

RESOURCE MATERIALS

Additional information about renovation can be obtained from any Saskatoon Public Library.

Kitchen, Judith L. Caring for Your Old House: A Guide for Owners and Residents
The Preservation Press: Washington DC, 1991. call number 643.7 K62

Hotton, Peter. So You Want to Fix Up an Old House. Little, Brown & Company (Canada) Limited: Boston-Toronto, 1979. call number 643.7 H834

ACKNOWLEDGMENT:

Axelrod, Jerold L. Architectural Plans for Adding On or Remodeling Blue Ridge Summit, PA: Tab Books, 1992.

Kalman, Harold. The Sensible Rehabilitation of Older Houses. Canada Mortgage and Housing Corporation, Ottawa, 1979.

We would especially like to thank the Fredericton Heritage Trust for kindly allowing us to use materials from the Heritage Handbook-A Bicentennial Project of Fredericton Heritage Trust published in 1982.

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May 2005



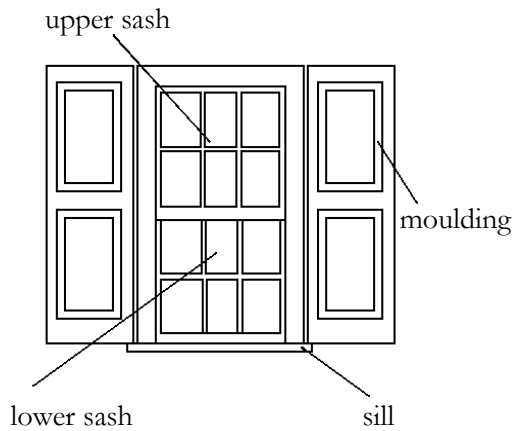
Renovating a Character Home

Safeguarding our Legacy

Exterior Renovations of a Character Home

Renovating older homes requires some care and attention to detail in order to preserve the home's charm and character. It is not costly or complicated if a few simple guidelines are followed.

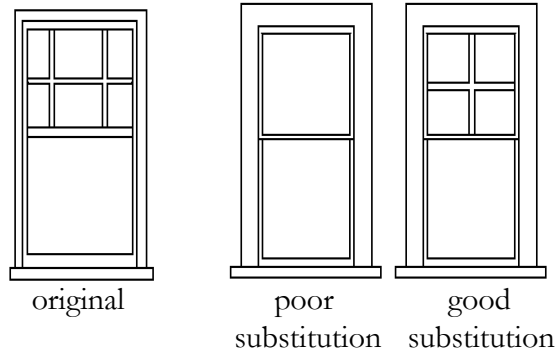
Windows



Windows act as the 'eyes' of a house and are the home's most prominent features. The sills, sash, and moulding act as the window's 'lashes' and 'eyelids'.

- Retaining the original size, style, and shape of windows preserves the proportions of the house's features.
- Try to repair a sill, sash, or moulding. If these fixtures have to be replaced choose ones that are the same size and style.

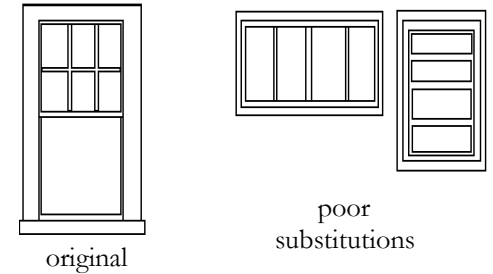
- Less decorative styles may be substituted if proportions and sizes are retained.



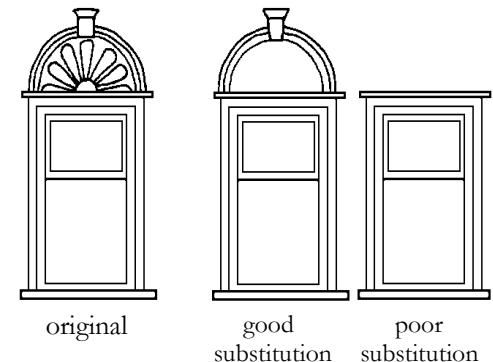
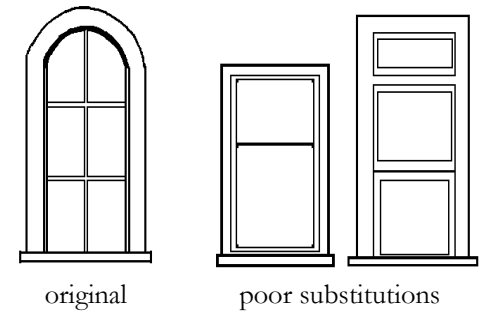
The sashes are the frames that hold the actual panes of glass.

- If the sash is beyond repair try to replace it with one that is proportional and has the same number of window panes.
- If a duplicate cannot be found, a simplified version can be used as long as it fits in with the overall character of the home.

It is tempting to replace older windows with newer ones. This can become costly as window openings in older homes may be too large or small and have to be infilled or widened accordingly.



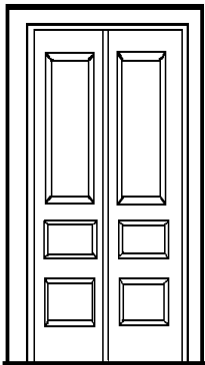
Below are some examples of decorative window frames showing the appropriate, or in some cases the inappropriate, replacements for the original windows.



