

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3443 E 5th St, Long Beach CA 90804

Item No.: <u>1</u>	Detailed description of work:
Building Feature: <u>Tudor style shake roof</u>	Restore Tudor style appropriate roof to enhance property's longevity. Perform shake upgrade. Replace all missing shingles; lightly feather flat black spray paint to blend with existing roof color; nennail all ridges with 8D nails; replace 20 ft. of starter board on NE corner and pain to match existing color; torch top of chimney to waterproof old cement; caulk and paint all pipes, vents, valleys etc to blend with roof color; remove all debris.
Completion Year: 20 <u>17</u>	
Item No.: <u>2</u>	Detailed description of work:
Building Feature: <u>Stained glass windows</u>	Restore historic stained glass windows containing original Masonic and heraldic imagery. Get estimate for repair to stained glass windows. Source materials to match original materials used e.g. glass, coating, solder and pigment. Replace cracked and broken panels that allow wind and rain to leak into home, damaging wooden window frame and surrounding structure.
Completion Year: 20 <u>18</u>	

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Property Name and Address: 3443 E 5th St, Long Beach CA 90804

Item No.: <u>3</u>	Detailed description of work: Repair damaged, cracked bricks. Grade soil settlement to shore-up soil and correct settling which is causing front gate to be non-functional, hampering entry to home, reducing an original entrance. Restore brick arch over gateway to match original design by architect.
Building Feature: <u>Garden brick wall</u>	
Completion Year: 20 <u>11</u>	
Item No.: <u>4</u>	Detailed description of work: Repair areas of spalling. Use hydraulic piercing and slabjacking to lift and stabilize sinking concrete foundation on south side of property. Rehabilitate foundation settlement which has lead to structural settling within home. Re-route sprinkler systems to avoid further spalling and settling. Seismic Bolting - Have house bolted to foundation to further ensure structural integrity and property longevity.
Building Feature: <u>Concrete foundation</u>	
Completion Year: 20 <u>20</u>	

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Property Name and Address: 3443 E. 5th St. Long Beach CA 90804

Item No.: <u>5</u>	Detailed description of work:
Building Feature: <u>Plumbing</u>	Replace all corroded and leaking galvanized steel plumbing pipes with copper pipes to stop leaks to maintain soil integrity and longevity of property. Approximately 1/3 of the plumbing currently on site is galvanized steel and needs to be replaced with copper piping.
Completion Year: 20 <u>21</u>	
Item No.: <u>6</u>	Detailed description of work:
Building Feature: <u>Heating system</u>	Replace existing heater unit (approximately 25 years old). Reduce areas of system which have compromised integrity. Replace heater vents in home with vents and grates that are of the period and restore to original aesthetic.
Completion Year: 20 <u>22</u>	

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 3443 E Str St, Long Beach CA 90814

Item No.: <u>7</u>	Detailed description of work: Replace broken, cracked and/or missing bricks in masonry features on front of property. Source appropriate period brick for repairs. Repair, replace mortar in masonry. Glaze new brick to match existing original brick. These masonry repairs will help insure the water-tightness of structure, curtailing current water damage.
Building Feature: <u>Masonry on front of house</u>	
Completion Year: 20 <u>23</u>	
Item No.: <u>8</u>	Detailed description of work: Restore original brick chimney design by replacing aluminum vents with terracotta chimney pots. Source appropriate vendors, design replacement terracotta pots to match original architectural designs (based on historic photographs) and install pots for restoration. Rehabilitate chimney top to mitigate rain leaks which have damaged wood panels in office below.
Building Feature: <u>Chimney</u>	
Completion Year: 20 <u>24</u>	

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Property Name and Address: 3443 E 5th St, Long Beach CA 90814

Item No.: <u>9</u> Building Feature: <u>Front walkway</u> Completion Year: 20 <u>25</u>	Detailed description of work: Repair, replace and restore original stone walkway leading to front door of home. Replace broken stones and mortar to prevent further water damage from water seepage and maintain walkway integrity.
Item No.: <u>10</u> Building Feature: <u>French doors</u> Completion Year: 20 <u>25</u>	Detailed description of work: Remove glass brick wall in dining room and restore French doors and windows that were an original feature there. Original French doors removed in the 1970's and replaced with a glass block wall. Rehabilitate structure to original design and restore original door designs to maintain historic integrity of property.

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Property Name and Address: 3443 E 5th St, Long Beach CA 90804

Item No.: <u>11</u>	Detailed description of work: In the 1970s, a double-sided fireplace was installed in the living room which includes a false hearth inside home, as well as a large metal exhaust pipe on the roof. Our plan is to remove the retrofitted fireplace and restore the original fireplace to its original aesthetic. Thereby eliminating the metal exhaust pipe on the roof of property.
Building Feature: <u>Fireplace</u>	
Completion Year: 20 <u>26</u>	
Item No.: _____	
Building Feature: _____	Detailed description of work:
Completion Year: 20 _____	

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 347 W. 7th St. Long Beach, CA 90813 (Lundten, Philip Christopher)

Item No.: <u>3</u>	Detailed description of work: <i>Home will be treated for wood-detracting pests (subterranean termites & drywood termites) to preserve structural integrity.</i>
Building Feature: <u>exterior/ structural</u>	
Completion Year: 20 <u>16</u>	
Item No.: _____	
Building Feature: _____	Detailed description of work:
Completion Year: 20 _____	

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Property Name and Address: 347 W. 7th St. Long Beach, CA 90813 (Lynden, Philip Christopher)

Item No.: <u>1</u> Building Feature: <u>electrical</u> Completion Year: 20 <u>19</u>	Detailed description of work: <i>Remainder of antiquated knobs and tube wiring will be replaced to modern code.</i>
Item No.: <u>2</u> Building Feature: <u>exterior paint</u> Completion Year: 20 <u>19</u>	Detailed description of work: <i>Exterior of property will be prepped and painted with at least three (3) exterior colors, to be approved by Willmore City Heritage Association.</i>

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City of Long Beach

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 539 Daisy Ave.

