Workplans). Additionally, the contracts will bind the owner to obtaining proper permits and conforming all work on the property to the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

At its meeting on September 14, 2015, the Cultural Heritage Commission recommended Mills Act contracts for the following properties:

1. 5576 Vesuvian Walk – Opdahl House

The Opdahl House is a renowned residential structure designed by influential Long Beach architect Edward Killingsworth during his formative years in the 1950s. The home was constructed in 1957 and remains a signature modernist home. The proposed restoration work plan includes replacement of the water pump and restoration of the water feature in the entryway, paint, steel post

repair, as well as roof repair that will extend the life of the structure. Award of this contract to the Opdahl House would complement the proposed award of Killingsworth's Office on Long Beach Boulevard.

2. 302 Orizaba – Espey/Lochridge House

Long Beach-based master architect Harvey H. Lochridge actually altered the 1901 Charles Espey structure in 1918 creating the Espey/Lochridge House that has been preserved to date. The unique structure has Tudor-Revival proportions, and the Craftsman features and appearance were added during the 1918 remodel. The proposed workplan includes brick, siding, roof and other repairs to extend the life of and rehabilitate the building.

3. 453 Cedar Avenue – Residential Home #1

Residential Home #1 is a three-story late Victorian home built in 1905. This home occupies a prominent corner location at 5th Street and Cedar Avenue. The restoration work proposed includes window repair, electrical upgrades, brick repair, roofing, driveway and other improvements.

4. 5561 La Pasada Street – Olan Hafley House

The Olan Hafley House is one of two side-by-side Richard Neutra structures on La Pasada Street. The design reflects both the idea and ideals of the International Style with rectilinear forms, open airs and the use of glass, steel and concrete, contrasted with wood doors and furnishings. The home is in very good condition and just underwent a very substantial restoration. Unique features on the home require considerable annual maintenance, which is included in the work plan. Water intrusion to the concrete floor will also be addressed during the contract term.

5. 380 Orlena Avenue – Kimpson Nixon House

The Kimpson Nixon House is another prime example of the International Style. This Raphael Soriano designed house was completed in 1940 for Dean and Marion Kimpson. Most importantly, the work plan includes a seismic upgrade to improve the connection between the structure and the foundation. This work, along with repairs to the drainage systems and ongoing maintenance commitments, will assure the continued contribution of the structure to Long Beach's historic cultural environment.

6. 212 Quincy Avenue – Gaytonia Apartments

The Gaytonia Apartments is an imposing and imaginative Norman Revival castle structure on Quincy Avenue. This castle is one of the few remaining from those built throughout Long Beach in the 1920s and 1930s. The work plan will restore the neon sign, preserve and maintain the roof, repair windows and maintain the integrity of the structure throughout the contract period.

7. 207 E. Broadway Avenue – Insurance Exchange Building

The Insurance Exchange Building was originally designed by Harvey Lochridge and built by C.T. McGrew at Middough's Boy's Shop. The building began

adaptive reuse to residential condominium units with ground floor commercial in 2002. The proposed work plan will involve window repair, critical brick repair, mural restoration, and ongoing maintenance work.

8. 110 Ocean Boulevard – Ocean Center

Ocean Center is an Italian Mediterranean office building with an octagonal tower and terra cotta tile roof. The architects, Meyer and Holler, teamed with builder W.L. Porterfield to complete with Long Beach Landmark. The Cultural Heritage Commission recently approved a renovation and adaptive reuse project at this site. The scope of work will restore the exterior finishes of the building and upgrade all of the internal systems to assure the long-term longevity of the building. This contract will be conditioned to become effective only upon issuance of a building permit for the adaptive-reuse residential conversion of the building.

9. 3827 Long Beach Boulevard – Killingsworth Office Building

The Killingsworth Architectural Office was not only where Edward Killingsworth worked on his modern designs, winning 42 design awards from the American Institute of Architects, the office, itself, was and is a depiction and study on modern design aesthetic. Floor to ceiling glass and minimal wood framing create interior spaces, air, light and gardens that cause the user to rethink distinctions between interior and exterior space. The work plan includes essential work to the reflecting pond, structural repairs, systems upgrades and motor court repairs. The structure remains a working architectural office and these upgrades will allow for the continued protection of the structure as a living exemplar of Killingsworth's work.

Per State law, all Mills Act contracts hold an initial ten-year term and renew automatically annually for successive ten-year terms unless terminated by either party.

This matter was reviewed by Deputy City Attorney Linda Vu and by Budget Management Officer Victoria Bell on September 17, 2015.

SUSTAINABILITY

Implementation of the Mills Act helps retain and restore local historic landmarks. This work often is completed by reusing or reclaiming existing building materials, reducing construction waste as compared to new construction.

TIMING CONSIDERATIONS

City Council action on this matter is requested on October 6, 2015, to allow sufficient time for the City Attorney to draft, the property owners and City Manager to execute, and to record all contracts prior to the December 30, 2015 deadline established by the Los Angeles County Assessor for placement on the tax rolls.

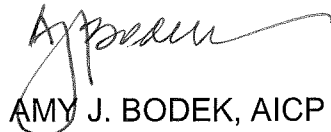
FISCAL IMPACT

As mentioned earlier, tax abatements under the Mills Act generally result in a 30 to 50 percent property tax reduction for a historic property. Based on an approximate assessed value of \$30,700,000 for the proposed Mills Act historic properties, the City could experience an annual decrease of property tax revenue to the General Fund (GF) ranging from approximately \$19,775 to \$32,950. For the initial 10-year term, the total decrease of property tax to the GF could range from approximately \$197,750 to \$329,500.

SUGGESTED ACTION

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:ck
P:\Planning\City Council Items (Pending)\Council Letters\2015\2015-10-06\Mills Act award

Attachments: Exhibit A – 2015 Recommended Mills Acts Contract List
Exhibit B - Cultural Heritage Commission September 14, 2015 Staff Report & Proposed Work Plans

APPROVED:



PATRICK H. WEST
CITY MANAGER

2015 Recommended Mills Act Contracts

Exhibit A

No.	Address	Property Owner	APN	Landmark
1	5576 Vesuvian Walk	Keiro Koga	7244 018 019	Opdahl House
	302 Orizaba	Mikle W. Norton	7257 022 011	Espey/Lochridge House
3	453 Cedar Ave	William Restouex	7280 011 001	Residential Home #1
4	5561 La Pasada St.	5561 La Pasada, LLC	7240 019 014	Olan Hafley House
5	380 Orlena Ave	Pullman Family Trust	7246 013 005	Kimpson Nixon House
6	212 Quincy Ave	Gaytonia Executive Residences, LLC	7256 020 032	The Gaytonia Apt.
7	207 E Broadway	Loft Development, Inc.	7280 019 023	Insurance Exchange Building
	207 E Broadway #201	Daniel Gonzales	7280 019 024	
	207 E Broadway #301	Randy Marshman	7280 019 025	
	207 E Broadway #302	Taylor McClurg	7280 019 026	
	207 E Broadway #401	Gregory & Tina Wichmann	7280 019 027	
	207 E Broadway #402	Gregory & Tina Wichmann	4280 019 028	
	207 E Broadway #501	Raymond Sue-Seto / Kristiin Dunn	4280 019 029	
	207 E Broadway #502	Raymond Sue-Seto / Kristiin Dunn	4280 019 030	
	207 E Broadway #601	Eric Portelli / Meghan Harken	7280 019 031	
	207 E Broadway #602	Joshua and Jennifer Amstone	7280 019 032	
	207 E Broadway #701	Daniel Simon	7280 019 033	
	207 E Broadway #702	William and Linda Janowski	7280 019 034	
	207 E Broadway #801	Daniel and Pegeen Peterson	7280 019 035	
	206 the Promenade North	Loft Developments, Inc.	7280 019 022	
207 E Broadway	Loft Developments	7280 019 036		
207 E Broadway	Loft Developments	7280 019 037		
8	110 Ocean Boulevard	110 Ocean Boulevard, LP	7278 007 035	Ocean Center
	110 Ocean Boulevard	110 Ocean Boulevard, LP	7278 007 036	
9	3827 Long Beach Blvd	McLeod Family Trust	7139 020 004	Killingsworth Office Building
	3827 Long Beach Blvd	McLeod Family Trust	7139 020 005	
	3827 Long Beach Blvd	McLeod Family Trust	7139 020 035	



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September 14, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve nine Mills Act contracts for the preservation and rehabilitation of the Opdahl House, Espey/Lochrige House, Residential Home #1, Olan Hafley House, Kimpson Nixon House, Gaytonia Apartments, Insurance Exchange Building, Ocean Center and Killingsworth Office, Historic Landmark properties. (Districts 1, 2, 3 and 8)

APPLICANT: Various
(Application Nos. HP15-306 through 15-314)

THE REQUEST

Staff requests the Cultural Heritage Commission recommend 27 Mills Act contracts at nine landmarks for approval by the City Council (Exhibit A – Contract List). These contracts include five single-family homes, one commercial property, two mixed-use apartment buildings and one mixed-use condominium building. The total valuation of these properties is approximately \$30,636,000 with potential annual fiscal impact to the City of up to \$38,100 from tax abatement under the contracts. In consideration for the tax abatement provided, each property owner has proposed a ten-year workplan to rehabilitate and maintain their historic landmark structure (Exhibit B – Proposed Workplans).

BACKGROUND

The Mills Act, enacted by State law in 1972, allows local governments to enter into tax abatement contracts with property owners of historic structures. Property owners agree to restore, maintain, and preserve the property in accordance with specific historic preservation standards and conditions identified in the contract. Entering into a Mills Act contract results in a property tax reassessment by the County Assessor using the income-capitalization method, which may result in a 30 to 50 percent reduction in property tax.

CULTURAL HERITAGE COMMISSION

September 14, 2015

Page 2

The City Council established a local Mills Act program in 1993. Between 1993 and 2006, the City awarded 31 contracts for single-family and duplex properties and various contracts for individual units at three mixed-use condominium buildings. With each contract, Development Services conducts an inspection of the property prior to contract execution and again every five years thereafter to ensure proper maintenance of the property. The contracts are between the City and the property owner and the initial term is ten-years with an annual automatic ten-year renewal unless a request for non-renewal is made by either party. The City maintains various mechanisms to bring a property into compliance or terminate the contract and recover significant damages if the property owner breaches any of the contract terms.

