



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: 3305 E 1st Street, Long Beach, CA 90803

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Reverse inappropriate alteration of two (2) aluminum windows located on the main elevation in the front of the house</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work: Remove and replace two (2) inappropriately installed aluminum frame windows on the south side of the main elevation facing 1st street. These are public facing windows that will need to be reverted back to wood and match existing materials and design (with winged horn flaps to match existing). Window sizes are approximately 52x20 and require removal of the aluminum frame to allow for space for the wooden frame and double pane glass to be reinstalled</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: JC Window Restoration</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Wood Windows on Second Floor - restore windows and repair leaks on First Floor Windows</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: Remove and REPLACE Six (6) wooden frame windows which have been retrofitted with block and tackle balancers. Windows will be replaced from single pane to double pane and match existing wood materials used. Size appropriately 36" x 53" windows. Install weather stripping into kerf to ensure proper sealing. Paint to match existing (white windows). Source wood from local LB providers. Fix all leaks on 1st floor large bay windows and wood repair wood</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: JC Window Restoration</p>

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Install Balustrades on 2nd floor North Deck</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: Create custom wooden balustrades on rear facing deck (north side) to match existing balustrades on front deck as well as along the south and west side of the house. Balustrades and capping will equal approximately 20 linear feet with evenly spaced balusters (each 18 x 5.5) and wooden banisters. All details to match existing balustrades including; wooden material, carvings, paint, and sealant. Contractor to provide specs upon review of SOW provided</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>Dansa Construction OR a wood working specialty shop in LB</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Replace Knob and Tube wiring throughout the two (2) story house including attic and crawl space</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: Include replacement of electrical panel and all associated fuses. Run new Romex wiring to follow all areas where Knob & Tube exist. Provide new electrical panel and circuits as required. REMOVE all existing knob and tube from attic and crawl space, abandon in place only when absolutely necessary. Update electrical sockets (power plugs) as required (from 2 prong to 3) and add GFCI/AFCI as required throughout house. Patch all openings and paint to match</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>Dansa Construction</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Wood finishing throughout exterior on the main floor, second level, attic, AND crawlspace</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work: Restore wood siding, wood shingles, and wood railings throughout various locations on the property (main level, second level, crawlspace roof area). Areas with termite damage and wood rot that is beyond repair (pics attached) will require removal and replacement with wood that matches the existing product. Wood will be treated and installed to match existing and sourced from wood lumbar yards in the area. Termite treatment after & paint to match</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>Dansa Construction</u></p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Restore iconic historic features on exterior main elevation - Miner Smith masonry Pedestals,concrete balustrades, tile porch</u></p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work: Masonry columns, pedestals, balustrades show cracks and deterioration. To prevent further deterioration, recommend cleaning to halt deterioration, rework gutter/water away from pedestals, repairing cracks as minimally invasive as possible (to the SOI standards). Remove and rework mortar on balustrade caps/rail that is loose (falling off wall) on porch & E. side of house cinder-blocks. Repair cracks to original stone tile at porch to reduce water deterior</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: TBD - specialist in historical masonry required</p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Galvanized & Cast Plumbing - Remove all Cast/Gal plumbing throughout house starting from the crawl space to the attic</u></p> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work: Remove and replace all oxidized copper under crawl space Re-plumb entire house from galvanized to copper plumbing Crack in main drain (scoped video) dig under crawl space and remove and replace with PVC-U. Approximately 200 feet of copper required not including the main drain</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: Liquid Plumbing</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Entire Roof,Venting, and Flashing</u></p> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work: Remove existing asphalt tile roof. Inspect roof decking, replace if required. Install underlayment. Remove all existing corroded roof vents and replace with new non asbestos material to match existing style (pipe boots). Install new asphalt shingles and ensure ridge capping is installed around slopes. Install falshing at all points where wood meets the roof material and in the valles of the gabled/hipped roof. Install drip edges throughout and gutters</p>
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<p>Item No.: <u>9</u></p> <p>Building Feature: <u>HVAC system including historic WARD floor furnace an associated materials</u></p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work: Remove and replace obsolete R22 compressor condenser unit from rear north side balcony (requires crane). Replace with new compressor unit with more modern unit. Replace all failed refrigerant lines. Replace all torn duct work throughout the house (crawl space, 1st floor, 2nd floor, attic). Replace furnace in attic Terminate all fittings and update thermostat. Replace all corroded & leaking gas lines throughout house with modern CSST ensure grd</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>Dansa Construction</u></p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Paint exterior of house and all associated features - Replace 4 Windows 2nd floor South/East corner - No glazing pulleys..</u></p> <p>Completion Year: 20 <u>33</u></p>	<p>Detailed description of work: House painted in 2021 with approved procedures and practices per historic society, Bluffpark, and lead testing. Paint in 2033 to match existing colors and ensure all areas that have been painted, are prepped, painted, and sealed with particular attention to historic elements Miner Pedestals/tiles. Contractor to purchase and provide all necessary labor and material to paint and repair any damages before paint and comply wiit OSHA regs. Replace 4 damaged windo</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>Dansa Construction</u></p>

NOTE: Please ensure that the current condition of all building features proposed for rehabilitation/restoration/maintenance as part of this work plan are clearly photographed or otherwise documented and labelled as required, and submitted with the Mills Act Application (see Application Guide page 10).

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.