Item No.: 1	Building Feature: Main Body of House	Completion Year: 2027	Detailed description of work: Scrape and sand all wood surfaces, repair or replace damaged siding with in-kind siding, prime and repaint all with current three historically appropriate colors.
Item No.: 2	Building Feature: Windows Main House	Completion Year: 2027	Detailed description of work: Strip, sand and re-putty eleven wood framed, ten light double hung windows and four transom windows. Replace damaged glass where needed. Clean, and repair, or replace with historically appropriate, existing metal hardware. Finish building and installing historically appropriate wood and brass screens. Repaint all with historically appropriate trim colors

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

City of Long Beach

Property Name and Address:

<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Windows and Screens Attic</u></p> <p>Completion Year: 20<u>2027</u></p>	<p>Detailed description of work: Repair or replace with historically appropriate hardware, hardware for two 15 light, and four 5 light transom windows. Build, paint and install 6 historically appropriate wooden and brass screens on inside of attic.</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Irrigation and grading</u></p> <p>Completion Year: 20<u>2027</u></p>	<p>Detailed description of work: Repair and reconfigure irrigation system so that the north side of the house does not receive as much water. Regrade soil to keep water away from foundation.</p>

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333 W Ocean Blvd, 3rd Floor Long Beach, CA www.lbbds.info

LONG BEACH
DEVELOPMENT SERVICES



PLANS OF THE FRONTIER TAX INFLUENCE PROGRAM

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<p>Item No.: 1</p> <p>Building Feature: <u>Structural/Foundation</u></p> <p>Completion Year: 20 <u>17</u></p>	<p>Detailed description of work:</p> <p>1 Complete survey with licensed Eng. 2 Finalize Retro-fit plan with Building safety & Historical planners 3 Finalize Engr. Detail/Full permit 4 Complete work per approved permit</p>
<p>Item No.: 2</p> <p>Building Feature: <u>Foundation</u></p> <p>Completion Year: 20 <u>18</u></p>	<p>Detailed description of work:</p> <p>Re pair/Repoint Mortar on Concrete Block around Foundation, Porch & Retaining wall</p>

Property Name and Address: 711 Daisy Ave

<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Gutters</u></p> <p>Completion Year: <u>2018</u></p>	<p>Detailed description of work:</p> <p>Add Gutters to divert water from foundation & basement</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Window/Door</u></p> <p>Completion Year: <u>2018/2023</u></p>	<p>Detailed description of work:</p> <p>① Repair any wood or window/door damage</p> <p>② Repair/replace hardware</p> <p>③ scrape, prime and paint windows</p>

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PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

711 Daisy Ave

<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Siding & Paint</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Repair / Rehab Siding & Paint Building Includes scraping all loose paint & sand smooth & prime</p>
<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Electrical</u></p> <p>Completion Year: 20 <u>19</u></p>	<p>Detailed description of work:</p> <p>① Replace all Electrical Knob and Tube to current code requirements ② Smoke & CO sensors to be 110 volt powered & connected per code</p>

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ILLINOIS DEPARTMENT OF REVENUE

MILLS ACT PROPERTY TAX INCREMENTAL PROGRAM

Property Name and Address: 711 Daisy Ave

Item No.: <u>7</u>	Detailed description of work: ① Inspect for leaks or corrosion ② Check for sink & toilets & tubs/shower ③ Repair/Replace as Required
Building Feature: <u>Plumbing</u>	
Completion Year: 20 <u>Annually</u>	Detailed description of work: ① Check for moisture problems, mold & mildew ② Scrape caulking & Recaulk every 3 years or sooner if problem detected
Item No.: <u>8</u>	
Building Feature: <u>Bathrooms / Kitchen & Laundry</u>	
Completion Year: 20 <u>Annually</u>	

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MILLS ACT PROPERTY TAX INCREMENTAL PROGRAM

Property Name and Address: 711 Daisy Ave

Item No.: <u>9</u>	Detailed description of work: <u>1 Termite inspection & treatment as Required</u>
Building Feature: <u>Wood</u>	
Completion Year: <u>20 18, 20, 22 ... every other year</u>	Detailed description of work: <u>1 New Roof, 2 Tear off old</u> <u>3 Add Earthquake Straps</u>
Item No.: <u>10</u>	
Building Feature: <u>Roof</u>	
Completion Year: <u>20 26</u>	

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Property Name and Address: 230 Junipero - 2208 E. Lowena

Item No.: <u>1</u> Building Feature: <u>seismic retrofitting</u> Completion Year: 20 <u>15</u>	Detailed description of work: Complete seismic retrofitting (bolting of building improvements to foundation) To include: bolting exterior walls of structure as per LABDS 2&3 Story standards: 9"-12" from corners and sill breaks, 4' on center using Simpson UFP10 plates. Brace accessible perimeter cripple walls using 1/2" 5-ply including blocking. Install Simpson A35 steel framing anchors to accessible perimeter walls per LABDS standard: 24" & 16" on center with joist blocking where rim is missing Approximate cost \$15,000
Item No.: <u>2</u> Building Feature: <u>replace galvanized pipes with copper as needed</u> Completion Year: 20 <u>22</u>	Detailed description of work: Re-pipe with copper as needed to protect against leaks and damage to building and structure from water damage. Re-piping to include supply and drain lines. With each repair or improvement the opportunity to replace the longest run possible will be taken, and with unit renovations re-piping will be completed. Approximate cost \$32,000 over a period of years

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Property Name and Address: 230 Junipero - 2208 E. Lowena

Item No.: <u>3</u>	Detailed description of work:
Building Feature: <u>repair and maintenance of building patios</u>	Patios in front of building show signs of settling, cracking and disrepair. Patios will be properly repaired, waterproofed and maintained in order to prevent water intrusion and damage to the structure
Completion Year: 20 <u>19</u>	
Item No.: <u>4</u>	Detailed description of work:
Building Feature: <u>Original windows</u>	Wood casement windows will be inspected, repaired as necessary, painted and weather stripped. Loose or cracked putty will be replaced as necessary.
Completion Year: 20 <u>20</u>	

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Property Name and Address: 230 Junipero - 2208 E. Lowena

Item No.: <u>5</u> Building Feature: <u>Eves</u> Completion Year: 20 <u>20</u>	Detailed description of work: Building Eves showing signs of deterioration and water intrusion. Properly prepare and paint eves as necessary
Item No.: _____ Building Feature: _____ Completion Year: 20 _____	Detailed description of work:



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Property Name and Address: 14 Paloma Ave. Long Beach CA 90803

Item No.: <u>1</u>	Detailed description of work:
Building Feature: <u>Foundation</u>	Have the house bolted and/or fastened to the foundation to accommodate the construction design of the home as an upgrade for earthquake safety
Completion Year: 20 <u>16</u>	
Item No.: <u>2</u>	Detailed description of work:
Building Feature: <u>Roof</u>	Repair or replace deteriorating shingle roof to include removal of old composition shingles down to wood roofing. Repair or replace any damaged wood. Replace roof with new composition shingles to replicate historical style of home.
Completion Year: 20 <u>20</u>	