While 31 previously approved contracts remain in place, no new contracts have been issued since 2006. In 2007 the City notified contract applicants and interested parties that no new Mills Act contracts would be executed due to budgetary and staffing constraints. However, staff has continued to monitor the existing contracts.

On October 13, 2014, the Cultural Heritage Commission established priority consideration criteria and guidelines for Mills Act contracts. On January 6, 2015, the City Council approved those guidelines and funding for the program. On February 4, 2014, the City Council directed staff to resume the acceptance of new Mills Act applications. The Mills Act was also discussed at the May 2014 Cultural Heritage Commission retreat with a stated goal of issuing new contracts to incentivize rehabilitation of existing properties as well as creating interest in establishing new landmarks.

While the long-term goal of the Mills Act program is to rehabilitate and preserve existing and new landmark properties, the 2015 application period focused on existing landmark properties, particularly past applicants that were never processed by the City. On June 12, 2015, Development Services notified all owners of existing Landmark properties of this year's funding cycle and the deadline for applications.

On June 27, 2015, staff held a pre-application workshop for all potential applicants. Over 120 individuals attended this session where City staff as well as a representative from the Los Angeles Assessor's office explained the application process, the benefits and obligations of the program. A smaller workshop was held on July 11, 2015 to assist applicants in completing the forms necessary to apply.

Applications were due on July 17, 2015 and eleven applications were received. Of these, one application was deemed ineligible because the building valuation exceeded the maximum under the guidelines and one application has been deferred for later consideration due to an unresolved legal issue specific to that application.

The nine properties proceeding forward for consideration were inspected by City and Galvin Preservation Associates staff during the week of August 10, 2015. During the Week of August 17, 2015, City staff notified each property owner of staff's initial recommendation for a contract as well as suggested modifications to the work plans.

ANALYSIS

The applications received represent a mix of properties, fewer single-family and more multi-family, than was anticipated in the program guidelines; however, the total number of contracts and the anticipated fiscal impact are within the criteria set for the program. The applications include five single-family homes, four multi-family residential and mixed-use buildings and one commercial-industrial building. All the applications include workplans (Exhibit B) that have been reviewed and adjusted by staff. Additionally, the contracts will bind the owner to obtaining proper permits and conforming all work on the property to the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The properties recommended for contracts are summarized below:

1. 5576 Vesuvian Walk

The Opdahl House is a renowned residential structure designed by influential Long Beach architect Edward Killingsworth during his formative years in the 1950s. The home was constructed in 1957 and remains a signature modernist home. The proposed restoration work plan includes replacement of the water pump and restoration of the water feature in the entryway, paint, steel post repair as well as roof repair that will extend the life of the structure. Award of this contract to the Opdahl House would compliment the proposed award of Killingsworth's Office on Long Beach Boulevard.

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3. 453 Cedar Avenue

Residential Home #1 is a three-story late Victorian home built in 1905. This home occupies a prominent corner location at 5th Street and Cedar Avenue. The restoration work proposed includes window repair, electrical upgrades, brick repair, roofing, driveway and other improvements.

4. 5561 La Pasada Street

The Olan Hafley House is one of two side-by-side Richard Neutra structures on La Pasada Street. The design reflects both the idea and ideals of the International Style with rectilinear forms, open airs and the use of glass, steel and concrete contrasted with wood doors and furnishings. The home is in very good condition and just underwent a very substantial restoration. Unique features on the home require considerable annual maintenance, which is included in the work plan. Water intrusion to the concrete floor will also be addressed during the contract term.

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8. 110 Ocean Boulevard

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RECOMMENDATION

Each of the contract applications included an appropriate workplan for the property site. Based on site inspections and research, staff has made adjustments to enhance the workplans for the Cultural Heritage Commission's consideration. These projects fulfill the purpose of the Mills Act to provide financial incentives for the rehabilitation and preservation of our most precious historic resources. With a modest fiscal impact to the City, these contracts will provide substantial investment to Long Beach's historic Landmarks. Staff finds that the proposed contract awards meet the criteria established in Government Code Section 50280 and recommends the Cultural Heritage Commission approve the item and recommend City Council approve the contracts.

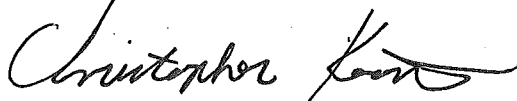
PUBLIC HEARING NOTICE

Section 50280 of the California Government Code governs Mills Act applications and does not require public notice or posting of the individual applications.


ENVIRONMENTAL REVIEW

In accordance with the 15331 Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for rehabilitation of historic structures.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:if

Attachments: Exhibit A – Recommended 2015 Mills Act Contract List
Exhibit B – Proposed Workplans

Exhibit B
Proposed Work Plans and Staff Recommended Adjustments

CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

5576 E Vesuvian Walk (Opdahl House)
Staff Modifications

Work Plan Item #1 should be revised to reflect the appropriate restoration response "scrape, repair and replace as necessary wood paneling, treat rust, prime and paint steel posts and paint exterior walls."

Work Plan Item #2 the reflecting pool should be repainted the original color of the plaster consistent with the architect's original design intent.

Work Plan Item #3 the roof replacement should include an investigation of a roof spout or other roof drainage system to prevent deterioration of exterior walls from water sheathing directly off the roof.

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: OPDAHL HOUSE 5576 E VESUVIAN WALK

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>EXTERIOR PAINTING</u> <u>& REPAIR</u></p> <p>Completion Year: 20 <u>16</u></p>	<p>Detailed description of work:</p> <p>SCRAPE AND REPAINT EXTERIOR WALL</p> <p>REPLACE DAMAGED WOOD PANELS</p> <p>REPLACE HARDWARE ON POSTS</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>REFLECTING POOL</u></p> <p>Completion Year: 20 <u>16</u></p>	<p>Detailed description of work:</p> <p>RE-PLASTER REFLECTING POOL</p> <p>REPLACE WATER PUMP FOR BETTER EFFICIENCY AND USAGE OF WATER</p>

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: _____

Item No.: <u>3</u> Building Feature: <u>ROOF</u> _____ Completion Year: 20 <u>17</u>	Detailed description of work: REPLACE ROOFWORK MAIN BUILDING CARPORT BACK STORAGE
Item No.: <u>4</u> Building Feature: <u>ELECTRICAL WORK</u> _____ Completion Year: 20 <u>17</u>	Detailed description of work: REPLACE ELECTRICAL PANEL

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.

CULTURAL HERITAGE COMMISSION
2015 Mills Act contract Awards
Exhibit B

302 Orizaba (Espey/Lochridge House)
Staff Modifications

Work Plan Item #1 should be revised to reflect cleaning, mortar repair and spot replacement. There is no evidence the column is unstable and wholesale reconstruction would be inappropriate.

Work Plan Item #2 should be revised to reflect the need for exterior painting and replacement only of the deteriorated siding elements rather than complete replacement.

Work Plan Item #3 should reflect the need to inspect the entire roof and repair/replace as necessary. The work plan currently refers only to the West elevation roof.

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 OLIZABA ESPEY/LOCKRIDGE HOUSE

Item No.: <u>1</u> Building Feature: <u>FRONT/SIDE PORCH BACK/CONCRETE COLUMNS</u> Completion Year: 20 <u>17/18/19</u>	Detailed description of work: REHAB/RECONSTRUCT ORIGINAL BRICK COLUMNS - RETAIN BRICKS NEW MORTAR
Item No.: _____ Building Feature: _____ Completion Year: 20 _____	Detailed description of work: * <u>REVISED</u> SCOPE OF WORK WILL BE CLEANING, MORTAR REPAIR AS SPOT REPLACEMENT AS NECESSARY.

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 labeled as required, and submitted with the Mills Act Application (see Application Guide page 10).

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 ORIZABA ESPEY / LOKI RIDGE HOUSE

Item No.: <u>2</u> Building Feature: <u>ORIGINAL / RESTORED</u> <u>CLAP BOARD SIDING</u> Completion Year: 20 20-21 <u>20-22</u>	Detailed description of work: REPAIR CLAP BOARD SIDING * <u>REVISED</u> : PAINTING AND REPLACEMENT ONLY OF THE DETERIORATED SIDING ELEMENTS AS NECESSARY.
Item No.: _____ Building Feature: _____ _____ Completion Year: 20 _____	Detailed description of work:

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).

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 OLIVERA ESPY/LOCKRIDGE HOUSE

Item No.: <u>3</u> Building Feature: <u>ROOF WEST ELEVATION</u> <u>REMOVED. ENTIRE ROOF INSPECTED</u> Completion Year: 20 <u>11/23</u>	Detailed description of work: <u>REPLACE ROOF</u> <u>REMOVED REPAIR/REPLACED AS</u> <u>NECESSARY.</u>
Item No.: _____ Building Feature: _____ _____ Completion Year: 20 _____	Detailed description of work:

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 labeled as required, and submitted with the Mills Act Application (see Application Guide page 10).

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 ORIZABA ESPEY LOCKRIDGE HOUSE

Item No.: <u>4</u> Building Feature: <u>ORIGINAL DOUBLE DOORS - WOOD</u> Completion Year: <u>2016</u>	Detailed description of work: <u>REFINISH ORIGINAL SIDE PORCH DOORS</u>
Item No.: _____ Building Feature: _____ Completion Year: 20____	Detailed description of work:

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).

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 ORIZABA ESPEY (LOCKMOUTH HOUSE)

Item No.: <u>5</u> Building Feature: <u>ORIGINAL GALLERY</u> <hr/> Completion Year: 20 <u>16-17</u>	Detailed description of work: <u>REPAIR ORIGINAL GALLERY</u> <u>(RECONSTRUCT AS NEEDED)</u>
Item No.: _____ Building Feature: _____ <hr/> Completion Year: 20 _____	Detailed description of work:

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).

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Property Name and Address: 302 ORIZABA ESPEY LOCAL RIDGE HOUSE

Item No.: <u>6</u> Building Feature: <u>ORIGINAL STAIRS</u> <u>AND SIDE PORCH</u> Completion Year: 20 <u>19/20</u>	Detailed description of work: <u>RECONSTRUCT ORIGINAL</u> <u>STAIRS AND PORCH STEPS</u>
Item No.: _____ Building Feature: _____ Completion Year: 20 _____	Detailed description of work:

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 UZITABA ESPEY / LOUL RIDGE HOUSE

Item No.: <u>7</u> Building Feature: <u>WIDOW SCREENS / WINDOWS</u> <hr/> Completion Year: 20 <u>20-22</u>	Detailed description of work: <u>REPLACE SCREENS AND FRAME / ASSEMBLIES</u>
Item No.: _____ Building Feature: _____ <hr/> Completion Year: 20 _____	Detailed description of work:

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 OLIVIA ESPEY / LOCKRIDGE HOUSE

Item No.: <u>8</u> Building Feature: <u>DRIVE WAY (NOT ASPHALT)</u> <hr/> Completion Year: 20 <u>23</u>	Detailed description of work: <u>RECONSTRUCT RIBBON DRIVEWAY</u>
Item No.: _____ Building Feature: _____ <hr/> Completion Year: 20 _____	Detailed description of work:

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CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

453 Cedar (Residential Home #1)
Staff Modifications

Work Plan Item #1 references repair of 5 windows but no delineation of which windows. Staff recommends repair, painting and weather stripping all windows within the 10-year contract period.

Work Plan Item #2 will be deleted. While staff agrees that repair of the skylight is an important issue for the maintenance of the house, it is a non-original feature and does not represent "credit" for historic rehabilitation of the home. We also want to appraise the owner that if the skylight cannot be repaired, current standards recommend that the roof be filled in rather than installing a new skylight. Under no conditions can a new skylight that is visible from the street be installed.

Work Plan Item #4 should encompass only replacing missing or loose bricks. Full-scale repointing is discouraged unless structurally necessary. Special care should be taken that new mortar should match the existing in color and texture (standard commercial mortar will not match).

Work Plan Item #6 should include the fully drying and repair of walls and mold removal. Replacement of the shower base alone will not repair existing water damage.

Work Plan Item #12 involves the support system for the roof rafters. The exact work is not specified. Staff would support interior repairs that do not damage the configuration and look of the eaves on the exterior.

Work Plan Item #13 specifies replacing a stained glass window. Please clarify which window is to be replaced. Original stained glass should be repaired and remain in place.

Work Plan Item #14 should be expanded to require an annual inspection of the rain gutter and downspout system with repair and replacement of failing components as necessary.

Work Plan Item #17 has mortar joints that should only be repointed where necessary and the new mortar should match the original color and texture

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: 453 Cedar Avenue

<p>Item No.: 1</p> <p>Building Feature: wood windows</p> <p>Completion Year: 20 16</p>	<p>Detailed description of work:</p> <p>Strip & regran original 5 windows first floor</p>
<p>Item No.: 2</p> <p>Building Feature: roof</p> <p>Completion Year: 20 16</p>	<p>Detailed description of work:</p> <p>Repair broken skylight (not visible from street) if possible or replace with new one with rain sensor and wind screen to prevent water / heat / termite damage to roof</p>

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar Avenue

Item No.: <u>3</u> Building Feature: <u>Electrical panel</u> Completion Year: 20 <u>16</u>	Detailed description of work: Upgrade Federal Pacific Electrical panel This panel has been cited by the consumer Product Safety Commission for possible design defect
Item No.: <u>4</u> Building Feature: <u>back fence</u> Completion Year: 20 <u>16</u>	Detailed description of work: Replace missing and loose links with old looking ones

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar Avenue

Item No.: <u>5</u> Building Feature: <u>Front door</u> _____ Completion Year: 20 <u>16</u>	Detailed description of work: Repair or replace in kind front door saving the antique stained glass recent hardware is broken
Item No.: <u>6</u> Building Feature: <u>House structure</u> _____ Completion Year: 20 <u>16</u>	Detailed description of work: Replace or repair broken shower pan to prevent water infiltration and mold in the house walls

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar N

Item No.: <u>7</u> Building Feature: <u>Exterior</u> Completion Year: 20 <u>16</u>	Detailed description of work: <u>Replace 3 missing window screens and fix holes in others</u>
Item No.: <u>8</u> Building Feature: <u>Roof</u> Completion Year: 20 <u>16</u>	Detailed description of work: <u>Replace missing water exhaust plus cap</u>

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar N

Item No.: <u>9</u> Building Feature: <u>Garden</u> Completion Year: 20 <u>16</u>	Detailed description of work: Replace current grass with eco friendly artificial grass to preserve original garden look
Item No.: <u>10</u> Building Feature: <u>Driveway</u> Completion Year: 20 <u>17</u>	Detailed description of work: Repair m bend driveway wooden gate (major timber & water damage)

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CITY OF LONG BEACH
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar Av

Item No.: <u>11</u> Building Feature: <u>Exterior</u> Completion Year: 20 <u>17</u>	Detailed description of work: Remove and install original storm windows. Remove all windows around cables down spig from the house. Patch holes and protect exposed wood from further damage (weathertite termite).
Item No.: <u>12</u> Building Feature: <u>Roof</u> Completion Year: 20 <u>17</u>	Detailed description of work: Same report system for the North end roof rafters

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar St

Item No.: <u>13</u> Building Feature: <u>Exterior</u> Completion Year: 20 <u>18</u>	Detailed description of work: Repair and install original glass window in lieu of the current stained glass of recent vintage
Item No.: <u>14</u> Building Feature: <u>Roof</u> Completion Year: 20 <u>18</u>	Detailed description of work: Repair unlined gutter and stop further leakage damaging side of the house

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 455 Cedar Avenue

Item No.: <u>15</u> Building Feature: <u>Kitchen</u> Completion Year: 20 <u>19</u>	Detailed description of work: Repair flooring of back porch to prevent water infiltration
Item No.: <u>16</u> Building Feature: _____ Completion Year: 20 <u>19</u>	Detailed description of work: Strip prep and paint using professional company the house exterior paint in peeling / flaking and wood is exposed in many areas

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).

MORE PROJECTS ~~ON~~ ON THE MAINTENANCE RECAP IN THE PHOTO M B M

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CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

5561 La Pasada (Olan Hafley House)
Staff Modifications

Work Plan Items 1-22 are helpful in reaching a decision to award the contract but will not be in the contract document as this work has been completed.

Work Plan Items 23-30 will constitute the contractual obligation over the ten-year term.

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 reserves 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: **Olan Hafley House, 5561 La Pasada**

<p>Item No.: 1</p> <p>Building Feature: Exterior woodwork</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore exterior wood framing, siding, rafters, eave boards and door veneer to original specifications; repair deteriorated and termite-damaged wood, and replace only where absolutely necessary; install new door veneer to match missing original (interior & exterior).</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 2</p> <p>Building Feature: Exterior Finishes</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Repair and paint exterior plaster to match original colors as confirmed by Project Conservator; repair and paint door and window frames silver to match original design.</p> <p>Cost: See Completed Work section</p>

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	3	Detailed description of work:
Building Feature:	Roof	Repair and replace wood shingle roofing; install new moisture barrier and wood shingles to match original; repair or reinstall new roof vents.
Completion Year:	See Completed Work	Cost: See Completed Work section

Item No.:	4	Detailed description of work:
Building Feature:	Moisture barrier	Install new moisture barrier at second floor deck; install new built-in planters to match missing originals; install new planter drainage system to avoid future water damage.
Completion Year:	See Completed Work	Cost: See Completed Work section

Item No.:	5	Detailed description of work:
Building Feature:	Interior finishes	Paint all interior walls to match original paint colors as confirmed by Project Conservator; remove non-original wallpaper; remove painted finishes on original woodwork; treat original Homosote installed on ceilings, badly stained by water infiltration and tobacco smoke.
Completion Year:	See Completed Work	Cost: See Completed Work section

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

<p>Item No.: 6</p> <p>Building Feature: Floors</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore original concrete and brick floors throughout the first floor; remove existing carpet and repair damage from carpet tack strips; remove non-original marble floor tiles; replace carpet on staircase and upstairs bedroom with period-appropriate carpet; install new VCT flooring in upstairs bath to match original specification.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 7</p> <p>Building Feature: Doors & Windows</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore original aluminum doors and windows; soda blast original frames, sashes and hardware to remove corrosion; replace glass where existing was damaged; re-install original windows that had been removed; fabricate and install new window screens.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 8</p> <p>Building Feature: Plumbing</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Repair deteriorated plumbing lines; replace all non-original bathroom fixtures with restored vintage fixtures to match original; restore original fixtures.</p> <p>Cost: See Completed Work section</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hatley House, 5561 La Pasada

<p>Item No.: 9</p>	<p>Detailed description of work: Repair equipment and exhaust fans; line existing ducts, embedded in concrete slab floor, to reduce duct leakage and promote clean air. Cost: See Completed Work section</p>
<p>Building Feature: HVAC Completion Year: See Completed Work</p>	
<p>Item No.: 10</p>	<p>Detailed description of work: Install new electrical panel, wiring, energy efficient LED lighting, GFCI circuits to meet current code; reproduce light fixtures to match originals where missing. Cost: See Completed Work section</p>
<p>Building Feature: Electrical Completion Year: See Completed Work</p>	
<p>Item No.: 11</p>	<p>Detailed description of work: Restore original interior woodwork, including casework, baseboard and interior doors; reconstruct original interior woodwork where original is missing or damaged beyond repair; remove non-original and incompatible interior woodwork and walls; construct casework per original construction documents and historic documentation where missing. Cost: See Completed Work section</p>
<p>Building Feature: Interior Wood Features Completion Year: See Completed Work</p>	

REHABILITATION/RESTORATION/MAINTENANCE PLAN

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hatley House, 5561 La Pasada

