



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: 781 Walnut Avenue, Long Beach, CA 90813

<p>Item No.: <u>1</u> Building Feature: <u>House exterior & Trim</u> _____ Completion Year: 20 <u>24</u></p>	<p>Detailed description of work: a) Restore cracked & broken siding b) Clean and repair molding trim c) Extensive surface prep to remove/scrape peeling paint d) Paint the house, trim & columns in colors that are in keeping with the craftsman palette. See Appendix 1</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>Negrini Painting, 1404 Ximeno Ave., Long Beach, CA 90804 (562) 986-9771</u></p>
<p>Item No.: <u>2</u> Building Feature: <u>Front Facade</u> _____ Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: a) Rehabilitate the separating and sagging porch lintel b) Restore and rebalance the cracked & tilted porch & steps with new cement c) Restore base of columns which are deteriorating from moisture See Appendix 2</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>OnTapTrade Inc. Long Beach Business License: BU22220375 (541) 279-5486</u></p>

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Window Rehabilitation</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: a) Restore broken glass in front picture window & 1 side window b) Restore wood frame screens c) Repair 10 double-hung wood-frame windows to restore operability (sash cords; weights; pulley mechanisms as needed) d) Remove inappropriate kitchen herb window & side aluminum window and replace with craftsman-style appropriate See Appendix 3</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>J.C. Window Restoration (562) 704-5979; Screen Pro 1 (562) 607-2558</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Foundation (Strengthening & Repair)</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: a) Repair cracked foundation under NW corner, which is causing the house to sag and permit water to get under the house b) Restore & repaint interior walls due to sagging foundation c) Restore & seal window frames which are separating due to sagging corner of the house.</p> <p>See Appendix 4</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>Golden Retrofit & Foundation Repair (800) 217-2458; Negrini painting (562) 986-9771; J.C. Window Restorati</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Drainage</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work: a) Preserve foundation by installing gutters and French drains to pull water away from the house; prevent pooling and wetness under the house</p> <p>See Appendix 5</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>California Eco Design, 541 E. 8th St., Long Beach CA 90804 (C-27 License #1039801) (562) 279-6713</u></p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: Seismic retrofitting</p> <hr/> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work: a) Install epoxy-set foundation bolts with plate washers b) Seal cracks in foundation and strap together cracked sections c) Install additional supports and brackets</p> <p>See appendix 6</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: Golden Retrofit & Foundation Repair (800) 217-2458</p>
<p>Item No.: <u>7</u></p> <p>Building Feature: Front Doors and Garage door</p> <hr/> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work: a) Repair rotting door frame b) Rehabilitate peeling/flaking door c) Restore craftsman door hardware d) Restore screen door with one that consistent with craftsman style e) Restore garage door with one that is consistent with craftsman style</p> <p>See Appendix 7</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&B Hardware (562) 349-0550; M&A Finish Carpentry (562) 425-9885</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: Front Pathways</p> <hr/> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work: a) Regrade land to level sagging/dipping walkway b) Restore cracked and broken cement</p> <p>See Appendix 8</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: California Eco Design, 541 E. 8th St., Long Beach CA 90804 (C-27 License #1039801) (562) 279-6713</p>

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<p>Item No.: <u>9</u> Building Feature: <u>Roofing and Insulation</u> Completion Year: 20 <u>32</u></p>	<p>Detailed description of work: a) Repair broken support wood slats on underside of roof b) Plug holes to prevent light from shining through to the underside c) Repair torn & missing silver foil from underside of roof</p> <p>See Appendix 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: <u>TRC Roofing (562) 682-9027</u></p>
<p>Item No.: <u>10</u> Building Feature: <u>Wood Frame/ Termite Mitigation</u> Completion Year: 20 <u>33</u></p>	<p>Detailed description of work: a) Preserve wood frame by removing the tree stump under the house that was left by the builder. Subterranean termites will continue to be an ongoing threat to the house's floors and frame. b) Stump needs to be removed either going through the top (remove & replace the floor) or using hand tools underneath the house.</p> <p>See Appendix 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>Terminix in Long Beach (562) 230-6165; OnTapTrade Inc. Long Beach Business License: BU22220375 (541) 270-5486</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.