



## 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: 4004 Country Club Dr. Long Beach, CA 90807

<p>Item No.: <u>01</u></p> <p>Building Feature: <u>Breeze block panels posts (4) at front elevation (west)</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Repair / replace rotted posts (4) at sides of both breeze block panels and tie into existing concrete footers. Spot repair may be suitable with epoxy wood repair system (i.e. Abatron) on outer posts. New post sections required on inner posts.</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: Royle Pacific Construction, Vermilion, Kaplan</u></p>
<p>Item No.: <u>02</u></p> <p>Building Feature: <u>Exterior wood trim and rear beams</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Repair / replace exterior wood trim. Wood trim is rotted and separating from the house in areas. All paint is peeling. Sanding and spot repair may be suitable with epoxy wood repair system (i.e. Abatron). Otherwise new wood trim will be required. Rear 4"x12" beams need repaired.</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: Royle Pacific Construction, Vermilion, Kaplan</u></p>

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<p>Item No.: <u>03</u></p> <hr/> <p>Building Feature:</p> <p><u>Exterior slab doors (3)</u></p> <hr/> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Utility doors (2) on south side of house are severely rotted and water damaged. Both of these doors need replaced. Exterior slab door on north wall leading to patio has a large doggie door cut into it and will also need replaced. New door to be milled to fit original metal weather seal trim. New threshold also needed.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No</p>	<p>Specify/list: <u>Bugbee Wood Co, Royle Pacific</u></p>
<p>Item No.: <u>04</u></p> <hr/> <p>Building Feature:</p> <p><u>Stucco repair</u></p> <hr/> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:</p> <p>Areas of cracked and broken stucco need repaired prior to painting. Areas where stucco color coat overlap wood trim need scraped back prior to painting.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No</p>	<p>Specify/list: <u>TBD</u></p>
<p>Item No.: <u>05</u></p> <hr/> <p>Building Feature:</p> <p><u>Clerestory Windows (4)</u></p> <hr/> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:</p> <p>Remove and restore (4) clerestory casement windows in master bath. Replace cracked glass (all 4). Restore wood window frames with Abatron. Remove metal hinges and locks, strip, repaint and reinstall.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No</p>	<p>Specify/list: <u>Paul's Glass, Self</u></p>

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<p>Item No.: <u>06</u></p> <p>Building Feature: <u>Front (west) roofline, guttering, beams (8)</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: To restore front elevation to original condition the following work needs done: Cut back roofing over eaves up to breezeblock panels. Remove decking (eaves) currently between house and breezeblock walls on both sides. Remove galvanized metal currently wrapping beams (8). Asses beam rot and repair/replace with struts. Patch roof up to front window glass per original plan. Install custom galvanized straight box gutter across entire front elevation per original plan with (2) new downspouts around North and South corners.</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>Royle Pacific Construction, Vermilion, Kaplan, Chandler's roofing</u></p>
<p>Item No.: <u>07</u></p> <p>Building Feature: <u>Window flashing metal repair</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: Metal flashing under windows at side of foundation is rusted and needs treated and repainted.</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>Sal Gonzalez Painting</u></p>
<p>Item No.: <u>08</u></p> <p>Building Feature: <u>Exterior paint and wood eaves refinishing.</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: Return house to its original alabaster white paint finish with contrasting dark brown beams in Dunn Edwards Weathered Brown. Front entry and patio slab doors painted in period correct contrast color. Tongue and groove roof decking to be sanded and refinished in a natural color sealant to match interior tongue and groove ceiling finish.</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>Sal Gonzalez Painting</u></p>

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<p>Item No.: <u>09</u></p> <p>Building Feature: <u>Plumbing</u></p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work:</p> <p>House is over 80% original galvanized plumbing and near the end of its lifespan. Repipe.</p> <p>Copper water line that runs outside the house, on top of the roof and back in to the kitchen needs removed and rerun inside the house.</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>Chris Robinett Plumbing</u></p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Front entry steel handrails (2)</u></p> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work:</p> <p>Using the signature Killingsworth handrail profile (1" wide x 2" tall steel rails with 1" x 1" posts), fabricate and install new curved handrails (2) at front circular steps. Each handrail is approximately 12' long and curves as it descends. Examples of this handrail are throughout Cal State Long Beach.</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>20th Century Wrought Iron</u></p>
<p>Item No.: <u>11</u></p> <p>Building Feature: <u>Entry Lighting and address signage</u></p> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work:</p> <p>Source Pendant light per original photography and install at front entry. Source period correct address numbering and install.</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>Chesley Electric Company</u></p>

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<p>Item No.: <u>12</u></p> <hr/> <p>Building Feature:</p> <p><u>Sliding glass door</u></p> <hr/> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work:</p> <p>Replace non-functional aftermarket patio slider with restored vintage Fleetwood metal sliding door (if possible) or other period appropriate slider to match the original slider currently on the master bedroom.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No</p>	<p>Specify/list: <u>Paul's Glass, Royle Pacific Construction, Vermilion, Kaplan</u></p>
<p>Item No.: <u>13</u></p> <hr/> <p>Building Feature:</p> <p><u>Remaining guttering</u></p> <hr/> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work:</p> <p>Replace corroded non-original guttering with custom galvanized box gutters following original drawings for dimensions and profile. All gutters to be at the same elevation for continuous thin roof profile.</p> <p>Raising gutters up by approx 4" will reveal uneven plaster, rot and termite damage. Nailer boards will be replaced and stucco will be repaired around entire perimeter and painted.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No</p>	<p>Specify/list: <u>TBD, Royle Pacific Construction, Vermilion, Kaplan</u></p>
<p>Item No.: <u>14</u></p> <hr/> <p>Building Feature:</p> <p><u>Cinder block wall</u></p> <hr/> <p>Completion Year: 20 <u>33</u></p>	<p>Detailed description of work:</p> <p>Original cinder block wall at rear of property shows cracks, missing mortar, and loose blocks. Wall will need at least partially rebuilt and painted.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No</p>	<p>Specify/list: <u>TBD, Royle Pacific Construction, Vermilion, Kaplan</u></p>

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<p>Item No.: <u>15</u></p> <p>Building Feature: <u>Landscaping</u></p> <p>Completion Year: 20 <u>Ongoing</u></p>	<p>Detailed description of work:</p> <p>We participated in the lawn-to-graden (L2G) program. Currently the front garden is 100% drought-tolerant California natives. While adhering to CA natives as much as we can, we'd like to bring the aesthetic of the front yard closer in line with the original concept sketches. Those were largely ivy as groundcover. We plan drought tolerant sedum, kurapia, dwarf juniper and/or native grasses.</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>Earth Steward Ecology</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>
<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>