



## 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: 774 Gladys Avenue, Long Beach, CA 90804

Item No.: <u>1</u> Building Feature: <u>Electrical Meter</u> Completion Year: 20 <u>24</u>	Detailed description of work: Replace existing undersized/overloaded 100A electrical meter located near rear/side porch (see photos, pg 24). Meter will be replaced in same location with new 200A meter suitable for a home of this size. See photos B, page 22.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: <u>TBD Long Beach electrician.</u>
Item No.: <u>2</u> Building Feature: <u>Electrical wiring.</u> Completion Year: 20 <u>24</u>	Detailed description of work: Re-wire the majority of the original home's existing "knob and tube" wiring. Current wiring poses a fire risk to home (majority of knob and tube wired devices are on a single circuit). Scope includes new wiring of (5) rooms containing approximately (8) electrical outlets and (10) lighting fixtures and connect switches. Scope would include selective interior demo, re-wiring, patching and re-painting/re-finishing as required.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: <u>TBD Long Beach electrician.</u>

Property Name and Address: 774 Gladys Avenue, Long Beach, CA 90804

<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Mature trees on site overhanging home</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:</p> <p>Trim (1) large branch from mature sycamore tree at front of home. Branch overhangs front porch and main living area at front of home posing risk to structure. Trim (2) large branches from willow tree at rear of home. Branches overhang rear of home posing risk to structure. See photos page 23.</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: Mario's Tree Service (located at 375 Redondo Ave, Long Beach)</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Detached garage siding and painting</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Detached garage has damaged and missing wood shingle siding and entirety of garage needs to be re-painted. Scope includes repair (caulking, putty, etc) or replacement (as required) of damaged/missing shingles; sanding and scraping of all sides, eaves, and trim of garage. New exterior grade primer and paint of all surfaces, colors to match existing. See garage elevation photos (pgs 6, 7) and detail photos page 14.</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: TBD Long Beach painting company.</p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Garage Door hinges</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Existing garage door has multiple sets of inappropriate hinges. Scope is to remove all (8) existing hinges, patch as required with wood filler, re-paint area, and install era-appropriate decorative hinges. See photo G, page 14.</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: TBD Long Beach handyman.</p>

Property Name and Address: 774 Gladys Avenue, Long Beach, CA 90804

<p>Item No.: <u>6</u></p> <p>Building Feature: <b>Garage Roof</b></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work:</p> <p>Demolish and replace aging and damaged roof of detached garage. Existing roof is nearing the end of its lifespan, has damaged roof shingles, and the top ridge cap shingles have exposed nails.</p> <p>New asphalt shingles to match existing.</p> <p>See photos C and D on page 16.</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: <b>TBD Long Beach roofing company.</b></p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <b>Roof of primary dwelling structure (excluding 2nd story roof)</b></p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work:</p> <p>Demolish and replace aging roof of primary residence (excluding 2nd story roof). Existing roof is nearing the end of its lifespan, has been patched in places, and the top ridge cap shingles have exposed nails.</p> <p>New asphalt shingles to match existing.</p> <p>See photos page 15, and A, B page 16.</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: <b>TBD Long Beach roofing company.</b></p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <b>Vent pipe at rear of original structure</b></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work:</p> <p>Paint existing rusted/corroded vent pipe at rear of original structure roof. Scrape to remove rust at pipe and support brackets; prime with metal primer, paint to match siding of home.</p> <p>See photo D, page 15.</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: <b>TBD Long Beach handyman.</b></p>

Property Name and Address: 774 Gladys Avenue, Long Beach, CA 90804

<p>Item No.: <u>9</u></p> <p>Building Feature: <u>2nd Story Roof</u></p> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work:  Demolish and replace aging 2nd story roof. Existing roof is nearing the end of its lifespan, and the top ridge cap shingles have exposed nails.  New asphalt shingles to match existing.</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>TBD Long Beach roofing company.</u></p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Windows at rear/side porch.</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:  (2) windows to the right of the porch door at rear of original structure are side sliding (non-era appropriate) and are badly chipping and damaged. Replace with new wood-clad aluminum double-hung windows with detailing to match windows at front of house. Color to match existing.  See photos page 11.</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>TBD Long Beach window company.</u></p>
<p>Item No.: <u>11</u></p> <p>Building Feature: <u>Front porch</u></p> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work:  Painted front porch walking surface and steps are aging, chipping and bubbling. Scope is to grind/scrape off existing paint, patch concrete porch and steps as required, apply new appropriate patio walking surface paint in color to match existing.  See photos A, page 10.</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>TBD Long Beach painting contractor.</u></p>

