

# Residential Historical Renovation/Restoration

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\$100,000 TO \$200,000

# Project Overview

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- 118-year-old historic home, known for being the longest avenue of Victorian homes in the country. This particular avenue is notable for having preserved its historic character and mix of buildings.
- Historian Ernest R. Sandeen described it as “the best-preserved example of the Victorian monumental residential boulevard.”
- Aluminum siding and roof damaged in storm, covered by insurance
- New siding meant opportunity to be more historically accurate with exterior renovation
- James Hardie lap with a 4-inch reveal
- Due to the complexity of the project, we were able to replace old aluminum siding with premium James Hardie siding.
  
- **Project cost: 190K**

# The Situation

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This customer reached out after storm damage to the aluminum siding and roof of their 118-year-old historic home.

The damage to this home's exterior was covered by insurance, so it was necessary to first determine what product would work best for the home and also consider the historical nature of the property.

When the aluminum siding was removed, another layer of aluminum siding was found underneath. This layer had a reveal that more closely matched the new siding selected, but the presence of lead required abatement and time to address.

Selecting a siding profile with a smaller reveal would result in a more historically accurate exterior, which is an important consideration when renovating a historical home.

# Before

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# Before

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Before

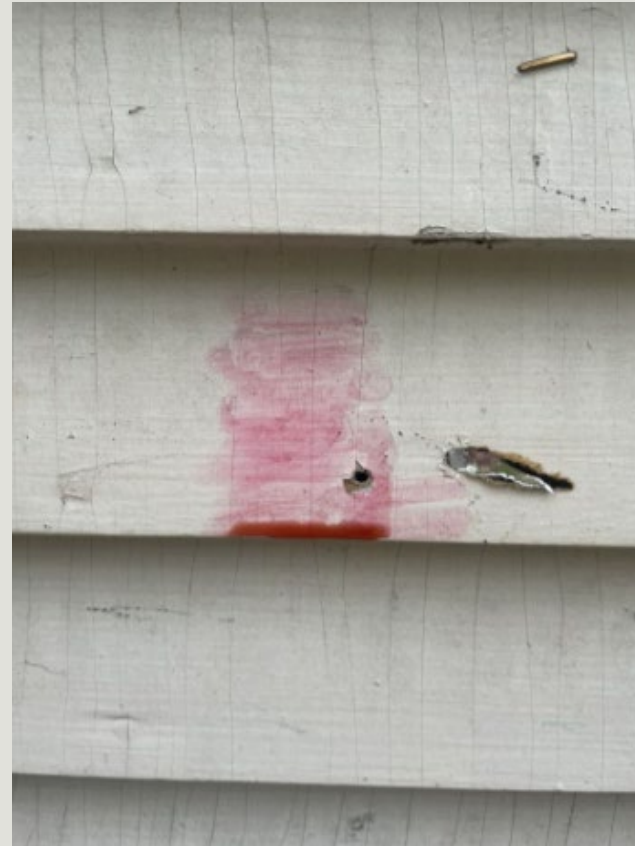


Before



# Before

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Before

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# The Solution

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Storm damage provided an opportunity to restore this home's exterior to what it once was through the use of modern products that would stand the test of time and fit the aesthetic of the home and its age.

For this particular project, James Hardie lap siding with a 4-inch reveal was selected in a white finish, similar to the previous color of the home. White lap siding is a classic and timeless aesthetic, especially when working on a historical home.

The storm also caused damage to the roof, and as a part of reroofing the home, all decking was overlaid with oriented strand board to meet current code and manufacturer specification requirements.

Because of the historical nature of the project, there were a lot of rules and regulations to work through to ensure the integrity of the home, its history, and its future. Changing the reveal meant explaining to the city that a smaller reveal would better fit the style and age of the home. This was reinforced when a second layer of original aluminum siding was found underneath that featured a comparable 4-inch reveal.

# The Design

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# How were the customer's needs met?

