

5. Rehabilitation/Restoration & Maintenance Plan

A 10 Year Rehabilitation/Restoration Plan has been submitted detailing work to be performed on the subject property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
A 10 Year Maintenance Plan has been submitted detailing work to be performed on the subject property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Proposed work will meet the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and/or the California Historic Building Code.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Property owner will ensure that a portion of the Mills Act tax savings will be used to finance the preservation, rehabilitation, and maintenance of the property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Use this form to outline your rehabilitation/restoration plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed rehabilitation work (if applicable) and continue with work you propose to complete within the next ten years, followed by your proposed maintenance work. Arranging all scopes of work in order of priority.

Please note that *all applicable Codes and Guidelines apply to all work*, including the Planning Code and Building Code. If components of the proposed Plan require approvals by the Historic Preservation Commission, Planning Commission, Zoning Administrator, or any other government body, these approvals must be secured prior to applying for a Mills Act Historical Property Contract. This plan will be included along with any other supporting documents as part of the Mills Act Historical Property contract.

# <u>1</u> (Provide a scope number)	BUILDING FEATURE: <u>Foundation - seismic upgrade</u>
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>
Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR FOR WORK COMPLETION: <u>2016</u>	
TOTAL COST (rounded to nearest dollar): <u>\$198,000</u>	
DESCRIPTION OF WORK: <u>Building on original brick foundation that is 118 years old and in poor condition. Replace brick foundation with new seismically upgraded foundation after working with structural engineer and architect.</u>	

Draft Rehabilitation/Restoration/Maintenance Plan (Continued)

#2 (Provide a scope number)	BUILDING FEATURE: Exterior painting
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION: 2016	
TOTAL COST (rounded to nearest dollar): \$41,500	
DESCRIPTION OF WORK: Paint exterior of building after consulting with a historical color consultant.	

#3 (Provide a scope number)	BUILDING FEATURE: Repair terrazzo steps, reglaze/sand
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION: 2016	
TOTAL COST (rounded to nearest dollar): \$3,200	
DESCRIPTION OF WORK: Reinforce supports under steps Repair damaged steps Reglaze/sand terrazzo steps and tile inserts	

#4 (Provide a scope number)	BUILDING FEATURE: Install garage
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>
CONTRACT YEAR WORK COMPLETION: 2017	
TOTAL COST (rounded to nearest dollar): \$37,000	
DESCRIPTION OF WORK: Demolition and excavation of building. Install driveway with "Hollywood Landscape Strip" pavers historically accurate carriage doors and matching pilasters	

Draft Rehabilitation/Restoration/Maintenance Plan (Continued)

5 (Provide a scope number)

BUILDING FEATURE:

Roof Replacement
Gutter

Rehab/Restoration

Maintenance

Completed

Proposed

CONTRACT YEAR WORK COMPLETION:

2020

TOTAL COST (rounded to nearest dollar):

\$ 20,000

DESCRIPTION OF WORK:

Replace roof: gutters

____ (Provide a scope number)

BUILDING FEATURE:

Rehab/Restoration

Maintenance

Completed

Proposed

CONTRACT YEAR WORK COMPLETION:

TOTAL COST (rounded to nearest dollar):

DESCRIPTION OF WORK:

____ (Provide a scope number)

BUILDING FEATURE:

Rehab/Restoration

Maintenance

Completed

Proposed

CONTRACT YEAR WORK COMPLETION:

TOTAL COST (rounded to nearest dollar):

DESCRIPTION OF WORK:

Draft Rehabilitation/Restoration/Maintenance Plan (Continued)

6 (Provide a scope number)

BUILDING FEATURE: Windows

Rehab/Restoration Maintenance Completed Proposed

CONTRACT YEAR WORK COMPLETION:

Every 5 years after 2016

TOTAL COST (rounded to nearest dollar):

\$5,000

DESCRIPTION OF WORK:

Window professional to inspect all windows. Check for dryrot, water damage, infiltration. Insure bottom sash of each window is operable. Replace ropes, parting bead, stops as required. All windows inspected, repaired as needed in 2016

7 (Provide a scope number)

BUILDING FEATURE:

Roof inspection - maintenance

Siding - paint inspection - maintenance

Rehab/Restoration

Maintenance

Completed

Proposed

CONTRACT YEAR WORK COMPLETION:

Every two years after 2016

TOTAL COST (rounded to nearest dollar):

\$2,500

DESCRIPTION OF WORK:

Check roof for leaks, cracks and damage. Repair as needed. Clean gutters and downspouts. Inspection performed in 2016. Inspect siding; paint to insure no damage or dry rot repair as needed

_____ (Provide a scope number)

BUILDING FEATURE:

Rehab/Restoration

Maintenance

Completed

Proposed

CONTRACT YEAR WORK COMPLETION:

TOTAL COST (rounded to nearest dollar):

DESCRIPTION OF WORK: