



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: 20 Lindero Ave., Long Beach, CA 9083

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Roof</u></p> <p>Completion Year: 20<u>21</u></p>	<p>Detailed description of work:</p> <p>Recent roof leaks have caused significant damage to interior walls. There are also roof areas, on both the front house and the back apartment, where several inches of water pools for a prolonged periods of time. Roof needs inspection, and where necessary, repair/replacement of incorrect drainage patterns. Plaster needs to be repaired and ceiling/walls repainted.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Olsen Roofing</u></p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Metal Flashing</u></p> <p>Completion Year: 20<u>22</u></p>	<p>Detailed description of work:</p> <p>The metal flashing around the roof perimeter of the front house, the rear apartment, and the gutters are lifted and or warped. The metal flashing is visible from the public right-of-way and unsightly. The roof downspouts should be routed to the ground and away from the house exterior to prevent eventual water damage.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Olsen Roofing</u></p>

Property Name and Address: 20 Lindero Ave., Long Beach, CA 90803

<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Garage doors and gates</u></p> <hr/> <p>Completion Year: 20<u>23</u></p>	<p>Detailed description of work:</p> <p>The garage doors and gates need repair, sanding and staining to maintain function and appearance. The doors and gates are visible from the street and alley.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Will look for reputable painters in Long Beach</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Plumbing</u></p> <hr/> <p>Completion Year: 20<u>24</u></p>	<p>Detailed description of work:</p> <p>Main drain pipe backed up causing flooding in the upstairs. The water from the upstairs (second story) flooding flowed through the ceiling light fixtures in the kitchen (first story) below.</p> <p>Inspection and clearing/replacement of drain pipes to resolve back flow and flooding to the interior of the house.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Belmont Plumbing</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Front Windows</u></p> <hr/> <p>Completion Year: 20<u>25</u></p>	<p>Detailed description of work:</p> <p>Three front single-hung windows on the main level of the house, (each 3' x 4.5') are inoperable. They are painted shut with broken sashes and missing screens. Scrape, repair, sand and paint the windows. Replace the screens.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Window Restoration and Repair</u></p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Insulation/Weather Stripping</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work:</p> <p>The house is not insulated sufficiently, which eventually can cause mold, water damage and other damaging issues over time.</p> <p>Insulation and weather stripping around front and back doors and windows of both the front house and back apartment.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Will look for reputable specialist in Long Beach.</u></p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Front garden sidewall</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work:</p> <p>The front garden sidewall has significant cracks that are unsightly and visable from the street.</p> <p>Repair, re-stucco and paint front garden sidewall (16' long x 42" high).</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Will look for reputable painters/concrete specialists in Long Beach.</u></p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Front side walkway</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:</p> <p>The front side walkway has significant cracks that are unsightly and visable from the street.</p> <p>Repair or replace cracked walkway (20' long x 2.5' wide).</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Will look for reputable cement specialist in Long Beach</u></p>

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<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Building Foundation</u></p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work:</p> <p>There are cracks in the cement foundation walls in the basement. An inspection will be conducted to determine treatment. Cracks will be sealed and/or reinforced to protect the integrity of the house structure.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Will look for reputable specialist to repair foundation</u></p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Paint and Stucco</u></p> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work:</p> <p>Patch/repair stucco and repaint entire house and back apartment with period appropriate colors.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Will look for reputable painters in Long Beach.</u></p>

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).

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.



