






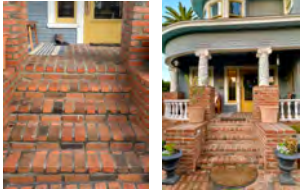
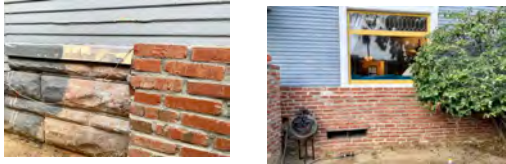
## REHABILITATION/RESTORATION/MAINTENANCE PLAN

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: 347 W. 7th St., Long Beach, CA 90813

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Removal of Chain-Link Fence</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work: Removal of current chain-link fence.</p> <p>Approximate cost is \$5,000</p> 
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list: <u>Mancillas Welding - Daniel and Miguel</u></p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Landscaping</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Lower/shorten all exterior hedges on South end of property so property is more visible. Trim and/or plant new hedges along west side of property to make landscaping more neat.</p> <p>Approximate cost is \$3,000</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>Pangola Tree Co. (Long Beach)</u></p>



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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Back Wall</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: The north facade of the home is in dire need of repair. It seems as if there has been alterations done to the home over the years with no regard to ensuring the clapboarding matched, old filters removed, plumbing upgraded or placed in the wall, removal of old electrical, etc. We plan to streamline everything so it matches and looks aesthetically appealing.</p> <p>Approximate cost \$15,000</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: Gerardo Cajero, Contractor - purchases material from LB Home Depot</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Front Porch</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: The walkway, stairs, and front porch will be layered with concrete to bring back the original look of the home. All brick pillars will remain since Queen Anne homes are known for masonry work.</p> <p>Approximate cost is \$4,000</p> 
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list: Professional Foundation Repair (Family Owned business) -We could not find a Long Beach business to help us with this.</p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Brick Facade</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work: The brick facade that is currently hiding the concrete cinder blocks, will be removed to showcase the originality of the home. Cinder blocks will be painted to match the home.</p> <p>Approximate cost is \$3,000</p> 
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list: Professional Foundation Repair (Family Owned business) -We could not find a Long Beach business</p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Windows</u></p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work: We will repair 6 original windows so that they are able to open and function like the originally did in the past.</p> <p>Approximate cost is \$3,000</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>American Window Restoration</b></p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Window Trims</u></p> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work: We will remove lead from the window trims, restore the wood (not replace), and re-paint.</p> <p>Approximate cost is \$5,000</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: Gerardo Cajero, Contractor - purchases material from LB Home Depot</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Chimney</u></p> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work: Replace chimney insert, fix interior alterations, and paint chimney to match the exterior of the home.</p> <p>Approximate cost is \$5,000</p> 
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list: <b>Luna's Chimney Sweep &amp; Air Duct Cleaning</b></p>

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<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Plumbing</u></p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work: Removal of old plumbing to the front of the house and east facade and replace with copper piping.</p> <p>Approximate cost is \$3,000.</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: Gerardo Cajero, Contractor - purchases material from LB Home Depot</p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Seismic Retrofit/ Foundation</u></p> <p>Completion Year: 20 <u>33</u></p>	<p>Detailed description of work: The home is currently not retrofitted to the foundation. Unfortunately, we cannot retrofit the home because the foundation is hollow cinder blocks. There is nothing to bolt the home to if the blocks are hollow. Because of this, we have to do a whole new concrete foundation to secure the home to the foundation. This will also provide a whole new foundation to extend the life of the home.</p> <p>Approximate cost is \$60,000</p> 
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list: JC Retrofit Foundation</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).**

**\*Total cost to rehabilitate and restore home is approximately \$106,000**

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.