**CITY OF LONG BEACH
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM**

Property Name and Address: **14 Paloma Ave. Long Beach CA 90803**

Item No.: 3	Detailed description of work: Tarp and fumigate the home and garage with an approved fumigator. Mask over and remove termite pellets. Chisel out minor dry wood termite damage to siding and wood fill damaged areas as needed. Paint to match existing colors. Remove and replace dry rot on railing spindles, eave enclosure and trim. Remove and replace damaged wood and wood fill damaged areas as needed. Paint to match existing colors.
Building Feature: Structure	
Completion Year: 20 16	
Item No.: 4	Detailed description of work: Remove garage addition/modification to restore original appearance to garage structure
Building Feature: Garage	
Completion Year: 20 20	

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

Item No.: <u>1</u>	Detailed description of work:
Building Feature: <u>Foundation</u>	The original "octopus" foundation is an unbolted, unreinforced brick foundation and it shows mortar deterioration at numerous levels. In 1989, seismic upgrades were made; however, the newer wall is not at the sufficient footing depth within the soil and there are concrete voids at several levels that must be corrected. Forms were displaced by the concrete resulting in irregular dimensions and needs to be correctly retro-fitted.
Completion Year: 20 <u>17</u>	
Item No.: <u>2</u>	Detailed description of work:
Building Feature: <u>Seismic Upgrades</u>	A connector needs to be installed between the floor beams and support posts to add stability. In addition, a "sheer wall" reinforcement at the center cripple wall needs to be added to reduce the potential for structural damage during an earthquake.
Completion Year: 20 <u>17</u>	



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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

Item No.: <u>3</u> Building Feature: <u>Post Termite Abatement Repairs</u> Completion Year: 20 <u>17</u>	Detailed description of work: Termite abatement was recently completed (January 2016) however, we still need to repair and/or replace several gutters and adjoining wood beams that were heavily damaged by termites. Periodic cleaning of the gutters must be completed as the owners can no longer access the gutters.
Item No.: <u>4</u> Building Feature: <u>Gravity Heating System Replaced</u> Completion Year: 20 <u>18</u>	Detailed description of work: We need to replace the original "octopus" gravity heaters for the two story house. These are located in the basement and one serves the first floor and a second heater serves the second floor. We have already replaced the duck work but alterations to the duck work may be needed for the new heating system.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

Item No.: <u>5</u> Building Feature: <u>Exhaust Vent Pipe</u> Completion Year: 20 <u>18</u>	Detailed description of work: The single steel exhaust vent pipe serving both the heaters and the water heaters is rusted through where it connects to the masonry chimney. This needs to be repaired in order that we can use the chimney and the heaters.
Item No.: <u>6</u> Building Feature: <u>Electrical</u> Completion Year: 20 <u>18-19</u>	Detailed description of work: The wiring in the majority of the house is original to the house. We have already re-wired the kitchen; however, the rest of the house needs to be completing re-wired.



City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

Item No.: <u>7</u> Building Feature: <u>Electrical in crawlspace</u> Completion Year: 20 <u>18-19</u>	Detailed description of work: Need to install proper dielectric unions where the copper/galvanized water supply connections are located in the crawlspace. This should be a conforming installation as there should be a separation by a 6-inch brass nipple or a special connector with a plastic sleeve.
Item No.: <u>8</u> Building Feature: <u>Electrical Masts of Roof</u> Completion Year: 20 <u>18-19</u>	Detailed description of work: There are two rooftop flashing jacks that were not properly installed. They need to be mounted correctly.



City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

Item No.: <u>9</u> Building Feature: <u>Screen Door and Porch Roof</u> _____ Completion Year: 20 <u>18</u>	Detailed description of work: The screen door and the roof of the front porch are deteriorating and needs to be sanded and refinished.
Item No.: <u>10</u> Building Feature: <u>Plumbing</u> _____ Completion Year: 20 <u>18-19</u>	Detailed description of work: Leaks have been noted at the ABS plastic main waste pipe section at the first floor bathroom crawlspace and needs to be repaired.



City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

Item No.: <u>11</u> Building Feature: <u>Water Supply Piping</u> Completion Year: 20 <u>19</u>	Detailed description of work: The water supply piping system is original to the house. It is a galvanized steel water supply piping and water pressure is poor when the sprinklers are on.
Item No.: <u>12</u> Building Feature: <u>Sewer Piping</u> Completion Year: 20 <u>19</u>	Detailed description of work: The waste/sewer piping is original to the house and needs to be replaced. We have been advised by a plumber that the pipe is deteriorated due to roots and age.

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

<p>Item No.: <u>13</u></p> <p>Building Feature: <u>Basement Repairs Due to Moisture</u></p> <p>Completion Year: 20<u>20</u></p>	<p>Detailed description of work:</p> <p>The basement has crumbling plaster due to moisture which threatens the stability of the home. The source of the moisture needs to be found and corrected and all of the walls need to be re-stuccoed.</p>
<p>Item No.: <u>14</u></p> <p>Building Feature: <u>Basement Water Heater</u></p> <p>Completion Year: 20<u>20</u></p>	<p>Detailed description of work:</p> <p>The water heater is in the basement and it does not allow water discharged from the TPR valve to drain. We need to relocate the water heater or provide a watts 210 valve and an exterior pressure relief valve.</p>



City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

<p>Item No.: <u>15</u></p> <p>Building Feature: <u>Replace Concrete Porch, Steps and Garage Floor</u></p> <p>Completion Year: 20<u>21</u></p>	<p>Detailed description of work:</p> <p>We have concrete in the front walkway, porch and garage floor and all are deteriorated and cracked causing tripping hazards. The garage floor, the front steps and the front porch all need to be completely replaced. The masonry pillar supporting the driveway gate needs to be secured properly. It is currently inappropriately attached to the chimney.</p>
<p>Item No.: <u>16</u></p> <p>Building Feature: <u>Repaint House and Garage</u></p> <p>Completion Year: 20<u>22</u></p>	<p>Detailed description of work:</p> <p>The house paint is peeling in several areas and the house will need to be scraped and repainted in the near future. Wood trim features and the wood under the eaves on the west side of the house are significantly deteriorating. When repainted, the original 1913 lighter colors will be used to restore the original look of the home.</p>



City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

Item No.: <u>17</u> Building Feature: <u>Roof</u> Completion Year: 20 <u>23</u>	Detailed description of work: The current roof has been recently sealed for several leaks. 2016 the garage roof leaked significantly and had to have emergency repairs during a storm. The roof is approximately 12-15 years old. Continued repair of any future leaks will be ongoing and the entire roof will need to be replaced by 2023 if not before.
Item No.: <u>18</u> Building Feature: <u>Windows</u> Completion Year: 20 <u>24</u>	Detailed description of work: The house has 22 windows upstairs and 20 windows downstairs. Several of the windows are original to the house and many others are painted shut. The two front windows have original leaded glass that needs to be repaired. The remaining windows, especially those on the second floor, are drafty and need to be appropriately retro-fitted to maintain the heat and air supply.



