

**324 – 326 – 328 Carroll Park West Long Beach CA 90814**

**MILLS ACT**



**REHABILITATION / RESTORATION/ MAINTENANCE PLAN**

**SPANISH COLONIAL REVIVAL &  
ALTERED AIRPLANE BUNGALOW**



## 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: 324 - 326 - 328 Carroll Park West Long Beach CA 90814

Item No.: <u><b>1 - Window restoration Spanish Colonial Revival</b></u>  Building Feature: 17 wood windows to be restored. <u>13 in the main level and 4 in the upper level</u>  Completion Year: 20 <u>26</u>	Detailed description of work: Repair, replace and refinishing seventeenth (17) windows including the restoration of or replacement of the window hardware with replica historically accurate hardware. Or full replacement where necessary with like, historically accurate wooden windows and hardware and finishes.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Millrock Restoration
Item No.: <u><b>1 - Window restoration Altered Airplane Bungalow</b></u>  Building Feature: 24 wood windows to be restored  Completion Year: 20 <u>28</u>	Detailed description of work: Repair, replace and refinishing twenty four (24) windows including the restoration of or replacement of the window hardware with replica historically accurate hardware. Or full replacement where necessary with like, historically accurate wooden windows and hardware and finishes.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Millrock Restoration

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<p>Item No.: <b>2 - Door Restoration</b></p> <hr/> <p>Building Feature: 09 exterior doors to be restored. 5 in the Spanish Colonial Revival and 4 in the Altered Airplane Bungalow</p> <hr/> <p>Completion Year: 20 <u>26</u></p>	<p>Detailed description of work:</p> <p>Repairs nine (9) doors where possible to include finish and hardware. Replacement of doors where necessary to be historically accurate including finish and hardware.</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: Millrock Restoration</p>
<p>Item No.: <b>3- Roof Repair</b></p> <hr/> <p>Building Feature: Flat roof replacement Spanish Colonial Revival</p> <hr/> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work:</p> <p>Removal of existing defective roofing and installation of a new modified bitumen double torch roofing system with apoc 248 cool roof coating.</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: Millrock REstoration</p>
<p>Item No.: <b>4 - Dry rot and termite damage</b></p> <hr/> <p>Building Feature: Dry rot and termite damage in roof beams, wood frame windows and doors in all units Spanish Colonial Revival and Altered Airplane Bungalow</p> <hr/> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:</p> <p>Drywood termite damage: Repair or reinforce as necessary using today's available lumber, prime to paint. Termites: Fumigate the structure with fumigant lethal to drywood termites. Dry rot: Remove, replace, repair or reinforce damage wood as necessary.</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: Millrock Restoration</p>

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<p>Item No.: <b>5 - Electrical Upgrade</b></p> <hr/> <p>Building Feature:  Entire unit electrical upgrade for both the Altered Airplane Bungalow and the upper level of the Spanish Colonial Revival</p> <hr/> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:</p> <p>Completely rewire the existing 328 and 326 units to meet or exceed electrical building codes.  GFCI and AFCI circuit breakers to be installed as required by building code.  New circuits to be pulled from the main electrical service panel to separate the electrical load.</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:  New Light Electric</p>
<p>Item No.: <b>6- Galvanized Plumbing</b></p> <hr/> <p>Building Feature:  Replace the entire galvanized pipes in the Altered Airplane Bungalow</p> <hr/> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work:</p> <p>Replace old worn out galvanized pipes in th entire unit to meet or exceed building codes.</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:  Millrock Restoration</p>
<p>Item No.: <b>7 - Awning Replacement</b></p> <hr/> <p>Building Feature:  08 awnings in the Spanish Colonial Revival and 02 awnings in the Alatered Airplane Bungalow to be replaced</p> <hr/> <p>Completion Year: 20 <u>28</u></p>	<p>Detailed description of work:</p> <p>Replace ten (10) canvas awnings that are thoroughly degraded and have defunct aluminum hardware, with historically accurate canvas awnings with wrought iron spears. These locations primarily face west or are in full-sun exposure</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:  Millrock Restoration</p>

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<p>Item No.: <u>8 - Safety Hazard</u></p> <p>Building Feature: Cracked walls (perimeter and internal walls in the Altered Airplane Bungalow) and cracked and chipped tiles in doorsteps of the Spanish Colonial Revival.</p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work:</p> <p>Repair or replace the cracked perimeter rear wall and cracked interior walls as needed. Repair or replace as needed the doorsteps to match the historical layout of the house using concrete or tile</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: Millrock Restoration</p>
<p>Item No.: <u>9 - Foundation</u></p> <p>Building Feature: Replace foundation of the Spanish Colonial Revival</p> <p>Completion Year: 20 <u>32</u></p>	<p>Detailed description of work:</p> <p>Repairs to the stem walls for structural stability ( see Engineer's and foundation contracts assessments)</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: Millrock Restoration</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.