



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: Berg Office Building - 822 W. Willow Street

Item No.: <u>1</u> <u>Landscaping along Willow Street</u> Completion Year: 20 <u>24</u>	Detailed description of work: The building houses a landscaping area on the primary elevation. This landscaping area is 3' 7 1/2" wide and 5 1/2" deep to the left of the entry door, but its width extends on the right half of the entry to fill an area that is 10' 10" wide, partially concealed behind a stucco wall panel which houses the original building signage. Original photographs document low palms and some plant life which appears native. However, original landscaping was removed on an unknown date. A new landscaping plan will be created, inspired by historic landscaping on the property.
Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No	Specify/list: Green Ninja Landscaping
Item No.: <u>2</u> <u>Landscaping in Rear Enclosed Planter</u> Completion Year: 20 <u>24</u>	Detailed description of work: There is an enclosed landscaping area on the rear of the building, concealed by reed screening to the west of the rear entry. The area is 10' 10" wide and 4' 1/2" deep. Original photographs document a low palm in this area. However, original landscaping was removed on an unknown date. A new landscaping plan will be created, inspired by historic landscaping on the property.
Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No	Specify/list: Green Ninja Landscaping

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Reed Screening Supported by a Vertically-Oriented Wood Frame on Rear Elevation</u></p> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>An Existing Conditions Assessment of the property in 2021 found original reed screening and wood frames on the rear of the property to be in fair condition. These screens have been damaged by pollution, discolored beyond recognition from the original caramel tone of the screening, and in some areas the wood framing that secures them has been damaged. Since 2021, screening on the eastern half of the elevation was unfortunately removed to accommodate a necessary new electrical meter on the property. As part of this project, reed screens would be replaced with appropriate new material, and a new structure would be designed to replace the original for purposes of stability. A new structure would mimic the appearance of the original. This new frame may also incorporate a housing to mask the new electrical box, and/or an access into the planter.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list: Historic Building Services (Los Angeles)</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Restoration of Floor-to-Ceiling Glazing</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work:</p> <p>Floor-to-ceiling glazing on the primary and rear elevations is comprised of fixed plate-glass windows, and one easternmost panel of the middle bay which was replaced with a plastic window panel. Though this project, the applicant will evaluate panels for viability and replace damaged glazing with period-appropriate glazing along the primary elevation. For safety and security, new glazing will be tempered glass. This will protect the building and reverse the incompatible window change in the plastic panel.</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: Manuel's Glass</p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Exterior Wall Repair and Repainting</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work:</p> <p>Stucco of exterior walls is in poor condition in some areas. While the building was repainted in 2022, the applicant would like to make necessary, thorough repair to the stucco in areas where it is damaged. Afterwards, those areas will be repainted to match the historic color scheme applied to the building in 2022.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input checked="" type="checkbox"/> No</p>	<p>Specify/list: Historic Building Services (Los Angeles)</p>