

Proposed 10-Year Restoration and Maintenance Plan for 1311 Lewis Mills Act Project

Our proposed plan for 1311 Lewis St is to preserve and restore our home consistent with the *Secretary of the Interior's Standards for Rehabilitation* and our rehabilitation, restoration and preservation efforts will be according to the following rough schedule:

Year One —

- Repair or replace gutters and downspouts throughout the main house and garage with period appropriate style materials
- Grade slope properly around the house to divert rain water away from the house

Year Two —

- Replace the front porch staircase and handrails with replacement parts that match the existing decorative work to return the porch to its original design under the California Historical Building Code
- Repair or replace parameters broken fences

Year Three —

- Repair the existing wood siding and eaves of the roof

Year Four —

- Repair and rehabilitation of street facing and back porch of both its historical and non-historical elements
- Repair garage door to make it work

Year Five —

- Rehabilitate and restore existing historic wood windows, doors and screens to be more energy efficient

Year Six —

- Repaint the entire exterior of house and garage

Year Seven —

- Repair concrete walkways all around the house and garage
- Repaint parameters fences

Year Eight —

- Given fumigation done in 2017, redo termite inspection, and local treatment/repair as needed

Year Nine —

- Repaint the interior walls and ceiling.
Refinishing floors, trim and baseboard

Year Ten —

- Rehabilitate front, side and backyard landscaping
- Rehabilitate Front, side, and back porch