

## **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