

Exhibit B
Proposed Work Plans and Staff Recommended Adjustments

CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

5576 E Vesuvian Walk (Opdahl House)
Staff Modifications

Work Plan Item #1 should be revised to reflect the appropriate restoration response “scrape, repair and replace as necessary wood paneling, treat rust, prime and paint steel posts and paint exterior walls.”

Work Plan Item #2 the reflecting pool should be repainted the original color of the plaster consistent with the architect’s original design intent.

Work Plan Item #3 the roof replacement should include an investigation of a roof spout or other roof drainage system to prevent deterioration of exterior walls from water sheathing directly off the roof.

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: OPDAHL HOUSE 5576 E VESUVIAN WALK

Item No.: <u>1</u> Building Feature: <u>EXTERIOR PAINTING</u> <u>& REPAIR</u> Completion Year: 20 <u>16</u>	Detailed description of work: SCRAPE AND REPAINT EXTERIOR WALL REPLACE DAMAGED WOOD PANELS REPLACE HARDWARE ON POSTS
Item No.: <u>2</u> Building Feature: <u>REFLECTING POOL</u> Completion Year: 20 <u>16</u>	Detailed description of work: RE-PLASTER REFLECTING POOL REPLACE WATER PUMP FOR BETTER EFFICIENCY AND USAGE OF WATER

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: _____

Item No.: <u>3</u> Building Feature: <u>ROOF</u> _____ Completion Year: 20 <u>17</u>	Detailed description of work: REPLACE ROOFWORK MAIN BUILDING CARPORT BACK STORAGE
Item No.: <u>4</u> Building Feature: <u>ELECTRICAL WORK</u> _____ Completion Year: 20 <u>17</u>	Detailed description of work: REPLACE ELECTRICAL PANEL

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 OLIZASA ESPEY/LAKERIDGE HOUSE

Item No.: <u>1</u> Building Feature: <u>FRONT/SIDE</u> <u>PORCH BACK/CONCRETE COLUMNS</u> Completion Year: 20 <u>17/18/19</u>	Detailed description of work: REPAIR/RECONSTRUCT ORIGINAL BRICK COLUMNS - RETAIN BRICKS NEW MORTAR
Item No.: _____ Building Feature: _____ Completion Year: 20 _____	Detailed description of work: * <u>REVISED</u> SCOPE OF WORK WILL BE CLEANING, MORTAR REPAIR AS SPOT REPLACEMENT AS NECESSARY.

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 ORIZABA ESPEY/LOLICRIDGE HOUSE

Item No.: <u>2</u> Building Feature: <u>ORIGINAL/RESTORED</u> <u>CLAP BOARD SIDING</u> Completion Year: 20 20-21 <u>20-22</u>	Detailed description of work: REPLACE CLAP BOARD SIDING * <u>REVISED!</u> PAINTING AND REPLACEMENT ONLY OF THE DETERIORATED SIDING ELEMENTS AS NECESSARY.
Item No.: _____ Building Feature: _____ _____ Completion Year: 20 _____	Detailed description of work:

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 ORIZABA ESPY/LOUCLIDGE HOUSE

Item No.: <u>3</u> Building Feature: <u>ROOF WEST ELEVATION</u> <u>REMOVED. ENTIRE ROOF INSPECTED</u> Completion Year: 20 <u>1/23</u>	Detailed description of work: <u>REPLACE ROOF</u> <u>REMOVED REPAIR/REPLACE AS</u> <u>NECESSARY.</u>
Item No.: _____ Building Feature: _____ _____ Completion Year: 20_____	Detailed description of work:

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 ORIZABA ESPEY | LOCKRIDGE HOUSE

Item No.: <u>4</u> Building Feature: <u>ORIGINAL DOUBLE DOORS - WOOD</u> Completion Year: <u>2016</u>	Detailed description of work: <u>REFINISH ORIGINAL SIDE PORCH DOORS</u>
Item No.: _____ Building Feature: _____ Completion Year: 20____	Detailed description of work:

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 ORIZABA ESPEY / LOCKRIDGE HOUSE

Item No.: <u>5</u> Building Feature: <u>CEILING GARAGE</u> <hr/> Completion Year: 20 <u>16-17</u>	Detailed description of work: <u>REHAB ORIGINAL GARAGE</u> <u>(RECONSTRUCT AS NEEDED)</u>
Item No.: _____ Building Feature: _____ <hr/> Completion Year: 20 _____	Detailed description of work:

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City of Long Beach
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Property Name and Address: 302 ORIZABA ESPEY | LOCAL RIDGE HOUSE

Item No.: <u>6</u> Building Feature: <u>ORIGINAL STAIRS AND SIDE PORCH</u> Completion Year: 20 <u>1920</u>	Detailed description of work: <u>RECONSTRUCT ORIGINAL STAIRS AND PORCH STEPS</u>
Item No.: _____ Building Feature: _____ Completion Year: 20 _____	Detailed description of work:

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 OZIZABA LESPEY / LOCK RIDGE HOUSE

Item No.: <u>7</u> Building Feature: <u>WINDOW SCREENS / WINDOWS</u> <hr/> Completion Year: 20 <u>20-22</u>	Detailed description of work: <u>REPLACE SCREENS AND FRAME / ASSEMBLIES</u>
Item No.: _____ Building Feature: _____ <hr/> Completion Year: 20 _____	Detailed description of work:

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 302 OLIVARIA ESPEY / LOCKRIDGE HOUSE

Item No.: <u>8</u> Building Feature: <u>DRIVEWAY (NOT REPAIR)</u> <hr/> Completion Year: 20 <u>23</u>	Detailed description of work: <u>RECONSTRUCT RIBBON DRIVEWAY</u>
Item No.: _____ Building Feature: _____ <hr/> Completion Year: 20 _____	Detailed description of work:

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CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

453 Cedar (Residential Home #1)
Staff Modifications

Work Plan Item #1 references repair of 5 windows but no delineation of which windows. Staff recommends repair, painting and weather stripping all windows within the 10-year contract period.

Work Plan Item #2 will be deleted. While staff agrees that repair of the skylight is an important issue for the maintenance of the house, it is a non-original feature and does not represent "credit" for historic rehabilitation of the home. We also want to appraise the owner that if the skylight cannot be repaired, current standards recommend that the roof be filled in rather than installing a new skylight. Under no conditions can a new skylight that is visible from the street be installed.

Work Plan Item #4 should encompass only replacing missing or loose bricks. Full-scale repointing is discouraged unless structurally necessary. Special care should be taken that new mortar should match the existing in color and texture (standard commercial mortar will not match).

Work Plan Item #6 should include the fully drying and repair of walls and mold removal. Replacement of the shower base alone will not repair existing water damage.

Work Plan Item #12 This item involves the support system for the roof rafters. The exact work is not specified. Staff would support interior repairs that do not damage the configuration and look of the eaves on the exterior.

Work Plan Item #13 Specifies replacing a stained glass window. Please clarify which window is to be replaced. Original stained glass should be repaired and remain in place.

Work Plan Item #14 This item should be expanded to require an annual inspection of the rain gutter and downspout system with repair and replacement of failing components as necessary.

Work Plan Item #17 – Mortar joints should only be repointed where necessary and the new mortar should match the original color and texture

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: 453 Cedar Avenue

Item No.: <u>1</u> Building Feature: <u>wood windows</u> Completion Year: 20 <u>16</u>	Detailed description of work: <i>Strip & repair original 5 windows first floor</i>
Item No.: <u>2</u> Building Feature: <u>Roof</u> Completion Year: 20 <u>16</u>	Detailed description of work: <i>Repair broken skylight (not visible from street) if possible or replace with new one with rain sensor and wood screen to prevent water / heat / termite damage to Roof</i>

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar Avenue

Item No.: <u>3</u> Building Feature: <u>Electrical panel</u> Completion Year: 20 <u>16</u>	Detailed description of work: Upgrade Federal Pacific Electrical panel This panel has been cited by the Consumer Product Safety Commission for possible design defects
Item No.: <u>4</u> Building Feature: <u>back fence</u> Completion Year: 20 <u>16</u>	Detailed description of work: Replace missing and loose links with old looking ones

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar Avenue

Item No.: <u>5</u> Building Feature: <u>Front door</u> _____ Completion Year: 20 <u>16</u>	Detailed description of work: Repair or replace in kind front door saving the antique stained glass secret hardware is broken
Item No.: <u>6</u> Building Feature: <u>House structure</u> _____ Completion Year: 20 <u>16</u>	Detailed description of work: Replace or repair broken shower pan to prevent water infiltration and mold in the house walls

