



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: 3556 California Ave, Long Beach, CA 90807

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Roof</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Complete replacement of roofing material ("reached end of useful life," per 2021 inspection) on main house and garage. Fix/replace broken clay tile as needed. Install missing flashing as 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: vendor not yet identified but plan to used LB-based roofer</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Foundation</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Bolt house to concrete foundation per seismic standards for homes of this age</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: vendor not yet identified but plan to use LB-based retrofitter</p>

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Exterior doors (6)</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Replace historically inappropriate (and deteriorating) side door of home, repair cracks in front door of home, remove historically inappropriate hardware on rear door of home, replace historically inappropriate (and inadequately installed) side door of garage, repair inadequately installed French doors on rear of garage</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: Five Walnut Construction, Long Beach</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Front gates (3)</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: Replace (2) wooden patio gates and (1 double) driveway gate, which have deteriorated and are losing functionality.</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: vendor not yet identified but plan to use LB-based vendor</p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Front patio concrete</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: Replace cracked (and previously repaired) concrete patio, not original to the house, with concrete at original level.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list:</p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Windows, pt. 1</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:</p> <p>Replace historically inappropriate aluminum windows (2 doubles, 1 single) on the main elevation of the house with historically appropriate versions.</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>American Window Restoration Co., Long Beach</u></p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Windows, pt. 2</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:</p> <p>Scrape, repaint, and/or repair 12 wood casement windows (3 doubles, 7 singles) on the main elevation of 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>American Window Restoration Co., Long Beach</u></p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>House and garage exterior surfaces</u></p> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work:</p> <p>Patch and paint stucco exterior of home and detached historic garage per historic district guidelines</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>plan to use LB-based stucco/painter</u></p>

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<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Land regrade</u></p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work:</p> <p>Regrade land surrounding home (per 2021 inspection recommendation) to encourage water to move away from home's foundation.</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: plan to use LB-based vendor</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>

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.