

Maintenance & Restoration Schedule

Julia and Joseph Breuer
590 Monroe Street

Dear Planning Staff and Historic & Landmark Commissioners,

The following is our proposed 10-year plan for the restorations and maintenance of our historic home at 590 Monroe Street. All items to meet the Secretary of Interiors standards for the Treatment of Historic Properties.

2021 (Year 1)

- Install vapor barriers throughout the dirt crawl space to control humidity and life of the structure.
- Install radiant sheeting to the attic to manage temperature and humidity.
- Clean and repair gutters and downspouts.

2022 (Year 2)

- Repair and paint the damaged front porch.
- Replace interior carpet on the stairs and second floor.

2023 - 2024 (Years 3 & 4)

- Repair the interior sliding pocket door separating the foyer and dining room.
- Replace the glazing on 24 double hung windows.
- Replace the glazing on the picture window and casement windows.
- Repair stile, rail joints, and deteriorated side jambs of the window framing.
- Paint all windows.

2025 (Year 5)

- Replace the engineered floors on the first level with hardwood floors.
- Repair kitchen tile floors and failing grout on the first level.
- Replace existing travertine tile in two bathrooms with period-appropriate tile.

2026 (Year 6)

- Repair peeling and blistered siding prevent the failure of new paint.

2027 - 2028 (Years 7 & 8)

- Clean and paint the exterior of the house.
 - Detailed attention to side shingles and saw tooth shingles.
 - Extra detail needed for columns and corbels.
- Restore function of the attic windows.

2029 - 2030 (Years 9 & 10)

- Repair the plaster walls throughout the home. The plaster had been wallpapered and then painted over and in many places which is beginning to fail.
- Repaint interior walls and trim.