<p>Item No.: 12</p>	<p>Building Feature: Bathroom Features</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore shower doors to original function and aesthetic; repair damaged tile and as necessary for plumbing and membrane/substrate repairs.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 13</p>	<p>Building Feature: Hardware</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore function and finish of original hardware and accessories; replace hardware and accessories to match original only where necessary.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 14</p>	<p>Building Feature: Appliances</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Procure and restore vintage appliances to match original.</p> <p>Cost: See Completed Work section</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: **Olan Hafley House, 5561 La Pasada**

<p>Item No.: 15</p> <p>Building Feature: Countertops</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Install new countertop laminate to match existing in kitchen and downstairs bathroom, where original laminate was damaged beyond repair; maintain and restore existing original laminate on kitchen backsplash and kitchen/living room pass-through countertop; restore backsplash details in kitchen to original design.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 16</p> <p>Building Feature: Insulation</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Install new recycled denim insulation in walls where interior finishes require replacement.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 17</p> <p>Building Feature: Landscaping</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Install new sustainable landscaping to replace existing landscape - Neutra did not provide a landscape design for this property, and over decades, the landscape became overgrown, and subject to high maintenance and excessive water use; install new efficient drip water irrigation; install new LED landscape lighting fixtures; install features to maintain water runoff on site.</p> <p>Cost: See Completed Work section</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	18	Detailed description of work:	Install new asphalt driveway and concrete curb to match original design and installation.
Building Feature:	Exterior Hardscape	Cost:	See Completed Work section
Completion Year:	See Completed Work		

Item No.:	19	Detailed description of work:	Install new security gate to private yard; maintain Neutra's original design for a shared backyard with adjacent property.
Building Feature:	Security Gate	Cost:	See Completed Work section
Completion Year:	See Completed Work		

Item No.:	20	Detailed description of work:	Restore original built-in and freestanding furnishings which still remain in house, including replacement of damaged upholstery.
Building Feature:	Interior Furnishings	Cost:	See Completed Work section
Completion Year:	See Completed Work		

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

<p>Item No.: 21</p> <p>Building Feature: Interior Partitions</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Remove non-original and incompatible mirrored partition wall and closet door in Living Room and replace with curtain partition to match original as seen in family photographs.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 22</p> <p>Building Feature: Closet Doors</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore sliding closet doors in bedrooms, including reconstruction of steel frames to match historic, and restoration of Masonite.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 23</p> <p>Building Feature: Concrete Floor Repair</p> <p>Completion Year: 2016</p>	<p>Detailed description of work:</p> <p>Repair moisture intrusion at Living Room concrete floor slab; excavate adjacent to slab for installation of moisture barrier; address localized areas of delamination due to moisture from exposed concrete floor slab.</p> <p>Estimated Cost: \$2,500</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hatley House, 5561 La Pasada

<p>Item No.: 24</p> <p>Building Feature: Concrete Floor Maintenance</p> <p>Completion Year: Annually</p>	<p>Detailed description of work:</p> <p>Annually document condition of concrete floor and finish in order to avoid deferred maintenance of exposed materials that will cause accelerated deterioration; reapply concrete floor color at locations of repaired carpet tack damage as determined by condition assessment.</p> <p>Estimated Cost: \$5,400</p>
<p>Item No.: 25</p> <p>Building Feature: Exterior Woodwork Maintenance</p> <p>Completion Year: Annually</p>	<p>Detailed description of work:</p> <p>Annually document condition of exterior woodwork; maintain exterior two-step finish on exposed eave boards and rafters - simple local repainting of blemished or damaged areas may not be sufficient, and more complete repainting of a full wall rather than local touch-ups may be required; two-step finish requires high quality paints with UV stabilizer, as specified by the Project Conservator;</p> <p>Estimated Cost: \$5,000</p>
<p>Item No.: 26</p> <p>Building Feature: Landscape Maintenance</p> <p>Completion Year: Monthly</p>	<p>Detailed description of work:</p> <p>Maintain proper adjustment of irrigation system to avoid excessive water use; prune landscape to avoid overgrowth and vegetation coming into contact with exterior building envelope and Neutra's wood trellis at entry.</p> <p>Estimated Cost: \$14,000 (annually)</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.: 27	Detailed description of work:
Building Feature: Aluminum Door and Window Maintenance Bi-annually	Clean sashes, frames and sills to avoid corrosion; apply polyurethane to maintain restored interior finish. Estimated Cost: \$ 1,800

Item No.: 28	Detailed description of work:
Building Feature: Aluminum Door and Window Frame Paint Every 5 years	Paint exterior door & window frames with silver paint to match specifications. Estimated Cost: \$ 5,000

Item No.: 29	Detailed description of work:
Building Feature: Exterior Wood Door Maintenance Annually	Reapply varnish to exterior face of wood doors. Estimated Cost: \$ 500

Item No.: 30	Detailed description of work:
Building Feature: UV Glass Film	Apply UV film to existing untempered glazing to prevent catastrophic failure of glass, and to prevent degradation of interior finishes/materials. Estimated Cost: \$ 500

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REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

COMPLETED WORK

The following work scope items have been completed as indicated. Item numbers correspond to the Rehabilitation / Restoration / Maintenance Plan. Photographs of completed work are provided along with conditions of the house prior to work taking place, or historic images as noted.

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.: 1 Building Feature: Exterior woodwork Completion Year: 2014	Detailed description of completed work: All exterior door veneer restored to match original finish, or replaced with wood to match original where missing; Vertical redwood siding treated to restore original finish per original specifications; organic tempered Masonite at front entry, to match original product, replaced material that was beyond repair; trellis, exposed rafters, and eave boards consolidated with Abatron as required, and restored to original specifications. Cost: \$47,400
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Item No.: 2 Building Feature: Exterior Finishes Completion Year: 2013	Detailed description of completed work: Exterior plaster painted to match original color as found behind planter boxes; window and door accents painted silver to match original design; Tongue and groove eave board at second floor with original finish left intact for record. Cost: \$35,000
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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

<p>Item No.: 3</p> <p>Building Feature: Roof</p> <p>Completion Year: 2013</p>	<p>Detailed description of completed work:</p> <p>Wood shingle roofing replaced to match original materials, installation pattern and shingle exposure; new roof vents installed to replace deteriorated originals; original gutter design retained at north side of house, including Neutra's projecting gutter.</p> <p>Cost: \$32,500</p>
<p>Item No.: 4</p> <p>Building Feature: Moisture barrier</p> <p>Completion Year: 2014</p>	<p>Detailed description of completed work:</p> <p>Wood planter boxes matching original design installed to replace missing original boxes; dedicated drainage systems installed for each planter box to avoid future water damage; moisture barrier installed to match original texture and color.</p> <p>Cost: \$5,600</p>
<p>Item No.: 5</p> <p>Building Feature: Interior finishes</p> <p>Completion Year: 2014</p>	<p>Detailed description of completed work:</p> <p>Wall finishes restored to original specifications as confirmed by Project Conservator; non-original wallpaper removed where present; see item 11 regarding Wood Features; Homosote ceilings badly stained by water infiltration and tobacco smoke retained in place and treated to restore original color and texture in Living Room/All-Purpose Room and upstairs Bedroom.</p> <p>Cost: \$74,800</p>

COMPLETED WORK

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hatley House, 5561 La Pasada

<p>Item No.: 6</p> <p>Building Feature: Floors</p> <p>Completion Year: 2014</p>	<p>Detailed description of completed work:</p> <p>Concrete and brick floors repaired and refinished per Conservator recommendations to match original, including in-fill of extensive damage caused by carpet tacks and mortar; carpet replaced with carpet type & style that was available during original construction period; new VCT tile installed in upstairs bath to match original specification.</p> <p>Cost: \$23,800</p>
<p>Item No.: 7</p> <p>Building Feature: Doors & Windows</p> <p>Completion Year: 2013</p>	<p>Detailed description of completed work:</p> <p>Original large sliding glass door and all windows were restored to an operable condition and aesthetic, enabling Neutra's original design strategies for passive natural ventilation and daylighting to resume; framing around doors and windows restored to original painted finish; window previously removed from first floor bedroom was found stored on site, and reinstalled in original location; non-original plate glass in second floor bath replaced with textured Facrolite glass to match original as seen in family photographs and as specified in original construction documents.</p> <p>Cost: \$24,900</p>
<p>Item No.: 8</p> <p>Building Feature: Plumbing</p> <p>Completion Year: 2014</p>	<p>Detailed description of completed work:</p> <p>1 water closet, 2 lavatories and 2 faucets replaced with restored vintage fixtures to match original; 2 water closets, 1 lavatory and 1 faucet restored to match original; plumbing lines repaired to original working condition.</p> <p>Cost: \$18,600</p>

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.: 9	Detailed description of completed work:
Building Feature: HVAC	Furnace air intake efficiency upgraded from using 100% outside air to 80% interior air and 20% exterior air. New energy efficient HVAC equipment was installed to replace the original inefficient and malfunctioning system. Deteriorated ducts embedded in the concrete slab were lined with a product that inhibits bacteria, mold and allergens, delivering clean air and meeting new State Energy standards.
Completion Year: 2013	Cost: \$20,700

Item No.: 10	Detailed description of completed work:
Building Feature: Electrical	New electrical panel, installed in yard on freestanding post to keep off house, and GFCI circuits installed; new wiring installed to replace dated wires and GFCI circuits installed to meet current code; 5 aluminum wall sconces fabricated to match original fixtures and installed in original locations; 2 original sconces were restored; aluminum pendant light fixture over dining table was fabricated to match original photographs, and installed in original location; broken glass lenses were replaced as required and LED lamps installed in original light soffits in Living Room, Stairwell, first floor Bedroom, and exterior eave overhang.
Completion Year: 2013	Cost: \$58,300

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	11	Detailed description of completed work:
Building Feature:	Interior Wood Features	Woodwork finish was restored throughout entire house - authenticity was maintained by honoring the age of retained original materials rather than replacing with new or over restoring to appear new; 9 interior door veneers restored to match original finish, or replaced with wood to match original where it was missing, 4 interior door veneers restored to match original finish; Non-original vanity in upstairs bathroom was removed; Kitchen cabinetry returned to original layout, including appliance center with tambour door; first floor bedroom casework and bed frame fabricated per original construction drawings; original cabinetry in second floor bedroom restored.
Completion Year:	2014	Cost: \$47,400

