



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: 636 Temple Ave

<p>1 Item No.: _____ Building Feature: <u>Plumbing - Sewer Main Line</u> _____ Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Repair cracked clay in drain line. The main clean out for the lateral drain line is located at the rear wall of the home. The drain line is composed of clay. The clay section at the city connection is cracked. There are also offsets in the drain. The offsets may indicate that the drain is separated at the connections.</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: Omar's Plumbing & Hydrojet, or Strong Beach Plumbing</p>
<p>2 Item No.: _____ Building Feature: <u>Plumbing - Vent stack in attic</u> _____ Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Repair or replace vent stack. The older cast iron plumbing vent stack at the attic space has been cut at the bottom end and terminates in the attic space. Replace to prevent water leaks.</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: Omar's Plumbing & Hydrojet, or Strong Beach Plumbing</p>

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Electric - Knob and Tube wiring system</u></p> <hr/> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: Replace Knob and Tube system with newer wiring.</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 Castillo Electric</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Bedroom closet window - Side elevation (North)</u></p> <hr/> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: The North bedroom closet window glass is broken. Replace the window.</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: Fast Glass Long Beach, American Window Restoration, JC Window Restoration</p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Dining room window - Side elevation (North)</u></p> <hr/> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: The north dining room closet window glass is broken. Replace the window.</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: Fast Glass Long Beach, American Window Restoration, JC Window Restoration</p>

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<p>Item No.: <u>6</u> Building Feature: <u>Second bedroom window - Side elevation (North)</u> Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: The glass in the north facing window of the second bedroom is broken. Repair or replace the window.</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: Fast Glass Long Beach, American Window</p>
<p>Item No.: <u>7</u> Building Feature: <u>Second bedroom window - Side elevation (East)</u> Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: The glass in the east facing window of the second bedroom is broken. Repair or replace the window.</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: Fast Glass Long Beach, American Window</p>
<p>Item No.: <u>8</u> Building Feature: <u>Repainting exterior of house</u> Completion Year: 20 <u>28</u></p>	<p>Detailed description of work: Retouch/ Repainting entire house in same 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: Negrini Painting, JMN Painting Company, Hendrix Painting Inc.</p>

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<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Wood siding - various places on exterior</u></p> <hr/> <p>Completion Year: 20 _____</p>	<p>Detailed description of work: <u>Wood siding on exterior of the home is chipped and broken in multiple places. Work will involve repairing and/or replacing these areas</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>Specify/list: <u>GR Repair & Maintenance, Victor White Handyman</u></p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Front yard/landscaping - Chinese Elm Tree</u></p> <hr/> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: <u>Hire arborist to trim tree branches that are touching and damaging the roof and electric cabling from the roof.</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>Specify/list: <u>LB Holistic Tree, Long Beach Landscapers</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.



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<p>Item No.: <u>11</u></p> <p>Building Feature: <u>Crawl space vent openings</u></p> <hr/> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work: The configuration of the crawl space vent openings can allow water to enter. This can permit water entry and result in damage to the cladding and underlying building elements.</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>GR Repair & Maintenance, Long Beach Building Contractors, Victor White Handyman</u></p>
<p>Item No.: <u>12</u></p> <p>Building Feature: <u>Gutters and downspouts</u></p> <hr/> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Currently there are only gutters and downspouts on the front elevation (West) of the home. Work involves adding to all 4 sides. Downspouts at the exterior walls of the home are not connected to the subsurface drains and the downspouts terminate at the exterior foundation walls. This can allow roof water to pool and over saturate the soil. This can and has caused damage to the foundation. Work involves connecting downspouts to the subsurface drains.</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>Bresnahan Rain Gutter Cleaning, Roof Repair Specialist</u></p>

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<p>Item No.: <u>13</u> Front porch and walkway Building Feature:</p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work: Areas of the front porch and walkway are cracked. Work involves hiring contractor to replace with new concrete porch and walkway.</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: Long Beach Building Contractors</p>
<p>Item No.: <u>14</u> Landscape - backyard grading Building Feature:</p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work: There is a negative slope towards the home at the rear wall which will cause water to pond during rain or extended irrigation. This configuration can cause or contribute to water intrusion or deterioration of the foundation. Standing water can be detrimental to the integrity of the foundation of the house. It is important to prevent or minimize standing water around the house. Further evaluation by a qualified grading contractor is needed</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: Excel Paving Co.</p>
<p>Item No.: <u>15</u> Garage roof Building Feature:</p> <p>Completion Year: 20 <u>34</u></p>	<p>Detailed description of work: The freestanding garage roof is nearing replacement age. Necessary work including tearing off 3 layers of existing roofing and hauling away debris, nailing plywood, installing new flashing, and edge metal, and composite shingles that are historically accurate.</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: TRC Roofing, Roof Repair Specialist</p>