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar Av

Item No.: <u>7</u> Building Feature: <u>Exterior</u> Completion Year: 20 <u>16</u>	Detailed description of work: Replace 3 missing window screens and fix holes in others
Item No.: <u>8</u> Building Feature: <u>Roof</u> Completion Year: 20 <u>16</u>	Detailed description of work: Replace missing water exhaust pipe cap

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar N

Item No.: <u>9</u> Building Feature: <u>Garden</u> Completion Year: 20 <u>16</u>	Detailed description of work: Replace current grass with eco friendly artificial grass to preserve original garden look
Item No.: <u>10</u> Building Feature: <u>Driveway</u> Completion Year: 20 <u>17</u>	Detailed description of work: Repair m bend driveway wooden gate (major timber & water damage)

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar Av

Item No.: <u>11</u> Building Feature: <u>Exterior</u> Completion Year: 20 <u>17</u>	Detailed description of work: Remove and install original glass windows. Remove all windows around carter clean fly from the house. Patch hole and protect exposed wood from further damage (weather + termite).
Item No.: <u>12</u> Building Feature: <u>Roof</u> Completion Year: 20 <u>17</u>	Detailed description of work: Same report system for the North end of rafters

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 453 Cedar St

Item No.: <u>13</u> Building Feature: <u>Exterior</u> _____ Completion Year: 20 <u>18</u>	Detailed description of work: <i>Repair and install original plan window in lieu of the current stained plan of recent vintage</i>
Item No.: <u>14</u> Building Feature: <u>Roof</u> _____ Completion Year: 20 <u>18</u>	Detailed description of work: <i>Repair unlined gutter and stop further leakage damaging side of the house</i>

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 455 Cedar Avenue

Item No.: <u>15</u> Building Feature: <u>Exterior</u> _____ Completion Year: 20 <u>19</u>	Detailed description of work: Repair flooring of back porch to prevent water infiltration
Item No.: <u>66</u> Building Feature: _____ _____ Completion Year: 20 <u>19</u>	Detailed description of work: Strip prep and paint using waterproofing company the house exterior paint is peeling / flaking and wood is exposed in many areas

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MORE PROJECTS ON THE MAINTENANCE RECAP IN THE PHOTO ROOM

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CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

5561 La Pasada (Olan Hafley House)
Staff Modifications

Work Plan Items 1-22 are helpful in reaching a decision to award the contract but will not be in the contract document as this work has been completed.

Work Plan Items 23-30 will constitute the contractual obligation over the ten-year term.

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: **Olan Hatley House, 5561 La Pasada**

<p>Item No.: 1</p> <p>Building Feature: Exterior woodwork</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore exterior wood framing, siding, rafters, eave boards and door veneer to original specifications; repair deteriorated and termite-damaged wood, and replace only where absolutely necessary; install new door veneer to match missing original (interior & exterior.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 2</p> <p>Building Feature: Exterior Finishes</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Repair and paint exterior plaster to match original colors as confirmed by Project Conservator; repair and paint door and window frames silver to match original design.</p> <p>Cost: See Completed Work section</p>



MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hatley House, 5561 La Pasada

Item No.: 3	Detailed description of work:
Building Feature: Roof	Repair and replace wood shingle roofing; install new moisture barrier and wood shingles to match original; repair or reinstall new roof vents.
Completion Year: See Completed Work	Cost: See Completed Work section

Item No.: 4	Detailed description of work:
Building Feature: Moisture barrier	Install new moisture barrier at second floor deck; install new built-in planters to match missing originals; install new planter drainage system to avoid future water damage.
Completion Year: See Completed Work	Cost: See Completed Work section

Item No.: 5	Detailed description of work:
Building Feature: Interior finishes	Paint all interior walls to match original paint colors as confirmed by Project Conservator; remove non-original wallpaper; remove painted finishes on original woodwork; treat original Homosote installed on ceilings, badly stained by water infiltration and tobacco smoke.
Completion Year: See Completed Work	Cost: See Completed Work section