20

WITSELL TRIST
1917
1918
1919
1920



















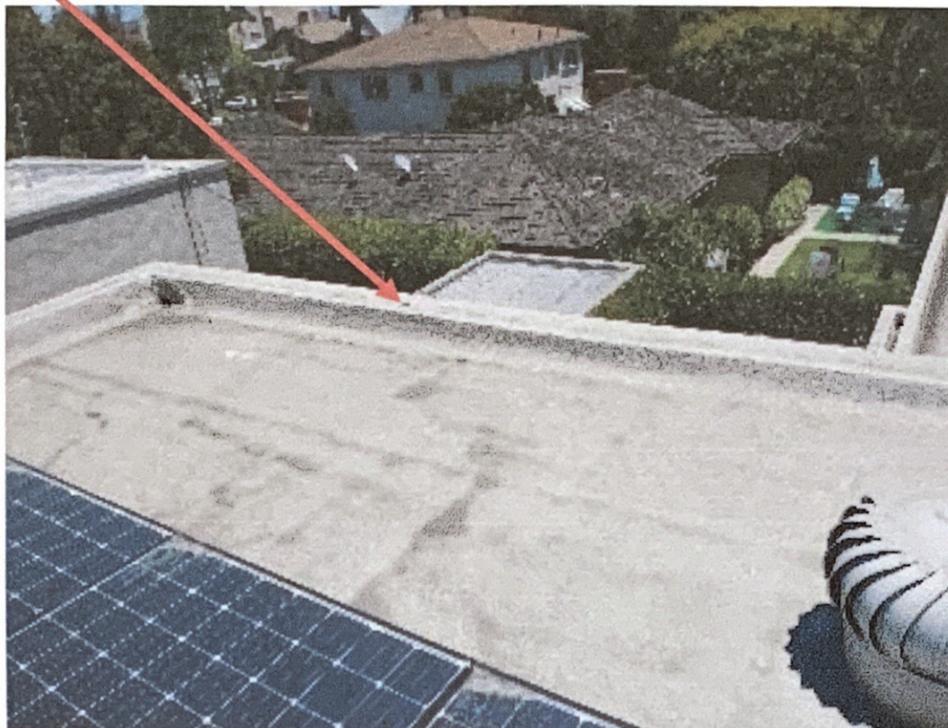
***Standing water and debris at the west roof area**