City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

<p>Item No.: <u>19</u></p> <p>Building Feature: <u>Chimney</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:</p> <p>The original chimney has vertical cracks and needs metal reinforcement as this is a single wall chimney. When we purchased the house five years ago, we completed some immediate repairs however, the chimney needs to be completely retro-fitted. The gate support beam is attached to the chimney inappropriately and needs to be fixed properly. We also need to have annual chimney sweeping and cleaning to maintain the chimney.</p>
<p>Item No.: <u>20</u></p> <p>Building Feature: <u>Attic</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:</p> <p>The attic needs to be inspected for structural components and reinforcements made as needed. In 2016 when termite abatement work was done, workman accessing the attic floor caused cracks in the hallway of the second floor below the attic. The structural issues need to be addressed for the integrity of the home. The attic roof vents also need to be properly screened.</p>



City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 3020 E. Vista Street Long Beach, Ca 90803

Item No.: <u>20</u>	Detailed description of work: The electric gate has been repaired several times in the past four years. The motor is obsolete and will need to be replaced.
Building Feature: <u>Gate on Front Driveway</u>	
Completion Year: 20 <u>26</u>	Detailed description of work:
Item No.: <u>21</u>	
Building Feature: _____	
Completion Year: 20_____	



MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 331 Wisconsin Avenue, Long Beach, CA 90814

Item No.: <u>1</u>	Detailed description of work: Poor drainage at driveway (due to necessary gutter location) allows pooling of water around the foundation. If left uncorrected, this will lead to issues with stair, brick and foundation integrity. Proper drainage will require tunneling below the driveway and extension of the french drain at the fence line.
Building Feature: <u>Drainage around south side of main house</u>	
Completion Year: <u>20 17</u>	
Item No.: <u>2</u>	Detailed description of work: The old drain pipe shows damage with significant potential for clogging. The plumber recommends replacement to maintain system functionality.
Building Feature: <u>Plumbing hook-up to main drain lines</u>	
Completion Year: <u>20 18</u>	



MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Chestnut Market, 344 8th Street

Item No.: <u>1</u>	Detailed description of work: ① Complete Survey with licensed Engr. ② Finalize Retrofit Plan with Building/safety and Historical Planners ③ Finalize Engineering Detail/Full Permit ④ Complete work per approved permit
Building Feature: <u>Structural & Foundation</u>	
Completion Year: 20 <u>17</u>	
Item No.: <u>2</u>	
Building Feature: <u>Plumbing</u>	Detailed description of work: Replace all galvanized water lines with copper
Completion Year: 20 <u>17</u>	

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City of Los Angeles MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Chestnut Ave, 344 8th Street

Item No.: <u>3</u>	Detailed description of work: Reverse Alteration of 2 Street Level Windows "Display"
Building Feature: <u>Windows, "Display"</u>	<ul style="list-style-type: none"> ① Remove existing wood panels ③ Replace with Architecturally Appropriate wood windows with Anti-Graffiti Film ④ Paint to match style
Completion Year: 20 <u>17</u>	
Item No.: <u>4</u>	Detailed description of work: Reverse Alteration of tenant Door located on 8th St. (North Elevation)
Building Feature: <u>Door (North Elevation)</u>	<ul style="list-style-type: none"> ① Remove existing & Rehab frame ② Replace with appropriate Craftsmen style window (Ref. work item 4c) ③ Finish/Paint to match style
Completion Year: 20 <u>17</u>	

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City of Los Angeles MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Chestnut Market, 344 8th Street

Item No.: <u>5</u>	Detailed description of work:
Building Feature: <u>Electrical Service</u>	<p>① Replace with new 200 Amp service</p> <p>② Locate so only riser is visible from street - as approved by Southern CA Edison</p> <p>- 2 socket with main disconnect & commercial bypass</p>
Completion Year: 20 <u>18</u>	
Item No.: <u>6</u>	Detailed description of work:
Building Feature: <u>New Electrical for 2nd Floor Apartment</u>	<p>① Replace existing knob & tube to current code requirements</p> <p>② Smoke & CO sensors to be 110 volt powered & connected</p>
Completion Year: 20 <u>18</u>	

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City of Berkeley MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Chestnut Market, 344 8th Street

Item No.: <u>7</u>	Detailed description of work:
Building Feature: <u>Windows</u>	Replace 2nd Floor Windows with wood to original Architecture - see historic photo -
Completion Year: 20 <u>22</u>	
Item No.: <u>8</u>	Detailed description of work:
Building Feature: <u>Siding</u>	1 Replace non-conforming Siding 2 Repair wood 3 Paint Building
Completion Year: 20 <u>22</u>	

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MILLS ACT PROPERTY TAX DEFERMENT PROGRAM

Property Name and Address:

Chestnut Market, 344 8th Street

Item No.: <u>9</u>	Detailed description of work: Termite inspection and complete any corrective actions identified - every other year -
Building Feature: <u>Wood</u>	
Completion Year: 20 <u>17</u> , 2022, 2027	
Item No.: <u>10</u>	
Building Feature: <u>Windows</u>	Detailed description of work: ① Repair any wood or window damage ② Repair/replace hardware ③ Scrape, prime and paint windows
Completion Year: 20 <u>22</u> , 2027	

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Chestnut Market, 344 8th Street

Item No.: <u>11</u>	Detailed description of work: Roof was new in Oct, 2015 Perform annual inspection prior to Fall Rain Season
Building Feature: <u>Roof</u>	
Completion Year: 20 <u>Annually</u>	Detailed description of work: "if Required", not necessary for Market Install Door to original See work plan item 4C
Item No.: <u>12</u>	
Building Feature: <u>Door</u>	
Completion Year: 20 <u>17</u>	

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MILLS ACT PROPERTY TAX ABETIVE PROGRAM

Property Name and Address: _____

Item No.: <u>13</u>	Detailed description of work: ① Perform complete plumbing inspection annually ② Repair/Replace as Required - includes all sinks, toilets, baths, shower, kitchen, hot water heater and utility areas. Detailed description of work: ① inspect for mold/mildew/moisture ② Recaulk as required
Building Feature: <u>Plumbing</u>	
Completion Year: 20 <u>Annually</u>	
Item No.: <u>14</u>	
Building Feature: <u>Bathroom & Kitchen</u>	
Completion Year: 20 <u>Annually</u>	