REHABILITATION/RESTORATION/MAINTENANCE PLAN

Property Name and Address: **Olan Hatley House, 5561 La Pasada**

<p>Item No.: 6</p> <p>Building Feature: Floors</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore original concrete and brick floors throughout the first floor; remove existing carpet and repair damage from carpet tack strips; remove non-original marble floor tiles; replace carpet on staircase and upstairs bedroom with period-appropriate carpet; install new VCT flooring in upstairs bath to match original specification.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 7</p> <p>Building Feature: Doors & Windows</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore original aluminum doors and windows; soda blast original frames, sashes and hardware to remove corrosion; replace glass where existing was damaged; re-install original windows that had been removed; fabricate and install new window screens.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 8</p> <p>Building Feature: Plumbing</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Repair deteriorated plumbing lines; replace all non-original bathroom fixtures with restored vintage fixtures to match original; restore original fixtures.</p> <p>Cost: See Completed Work section</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: **Olan Hafley House, 5561 La Pasada**

Item No.: 9 Building Feature: HVAC Completion Year: See Completed Work	Detailed description of work: Repair equipment and exhaust fans; line existing ducts, embedded in concrete slab floor, to reduce duct leakage and promote clean air. Cost: See Completed Work section
Item No.: 10 Building Feature: Electrical Completion Year: See Completed Work	Detailed description of work: Install new electrical panel, wiring, energy efficient LED lighting, GFCI circuits to meet current code; reproduce light fixtures to match originals where missing. Cost: See Completed Work section
Item No.: 11 Building Feature: Interior Wood Features Completion Year: See Completed Work	Detailed description of work: Restore original interior woodwork, including casework, baseboard and interior doors; reconstruct original interior woodwork where original is missing or damaged beyond repair; remove non-original and incompatible interior woodwork and walls; construct casework per original construction documents and historic documentation where missing. Cost: See Completed Work section

REHABILITATION/RESTORATION/MAINTENANCE PLAN

Property Name and Address: **Olan Hatley House, 5561 La Pasada**

Item No.: 12	Detailed description of work:
Building Feature: Bathroom Features	Restore shower doors to original function and aesthetic; repair damaged tile and as necessary for plumbing and membrane/substrate repairs.
Completion Year: See Completed Work	Cost: See Completed Work section

Item No.: 13	Detailed description of work:
Building Feature: Hardware	Restore function and finish of original hardware and accessories; replace hardware and accessories to match original only where necessary.
Completion Year: See Completed Work	Cost: See Completed Work section

Item No.: 14	Detailed description of work:
Building Feature: Appliances	Procure and restore vintage appliances to match original.
Completion Year: See Completed Work	Cost: See Completed Work section

REHABILITATION/RESTORATION/MAINTENANCE PLAN

Property Name and Address:

Olan Hatley House, 5561 La Pasada

<p>Item No.: 15</p> <p>Building Feature: Countertops</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Install new countertop laminate to match existing in kitchen and downstairs bathroom, where original laminate was damaged beyond repair; maintain and restore existing original laminate on kitchen backsplash and kitchen/living room pass-through countertop; restore backsplash details in kitchen to original design.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 16</p> <p>Building Feature: Insulation</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Install new recycled denim insulation in walls where interior finishes require replacement.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 17</p> <p>Building Feature: Landscaping</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Install new sustainable landscaping to replace existing landscape - Neutra did not provide a landscape design for this property, and over decades, the landscape became overgrown, and subject to high maintenance and excessive water use; install new efficient drip water irrigation; install new LED landscape lighting fixtures; install features to maintain water runoff on site.</p> <p>Cost: See Completed Work section</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hatley House, 5561 La Pasada

Item No.:	18	Detailed description of work:
Building Feature:	Exterior Hardscape	Install new asphalt driveway and concrete curb to match original design and installation.
Completion Year:	See Completed Work	Cost: See Completed Work section

Item No.:	19	Detailed description of work:
Building Feature:	Security Gate	Install new security gate to private yard; maintain Neutra's original design for a shared backyard with adjacent property.
Completion Year:	See Completed Work	Cost: See Completed Work section

Item No.:	20	Detailed description of work:
Building Feature:	Interior Furnishings	Restore original built-in and freestanding furnishings which still remain in house, including replacement of damaged upholstery.
Completion Year:	See Completed Work	Cost: See Completed Work section

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: Olan Hatley House, 5561 La Pasada