Item No.:	12	Detailed description of completed work:
Building Feature:	Bathroom Features	Shower doors restored to original aesthetic and function; new tempered glass with texture to match original installed in shower doors; original tile was maintained wherever possible; new tile installed to match original where necessary to repair plumbing and leaking shower pan membrane/substrate, all other original tile retained.
Completion Year:	2013	Cost: \$33,700

Item No.:	13	Detailed description of completed work:
Building Feature:	Hardware	Original hardware was removed, repaired, restored to original finish, and reinstalled, including hinges, door handles, locksets, switch plates and exhaust fan trim; hardware was replaced to match original in only 4 locations; accessories throughout house (towel bars, coat hooks, etc) removed, restored, and reinstalled in original locations.
Completion Year:	2013	Cost: \$33,500

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	14	Detailed description of completed work:
Building Feature:	Appliances	Vintage wall oven and cooktop were procured, restored, and installed in original locations; new refrigerator returned to original location as seen in historic photographs and Neutra's plans.
Completion Year:	2014	Cost: \$13,400

Item No.:	15	Detailed description of completed work:
Building Feature:	Countertops	Non-original wood framing and laminate covering original laminate countertop splash and window sill was carefully removed; original exposed vent restored; original laminate backplash maintained in place; badly damaged countertop laminate replaced to match original with exception of original laminate at Living Room pass through, which was maintained in place and protected by glass as usable archival remnant; badly damaged first floor bathroom countertop replaced with laminate to match original; original laminate countertop in first floor bedroom suite was retained.
Completion Year:	2014	Cost: \$10,500

Item No.:	16	Detailed description of completed work:
Building Feature:	Insulation	Recycled denim insulation installed at exterior walls where removal of plaster was required for restoration.
Completion Year:	2013	Cost: \$8,500

COMPLETED WORK

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	17	Detailed description of completed work:	
Building Feature:	Landscaping		Existing landscape, not of Neutra's original design, was removed; new water efficient landscaping and irrigation system installed; roof runoff maintained on site; drip irrigation used on 50% of landscaping; native, drought-tolerant, grass installed; plantings were locally grown and sourced and include 90% drought tolerant Mediterranean and native California species; Hummingbird and bee-friendly plants were used to activate and support local species; high efficiency LED exterior light fixtures installed throughout landscape.
Completion Year:	2015	Cost:	\$242,800

Item No.:	18	Detailed description of completed work:	
Building Feature:	Exterior Hardscape		New asphalt driveway installed to match original; new concrete curb installed to match original.
Completion Year:	2015	Cost:	\$38,600

Item No.:	19	Detailed description of completed work:	
Building Feature:	Security Gate		New security gate installed at east side of house, leading into private yard; community living and open backyard still remains today as originally designed by Neutra.
Completion Year:	2015	Cost:	\$11,300

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	20	Detailed description of completed work:
Building Feature:	Interior Furnishings	Original built-in and free-standing furniture, remaining in house, re-upholstered in Living Room, All-purpose Room and Bedroom using fabric reproduced to match original as seen in historic photographs.
Completion Year:	2014	Cost: \$6,500

Item No.:	21	Detailed description of completed work:
Building Feature:	Interior Partitions	Non-original framed and mirrored wall in living room was removed and replaced with curtain partition with track mounted on original framed header to match original as seen in the Hafley's personal photographs; Non-original closet door near entry was removed and replaced with curtain partition to match original as seen in the Hafley's personal photographs; non-original closet and partition wall at first floor bedroom were removed, restoring original plan layout.
Completion Year:	2014	Cost: \$10,500

Item No.:	22	Detailed description of completed work:
Building Feature:	Closet Doors	Sliding closet doors in bedrooms were restored to original aesthetic and function, with finish confirmed by Project Conservator, including all zinc-plated steel frames and Masonite panels.
Completion Year:	2014	Cost: \$19,200

COMPLETED WORK

CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

380 Orlena (Kimpson Nixon House)
Staff Modifications

Additional Work Plan Item #1 - within five-years pruning of the mature sycamore tree with a focus on reducing the branches overhanging the house to improve the safety of the home.

Additional Work Plan Item #2 - within five-years inspection of all window frames and casements with corrective repair, priming, painted and water stripping.

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: Kimpson-Nixon House, 380 Orlena Avenue, LB 90814

Item No.: <u>1</u> Building Feature: <u>Foundations and seismic resisting elements of the structure</u> Completion Year: <u>20 22</u>	Detailed description of work: As an example of the international style the structure features continuous ribbons of glazing which create a "soft story" structure that does not resist lateral forces well. The plan is to reinforce the connections to the foundations as well as increase shear resistance in the building by strengthening existing walls and adding a stronger diaphragm to the roof deck level. Work will be strategically placed to eliminate any exterior or interior changes to the elevations
Item No.: <u>2</u> Building Feature: <u>Front Entry Railings</u> Completion Year: <u>20 18</u>	Detailed description of work: Remove inappropriate metal rails at the front steps and patch and repair original concrete as required (Original pictures indicate no railings at the front entry steps. Inappropriate rails were added at some unknown point by a previous owner.)

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: Kimpson-Nixon House, 380 Orlena Avenue, LB 90814

Item No.: <u>3</u> Building Feature: <u>Front Entry Canopy</u> <hr/> Completion Year: <u>20 19</u>	Detailed description of work: Restore wood front entry canopy and metal posts and repair roofing and flashing to prevent future deterioration
Item No.: <u>4</u> Building Feature: <u>Second Story overhangs</u> <hr/> Completion Year: <u>20 20</u>	Detailed description of work: Restore original integrated gutter at second story front overhang and repair/replace flashings that are failing, further preventing water infiltration and damage to the wood framed overhang structure

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: Kimpson-Nixon House, 380 Orlena Avenue, LB 90814

Item No.: <u>5</u> Building Feature: <u>Second Floor Roof deck</u> _____ Completion Year: <u>20 16</u>	Detailed description of work: The existing second floor roof deck, integral to the international style, is the roof structure over the living room. The decking material is worn and buckling in several places posing a water infiltration danger to the structure. The plan is to replace the decking material with a complimentary walkable surface as well as repair existing flashings where the decking meets the stucco parapet
Item No.: <u>6</u> Building Feature: <u>Original Concrete Patio</u> _____ Completion Year: <u>20 25</u>	Detailed description of work: Original concrete rear patio is severely cracked causing a tripping hazard, and some rebar is now exposed. Plan is to replace existing patio using same design and same natural concrete finish

City of Long Beach

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: Kimpson-Nixon House, 380 Orlena Avenue, LB 90814

Item No.: <u>7</u>	Detailed description of work: Remove non-functioning vent along south elevation that clutters up clean lines of the building
Building Feature: <u>Exterior South Elevation</u>	
Completion Year: <u>20 25</u>	
Item No.: _____	Detailed description of work:
Building Feature: _____	
Completion Year: _____	

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 212 QUINCY AVE. LONG BEACH CA 90803

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>RESTORE ORIGINAL PILLARS</u></p> <p><u>ENTRANCE @ FRONT OF BUILDING</u></p> <p>Completion Year: 20 <u>17</u></p>	<p>Detailed description of work:</p> <ul style="list-style-type: none"> - REPLACE SIX PILLARS AT ENTRANCE TO BUILDING THAT HAVE BEEN REMOVED AT SOME POINT (SEE PICTURE) - RESTORE TO ORIGINAL DESIGN - PHOTO # 1 & # 2
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>REBUILD / RESTORE GALYTONIA NEON SIGN</u></p> <p>Completion Year: 20 <u>21</u></p>	<p>Detailed description of work:</p> <ul style="list-style-type: none"> - THE GALYTONIA NEON SIGN HAS AREAS OF DETERIORATION AND RUST-THROUGH. (SEE PHOTOS) - THE SIGN WILL NEED TO BE RE-BUILT - NEON IS BEGINNING TO FAIL (CURRENTLY THE LAST LETTER (A) DOES NOT LIGHT FOR THE LETTER (G) ON NORTH SIDE - PHOTO # 3, 4, 5 SA, 4A

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 212 QUINCY AVE LONG BEACH CA 90803

Item No.: <u>3</u> Building Feature: <u>ORIGINAL WINDOWS</u> Completion Year: 20 <u>18</u>	Detailed description of work: - PUTTY HAS FAILED ON MANY WINDOWS - RE-PUTTY ALL WINDOWS TO PROTECT STRUCTURE FROM WATER INTRUSION - PHOTO #6,7
Item No.: <u>4</u> Building Feature: <u>PIPING</u> Completion Year: 20 <u>22</u>	Detailed description of work: - RE-PIPE 40% OF THE STRUCTURE IN COPPER PIPE. + CAST IRON AS NECESSARY - CURRENT PIPING PRONE TO PIN HOLE LEAKS AND DETERIORATION - PHOTO #8,9

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 212 QUINCY LONG BEACH CA 90803

Item No.: <u>5</u> Building Feature: <u>BUILDING EXTERIOR</u> <u>PAINT / WATERPROOF</u> Completion Year: 20 <u>24</u>	Detailed description of work: - RESTORE ORIGINAL PAINT COLOR SCHEMES + WATERPROOF STUCCO TO PROTECT FROM ELEMENTS. - PHOTOS # 10, 11
Item No.: <u>6</u> Building Feature: <u>DECORATIVE SPIRES AT</u> <u>ROOF PEAKS</u> Completion Year: 20 <u>17</u>	Detailed description of work: - REPLACE MISSING SPIRES AT ROOF PEAKS (SEE PHOTO) - PHOTOS # 12, 13 (#1 FOR ORIGINAL CONDITION)

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: ZIZ QUANLY LONG BEACH CA 90803

Item No.: <u>17</u> Building Feature: <u>GAYTONIA MONUMENT SIGN</u> Completion Year: 20 <u>19</u>	Detailed description of work: - ORIGINAL SIGN WAS STOLEN (APRAX 2002) - REPLICATE SIGN USING PHOTOGRAPH (ATTACHED) TO RE-INSTALL SIGN AT ENTRANCE. - PHOTOS # 14 (#1 FOR ORIGINAL CONDITION)
Item No.: <u>8</u> Building Feature: <u>DECKING WATERPROOFING</u> Completion Year: 20 _____	Detailed description of work: - WATERPROOFING ON DECKS SHOWING SIGNS OF DETEIORATION - REPAIR AS NECESSARY - PHOTOS # 15, 16

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: GAYTONIA 212 QUINCY

Item No.: <u>3 - revised</u> Building Feature: <u>WINDOWS (ORIGINAL)</u> Completion Year: 20 <u>25</u>	Detailed description of work: DURING 10 YEAR CONTRACT PERIOD, WINDOWS WILL BE INSPECTED, FRAMES AND CASEMENTS REPAIRED AS NECESSARY, PRIMED, PAINTED AND WEATHER STRIPPED. LOOSE/CRACKLED PUTTY WILL BE REPAIRED AS REQUIRED.
Item No.: <u>9 - NEW ITEM ADDED</u> Building Feature: <u>ROOF</u> Completion Year: 20 <u>20</u>	Detailed description of work: COMPLETE COMPREHENSIVE ROOF INSPECTION WITHIN 5 YEARS (2020) AND COMPLETE RECOMMENDED REPAIRS OR CORRECTIVE ACTION AS NECESSARY WITHIN 10 YEARS.