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM
City of Long Beach

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 1162 Los Altos, Long Beach, CA 90815

<p>Item No.: One</p> <p>Building Feature: Rock Roof / Exterior Paint</p> <p>Completion Year: 2018</p> <p>Detailed description of work: Need to replace original rock roof appropriate to Mid-Century Modern architecture. Approximate age 30+ years. House and Garage to be repainted. Prior exterior painting was performed in 2006.</p>	<p>Item No.: Two</p> <p>Building Feature: Foundation</p> <p>Completion Year: 2018</p> <p>Detailed description of work: Earthquake retrofit - Home needs to be tied (bolted) to the foundation to eliminate potential damage or loss of the structure, due to earthquake.</p>
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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

City of Long Beach

1162 Los Altos, Long Beach, CA 90815

Property Name and Address:

<p>Detailed description of work:</p> <p>Re roof and upgrade structural integrity of 2 1/2 car garage.</p>	<p>Item No.: Three</p> <p>Building Feature: Detached Garage</p> <p>Completion Year: 20 18</p>
<p>Detailed description of work:</p> <p>Re create the large backyard with floral flower beds, reminiscent of beautiful landscaping depicted in original period photographs provided by original owner.</p>	<p>Item No.: Four</p> <p>Building Feature: Backyard Landscaping</p> <p>Completion Year: 20 18</p>

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LONG BEACH
DEVELOPMENT SERVICES



Exhibit B

REHABILITATION/RESTORATION/MAINTENANCE PLAN

The Kress Building Lofts: 100 West 5th Street Long Beach, CA 90802

<p>Item No.: 1 Roof</p> <p>Building Feature: <u>Roofing Components</u></p> <p>4th, 8th & 9th Floors</p> <p>Completion Year: 2016/Annually</p>	<p>Detailed description of work:</p> <p>Repair Ponding under deck and at drains, investigate and repair leak into 8th floor units under decking at 9th floor, maintain roof at 9th floor. Perform preventive maintenance annually to prevent water intrusion into infrastructure.</p>
<p>Item No.: 2 Exteriors</p> <p>Building Feature: <u>Metal Components</u></p> <p>Catwalks</p> <p>Completion Year: 2020</p>	<p>Detailed description of work:</p> <p>Maintain exterior catwalks to ensure structural integrity is not compromised.</p>
<p>Item No.: 3 Exteriors</p> <p>Building Feature: <u>Frieze Swag Relief</u></p> <p>Completion Year: 2017</p>	<p>Detailed description of work:</p> <p>Restore the reliefs and paint the building exteriors. Painting/Repair/Restoration to be performed every 10 years.</p>
<p>Item No.: 4 Windows/Doors</p> <p>Building Feature: <u>Unit/CA Windows</u></p> <p>Completion Year: Ongoing</p>	<p>Detailed description of work:</p> <p>Treat windows for termite damage as needed.</p>
<p>Item No.: 5 Flooring</p> <p>Building Feature: <u>Mosaic Tile</u></p> <p>Lobby/Entrance</p> <p>Completion Year: 2020</p>	<p>Detailed description of work:</p> <p>Repair and maintain Kress Department Store mosaic tile in Lobby. Perform maintenance every 5 years.</p>
<p>Item No.: 6 Exteriors</p> <p>Building Feature: <u>Signs</u></p> <p>Completion Year: 2027</p>	<p>Detailed description of work:</p> <p>Restore three Kress Department Store painted signs on the building (South side 6-8th floors, North and South sides elevator equipment room exterior)</p>
<p>Item No.: 7 Interiors</p> <p>Building Feature: <u>Wood Stairs</u></p> <p>Completion Year: 2020</p>	<p>Detailed description of work:</p> <p>Restore original wood staircase leading from 5th/Pine level to 4th floor on the South side.</p>
<p>Item No.: 8 Alarm/Life Safety</p> <p>Building Feature: <u>Fire Alarm System</u></p> <p>Emergency Battery Backup</p> <p>Completion Year: 2019</p>	<p>Detailed description of work:</p> <p>Replace all backup batteries, perform periodic system upgrades to alarm panels, annunciators, detectors, Carbon Monoxide sensors, exhaust systems.</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

The Kress Building Lofts: 100 West 5th Street Long Beach, CA 90802

Item No.: 9 Deck Building Feature: 5th Floor Deck Completion Year: 2016/2017	Detailed description of work: Replace deteriorated wood deck overlooking Pine Avenue
Item No.: 10 Signs Building Feature: Banner 5th/Pine Completion Year: 2016	Detailed description of work: Install a banner at corner of Pine and 5th to identify the Kress Building from street level.
Item No.: 11 Corridors Building Feature: Interior Surfaces Completion Year: 2017	Detailed description of work: Maintain paint finishes which have been designed to reveal areas of original brick finishes and accentuate the historic nature of the building.
Item No.: 12 Decking Building Feature: 5th Floor Walkway Completion Year: 2020	Detailed description of work: Repair and Seal walkway deck surface to prevent water intrusion into structure.
Item No.: 13 Plumbing Components Building Feature: Pumps, Boiler, Waste Lines, Misc. All Buildings. Completion Year: Annual/2018	Detailed description of work: Annual hydro-jetting of vertical and horizontal waste lines to prevent stoppages and water intrusion into structure, annual maintenance of roof top boiler components, repair/replacement of sump pumps in subterranean garage
Item No.: 14 Wood Maintenance Building Feature: Structural Beams Completion Year: 2019	Detailed description of work: Heat treatments for termites/wood destroying organisms in original roof support beams to preserve infrastructure
Item No.: 15 Garages Building Feature: Garage Floor Surface Completion Year: 2018	Detailed description of work: Periodic steam cleaning/pressure washing of garage flooring, which includes remnants of original mosaic tiles.
Item No.: 16 Building Feature: Completion Year:	Detailed description of work:

City of Long Beach

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

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: 4031 E 5TH ST, LONG BEACH, CA 90814

Item No.: <u>1</u>	Detailed description of work:
Building Feature: <u>EXTERNAL SIDING</u>	<p>Re-sid siding patch holes and gaps replace or repair split double ogee siding prime and repaint entire house.</p>
Completion Year: 20 <u>17</u>	
Item No.: <u>2</u>	Detailed description of work:
Building Feature: <u>DOWNSTAIRS WINDOWS</u>	<p>Scrape 16 double hung windows reputty window frames as needed repair or replace (like for like) sagging rails repair original counterbalanced mechanisms replace split window casings prime and repaint</p>
Completion Year: 20 <u>18</u>	



CITY OF LONG BEACH
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 4031 E 5TH ST, LONG BEACH, CA 90814

Item No.: <u>3</u>	Detailed description of work: Scrape 5 double hung windows reputing window frames as needed repair rails repair counterbalance mechanism prime and repaint
Building Feature: <u>UPSTAIRS WINDOWS</u>	
Completion Year: 20 <u>19</u>	Detailed description of work: Termite inspections, spot treatment and or tenting if necessary
Item No.: <u>4</u>	
Building Feature: <u>STRUCTURE</u>	
Completion Year: 20 <u>20</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).