<p>Item No.: 21</p> <p>Building Feature: Interior Partitions</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Remove non-original and incompatible mirrored partition wall and closet door in Living Room and replace with curtain partition to match original as seen in family photographs.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 22</p> <p>Building Feature: Closet Doors</p> <p>Completion Year: See Completed Work</p>	<p>Detailed description of work:</p> <p>Restore sliding closet doors in bedrooms, including reconstruction of steel frames to match historic, and restoration of Masonite.</p> <p>Cost: See Completed Work section</p>
<p>Item No.: 23</p> <p>Building Feature: Concrete Floor Repair</p> <p>Completion Year: 2016</p>	<p>Detailed description of work:</p> <p>Repair moisture intrusion at Living Room concrete floor slab; excavate adjacent to slab for installation of moisture barrier; address localized areas of delamination due to moisture from exposed concrete floor slab.</p> <p>Estimated Cost: \$2,500</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: **Olan Hafley House, 5561 La Pasada**

Item No.: 24	Detailed description of work:
Building Feature: Concrete Floor Maintenance Annually	Annually document condition of concrete floor and finish in order to avoid deferred maintenance of exposed materials that will cause accelerated deterioration; reapply concrete floor color at locations of repaired carpet tack damage as determined by condition assessment.
Completion Year: Annually	Estimated Cost: \$5,400

Item No.: 25	Detailed description of work:
Building Feature: Exterior Woodwork Maintenance Annually	Annually document condition of exterior woodwork; maintain exterior two-step finish on exposed eave boards and rafters - simple local repainting of blemished or damaged areas may not be sufficient, and more complete repainting of a full wall rather than local touch-ups may be required; two-step finish requires high quality paints with UV stabilizer, as specified by the Project Conservator.
Completion Year: Annually	Estimated Cost: \$5,000

Item No.: 26	Detailed description of work:
Building Feature: Landscape Maintenance Monthly	Maintain proper adjustment of irrigation system to avoid excessive water use; prune landscape to avoid overgrowth and vegetation coming into contact with exterior building envelope and Neutra's wood trellis at entry.
Completion Year: Monthly	Estimated Cost: \$14,000 (annually)

REHABILITATION/RESTORATION/MAINTENANCE PLAN

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

<p>Item No.: 27</p> <p>Building Feature: Aluminum Door and Window Maintenance Bi-annually</p> <p>Completion Year:</p>	<p>Detailed description of work:</p> <p>Clean sashes, frames and sills to avoid corrosion; apply polyurethane to maintain restored interior finish.</p> <p>Estimated Cost: \$ 1,800</p>
<p>Item No.: 28</p> <p>Building Feature: Aluminum Door and Window Frame Paint Every 5 years</p> <p>Completion Year:</p>	<p>Detailed description of work:</p> <p>Paint exterior door & window frames with silver paint to match specifications.</p> <p>Estimated Cost: \$ 5,000</p>
<p>Item No.: 29</p> <p>Building Feature: Exterior Wood Door Maintenance Annually</p> <p>Completion Year:</p>	<p>Detailed description of work:</p> <p>Reapply varnish to exterior face of wood doors.</p> <p>Estimated Cost: \$ 500</p>
<p>Item No.: 30</p> <p>Building Feature: UV Glass Film</p> <p>Completion Year: Annually</p>	<p>Detailed description of work:</p> <p>Apply UV film to existing untempered glazing to prevent catastrophic failure of glass, and to prevent degradation of interior finishes/materials.</p> <p>Estimated Cost: \$ 500</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).

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

REHABILITATION/RESTORATION/MAINTENANCE PLAN

COMPLETED WORK

The following work scope items have been completed as indicated. Item numbers correspond to the Rehabilitation / Restoration / Maintenance Plan. Photographs of completed work are provided along with conditions of the house prior to work taking place, or historic images as noted.

