



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: 404 Newport ave, Long Beach 90814

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>wood siding</u></p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work: Remove all vinyl siding and repair original wood siding, replacing severely damaged, rotted or missing pieces with appropriate material. Paint all siding in approved color.</p> <p>All elevations</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>Sherwin Williams</u></p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Exterior Trim</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work: Repair (replacing when necessary) wood trim around doors and windows. This includes checking the sil and frame for any rot or damage and correcting anything that comes up. Piant all new and prexisting trim in approved colors.</p> <p>front, south side (4th street), and rear elevations</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:</p>

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Foundation</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work: Remove cracked/uneven concrete parking area and re-grade around foundation to fix negative slope. Side benefit being no more front yard parking lot.</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: <u>Bittner Construction</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Front Porch</u></p> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work: we plan to build a large front porch to remedy the visually confusing state of this house. This includes extending the roof with an overhang above the front door. New porch will comply with all appropriate guidelines and have permits pulled.</p> <p>Front elavation</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>Bittner Construction</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Roof</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Repair and correct sagging in roof, adding supports in attic and laying new shingles. This also includes repair or replacement of soffit and fascia.</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 source LB local vendor when time appropriate.</u></p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: Gutters & Downspurts</p> <p>_____</p> <p>Completion Year: 20 <u>26</u></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>Detailed description of work: We have already had to remove bent/leaky gutters and downspurts on the front elevation and partial pieces on the sides - we will add a new gutter system once foundation and roof repair inefficiencies are remedied.</p> <p>Specify/list: will source LB local vendor when time appropriate.</p>
<p>Item No.: <u>7</u></p> <p>Building Feature: Front Door & sidelights</p> <p>_____</p> <p>Completion Year: 20 <u>25</u></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>Detailed description of work: Repair holes and cracks in wood. Weatherstrip, secure all panes of glass, and paint in appropriate color. This also includes any repairs to door frame.</p> <p>Front Elevation</p> <p>Specify/list: will source LB local vendor when time appropriate.</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: Casement windows (12)</p> <p>_____</p> <p>Completion Year: 20 <u>26</u></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>Detailed description of work: Replace all broken or cracked panes with restoration glass, secure glass and reglaze all panes. Add weatherstripping to the 4 openable windows . Remove all crumbling/peeling paint and repair any wood rot on sill, sash or frame. Replace any missing locks/hardware/screens with appropriate materials to stay consistent with the original items in the house, Front elevation.</p> <p>Specify/list: Pauls glass</p>

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Item No: <u>9</u> Building Feature: <u>Fencing</u> Completion Year: 20 <u>34</u>	Detailed description of work: Remove metal side gates on either side of west elevation, also large rolling gate along 4th street. Will replace with wood craftsman style privacy fence and side gates. Including low fence along West (Newport) elevation.
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>Will source Lb local contractors closer when appropriate.</u>
Item No: <u>10</u> Building Feature: <u>double hung picture window</u> Completion Year: 20 <u>33</u>	Detailed description of work: reglaze glass panes, replace split and rotted wood trim. Paint in approved color, add appropriate wooden screen. south elevation
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>Will source Lb local contractors when appropriate.</u>

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.