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CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

207 E Broadway (Insurance Exchange Building)
Staff Modifications

Work Plan Items #1 and #2 are acceptable with limited changes. The City supports repaint and repair of the exterior brick walls but only as needed for preservation. The walls should not be completely painted over as to obstruct the brick. New mortar should match the existing in color and texture and any sealant used should be permeable so as to not discolor or sheen the brick.

Work Plan Item #3 is acceptable but the City requires clarification and a plan or diagram showing the proposed location of the downspout system. The application received notes North side and the tour indicated South side.

Work Plan Item #5 should include restoration on the West and South sides of the building.

Additional Work Plan Item – During the contract term, the building exterior as well as lobby area shall undergo regular cleaning and maintenance to preserve the features and materials.

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: The Insurance Exchange Building 207 E. Broadway, Long Beach, CA 90802

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>North side exterior brick facade with period advertising murals</u></p> <p>Completion Year: <u>20 23</u></p>	<p>Detailed description of work: Preservation and protection of existing brick facade, and restoration of advertising murals to an improved recognizable condition. Detailed work plan: (a) research original advertising murals from Historical Society archives and LB Library's photo archives; (b) present plan to the Cultural Heritage Committee for guidance and approval; (c) obtain bids from local qualified contractors and artists; (d) obtain permits from Building Dept; (e) the work scope will consist of removing loose grout and regrouting mortar joints, sealing brick and mortar surfaces, and painting of advertising murals.</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>East side exterior brick facade with period advertising murals</u></p> <p>Completion Year: <u>20 25</u></p>	<p>Detailed description of work: Preservation and protection of existing brick facade, and restoration of advertising murals to an improved recognizable condition. Detailed work plan: (a) research original advertising murals from Historical Society archives and LB Library's photo archives; (b) present plan to the Cultural Heritage Committee for guidance and approval; (c) obtain bids from local qualified contractors and artists; (d) obtain permits from Building Dept; (e) the work scope will consist of removing loose grout and regrouting mortar joints, sealing brick and mortar surfaces, and painting of advertising murals.</p>

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: The Insurance Exchange Building 207 E. Broadway, Long Beach, CA 90802

Item No.: <u>3</u> Building Feature: <u>Roof drainage piping system</u> _____ Completion Year: <u>20 17</u>	Detailed description of work: Repair the two critical down spout systems on the north side from the roof to the storm drain. The down spouts are internal to the brick facade and show evidence of deterioration and leaking.
Item No.: <u>4</u> Building Feature: <u>Terra cotta facade</u> _____ Completion Year: <u>20 19</u>	Detailed description of work: (a) Repair chipped and cracked terra cotta on ground level in locations visible from the public right away. (b) Inspect terra cotta facade grout for grout deterioration and loose or cracked terra cotta. Make repairs using special non-shrink grout. Cleaning will be done by professional contractors familiar with the maintenance of terra cotta.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: The Insurance Exchange Building 207 E. Broadway, Long Beach, CA 90802

<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Inscription of founding date on the west facade</u></p> <p>Completion Year: <u>20 21</u></p>	<p>Detailed description of work:</p> <p>Restore or replace founding date inscription at the original location on the west side above the second floor. Based upon original photographs, the inscription will be recreated with guidance and approval from the Cultural Heritage Committee.</p>
<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Windows</u></p> <p>Completion Year: <u>20 ongoing - 1x per year beginning 2017</u></p>	<p>Detailed description of work:</p> <p>Service, repair, and clean windows. (a) Utilize the LB Planning Department's window vendor referrals to service original windows to maintain, preserve, and make any necessary repairs or replacements. (b) Clean and maintenance all windows at least one time per year.</p>

CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

110 Ocean (Ocean Center)
Staff Modifications

This contract is contingent upon a change of use to residential mixed-use. The property is not eligible as an office building.

Work Plan Item #5 shall be modified to reflect scarping and rehabilitation of the copper finial. The metal may be sealed or treated, as appropriate, but will not be painted.

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>1</u> Building Feature: <u>Building Facades and Exterior Plaster/Concrete Walls</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Repair spalled concrete with added sacrificial anode at exposed reinforcing steel to prevent further reinforcing steel deterioration. Patch and paint entire exterior. Bid price for the work \$432,000 plus scaffold costs of \$175,000 and swing stage cost of \$50,000. Scaffold and swing stage cost applies to all exterior work.
Item No.: <u>2</u> Building Feature: <u>Pediments and Cartouches</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Repair small cracks in concrete and repaint. Color may be in slight contrast with the large surfaces and quoins. Restores original historical feature. Estimated cost \$6,200, plus cost of scaffolding in Item 1.

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>3</u> Building Feature: <u>Roofing</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Replace red clay tiles at roofs that are broken or missing to match original in material, color, size and shape. Per NPS Preservation Brief 30. This restores a damaged feature. The cost of this work is bid at \$30,000, plus scaffolding and swing stage in Item 1 of +/- \$225,000.
Item No.: <u>4</u> Building Feature: <u>Flag Poles</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Remove non-historical flag poles. Repair and repaint remaining center front historical pole. This restores a character defining feature. The cost of this work is estimated at \$5,000.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>5</u> Building Feature: <u>Finials</u> _____ Completion Year: 20 <u>16/17</u>	Detailed description of work: Existing finial above Ocean Blvd. entry is painted metal. Repair and repaint to a weather copper tone. Restores to the original condition. Clean and restore all other finials and similar decorative features throughout building. Estimated cost \$7,500, plus cost of scaffolding.
Item No.: <u>6</u> Building Feature: <u>Spires at each corner</u> _____ Completion Year: 20 <u>16/17</u>	Detailed description of work: Concrete repair and restoration will be done to the spires at each corner at each level of the building. They will be re painted. Restores to original condition. Estimated cost \$5,000.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>7</u> Building Feature: <u>Crenelated Parapets</u> _____ Completion Year: 20 <u>16/17</u>	Detailed description of work: Repair spalled concrete and repaint. Exposed reinforcing steel is cleaned, sealed and a sacrificial zinc anode is attached before concrete is repaired so as to prevent future damage. Restores historic feature. Bid price for the work \$6,000.
Item No.: <u>8</u> Building Feature: <u>Quoins</u> _____ Completion Year: 20 <u>16/17</u>	Detailed description of work: Repair spalled concrete and repaint. Similar technique to Item 7 to be employed. Color may be in slight contrast with the mass of the building. This restores historic building feature. Bid price for the work is \$12,500, plus cost of scaffolding indicated in Item 1.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>9</u> Building Feature: <u>Storefront Entries</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Restore entries to retail spaces to approximate historical configuration and recessed so as not to encroach on public right of way. Bid price is \$65,000.
Item No.: <u>10</u> Building Feature: <u>Storefront Windows</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Replace existing or in-filled and non-historical former storefront windows with historical profile frames and new glazing. Glazing will be energy efficient. Bid price for work \$157,000.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>11</u> Building Feature: <u>Metal Casement Windows</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Remediate all 544 units of lead. Remove existing window AC units and repair damage/ replace glass. Replace putty in all, retaining glass as possible. Re-glaze using existing steel stops. Rehabilitate limiting casement arms. Restore and replace interior handles. Repaint. Restores to original condition. Bid price for work \$345,000.
Item No.: <u>12</u> Building Feature: <u>Ocean Blvd. Lobby Vestibule At Entry</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Repair and polish historical terrazzo. Clean and restore marble. Clean and restore decorative paint at ceiling. Restore gilding at ceiling. Remove non-historical ceiling fan and replace with lighting consistent with historical lobby lighting. Estimated cost \$28,600 plus lighting at \$8,000.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>13</u> Building Feature: <u>Ocean Blvd. Lobby</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Replace or refurbish entry doors. Clean and polish terrazzo. Clean and wax historic ribbon mahogany doors and frames. Paint and provide accent lighting for vaulted ceiling and new chandeliers. Estimated pricing \$14,600 plus lighting at \$45,000.
Item No.: <u>14</u> Building Feature: <u>Pine Street Lobby</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Repair and polish historical terrazzo. Clean and restore marble. Refinish existing ceiling to smooth. Paint and decorate to Ocean entry quality. Light with historically compatible instruments. Retain photographic murals. Estimated cost \$46,000.