Property Name and Address: **Olan Hatley House, 5561 La Pasada**

<p>Item No.: 1</p> <p>Building Feature: Exterior woodwork</p> <p>Completion Year: 2014</p>	<p>Detailed description of completed work:</p> <p>All exterior door veneer restored to match original finish, or replaced with wood to match original where missing; Vertical redwood siding treated to restore original finish per original specifications; organic tempered Masonite at front entry, to match original product, replaced material that was beyond repair; trellis, exposed rafters, and eave boards consolidated with Abatron as required, and restored to original specifications.</p> <p>Cost: \$47,400</p>
<p>Item No.: 2</p> <p>Building Feature: Exterior Finishes</p> <p>Completion Year: 2013</p>	<p>Detailed description of completed work:</p> <p>Exterior plaster painted to match original color as found behind planter boxes; window and door accents painted silver to match original design; Tongue and groove eave board at second floor with original finish left intact for record.</p> <p>Cost: \$35,000</p>



MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hatley House, 5561 La Pasada

Item No.:	3	Detailed description of completed work:
Building Feature:	Roof	Wood shingle roofing replaced to match original materials, installation pattern and shingle exposure; new roof vents installed to replace deteriorated originals; original gutter design retained at north side of house, including Neutra's projecting gutter.
Completion Year:	2013	Cost: \$32,500

Item No.:	4	Detailed description of completed work:
Building Feature:	Moisture barrier	Wood planter boxes matching original design installed to replace missing original boxes; dedicated drainage systems installed for each planter box to avoid future water damage; moisture barrier installed to match original texture and color.
Completion Year:	2014	Cost: \$5,600

Item No.:	5	Detailed description of completed work:
Building Feature:	Interior finishes	Wall finishes restored to original specifications as confirmed by Project Conservator; non-original wallpaper removed where present; see item 11 regarding Wood Features; Homosote ceilings badly stained by water infiltration and tobacco smoke retained in place and treated to restore original color and texture in Living Room/All-Purpose Room and upstairs Bedroom.
Completion Year:	2014	Cost: \$74,800

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	6	Detailed description of completed work:
Building Feature:	Floors	Concrete and brick floors repaired and refinished per Conservator recommendations to match original, including in-fill of extensive damage caused by carpet tacks and mortar; carpet replaced with carpet type & style that was available during original construction period; new VCT tile installed in upstairs bath to match original specification.
Completion Year:	2014	Cost: \$23,800

Item No.:	7	Detailed description of completed work:
Building Feature:	Doors & Windows	Original large sliding glass door and all windows were restored to an operable condition and aesthetic, enabling Neutra's original design strategies for passive natural ventilation and daylighting to resume; framing around doors and windows restored to original painted finish; window previously removed from first floor bedroom was found stored on site, and reinstalled in original location; non-original plate glass in second floor bath replaced with textured Facrolite glass to match original as seen in family photographs and as specified in original construction documents.
Completion Year:	2013	Cost: \$24,900

Item No.:	8	Detailed description of completed work:
Building Feature:	Plumbing	1 water closet, 2 lavatories and 2 faucets replaced with restored vintage fixtures to match original; 2 water closets, 1 lavatory and 1 faucet restored to match original; plumbing lines repaired to original working condition.
Completion Year:	2014	Cost: \$18,600

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	9	Detailed description of completed work:
Building Feature:	HVAC	Furnace air intake efficiency upgraded from using 100% outside air to 80% interior air and 20% exterior air. New energy efficient HVAC equipment was installed to replace the original inefficient and malfunctioning system. Deteriorated ducts embedded in the concrete slab were lined with a product that inhibits bacteria, mold and allergens, delivering clean air and meeting new State Energy standards.
Completion Year:	2013	Cost: \$20,700

Item No.:	10	Detailed description of completed work:
Building Feature:	Electrical	New electrical panel, installed in yard on freestanding post to keep off house, and GFCI circuits installed; new wiring installed to replace dated wires and GFCI circuits installed to meet current code; 5 aluminum wall sconces fabricated to match original fixtures and installed in original locations; 2 original sconces were restored; aluminum pendant light fixture over dining table was fabricated to match original photographs, and installed in original location; broken glass lenses were replaced as required and LED lamps installed in original light soffits in Living Room, Stairwell, first floor Bedroom, and exterior eave overhang.
Completion Year:	2013	Cost: \$58,300

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: **Olan Hatley House, 5561 La Pasada**

Item No.: 11	Detailed description of completed work:
Building Feature: Interior Wood Features	Woodwork finish was restored throughout entire house - authenticity was maintained by honoring the age of retained original materials rather than replacing with new or over restoring to appear new; 9 interior door veneers restored to match original finish, or replaced with wood to match original where it was missing, 4 interior door veneers restored to match original finish; Non-original vanity in upstairs bathroom was removed; Kitchen cabinetry returned to original layout, including appliance center with tambour door; first floor bedroom casework and bed frame fabricated per original construction drawings; original cabinetry in second floor bedroom restored.
Completion Year: 2014	Cost: \$47,400