This form is available in alternative format by request at 562.570.3807. For an electronic version, visit our website at www.lbds.info.

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 4031 E 5TH ST, LONG BEACH, CA 90814

Item No.: <u>2005</u>	Detailed description of work: <ul style="list-style-type: none"> -replace sprinkler system around perimeter of house to prevent water damage to house foundation -remove satellite dishes from roof and patch holes -replace rear door with more appropriate window
Building Feature: <u>exterior</u>	
Completion Year: 20 <u>21</u>	
Item No.: <u>6</u>	
Building Feature: <u>exterior</u>	
Completion Year: 20 <u>22</u>	<p>Detailed description of work:</p> <p>Resand exterior patch holes repair siding as necessary prime and repaint entire house</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).

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 4081 E 5TH ST, LONG BEACH

Item No.: <u>7</u>	Detailed description of work: <u>Service and repair HVAC</u>
Building Feature: <u>HVAC</u>	
Completion Year: 20 <u>23</u>	Detailed description of work: <u>termites inspection, spot treatment and/or tenting if necessary</u>
Item No.: <u>8</u>	
Building Feature: <u>STRUCTURE</u>	
Completion Year: 20 <u>25</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).

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CITY OF LONG BEACH
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 4031 E 5TH ST, LONG BEACH CA 90804

Item No.: <u>9</u>	Detailed description of work: <i>Reseal exterior patio walk prime and repaint entire house</i>
Building Feature: <u>EXTERIOR</u>	
Completion Year: 20 <u>27</u>	
Item No.: _____	
Building Feature: _____	Detailed description of work:
Completion Year: 20 _____	

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).

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EXHIBIT B

HISTORIC PROPERTY PRESERVATION AGREEMENT SCHEDULE OF IMPROVEMENTS

Applicant's Name: Villa Riviera Condominium Association

Property Address: 800 East Ocean Boulevard

Item No.	Building Feature	Detailed Description of Improvement Work	Completion Year
1	Umbrella Room	Restore the main lounge in the lobby to original design per photographic documentation circa 1929 (Exhibit 1A). Restored elements will include mahogany paneling and ceiling ribs, banquette seating, trompe-l'oeil ceiling treatment, fireplace hood and ornamentation, reproduction light sconces, period furniture, rugs, and drapes. The trompe-l'oeil ceiling treatment represents decorative urns and vines typical of the period. The original ceiling colors used are unknown but will be determined by a forensics expert. The historic room colors are known and a color palette is available (Exhibit 1B).	2018
2	Ballroom	Restore Ballroom to original design per photographic and blueprint documentation. Restored elements will include removing dividing wall to restore original room size and layout, remove dividing walls in archways to restore original Palm Room design, replicate original faux fireplace, oak flooring, reproduction light sconces, column paneling and decorative paintwork, period furnishings, rugs and drapes. The paint detail can be found on the columns and ceiling as depicted in exhibit 2. The number of times it has been painted will need to be determined by paint forensics.	2022
3	Copper Roof	Repair copper roof elements and patina. Repair or replicate damaged / fallen finials as needed, re-rivet all finials with corrosion resistant rivets, remove old rusting signage brackets from tower, remove rust stains and re-patina where needed, re-install copper north chimney cap and replicate replacement cap for south chimney. The number of finials to be replaced	2024

		is unknown until an inspection is completed by a licensed contractor. From a visual inspection from the ground, there appears to be seven (7) large and one (1) small missing finials (Exhibit 3).	
4	Garage Walls & Windows	<p>Recast board-formed reinforced concrete walls on the south and west faces of the parking garage, and replicate original style Fenestra casement windows. Original walls were demolished for garage repurposing around 1950, then stucco walls were retrofitted to convert back to garage space around 1955. Current stucco walls are not structural and do not include any windows or ventilation as per the original design.</p> <p>1st floor: the entire west wall and portions of the south wall 2nd floor: the entire west and south walls and one (1) portion of the north wall The window count:</p> <p>Upper Level North Side: 2 West Side: 8 South Side: 21</p> <p>Lower Level North Side: 2 West Side: 2 (potentially relocate garage door to original location) South Side: 14</p> <p>Window dimensions, materials, details would be per the existing steel casement windows. The existing windows will be restored, repaired, weather stripped as well as any other necessary improvements needed.</p>	2027
5	Entry Lanterns	Replicate 4 original style entry lanterns for main and side entrances, per photographic documentation (Exhibit 4). Currently there are no lanterns on the side entrance on Ocean Boulevard and non-original lanterns on the main entrance. Electrical supply is currently unknown. Live receptacles may still be under plaster, but this needs to be determined by a contractor.	2019

6	Restore and Hang Neon Sign	Restore the 1933 "Villa Riviera" neon hotel sign (Exhibit 5) and hang / display it at a location to be approved by the Cultural Heritage Commission. Committee will propose that the sign be affixed on some face of the parking garage or displayed from the garage terrace, as there is historic photographic evidence of original neon "Garage" signage on the structure. Committee will not propose that the sign be retrofitted above main entrance of the main building as was done in 1933, as this would obscure original architectural features and historic authenticity. All that is currently viable is the metal shell. All electrical and neon infrastructure must be replaced with new, and the sheet metal refinished/painted. The size of the sign is 17 ½ ' L x 3' H x 7 ½ " W. Electrical service will be determined based on the final decision on sign location.	2025
7	Replace or Sleeve all Sewer Risers	All sewer risers (18) are original to the building and in poor condition causing blockages, leaks and water damage to individual units and common areas (Exhibit 6). The existing risers will be sleeved with an epoxy liner or completely replaced.	2023

All work must be consistent with the Secretary of the Interior's Standards for Rehabilitation and comply with applicable City specific plans, City regulations and guidelines relating to historic preservation, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, and the California State Historical Building Code. All exterior work on historic properties requires prior City approval through a Certificate of Appropriateness. Any necessary permits must be obtained from the City prior to commencement of work. Any unpermitted work could be subject to fines, penalties, or might have to be modified, removed or redone at Owner's expense.

