

**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: Ryan Sierra / Triya Sierra 2553 E. 3<sup>rd</sup> Street.

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Windows.</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: <u>See attached detailed description</u></p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> <u>Yes</u> (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>House of Lumber, Lowes, Ace Hardware, Bona B Antique Hardware, Sherman Williams Paint.</u></p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Doors</u></p> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: <u>See attached detailed description.</u></p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> <u>Yes</u> (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>House of Lumber, Lowes, Ace Hardware, Sherman Williams Paint, Bona B Antique Hardware.</u></p>

Property Name and Address: Ryan Sierra / Triana Sierra, 2553 E. 3rd Street.

<p>Item No.: <u>5</u></p> <p>Building Feature: <u>PAINT (Including Stripping and Priming.)</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:</p> <p><u>See attached detailed description</u></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>Sherman Williams, Lowes, Home Depot</u></p>
<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Garage / Laundry room.</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:</p> <p><u>See attached detailed description.</u></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>House of Lumber, Band B. Antique Hardware, Sherman Williams Paint, Lowes.</u></p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Fences.</u></p> <p>Completion Year: 20 <u>30</u></p>	<p>Detailed description of work:</p> <p><u>See attached detailed description.</u></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>House of Lumber, Band B Antique Hardware, Sherman Williams Paint, Lowes.</u></p>

Property Name and Address: Ryan Sierra / Trina Sierra 2553 E. 3rd Street.

<p>Item No.: <u>8</u></p> <p>Building Feature: <u>DRIVEWAY.</u></p> <p>Completion Year: 20 <u>31</u></p>	<p>Detailed description of work:</p> <p><i>See attached detailed description.</i></p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list:</p>
<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Foundation.</u></p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work:</p> <p><i>See attached detailed description.</i></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>Home Depot, Lowes., Sherman Williams Paint</u></p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Roof.</u></p> <p>Completion Year: 20 <u>34</u></p>	<p>Detailed description of work:</p> <p><i>See attached detailed description.</i></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>Cover me Green Roofing.</u></p>

Property Name and Address: Ryan Sierra / Triana Sierra 2553 E. 3<sup>rd</sup> Street.

<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Brick Columns, Cement Plinths, Brick and Concrete ribbon.</u></p> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:</p> <p><u>See attached detailed description.</u></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>Lowes, Sherman Williams Paint</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Artificial turf removal and Concrete restoration.</u></p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work:</p> <p><u>See attached detailed description.</u></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>Home Depot, Sherman Williams.</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](http://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.

### **Item #1 Building feature WINDOWS**

Most are two panes per window opening and all are original and douglas fir wood

**Sunroom** - 5 fixed windows opening, including two transom tops.

REQUIRES; strip paint Qty 1 window opening including, sil,sash and jams, sand, prime, reglaze and paint. Reglaze qty 1 other window opening, prime and paint. Replace all hardware on transoms. Recently renovated the other qty 3 window opening exterior.

**Living room** - 4 single hung windows, 1 stationary/fixe window

REQUIRES: Repair windows to working order, including strip paint from sil, sash, jams, inside & out, install new cotton rope on existing weights. Reglaze, sand, prime, and paint exterior. Interior will be "natural" with a stain & clear coat. Strip window lock/latch & sash lift. Stationary windows will be stripped, sanded,glazed,primed and painted on the exterior. Interior will be stained and cleared.

Replace one pane (wavy glass),

**Dining room** - 2 single hung windows, 1 fixed window

REQUIRES: Repair windows to working order, including strip paint, inside & out, install new cotton rope on existing weights, sand & prime exterior, reglaze. Interior will be "natural", with stain & clear coat. Strip window lock/latch & sash lift. Stationary windows will be stripped, sanded,primed, reglazed and painted.

**Kitchen** - 2 single hung windows (4 over 1 panes on one window)

Repair windows to working order, including strip paint, inside & out, install new cotton rope on existing weights. Reglaze, strip, sand & prime exterior. Interior will be "natural", with stain & clear coat. Strip window lock/latch & sash lift.