Item No.: 12	Detailed description of completed work:
Building Feature: Bathroom Features	Shower doors restored to original aesthetic and function; new tempered glass with texture to match original installed in shower doors; original tile was maintained wherever possible; new tile installed to match original where necessary to repair plumbing and leaking shower pan membrane/substrate, all other original tile retained.
Completion Year: 2013	Cost: \$33,700

Item No.: 13	Detailed description of completed work:
Building Feature: Hardware	Original hardware was removed, repaired, restored to original finish, and reinstalled, including hinges, door handles, locksets, switch plates and exhaust fan trim; hardware was replaced to match original in only 4 locations; accessories throughout house (towel bars, coat hooks, etc) removed, restored, and reinstalled in original locations.
Completion Year: 2013	Cost: \$33,500

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	14	Detailed description of completed work:
Building Feature:	Appliances	Vintage wall oven and cooktop were procured, restored, and installed in original locations; new refrigerator returned to original location as seen in historic photographs and Neutra's plans.
Completion Year:	2014	Cost: \$13,400

Item No.:	15	Detailed description of completed work:
Building Feature:	Countertops	Non-original wood framing and laminate covering original laminate countertop splash and window sill was carefully removed; original exposed vent restored; original laminate backsplash maintained in place; badly damaged countertop laminate replaced to match original with exception of original laminate at Living Room pass through, which was maintained in place and protected by glass as usable archival remnant; badly damaged first floor bathroom countertop replaced with laminate to match original; original laminate countertop in first floor bedroom suite was retained.
Completion Year:	2014	Cost: \$10,500

Item No.:	16	Detailed description of completed work:
Building Feature:	Insulation	Recycled denim insulation installed at exterior walls where removal of plaster was required for restoration.
Completion Year:	2013	Cost: \$8,500

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: **Olan Hafley House, 5561 La Pasada**

Item No.: 17	Detailed description of completed work:
Building Feature: Landscaping	Existing landscape, not of Neutra's original design, was removed; new water efficient landscaping and irrigation system installed; roof runoff maintained on site; drip irrigation used on 50% of landscaping; native, drought-tolerant, grass installed; plantings were locally grown and sourced and include 90% drought tolerant Mediterranean and native California species; Hummingbird and bee-friendly plants were used to activate and support local species; high efficiency LED exterior light fixtures installed throughout landscape.
Completion Year: 2015	Cost: \$242,800

Item No.: 18	Detailed description of completed work:
Building Feature: Exterior Hardscape	New asphalt driveway installed to match original; new concrete curb installed to match original.
Completion Year: 2015	Cost: \$38,600

Item No.: 19	Detailed description of completed work:
Building Feature: Security Gate	New security gate installed at east side of house, leading into private yard; community living and open backyard still remains today as originally designed by Neutra.
Completion Year: 2015	Cost: \$11,300

COMPLETED WORK

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address:

Olan Hafley House, 5561 La Pasada

Item No.:	20	Detailed description of completed work:
Building Feature:	Interior Furnishings	Original built-in and free-standing furniture, remaining in house, re-upholstered in Living Room, All-purpose Room and Bedroom using fabric reproduced to match original as seen in historic photographs.
Completion Year:	2014	Cost: \$6,500

Item No.:	21	Detailed description of completed work:
Building Feature:	Interior Partitions	Non-original framed and mirrored wall in living room was removed and replaced with curtain partition with track mounted on original framed header to match original as seen in the Hafley's personal photographs; Non-original closet door near entry was removed and replaced with curtain partition to match original as seen in the Hafley's personal photographs; non-original closet and partition wall at first floor bedroom were removed, restoring original plan layout.
Completion Year:	2014	Cost: \$10,500

Item No.:	22	Detailed description of completed work:
Building Feature:	Closet Doors	Sliding closet doors in bedrooms were restored to original aesthetic and function, with finish confirmed by Project Conservator, including all zinc-plated steel frames and Masonite panels.
Completion Year:	2014	Cost: \$19,200

COMPLETED WORK