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>15</u> Building Feature: <u>Elevators</u> _____ Completion Year: 20 <u>16/17</u>	Detailed description of work: Remodel elevator machines, controllers and indicators. Bring shafts to current code. Add stops as needed. Remodel cabs to approximate historical. Bid value for the work is \$760,000.
Item No.: <u>16</u> Building Feature: <u>Elevator Lobbies</u> _____ Completion Year: 20 <u>16/17</u>	Detailed description of work: Restore terrazzo, marble and trim. Remove non-historical venetian plaster, refinish and paint. Provide new lighting consistent with corridors and historical lobbies. On the 7th Floor restore walls to original configuration and finishes: marble, wood trim and paint. Estimated value of the work is \$275,000.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

<p>Item No.: <u>17</u></p> <p>Building Feature: <u>Corridors on all floors, except Pine Street Level</u></p> <p>Completion Year: 20 <u>16/17</u></p>	<p>Detailed description of work: Restore terrazzo by cleaning and polishing. Restore ribbon mahogany doors, transoms, trim and hardware. Clean and restore marble wainscot. Replace lighting with fixtures suitable to period. Estimated cost \$267,000.</p>
<p>Item No.: <u>18</u></p> <p>Building Feature: <u>Non-Historical Corridor on Pine Street</u></p> <p>Completion Year: 20 <u>16/17</u></p>	<p>Detailed description of work: To the extent materials can be salvaged from elsewhere in building, install salvaged doors and transoms and use salvaged marble wainscoting. Install lighting similar to those on upper floors. Estimated cost \$45,000.</p>

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>19</u>	Detailed description of work: Existing resisting shear was deemed inadequate and a new system was designed. The new shear walls protect the building and occupants from seismic failure. Analysis and design - actual cost \$ 35,000 Added shotcrete shear walls - bid price \$635,000
Building Feature: <u>Structural Systems / Shear Walls / Seismic Upgrade</u>	
Completion Year: 20 <u>16/17</u>	
Item No.: <u>20</u>	Detailed description of work: Remediation of lead and asbestos as part of restoration. Bid price of \$278,000. Demolition of interiors, corridors, retail spaces previously altered to complete build-out and demo of mechanical rooms, electrical and plumbing to upgrade. Bid price of \$705,000.
Building Feature: <u>Removal of Lead & Asbestos Demo of Non-Historical Interiors and Mechanical Equipment</u>	
Completion Year: 20 <u>16/17</u>	

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>21</u> Building Feature: <u>Mechanical Systems - Fire sprinklers</u> <u>Upgrade to code compliant system.</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Bring additional water service to building to sprinkler entire building, add new diesel fire pump, stand pipes, floor controls and sensors. Protects historic fabric and improves safety. Bid for Fire Sprinklers \$675,000.
Item No.: <u>22</u> Building Feature: <u>Mechanical Systems - New Fire Life Safety System</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: New code compliant Fire Life Safety System. Fire control room with full annunciation, smoke, generator and elevator control. Offers complete protection of both resident, fire personnel and interior historical fabric. Estimated price \$200,000.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>23</u>	Detailed description of work: Remove and replace existing forced main plumbing system with upgraded system, water supply and fixtures. Reuse historical doors where possible. Overall bid price \$1,200,000
Building Feature: <u>Mechanical Systems - Plumbing</u>	
Completion Year: 20 <u>16/17</u>	
Item No.: <u>24</u>	Detailed description of work: Remove original hot water heating registers, abate and remove piping. Ventilate corridors and bathrooms where possible without altering historic exterior. Install garage smoke control system and stair pressurization. Bid price \$1,600,000.
Building Feature: <u>Mechanical Systems - HVAC</u>	
Completion Year: 20 <u>16/17</u>	

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>25</u> Building Feature: <u>Mechanical Systems - Electrical</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Remove and replace existing switch gear, panels, and sub panels and replace with modern. Build new Edison vault inside of building. Emergency generator and lighting throughout. Protects residents, fire personnel and fabric. Overall bid price for Electrical \$1,450,000 Estimated cost of new vault with excavation is \$134,000.
Item No.: _____ Building Feature: <u>Our investment in restoring and upgrading the building now frontloads many of the costs associated with maintaining a historical building. While there are certainly costs to test, maintain and service these new building systems, they are no different than those for any other building. Our discussion of maintenance items on the following pages is aimed to address only those which are specific to this historical building after the restoration.</u> Completion Year: 20 _____	Detailed description of work: _____

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>26</u>		Detailed description of work: Additional care is required to maintain historic facade. Refresh paint as needed on entire building exterior. Building age demands proactive monitoring to repair cracks in concrete. On site staff to ensure no graffiti on building and address immediately if occurs. Increases costs of ownership by +/- \$20,000 per year.
Building Feature: <u>Maintenance - Historical Facade</u>		
Completion Year: <u>20 Ongoing</u>		
Item No.: <u>27</u>		Detailed description of work: Clean and polish terrazzo as needed. Maintain historical wood work, doors and trim with regular cleaning and waxing. Clean and maintain chandeliers and lighting. Maintain historic finish on painted walls. Increases costs of ownership +/- \$7,500 per year.
Building Feature: <u>Maintenance - Historic Corridors & Lobbies</u>		
Completion Year: <u>20 Ongoing</u>		

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>28</u> Building Feature: <u>Maintenance - Historic Windows</u> Completion Year: <u>20 Ongoing</u>	Detailed description of work: Restoration of historic windows will increase maintenance costs vs replacement. Increased failure and leaks; hinge and mechanical part replacement; lack of insulation increases utility costs. Increases cost of ownership +/- \$20,000 per year.
Item No.: <u>29</u> Building Feature: <u>Maintenance - Mechanical Systems</u> Completion Year: <u>20 Ongoing</u>	Detailed description of work: Historical limitations require no alterations to the building exterior. Stove and toilet exhaust opportunities are limited. Mechanical systems designed require more on-going maintenance (i.e., need to replace recirculating stove hood charcoal medium on a regular basis).

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>30</u>	Detailed description of work: Architectural style created numerous roof decks. This causes increased maintenance for waterproofing and roof repairs.
Building Feature: <u>Maintenance - Roof</u>	
Completion Year: <u>20 Ongoing</u>	
Item No.: <u>31</u>	Detailed description of work: While owned by the City, we will maintain the landscaping at Victory Park and maintain an entrance that is in-line with the grandeur of the building.
Building Feature: <u>Maintenance - Victory Park</u>	
Completion Year: <u>20 Ongoing</u>	

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CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

3827 Long Beach Boulevard (Kilingsworth Office)
Staff Modifications

Staff recommends removal of work plan items 20, 23, 29, 31 and 32. While these are all worthwhile restoration activities and we encourage you to undertake them, interior work is not the focus of the Mills Act program and we do not recommend they be a part of the contract documents.

Work plan item 22 should be modified to reference only exterior doors to address the concern above.

Work plan item 24 shall consist of analysis and testing for the motor-court area within 5 years and repair of the motor court and adjustment, removal and/or replacement of the trees within 10 years.

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: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: 001</p> <p>Building Feature: Reflecting Pond</p> <p>Completion Year: 2021 _____</p>	<p>Detailed description of work: The existing/original concrete pool deck is cracked and shows settling at the southwest corner. The existing finish is discolored and deteriorating. Work includes correction of the settled concrete pool/fiberglass curb, waterproofing the surface and restoration of the finish to match the original design. Also included in the work is installation of a pump and filter system.</p> <p>Leveling of pool \$ 15,000 Resurfacing/Pool/Filter \$ 21,800 Estimated Cost : \$ 36,800</p>
<p>Item No.: 002</p> <p>Building Feature: Structural Repairs at Principal's Office Alcove</p> <p>Completion Year: 2017 _____</p>	<p>Detailed description of work: The existing interior header beam is significantly compromised by termite damage. The beam and roof framing is pulling outward from the building, causing damage to both the beam and the posts to which it is attached. The work will include removal and replacement of the deteriorated beam and reattachment to the vertical structure using hidden knife-plate connections, adjustments to sliding doors, re-flashing, patching openings and painting.</p> <p>Estimated Cost : \$ 10,000</p>

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

Item No.: 003	<u>Structural Repairs at Reception Area (North)</u>	Detailed description of work: The existing structural members (post/beams) near the north entrance to the building are deteriorated and require replacement. The work will include removal and replacement of the deteriorated beam(s) and post with reattachment using hidden knife-plate connections, patching and painting
Completion Year: 2017 _____		Estimated Cost : \$ 4,000
Item No.: 004	<u>Structural Repairs at Reception Area (North)</u>	Detailed description of work: The existing structural members (post/beam) near the north entrance to the building are deteriorated and require replacement. The work will include removal and replacement of the deteriorated beam and column using hidden knife/plate connections, patching and painting.
Completion Year: 2017 _____		Estimated Cost : \$ 12,000

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>005</u></p> <p>Building Feature: <u>Structural Repairs at Garden Area (North)</u></p> <p>Completion Year: 2017 _____</p>	<p>Detailed description of work: An existing structural member (beam) spanning the garden area (near the north entrance) to the building is deteriorated. Additional investigation is necessary to assess the condition and determine if repair or complete replacement is required. The estimated cost includes repair or replacement of the deteriorated beam, along with patching and painting</p> <p>Estimated Cost : \$ 2,500</p>
<p>Item No.: <u>006</u></p> <p>Building Feature: <u>Structural Repairs at Garden Area (North)</u></p> <p>Completion Year: 2017 _____</p>	<p>Detailed description of work: An existing structural member (beam) spanning the garden area (near the north entrance) to the building is deteriorated. The estimated cost includes replacement deteriorated beam, along with patching and painting</p> <p>Estimated Cost : \$ 2,500</p>

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>007</u></p> <p>Building Feature: <u>Structural Repairs at Drafting Room</u> (Western perimeter wall)</p> <p>Completion Year: <u>2017</u></p>	<p>Detailed description of work: The western-most demising wall of the drafting room area was originally designed as an exterior garden wall. That masonry wall is slightly shifting/rotating outward, causing damage to the surrounding building elements (columns, roof diaphragm, and glazing). Work includes modifications to the structural system including detachment of the surrounding elements through use of slip connections and expansion joints.</p> <p>Estimated Cost : \$ 31,200</p>
<p>Item No.: <u>008</u></p> <p>Building Feature: <u>Brise Soleil (at west side of building)</u></p> <p>Completion Year: <u>2021</u></p>	<p>Detailed description of work: The existing paint finish of the steel brise soleil is badly deteriorating and peeling. Work will include stratigraphy investigation to determine the earlier finishes applied to this assembly, preparation of a restoration plan to treat the structure, and restoration to the original color and finish.</p> <p>Estimated Cost : \$ 7,200</p>