Replace one pane on 4 over 1 with wavy glass.

**Bathroom** - 1 single hung window

Repair windows to working order, including strip paint, sand, prime, and glaze, install new cotton rope on existing weights. Strip paint, sand reglaze, prime and paint exterior. Interior will be "natural" with stain & clear coat. Strip window lock/latch & sash lift.

Replace qty 1 lower pane with wavy glass.

**Downstairs bedroom** - 2 single hung windows, one small "bucket" window.

Repair windows to working order, including strip paint, inside & out, install new cotton rope on existing weights. Reglaze, strip, sand & prime exterior. Interior will be "natural", with stain & clear coat. Strip window lock/latch & sash lift.

**Upstairs bedroom** (Cockpit) - 8 single hung windows, 1 stationary/fixed window

Repair windows to working order, including strip paint, inside & out, install new cotton rope on existing weights. Strip, sand, prime, reglaze, paint exterior. Interior will be "natural" with stain & clear coat. Strip window lock/latch & sash lift. Stationary window will be stripped, sanded, glazed, primed and painted on the exterior and stained and cleared on the inside.

The three west facing windows do not require replacement, only restoration as stated above.

Rebuild lower sections of south facing windows with Douglas fir exact match

Rebuild middle south facing window with Douglas fir exact match

Rebuild three east facing windows with Douglas fir exact match

RESTORE ALL HARDWARE ON WINDOWS (latches, sash pulls)

**Upstairs bathroom** - 1 single hung window

Repair window to working order, including strip paint, sand, prime reglaze and paint exterior. install new cotton rope on existing weights. Interior will be "natural" with a stain & clear coat. Strip window lock/latch & sash lift. Rebuild upper window with Douglas fir exact match, and repurpose glass.

**Item #2 Building feature: DOORS**

**Front door #1** - Original oak veneer door that has been painted and the original veneer is lifting in areas on the interior and exterior. New oak veneer with stain and clear coat will be installed on the interior and exterior. Strip door jamb and casing, stain and clear coat. Restore original hinges. The original door handle on the interior and exterior has been restored. Remove the security screen and build an oak screen door with restored brass hinges, and brass handset. Strip door sil, sand, stain and clear coat.

**Front door #2** - Remove existing door that is not period correct with a period correct door, hinges and handset, stain and clear coat. Strip door jamb and casing, stain and clear coat. Remove the security screen and build an oak screen door, with restored brass hinges and brass handset. Strip door sil, sand, stain and clear coat.

**Kitchen/back door** - Strip door, door jamb and casing, sand, stain and clear coat on the exterior and interior. Strip door sil, sand, stain and clear coat.

Bedroom/side front door - Strip door, jamb and casing, sand, stain and clear coat, restore hinges and handset. Strip door sil, sand, stain and clear coat.

**Bedroom door (facing 3rd St.)** - Strip door interior and exterior, sand, prime, paint exterior, interior of door stain and clear coat, strip hinges and door handset, strip door jamb and casing, stain and clear coat, strip door sil, sand, stain and clear coat.

**Item #3 Building feature: BRICK COLUMNS, CEMENT PLINTHS, BRICK & CONCRETE RIBBON on the south and south east side wrapping the front porch**

Brick surrounding the lower foot of the enclosed sunroom porch, the lower foot of the front entry porch and qty. 3 brick columns will be stripped of paint and primed and painted.

Concrete ribbon that wraps around the front of the house and abuts the bricks surrounding the enclosed sunroom porch and front door porch will be stripped and may stay natural concrete depending how well the paint cleans off.

The plinths will be stripped and restored to natural concrete. Repair concrete corner of plinth on top of brick column base south side.

**Item #4 Building feature: ARTIFICIAL TURF REMOVAL AND CONCRETE RESTORATION**

These turf areas include; the front walkway, front porch area & on concrete steps outside the bedroom on the SW side of the house.