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Exhibit B

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: 260 East San Antonio Drive Long Beach, California

Item No.: _____	Detailed description of work:
Building Feature: _____	
Completion Year: 20 _____	Detailed description of work:
Item No.: _____	
Building Feature: _____	
Completion Year: 20 _____	Detailed description of work:



MILLS ACT PLAN OF ACTION

Kuglis / Jennings Home, AKA Lentzner Home
260 E San Antonio Dr.
Long Beach, CA 90807

Item No 1: Replacement of Shutters

Building Feature: On the outside of the house and detached garage

- Per the Cultural Heritage Commission approval of this house for Landmark Status on March 14, 2016, the shutters are to be replaced with a style similar to those removed by the contractor in 2012.
- This will not need a Certificate of Appropriateness but can be authorized by Christopher Koontz, Advance Planning Officer for the Commission, per addendum by the Commission to Landmark Status approval.

Completion Year: 2017

Item No 2: Repair or Replacement of the Front Door

Building Feature: Located with glass inserts on either side of said front door

- The front door of the residence is developing cracking and shifts in the paneling, necessitating either repair or possible replacement.
- This will not need a Certificate of Appropriateness but can be authorized by Christopher Koontz, Advance Planning Officer for the Commission as above.

Completion Year: 2018

Item No 3. Continual Repair and Maintenance of the Wood Framed Structure Building Feature: Those items compromising the integrity of the house

- Since the acquisition of the residence, ongoing repairs and maintenance have been made in painting the house and on external trim. This will continue to preserve the house and it's present look.

Completion Year: Ongoing throughout the life of the house

Please note that the house site plan and extensive pictures have been submitted and are on file as part of our recently approved Landmark Status Application.

PROPOSED WORK PLANS AND STAFF RECOMMENDED ADJUSTMENTS

Address	Landmark Application	Mills Act Application
1. 711 Daisy Avenue	This is a two-story Craftsman style house. It appears to meet Criterion C in the Historic Preservation Ordinance. It embodies the distinctive characteristics of the Craftsman style and retains all seven aspects of integrity.	The house appears to be in good condition and not in need of immediate repair. The property owner should be commended for completing the recent work, which complies with the Standards. The work plan for the house is mostly continued maintenance. The structural work in item # 1 of the work plan refers to the foundation, but should also include the chimney. Item #5 of the work plan is repair siding and repaint in 2024; however, shingles on the upper story are already deteriorating. This work should be completed much sooner to maintain the house in good condition. In addition, the back porch needs a new landing and the exterior hatch to the basement should be sealed.
2. 539 Daisy Avenue	This is a one-story Craftsman bungalow and detached garage. It appears to meet Criterion C in the Historic Preservation Ordinance, represents the work of a master builder. It retains all seven aspects of integrity. It should be noted that the features of this bungalow that make it unique are on the interior, which should be included in a designation.	The house appears to be in good condition and not in need of immediate repair. The garage is not historic and was constructed when the house was moved to this lot. The property owner should be commended for completing the recent work, which complies with the Standards. The work plan for the house should be expanded to include additional maintenance items. Item #1 of the work plan is repair siding and repaint in 2027. This work should be completed much sooner to maintain the house in good condition. Five years is the typical cycle for painting wood

Address		Landmark Application		Mills Act Application	
				features. In addition, the back porch needs a new landing.	
3.	344 W. 8th Street	This is a two-story mixed-use building constructed during the first decade of the twentieth century. It appears to meet Criterion A in the Historic Preservation Ordinance. It is significant as a neighborhood market, a property type that was once common but now rare. The building retains most, but not all seven aspects of integrity. Windows, doors, and storefronts have been altered. However, reversing those alterations is part of the work plan.		The building is in need of rehabilitation. The work plan for the building is well organized and complies with the Standards. In absence of historic photographs, research should be conducted on the property type to determine a period appropriate storefront design.	
4.	347 W. 7th Street	This is a two-story Queen Anne style house. It appears to meet Criterion C in the Historic Preservation Ordinance; however, the application does not include a statement of significance. The house embodies the distinctive characteristics of the Queen Anne style. Constructed in 1907, it is a rather late example. The house retains most, but not all seven aspects of integrity. Obvious alterations to the house are not included on the application. The most notable is the brick along around the porch and lower portion of the house, which diminishes the historic character of the house as a whole. There are		The work plan for the house should be expanded to include additional annual and/or semi-annual maintenance items. In addition, reversing the exterior alterations should be added to the work plan. These include removing the brick and restoring the clapboard, realigning a porch column, improving the appearance of the second chimney, and removing the exterior rear staircase and restoring the balcony. Research should be conducted to determine the original design of the front porch.	

Address		Landmark Application	Mills Act Application
		also alterations on the rear of the house that are visible from the public right-of-way on account of the corner lot.	
5.	100 W. 5th Street (Kress Building)	This building is a designated landmark. Thus, no application was submitted.	The building was rehabilitated in 1992 and has been well maintained. The exterior is intact, while there is little remaining historic fabric on the interior. Although the Priority Consideration. The work plan for the building is mostly continued maintenance. Those items related to the roof are positive, as they are necessary for the prevention of water penetration. However some items, such as those related to the fire alarm system (#8) and the garage (#15), seem more like general operating expenses that are inappropriate. Item #3 "restore reliefs" should be clarified as all of the reliefs on the exterior of the building appear to be intact.
6.	1162 Los Altos Avenue	This is a one-story Modern Ranch house and detached garage. Although it was custom-designed by an architect, it shares features with many of the other houses in the neighborhood, suggesting that there were design guidelines for the development. It appears to meet Criterion C in the Historic Preservation Ordinance, represents the work of a master architect. The application states that the house was restored, even though the original windows were replaced. Even if the windows	The house appears to be in good condition. Restoring the original windows should be added to the work plan. Otherwise, the work plan for the house is mostly continued maintenance. Item #1 of the work plan should be clarified. It is unclear if the intention is to repair the original rock roof or replace it with a different material. A different material would not comply with the Standards.