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- This project was the result of storm damage to the home's aluminum siding. For the customer, it was an opportunity to restore the exterior of their more than 100-year-old home and better protect it for years to come.
- Two layers of aluminum siding were removed along with lead abatement for the original layer of siding, prepared this home for James Hardie lap.
- Additionally, new siding created an opportunity to accentuate the home with historically-accurate architectural details. The addition of dentil shelving and white corbels draw the eye and complement the architecture of the home.

# How was the existing structure enhanced functionally?

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- New siding is a functional upgrade. For this 118-year-old home, new siding means maintain and protecting the home so it can stand for many more years to come. Durable siding protects the building envelop and what's inside.
- This project also meant an opportunity to rewrap window trim, protecting it from the elements of extreme weather and temperature swings.
- Enhancing the functionality of a structure is about maintaining for the long run. By selecting products that will last and proactively updating window trim and more, this home has the ability to stand for 100 more years, while still resembling its original self.
- James Hardie offers a 30-year non-prorated warranty that is hard to match in the industry. For a home of historical significance, the right siding product is essential to protecting it for the foreseeable future. From a customer perspective, James Hardie is a functional and low maintenance exterior that also fits the aesthetic of their historical home.
- Finally, the home was reroofed because of the storm damage and all decking was overlaid with new OSB to ensure the structural and functional integrity of the home.



# How was the existing structure enhanced aesthetically?

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- In addition to the functional benefits of new James Hardie siding, it's an aesthetic upgrade too. For this customer, they were not only able to maintain the classic color palette but return to the smaller reveal and profile of their home's origin. In a historic neighborhood, every detail matters.
- Enhancing the aesthetic of this well-cared for home was also about the details. From the addition of white corbels which draw the eye, to the inclusion of dentil shelving, every aspect of the home's exterior was considered as a part of this renovation project. A fresh coat of paint brought the shutters back to life, further accentuating the home.
- A former interior designer, the customer wanted to maintain the white color for both its historical significance and timeless aesthetic. James Hardie lap features a subtle wood grain texture which fits the age of the home.

# Is there evidence of superior craftsmanship?

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- Attention to detail is essential when it comes to craftsmanship. Whether building from scratch, rebuilding to ensure long-term integrity, or simply selecting the right details to fit the style of the home, this historical home exterior renovation is a case study in accuracy.
- The decision to change to a smaller reveal aligns with the history of the home. When a second layer of aluminum siding with a 4-inch reveal was discovered underneath, the decision to return to home's original aesthetic was further reinforced. Our team truly has the historical character of the home in mind when making every design decision.
- The addition of white corbels and dentil shelving were subtle changes, but these details added to the character of the home and integrity of its design.

# Were obstacles encountered and overcome?

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- No project is without challenges. The historical nature of this home meant more hoops to jump through, but those hoops were essential to maintaining what the home is for many years to come. Working with the city was about understanding what the home was and ensuring that is maintained, and even enhanced with the right architectural details and today's modern products.
- The other obstacle encountered was the present lead in a second layer of aluminum siding hidden beneath the home's exterior. Abatement added to the timeline of the project, but ensured any lead was dealt with properly, protecting the home and its inhabitants for the long term.

# Were obstacles encountered and overcome?

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- Even the simple task of rewrapping window trim required removal of all window accessories. When working on a historical home, every detail matters and this is especially true when disassembling and reassembling window accessories.
- Lastly, because this project was the result of storm damage, it meant working close with the customer's insurance company for the exterior renovation. From the historical details to uncovering new and unexpected issues like the need for lead abatement, the insurance company was committed to the historical integrity of the home and the unique nature of this project.

# Cost Breakdown

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- James Hardie siding, New metal soffit & fascia – 90K
- Lead Abatement – 10K
- Rewrapped window trim, Painted shutters, New architectural details [corbels, dental shelving, etc.] – 15K
- Roof & decking – 43K
- Insurance Overhead & Profit – 32K

(Overhead and profit per insurance settlement for the complexity of the job)

■ **TOTAL – \$190K**



# After

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# After

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# After

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