Green artificial turf is on the concrete entry walkway from the corner of 3rd/Wisconsin sidewalk, on the steps leading up to the front doors and on the porch in front of the two front doors, as well as outside the exterior bedroom door, facing 3rd Street. The turf is glued with a heavy mastic that requires removal with heavy razor scraping and mechanical concrete grinding. Also unseen cracks may have to be filled for integrity.

The concrete will be later painted with an appropriate historic color.

The back porch, leading out from the kitchen is concrete but needs refinishing (grinding off paint and concrete paint) and the lower cement stair on the left side of the kitchen porch must be replaced due to a heavy crack that is allowing water to penetrate behind and cause erosion.

**Item #5 Building feature: PAINT (INCLUDING STRIPPING & PRIMING)**

House and Garage- Continue on the south side where I have begun work on stripping and priming the lower clapboard, upper tapered wood columns, lower fascia boards over the sunroom and garage, fascia support beams on the garage and sunroom and fixed/transom windows and single hung windows off the front porch. The east side which I have completed some stripping and priming of the lower clapboard and front porch fixed/transom window and single hung windows. The south and east facing sides of the house are highest priority due to weather exposure, street and sidewalk visibility. The west side which I have stripped some lower clapboard will be the third side for paint restoration and the north side which I have also stripped the lower clapboard will be finale. I have listed the steps and details for the paint restoration. The complete paint stripping on lower redwood clapboard 1x8, partial stripping of mid to upper redwood double ogee 3 inch where it is needed, complete stripping of fascia boards, complete stripping of fascia beams 6x6 or 4x4, complete stripping of the rafter tails, complete stripping of gable/attic vent boards, sand eaves boards, treat existing nail heads with Rustoleum rust inhibitor, prime, fill imperfections or holes with Abatron epoxy wood filler, sand, prime, fill cracks with high flexibility caulking, prime, final color coats with qty 2 coats after submitting our historical colors for approval.

**Item #6 Building feature: GARAGE/ LAUNDRY ROOM doors and windows**

Carriage garage doors must be rebuilt due to splitting and structural cracking. Build with similar style using redwood and replace external barn hinges with repurposed hinges and door hardware.

Fixed window- Strip paint on the exterior, sand, prime reglaze and paint.

Side garage door - Strip exterior paint,sand, prime and paint, restore hardware.

Laundry room - Qty2 single hung windows strip interior and exterior, sand, prime, reglaze, paint exterior and oil interior, install new cotton rope with existing weights.

Laundry door - Strip paint from door, jamb and casing, sand, prime and paint. Install an oak or douglas fir threshold which is missing. Stain and clear coat.

**Item #7 Building feature: FENCES (3)**

Kitchen fence- Remove fence/gate that joins the NE corner of the house at Wisconsin Street. It is 10 ft wide x 6 ft tall and would be replaced with a redwood period appropriate style fence/gate. 10 ft wide x 6 ft tall. Stained with a semi transparent stain. Drawing attached.

Garage fence - build a 24 inch wide fence on the left side of the carriage garage. Craftsman style fence. 24 inch wide x 6 ft tall. Stained with a semi transparent stain.

Garage/House fence - Remove existing fence due to termites and poor construction. It is 13 ft wide x 6 ft tall and would be a craftsman style fence/ gate. Stained with a semi transparent stain.

All wood fences will match in style.

**Item #8 Building feature: DRIVEWAY**

28.5 ft x 8 ft- Remove due to excessive cracking and lifting due to a tree that was removed before we purchased it in 2020. The concrete that butts to the carriage garage doors has lifted several inches and doors will not open. We would like to replace the driveway with a ribbon driveway like many of our neighbors.

**Item #9 Building feature: FOUNDATION**

Fix a couple small cracks on the foundation and install wire mesh on top of foundation to the house subfloor to prevent rodent entry west and eastside.

**Item #10 Building feature: ROOF**

Replace roof on house and carriage garage. Remove qty3 layers of roofing and replace with a composition roof, color TBD.