Address		Landmark Application	Mills Act Application
		were beyond repair, they should be replaced in-kind. Thus, the house retains most, but not all seven aspects of integrity.	
7.	3943 E. 5th Street	This is a one-story Craftsman bungalow that was enlarged and transformed into a Tudor Revival style home and studio. It appears to meet Criterion C in the Historic Preservation Ordinance, represents the work of a master architect and embodies the distinctive characteristics of the Tudor Revival style. It retains all seven aspects of integrity from the point in time it was altered.	The house was recently painted and not in need of immediate repair, its unique features such as the stained glass windows require consultation with an expert. The work plan for the house is mostly continued maintenance and should be expanded to include improving the appearance of the second chimney. The owner should consult with a qualified roof contractor on the replacement of shakes (#1). New shakes should be allowed to weather naturally as opposed to painting them to match the color of existing. The same is true for the brick, as the brick is not uniform in color. Painting new brick should not be necessary (#7).
8.	4031 E. 5th Street (Ringheim/Wells House)	This building is a designated Landmark. Thus, no application was submitted.	The house appears to be in good condition and not in need of immediate repair. The Priority Consideration Worksheet indicates that the property is particularly unique or in particularly poor condition, but there is no explanation attached. The work plan for the house is well organized and mostly consists of continued maintenance but is very thorough.
9.	3020 E. Vista Street	This is a two-story Craftsman style house. It appears to meet Criterion C in the Historic Preservation Ordinance. It embodies the distinctive	The house appears to be in good condition and not in need of immediate repair. The property owner should be commended for completing the recent work, which complies with the

Address		Landmark Application	Mills Act Application
		characteristics of the Craftsman style and retains all seven aspects of integrity.	Standards. The work plan for the house is well organized and mostly consists of continued maintenance. A contemporary front door should be replaced with a new period appropriate door.
10.	14 Paloma Avenue	This is a two-story Prairie style house and detached garage. The house appears to meet Criterion C in the Historic Preservation Ordinance. It embodies the distinctive characteristics of the Prairie style. The building retains most, but not all seven aspects of integrity. Windows and doors have been altered. The previous owner apparently restored some of the non-original windows.	The house and garage appear to be in good condition and not in need of immediate repair. Restoring the remaining non-original windows and the main entrance should be added to the work plan. Otherwise, the work plan items are appropriate and regular maintenance items added.
11.	331 Wisconsin Avenue	This is a one-story Craftsman bungalow and detached garage. It also includes a separate detached "granny's cottage" and a non-original swimming pool in the rear. It appears to meet Criteria A for significance in the Historic Preservation Ordinance, although it retains all seven aspects of integrity.	The work plan should be expanded to include additional maintenance items. The property owner indicated that drainage is an issue on the south side of the residence along the driveway and in front of the garage when it rains. Therefore, this item should be added to the work plan (explore alternatives to improve drainage away from the house). The other item that may require repair included the concrete stair on the south side off the kitchen, which shows signs of settlement and may require inspection/repair at some point in the next ten years. A more compatible garage door could also be added to the work plan to enhance the historic character of the property.

Address		Landmark Application	Mills Act Application
12.	230 Junipero Avenue & 2202-08 Lowena Drive	This is a one-story French Revival style multi-family residence. It appears to meet Criterion C in the Historic Preservation Ordinance. It embodies the distinctive characteristics of the French Revival style. It retains all seven aspects of integrity. Since this historic district only includes four properties, it seems reasonable to designate the buildings as individual landmarks.	In addition to the items already listed on the work plan, the owners should also include removing the spray stucco over all the wood members as part of the work plan in addition to repairing the foundation, replacing the roof with a more compatible material/color and paint.
13.	2220-2230 Lowena Drive	This is a two-story French Revival style multi-family residence. It appears to meet Criterion C in the Historic Preservation Ordinance. It embodies the distinctive characteristics of the French Revival style. It retains all seven aspects of integrity. Since this historic district only includes four properties, it seems reasonable to designate the buildings as individual landmarks.	In addition to the items already included in the work plan, the owner should also address the following issues; repair poorly repaired pointing on the front porch, clean exterior to remove mold buildup, fix slope on concrete porch that drains to scupper; currently water is building up in this area. Also, the vegetation on the east side of the apartment should be scaled back and removed from over the trellis as the roots are starting to push out the deck and retaining wall. The doors are not original and could be replaced with more compatible paneled doors and the aluminum security screens could be replaced with more historically appropriate wood screens. Finally, the textured stucco should be removed from the wood elements and window/door surrounds.
14.	260 E. San Antonio Drive (Kuglis/Jennings House)	This building is a designated Landmark. Thus, no application was submitted.	The house appears to be in good condition and not in need of immediate repair. The property owner should be

Address	Landmark Application	Mills Act Application
		<p>commended for completing the recent work, which complies with the Standards. The work plan for the house is well organized. Annual or semi-annual maintenance items should be added to the work plan.</p>
<p>15. 800 E. Ocean Boulevard (Villa Riviera)</p>	<p>This building is a designated Landmark. Thus, no application was submitted.</p>	<p>This landmark building is in good condition. The work plan under their previous contract covered an extensive restoration list of which most has been completed. The property owner should be commended for completing the recent work, which complies with the Standards. The new work plan for the building is well organized and includes additional work to the main building and new work plan items for the garage structure. Annual or semi-annual maintenance items should be added to the work plan.</p>

2016 RECOMMENDED MILLS ACT CONTRACTS

	ADDRESS	APN	LANDMARK NAME
1	4031 E. 5th Street	7255018019	Ringheim/Wells
2	260 E. San Antonio Dr	7139016007	Kuglis/Jennings
3	3020 E. Vista Street	7264005004	
4	711 Daisy Avenue	7271023037	
5	344 W. 8th Street	7272019001	
6	14 Paloma Ave	7264015022	
7	331 Wisconsin Avenue	7263015017	
8	1162 Los Altos Ave	7240017031	
9	2220-2230 Lowena Dr	7263008016	
10	2202-08 Lowena Drive & Junipero Ave	7263008017	
11	539 Daisy Avenue	7278020053	
12	347 W. 7th Street	7272019014	
13	800 E. Ocean Blvd	7265-004-064	Villa Riviera
		7265-004-065	
		7265-004-082	
		7265-004-086	
		7265-004-112	
		7265-004-123	
		7265-004-131	
		7265-004-009	
		7265-004-010	
		7265-004-012	
		7265-004-013	
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		7265-004-069	
		7265-004-077	

	800 E. Ocean Blvd	7265-004-079	Villa Riviera
		7265-004-084	
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		7265-004-093	
		7265-004-094	
		7265-004-095	
		7265-004-097	
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		7265-004-146	
		7265-004-152	
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14	2025 E. 4th Street	7263003023	Art Theater
15	3943 E. 5th Street	7255017019	
16	100 W. 5th Street	7280009017	Kress Building
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	100 W. 5th Street	7280009040	Kress Building
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		7280009046	
		7280009047	
		7280009049	
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