Property Name and Address: 774 Gladys Avenue, Long Beach, CA 90804

<p>Item No.: <u>12</u></p> <p>Building Feature: <b>Front entry door</b></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:  Re-finish/re-stain main front entry door. Door is badly faded due to west facing sun exposure. Stain shade to match original.  See photo A, Page 22.</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: <b>TBD Long Beach handyman / painting contractor.</b></p>
<p>Item No.: <u>13</u></p> <p>Building Feature: <b>Doors at rear porch and back of house</b></p> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work:  Replace door at rear porch with era-appropriate door. Existing door and hardware is not era appropriate and window screen at door is an eyesore. New door to be style appropriate with divided glass to match windows. Replace existing screen door at rear of house with era appropriate door. Existing door can not be appropriate painted due to construction.  See photos C, page 21, and C, page 12.</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: <b>TBD Long Beach window/door company.</b></p>
<p>Item No.: <u>14</u></p> <p>Building Feature: <b>Concrete work at porch, front pergola and rear stairs.</b></p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work:  Concrete cap at front porch column and concrete stairs at rear porch have large chunks missing from corners. Install appropriate anchors and provide new concrete to repair. Install new concrete grout at stacked brick/stone concrete work at front of porch and pergola column bases.  See photos B, page 12, C-E, page 9.</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: <b>TBD Long Beach handyman.</b></p>

Property Name and Address: 774 Gladys Avenue, Long Beach, CA 90804

<p>Item No.: <u>15</u></p> <p>Building Feature: <b>Front north west fascia board and underside of eaves / porch</b></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:  Prominent fascia board at north west corner of front of house is damaged and showing signs of dry rot. Cut back board as required, patch with new, sand smooth, and paint entirety of fascia with outdoor appropriate primer and paint. Re-do poorly done patching at underside of eaves on north side of residence. Scrape/sand and re-paint underside of porch.  All paint colors to match existing.  See photo A, B, Page 9, and B, page 13.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:  <input checked="" type="checkbox"/> <b>X</b> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <b>TBD Long Beach handyman / painting contractor.</b></p>
<p>Item No.: <u>16</u></p> <p>Building Feature: <b>Front and rear pergolas</b></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:  Paint tops of front and rear pergolas, color to match existing. Pergolas are showing significant signs of wear due to sun/weather exposure. Repair misc pergola trim work, and scrape/sand and patch as required prior to paint with outdoor appropriate paint and primer.  See photos A page 21 and C, D page 10.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:  <input checked="" type="checkbox"/> <b>X</b> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <b>TBD Long Beach painting contractor / handyman.</b></p>
<p>Item No.: <u>17</u></p> <p>Building Feature: <b>Damaged home siding</b></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work:  Multiple areas of existing wood shingle siding have cracked, damaged and missing siding. Repair or replace, fill cracks with putty/caulk as required, scrape/sand and paint with exterior primer/paint, color to match.  Areas of concern are at all sides of home and at 2nd story.  See photos with locations note on B, page 8, B page 10, A, page 12, page 17 (2nd story), C page 20 (2nd story).</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:  <input checked="" type="checkbox"/> <b>X</b> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <b>TBD Long Beach handyman / painting contractor.</b></p>

Property Name and Address: 774 Gladys Avenue, Long Beach, CA 90804

<p>Item No.: <u>18</u></p> <p>Building Feature: <u>Window trim</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:          Window trim at (6) lower story and (15) upper story windows have badly cracking paint. Window trim needs to be scraped and sanded, patched (as required) and painted with exterior grade primer/paint, color to match existing.          See photos with locations specified on B, page 21, A, page 20, page 19, page 18, A page 8, E page 10.</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: <b>TBD Long Beach painting contractor.</b></p>
<p>Item No.: <u>19</u></p> <p>Building Feature: <u>Plumbing clean-out</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:          Install new plumbing clean-out. Existing clean-out is not adequately sized to fully scope the line to the street. With the number of trees on the property there's a high likelihood of a plumbing backup that could damage historical elements of the home. Plumbing contractor to install new clean-out at underside of home.</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: <b>TBD Long Beach plumber</b></p>
<p>Item No.: <u>20</u></p> <p>Building Feature: <u>Home siding and 2nd story fascia/eaves</u></p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work:          Re-paint entirety of home siding (excluding detached garage). Patch/repair existing wood shingle siding as required, sand/scrape all surfaces as required, and paint wood shingle siding with appropriate exterior grade primer and paint. Color to match existing.          Repaint 2nd story eaves/fascia boards and fascia at rear of house, color to match existing.</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: <b>TBD Long Beach painting contractor.</b></p>

Property Name and Address: 774 Gladys Avenue, Long Beach, CA 90804

<p>Item No.: <u>21</u></p> <p>Building Feature: <u>Front and rear pergolas</u></p> <p>Completion Year: 20 <u>33</u></p>	<p>Detailed description of work:</p> <p>Re-paint tops of front and rear pergolas, color to match existing. Scrape/sand and patch as required prior to paint with outdoor appropriate paint and primer. Due to sun/weather exposure this is mentioned twice in maintenance plan as it should be re-done every few years to maintain/protect wood pergola structures. See photos A page 21 and C, D page 10.</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>TBD Long Beach painting contractor / handyman.</u></p>
<p>Item No.: _____</p> <p>Building Feature: _____</p> <p>Completion Year: 20 _____</p>	<p>Detailed description of work:</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:  <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list:</p>

**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.