***Evidence of water standing at the east roof**



***Metal flashing sections at the house and rear unit roof parapet wall (perimeter) are lifting**

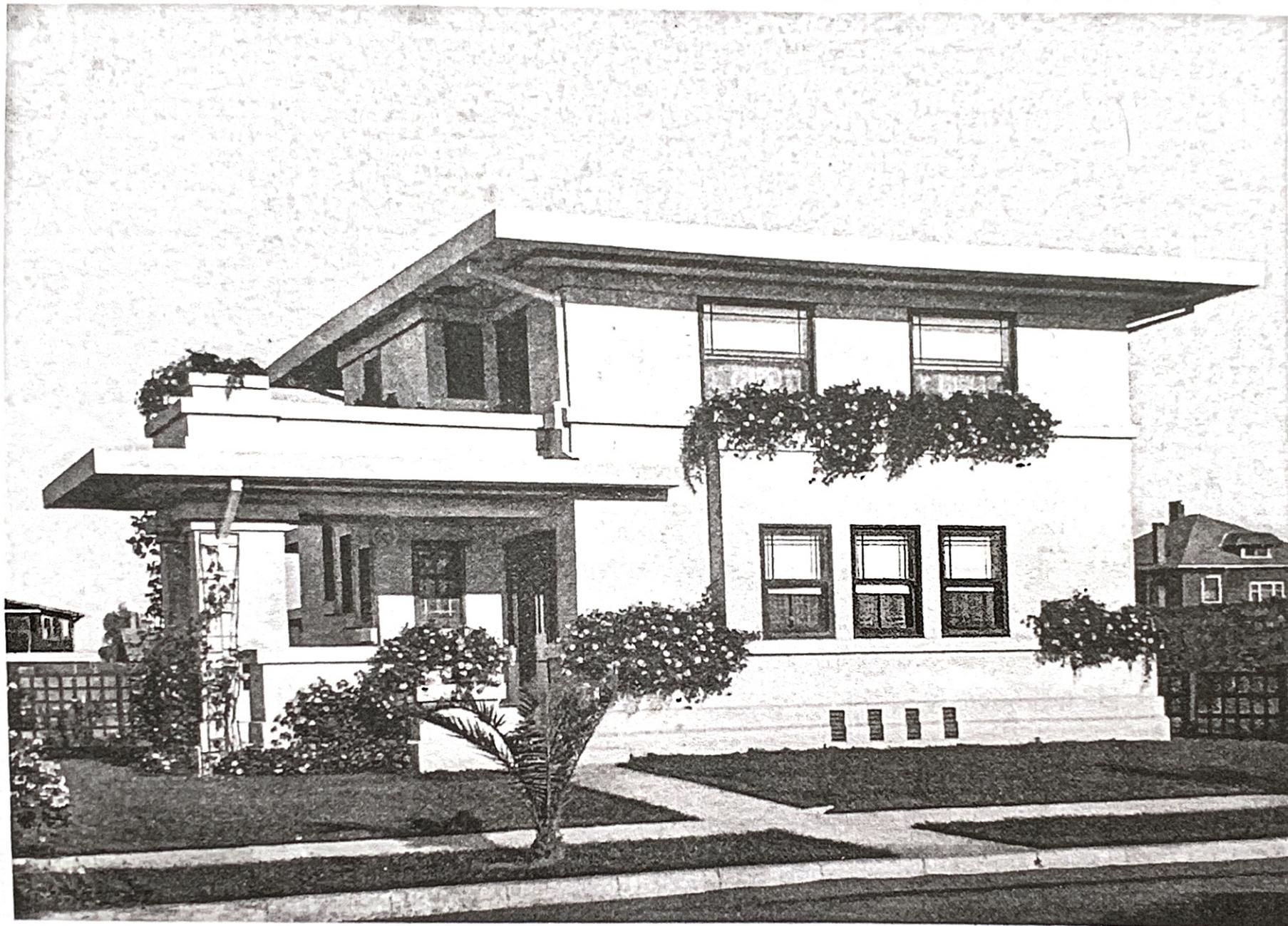


***Metal flashing sections at the house and rear unit roof parapet wall (perimeter) are lifting**



THE BRAYTON HOUSE

20 LINDERO AVE—BUILT 1913



RESIDENCE of
*I. S. Brayton, near
East Ocean Avenue,
Long Beach, Calif.
Stucco plaster exterior.*

W. HORACE AUSTIN, *Architect.*
HARVEY LOCKRIDGE, *Associate.*

Long Beach—Archts. Austin & Lochridge, 18 Locust Ave., are completing plans for 2-story residence to be erected on Lindero Ave., between First and Ocean Ave., for Ira S. Brayton. The building will have plastered exterior; dimensions, 26x30 ft.

Southwest Contractor, November 30, 1912

Governor Purchases Long Beach Home

LONG BEACH, Nov. 4.—The home occupied by Gov. Merriam and Mrs. Merriam for the last few years has been purchased by the Governor, according to an announcement made today by a real estate clearinghouse.

The house is located at 20 Lindero avenue and its approximate valuation was reported as \$15,000. Mrs. Merriam, the former Mrs. Jessie Lipsey, resided in the home before her marriage to the Governor. The former owner was Zora S. Harpster.

Los Angeles Times, Los Angeles, California, November 4, 1937



MOUNTAIN TO MAHOMET—Gov. Goodwin J. Knight (left) heartily greets his "old boss," former Gov. Frank F. Merriam of Long Beach. When 88-year-old Merriam, recovering from an auto accident, couldn't attend Knight's oath-taking ceremonies Monday, Knight came here to see Merriam.—(Staff Photo.)

Knight, Newly Sworn as Governor, Makes Pilgrimage to See Merriam

By MALCOLM EPLEY

California's new governor and the man who set him on the road to high public office embraced and renewed vows of loyalty here Monday afternoon.

It was a heart-stirring scene in an upper room at 20 Lindero Ave. when Gov. Goodwin J. Knight, fresh from swearing-in ceremonies at Los Angeles, visited former Gov. Frank Merriam. Merriam, 88 and ailing, couldn't attend the induction rites. So Knight, who was appointed to his first public position, Superior Court judge, by Merriam in 1935, just came on out to see his old crony.

"You just came to kiss me good-by," said Merriam. And Knight, never outmatched for a quip, said he was there to see what appointive job Merriam would like to have in the new state administration. Merriam, injured some months ago in an automobile accident, donned a business suit for the first time in months as he waited for Knight's visit to his Lindero Ave. home. A man who was in his prime when vests were in vogue, he insisted on putting on a vest, even though it was well over 80 degrees in the bedroom. The ex-governor sat and reminisced with newspapermen until Knight arrived, preceded by a

hugo bouquet of flowers. Knight gave Merriam a hug, they posed for photographers, and then they sat down side by side on a divanport, to talk over old times and the significance of Monday's events.

Knight pointed out that before Monday's event, Merriam was the last man to advance to the governorship from the post of lieutenant governorship. Merriam succeeded Gov. James H. Hoge upon the occasion of the latter's death in June, 1934. Both Knight and Merriam were sworn in in the same room at the State Building in Los Angeles.

