



## 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: 32 Kennebec Avenue, Long Beach, CA 90803

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| <p>Item No.: <u>1</u></p> <p>Building Feature:<br/><u>Insulation</u></p> <p>Completion Year: 20 <u>24</u></p>   | <p>Detailed description of work:<br/><b>Install missing insulation in attic space. Install missing insulation in walls as necessary to improve heat and cooling efficiency within the home.</b></p>  |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p> | <p>Specify/list:<br/>Coast Building &amp; Renovation, Long Beach, CA</p>   |
| <p>Item No.: <u>2</u></p> <p>Building Feature:<br/><u>Exterior Siding</u></p> <p>Completion Year: 20 <u>25</u></p>  | <p>Detailed description of work:<br/><b>Remove existing exterior wood shingle siding that are damaged and cracked with no delineation between shingles due to layers of paint improperly applied over the century. There are different colors of sidings and different finishes throughout the exterior of the house. Replace with new wood shingles of the same style. Prime and stain the newly installed siding in the same color scheme as the existing exterior siding color.</b></p> |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p> | <p>Specify/list:<br/>Roof Repair Specialist, Long Beach, CA</p>  |

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| <p>Item No.: <u>3</u></p> <p>Building Feature:</p> <p><u>Garage Door</u></p> <p>Completion Year: 20 <u>26</u></p>   | <p>Detailed description of work:</p> <p><b>Remove old, damaged wooden garage door and replace with a garage door of the same style, with the addition of an automatic door-opening mechanism. The exterior of the door has deteriorated wood that allows rainwater to enter the garage interior. Also, the wood is damaged to the extent that it does not lock securely, which presents a danger of break-in. Haphazard repairs have been made on the interior door but it needs to be replaced in full with a secure solution that keeps inclement weather out.</b></p> |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>  | <p>Specify/list:</p> <p>A Plus Garage Doors, Long Beach, CA</p>  |
| <p>Item No.: <u>4</u></p> <p>Building Feature:</p> <p><u>Repair Brick Walls and Retaining Wall at Front of House</u></p> <p>Completion Year: 20 <u>27</u></p> | <p>Detailed description of work:</p> <p><b>Remove and replace damaged mortar from load-bearing brick wall and retainer wall at the front of the house. Replace crumbling bricks to avoid further foundation damage.</b></p>  |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>  | <p>Specify/list:</p> <p>Coast Building &amp; Renovation, Long Beach, CA</p>  |
| <p>Item No.: <u>5</u></p> <p>Building Feature:</p> <p><u>Wood Casement Windows</u></p> <p>Completion Year: 20 <u>28</u></p>                                   | <p>Detailed description of work:</p> <p><b>Remove 18 sets of damaged wood casement windows and replace with new windows of the same style. Repair and clean existing metal hardware and replace as necessary. These sets of casement windows are in need of replacement, as they have significant gaps. These gaps result in water intrusion from the rain and insects and dirt getting in the house. These gaps also cause poor energy efficiency as the home gets too hot and too cold, and air conditioning/ heating escapes out of the house.</b></p>                |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>  | <p>Specify/list:</p> <p><b>Paramount Windows &amp; Doors thru California Installs Glass &amp; Mirror, Long Beach, CA</b></p>   |

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| <p>Item No.: <u>6</u></p> <p>Building Feature:<br/><u>Exterior Paint</u></p> <p>Completion Year: 20 <u>29</u></p>   | <p>Detailed description of work:<br/><b>Scrape, prime and re-paint exterior window trims, rain gutters and exterior trims to match current color scheme.</b></p>  |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p> | <p>Specify/list:<br/>Ward Painting &amp; Finish, Long Beach, CA</p>   |
| <p>Item No.: <u>7</u></p> <p>Building Feature:<br/><u>Original Wood Friendship Fence</u></p> <p>Completion Year: 20 <u>30</u></p>                         | <p>Detailed description of work:<br/><b>Repair existing and original wood friendship fence, which is leaning and damaged, and visible from the street. Missing wooden slats need to be replaced, and damaged wooden support beams need to be removed and replaced with new support beams. Repaired fence needs to be painted.</b></p> |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p> | <p>Specify/list:<br/>Coast Building &amp; Renovation, Long Beach, CA</p>  |
| <p>Item No.: <u>8</u></p> <p>Building Feature:<br/><u>Chimney, Rain Gutter and Water Drainage</u></p> <p>Completion Year: 20 <u>31</u></p>                | <p>Detailed description of work:<br/><b>Install a proper crown and rain cap for the chimney to prevent further water intrusion. Repair drainage and downspouts to avoid excessive amount of water on the roof and in the soil under and around the foundation.</b></p>  |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p> | <p>Specify/list:<br/>Roof Repair Specialist, Long Beach, CA</p>   |

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| <p>Item No.: <u>9</u></p> <p>Building Feature:<br/><u>Interior Cast Iron Plumbing</u></p> <p>Completion Year: 20 <u>32</u></p>   | <p>Detailed description of work:<br/><b>Replace corroded and cracked waste pipe with newer pipe of superior material to prevent failure and leak. Replace existing cast iron plumbing pipes with newer pipe of superior material to prevent failure and leak. Replacing certain cast iron pipes in the basement will necessitate also replacing deteriorated concrete on the interior of the north basement wall.</b></p> |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>  | <p>Specify/list:<br/>Prodigy Plumbing, Long Beach, CA</p>   |
| <p>Item No.: <u>10</u></p> <p>Building Feature:<br/><u>Concrete Steps Entrance; Concrete Landing Area; Concrete Walkway Along North side of Home with Exposed Rebar</u></p> <p>Completion Year: 20 <u>33</u></p> | <p>Detailed description of work:</p>  |
| <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>  | <p>Specify/list:<br/>Coastline Masonry, Long Beach, CA</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](http://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.