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Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>009</u></p> <p>Building Feature: <u>Sliding Glass Doors (Conference Room)</u> (East Facade)</p> <p>Completion Year: 2015 _____</p>	<p>Detailed description of work: The bottom-most portions of the sashes and vertical frames were badly deteriorated, causing leaks and rendering the doors inoperable. The existing glazing and deteriorated sections of the frames and sashes were removed, with those portions beyond repair being custom replicated and spliced into the existing frame and sash. Tempered glazing was installed, and the frames and sashes primed and painted. The concrete sill below these doors has minimal clearance to the adjacent grade. Adjacent grade has been lowered and irrigation has been redirected away from the building.</p> <p>Estimated Cost : \$ 16,740</p>
<p>Item No.: <u>010</u></p> <p>Building Feature: <u>Sliding Glass Doors (Principals' Offices)</u> (East Facade)</p> <p>Completion Year: 2017 _____</p>	<p>Detailed description of work: Extensive coating materials have been applied to the lower portion of the frames and sashes, rendering them inoperable and their existing condition difficult to determine. Work will include removal of the coatings, investigation and assessment of conditions to determine treatment to repair the doors, frames and sills. Doors were returned to operable condition will reinstate the passive ventilation provided by the original building design.</p> <p>Estimated Cost : \$ 48,000</p>

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Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>011</u></p> <p>Building Feature: <u>Skylight (over workrooms)</u></p> <p>Completion Year: 2016 _____</p>	<p>Detailed description of work: The existing skylight was originally installed without a proper flashing assembly. Thus the frame is badly deteriorated, and is allowing moisture to infiltrate the building. The work will include the removal of the existing skylight frame and panels, and construction of a new frame along with fabrication and installation of a new custom-made assembly with glazing material to match existing/original design.</p> <p>Estimated Cost : \$ 10,350</p>
<p>Item No.: <u>012</u></p> <p>Building Feature: <u>Perimeter Fence at North Side of Property</u></p> <p>Completion Year: 2021 _____</p>	<p>Detailed description of work: The existing perimeter wood slat fence is badly deteriorated and requires replacement. The work will include in-kind replacement of fence posts and panels (to matching existing), staining and sealing. Limited replacement of a horizontal slatted treatment on the interior side of the fence will be replaced with in-kind materials as required (to match existing), stained and sealed.</p> <p>Estimated Cost : \$ 6,000</p>

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>013</u></p> <p>Building Feature: <u>Heating/Cooling Systems (roof mounted)</u></p> <p>Completion Year: <u>2021</u></p>	<p>Detailed description of work: The old existing, roof-mounted, heating and cooling systems are failing and inefficient. Work will include complete removal of the existing system and installation of new energy efficient system designed to balance and support the passive ventilation system provided by the original building design (to be reinstated once doors are once again operable).</p> <p>Estimated Cost : \$ 60,000</p>
<p>Item No.: <u>014</u></p> <p>Building Feature: <u>Roof</u></p> <p>Completion Year: <u>2015</u></p>	<p>Detailed description of work: The existing built-up roof (over wood T&G decking) is seriously compromised and needs to be replaced. Work will include removal of the existing roof, installation of a new built-up, rolled asphalt roof, and the repairing of original/installation of new flashings/counter-flashings as required.</p> <p>Estimated Cost : \$ 51,000</p>

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

Item No.: 015			Detailed description of work: The existing fixed glass panel is cracked and requires replacement. Work will include removal of stops and damaged glass, setting of a new tempered glass panel, re-installation of wooden stops.
Building Feature: Glass Panel (Drafting Room Garden)			
West Elevation			
Completion Year: 2015		\$ 2,100	Estimated Cost :
Item No.: 016			Detailed description of work: Much of the existing glazing is not tempered, and is thus more susceptible to breaking. The extensive amount of glazing also allows large amounts of damaging UV rays into the building threatening to archival materials including Julius Shulman and Marvin Rand photographs. The application of UV/Security film will reduce both catastrophic breakage and reduce the amount of damaging UV rays.
Building Feature: Impact Resistance/UV Film			
Completion Year: 2024		\$ 3,200	Estimated Cost :

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>017</u></p> <p>Building Feature: <u>Period Light fixtures (Reception/Principals)</u></p> <p>Completion Year: 2024 _____</p>	<p>Detailed description of work: The pendant light fixtures originally installed in the Reception Area and Principals' offices have since been removed. Period photo-documentation of the building clearly illustrates the fixtures that were originally installed. Work includes procurement of four period replacement fixtures, rewiring, refinishing, and installation. Remove existing track lighting.</p> <p>Estimated Cost : \$ 8,650</p>
<p>Item No.: <u>018</u></p> <p>Building Feature: <u>Period Light fixtures (Entry)</u></p> <p>Completion Year: 2024 _____</p>	<p>Detailed description of work: The wall-mount light fixture originally used in the Entry Area has since been removed. Period photo-documentation of the building clearly illustrates the fixture that was originally installed. Work includes procurement of the period replacement fixture, rewiring, refinishing, and installation.</p> <p>Estimated Cost : \$ 1,100</p>

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

Item No.: <u>019</u> Building Feature: <u>KSLW Business Signs</u> Completion Year: <u>2021</u>	Detailed description of work: The business signage left in place when the building was last occupied by Killingsworth's firm are still extant. Works includes surface stratigraphy testing to determine accurate paint colors/finishes, repainting/refinancing the signs to their original state, and installation. Estimated Cost: \$ 6,500
Item No.: <u>020</u> Building Feature: <u>Water Closets</u> Completion Year: <u>2019</u>	Detailed description of work: The KSLW Offices were originally outfitted with the water closets that Killingsworth preferred to specify in his residential projects. Five of those toilets have become non-functioning. Work includes the restoration of existing or procurement and installation of five period water closets. Estimated Cost: \$ 6,000

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

Item No.: <u>021</u> Building Feature: <u>Termite Fumigation</u> _____ Completion Year: 2019 _____	Detailed description of work: Termite inspections have indicated the presence of termites, and have recommended treatment and repair of some items. Work includes both spot and general treatment (as safely as possible with adjacencies of neighboring buildings), as well as physical repairs to the building. Estimated Cost : \$ 13,160
Item No.: <u>022</u> Building Feature: <u>Door Veneer</u> _____ Completion Year: 2024 _____	Detailed description of work: Several of the exterior have veneer losses. Work includes repair to existing veneers and use of a reversible fill where required. Estimated Cost : \$ 600

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

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<p>Item No.: <u>023</u></p> <p>Building Feature: <u>Historic Landscape</u></p> <p>Completion Year: 2024 _____</p>	<p>Detailed description of work: Ed Killingsworth designed and implemented a landscape plan at the time of construction and this original design is known both through construction documents and photo-documentation. Work includes removal of non-historic landscaping material, re-installation of the landscape to better represent Killingsworth's original design intent. Including planting of a mature oak tree in front of the building where the original was closely integrated with the building design. Estimated Cost: \$ 20,816</p>
<p>Item No.: <u>024</u></p> <p>Building Feature: <u>Asphalt Parking Lot</u></p> <p>Completion Year: 2024 _____</p>	<p>Detailed description of work: The badly deteriorated existing asphalt parking area will be removed and restored to provide a safer walking surface and usable driving surface, while maintaining the original design of site ingress and egress, and parking layout. The project will attempt to continue to maintain the trees planted by Killingsworth as part of the original landscape design for the property. KSLW will continue to consult with a licensed arborist on how to best restore the asphalt surface while protecting the trees. If any trees are found to be diseased, in bad health or unstable, then they will be replaced with a matching species at the original location. Estimated Cost: \$ 27,500</p>

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<p>Item No.: <u>025</u></p> <p>Building Feature: <u>Exterior Shoji Screens</u></p> <p>Completion Year: 2024 _____</p>	<p>Detailed description of work: Ed Killingsworth designed and implemented a series of landscape screen walls, which both defined spaces within the landscape but also afforded privacy to interior office space. The "shoji-like" screen walls are no longer extant, but are known both through drawings, photo-documentation and interviews with KSLW associates. Work includes the design, fabrication and installation of the screen walls.</p> <p>Estimated Cost : \$ 19,000</p>
<p>Item No.: <u>026</u></p> <p>Building Feature: <u>Ongoing Maintenance</u></p> <p>Completion Year: 2024 _____</p>	<p>Detailed description of work:</p> <ol style="list-style-type: none"> 1. Paint 2. Pool repair, resurface, cleaning 3. Plumbing 4. Electrical 5. Mechanical <p>Estimated Cost : \$4,800/yearly</p> <ol style="list-style-type: none"> 6. Pest Control 7. Landscape maintenance 8. Clearing leaves and debris off flat roof 9. Abatron work

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Item No.: <u>027</u>	Detailed description of work: The metal casement window located in the restroom at the middle section of the building is operated by a hand crank which has ceased to function. Work includes sourcing new matching parts to repair the existing crank.
Building Feature: <u>Window Hardware at Bath</u>	
Completion Year: <u>2021</u>	Estimated Cost : \$ 500
Item No.: <u>028</u>	Detailed description of work: Original perforated Masonite sliding panels that separated two of the original partner's offices are no longer extant. Work includes investigation of original source material, as well as fabrication and installation of like panels in their original locations.
Building Feature: <u>Sliding Partition Panels at Partner Offices</u>	
Completion Year: <u>2025</u>	Estimated Cost : \$ 3,000

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<p>Item No.: <u>029</u></p> <p>Building Feature: <u>Reception Area Cabinet</u></p> <p>Item Omitted</p> <p>Completion Year: 2025 _____</p>	<p>Detailed description of work: The cabinet finish is deteriorated from sun exposure. The laminate counter top is faded and has penetrated into the interior (non-original). The original finish color is extant. Work includes development of appropriate treatments and restoration of the cabinet to its original appearance.</p> <p>Estimated Cost: \$ <u>1,200</u></p>
<p>Item No.: <u>030</u></p> <p>Building Feature: <u>Restore Original Paint Colors</u></p> <p>Completion Year: 2015 _____</p>	<p>Detailed description of work: Although, a limited number of color photographs exist from the time the building was first constructed, the degradation of the images does not allow for the accurate determination of original paint colors. Work includes stratigraphic sampling of paint to determine original paint colors.</p> <p>Estimated Cost: \$ <u>2,800</u></p>

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