The new governor declared that he wouldn't be where he is today if it hadn't been for his appointment by Merriam to the superior bench in 1935. And Merriam asserted no appointee of his was more loyal than Knight. Asked about the possibility of local appointments to posts in his new administration, Knight said it was too soon to comment. It has been reported he may appoint Dr. George Bendigo to the horse racing board. He said he is warmly appreciative of the friendship and support of Long Beach people.

After an hour's visit with Merriam, the new governor returned to Los Angeles. He planned to fly to San Francisco this morning to introduce Vice President Richard M. Nixon at a luncheon meeting.

Ex-Gov. Merriam appeared to take the excitement of the day in stride. He was chipper and bright-eyed. When his nurse came in, he introduced her and said: "She's the reason I stay sick."

Ex-Gov. Frank Merriam, 89, Dies at Long Beach Home

Frank F. Merriam, colorful former governor of California who was born in an Iowa log cabin, died quietly Monday evening at his home, 20 Lindero Ave. He was 89.

The one-time farm boy, teacher, newspaperman, banker and politician had been in failing health for two weeks.

At his bedside were a sister, Mrs. Florence Guthrie; his daughter-in-law, Mrs. Hazel Merriam; a friend and neighbor, Mrs. Lee Harding; and his personal physician, Dr. John Cottrell.

RALLIES AND SMILES

Mr. Merriam, governor from 1934 to 1939, rallied briefly 30 minutes before he died and smiled at those grouped about him. He then lapsed into a coma.

Death came at 7:10 p.m. Funeral arrangements will be announced by Mottell's and Peck Mortuary.

Survivors, besides Mrs. Guthrie, include four other sisters, Mrs. George Madill of Long Beach, Mrs. Ernest Nash of Elsinore, Mrs. Thomas Cooper of Casper, Wyo., and Miss Ann Merriam of Santa Ana, and two grandchildren, Miss Florence Merriam of Washington, D. C., and Maj. Kudas Merriam, stationed with the Army at Ft. Huachuca, Ariz. He leaves three great-grandchildren. His son, Howard Merriam, died several years ago.

HAD NARROW ESCAPE

The former governor narrowly escaped death when he was injured in an automobile crash in Santa Ana May 10, 1953. He was in critical condition for several weeks at St. Mary's Hospital here. But he recovered sufficiently to leave the hospital the following June 25.

He was a member of the Masons, Knights of Pythias, Elks, Kiwanis, Advertising Club, Red Cross, Iowa Assn. and was a charter member of the Long Beach chapter, Sons of the American Revolution. He attended the Presbyterian Church. For many years he directed Boy Scout activities.



FORMER GOV. FRANK F. MERRIAM
Old Campaigner Dies at Home

Press-Telegram, Long Beach, California, April 26, 1955

Press-Telegram, Long Beach, California, October 6, 1953

Son's Widow Given Bulk of Merriam Estate

The daughter-in-law of the late former Gov. Frank F. Merriam is named as principal beneficiary and sole executrix in his will which was admitted to probate in Long Beach Superior Court yesterday.

Mrs. Hazel O. Merriam is designated to receive the bulk of the estate estimated at \$125,000.

Under terms of the will, signed Aug. 15, 1952, Mrs. Merriam is to have the home at 20 Lindero Ave., Long Beach, an apartment house at 22 Lindero Ave., home furnishings, an automobile, \$5000 in cash, two life insurance policies and an equal share with other relatives and friends in the remainder of the estate.

The will mentions that the bequest was made to her "in consideration of her services as companion, hostess and housekeeper." Her husband is dead.

Other Beneficiaries

The will specifies that those who are to share equally in the balance are a grandson, Maj. H. K. Merriam; a granddaughter, Florence E. Merriam; four sisters, Mrs. Sue Cooper, of Casper, Wyo.; Mrs. Minna Madill, of Long Beach; Mrs. Jean Nash of Elsinore, and Mrs. Florence Guthrie of Santa Ana, and a friend, Clark B. Day, whose address is not known by attorneys.

A fifth sister, Miss Ann Merriam, of Santa Ana, is named to receive \$1000 in cash, and \$3000 in cash is designated for "an old friend," Mrs. Cleda D. John, of Hiawatha, Kan.

A hearing on the petition for probate, filed by Attys. Ward and George Johnson, was set for May 23 before Superior Judge Ralph K. Pierson.

Mr. Merriam died last April 25.