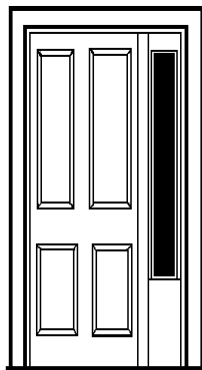
Doors

The same advice for renovating windows can be applied to doors. The decorative features and the size of the door reflects the character home's proportions and distinctiveness. Like windows, doorways in older homes are often narrower than in modern homes. The paneling on the door itself, like the window sashes, was often designed to be proportional to the house. It is often tempting for renovators to widen existing doorways to fit modern stock doors.

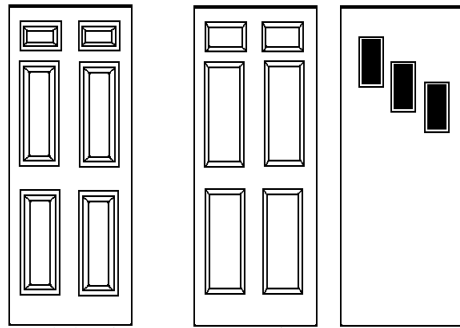
- If at all possible, the original size and style of the door should be kept.
- If the original door is beyond repair, an exact replica can be made. A replica of an original door may be less expensive than widening an entrance.



original



poor
substitution



original

good
substitution

poor
substitution

Aluminum storm and screen doors detract from the character of the home. A plain screen door may hide an elegant door behind it. The dull gray finish of the aluminum does not complement the trim.

- Instead of a storm door, good weather stripping may be used or 'antique-looking' screen doors.
- If aluminum storm doors must be used the metal finish can be painted with epoxy to match the house's trim.

Siding and Molding

The general look of a character home is greatly improved with the use of original building materials.

- If wood siding is in need of repair ensure that the replacement has the same spacing, thickness, and runs in the same direction as the original.

Wood siding can be especially milled to fit these specifications.

Moulding is the decorative trim found around doors, windows, and eaves. Decorative features like moulding are the elements that add character to your home.

- The moulding should be retained and repaired.
- If the moulding needs to be replaced follow the original style and have a replica made.

Porches

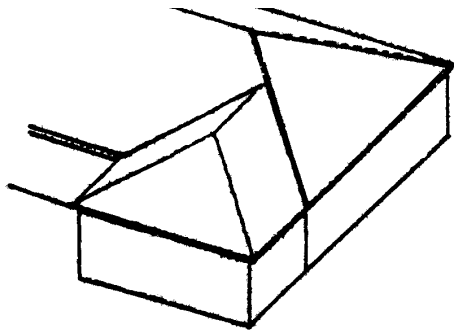
Wooden porches are often demolished and replaced with concrete steps and mass-produced metal railings. This is unfortunate as the original porch may have had many interesting decorative columns and wood railings.

- Whenever possible try to repair and maintain the original porch.
- If the porch is beyond repair try to replicate the original wooden porch.
- The size, style, original construction materials, and decorative features of the porch should be replicated.

Ad Doors

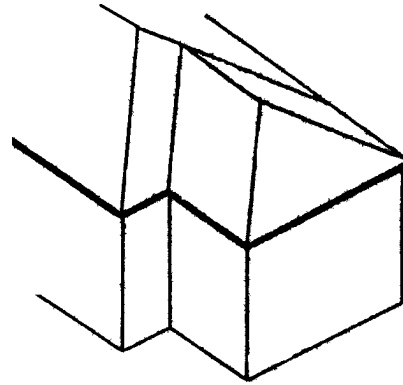
Additions should not radically alter the roofline, symmetry, or architectural style of the character home. The addition should also retain the same pitch as the roof. It is best to place additions in the back or rear of the character home.

The following illustrations provide examples of additions that follow the roofline of the original building.



This addition has the same hipped roof as the original home. A carefully planned addition does not dominate or detract from the original home.

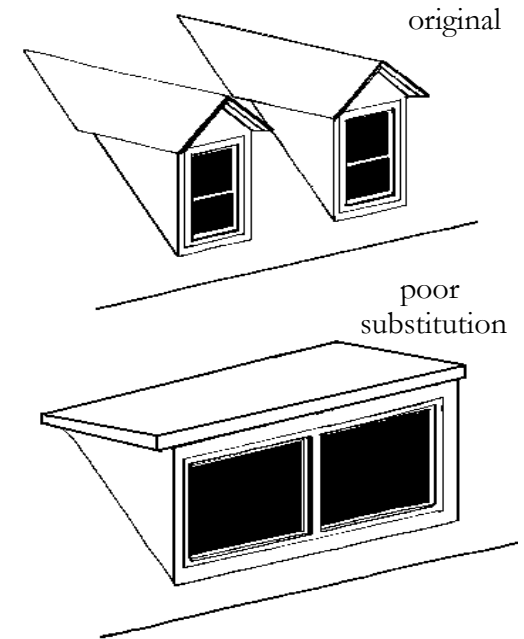
Here is another example of an addition that mimics the same style roof. A side addition such as this should have the same siding as the original. The proportions and symmetry of the windows and doors of the original home should be reflected in the addition.



These are only simple illustrations to increase the reader's awareness about rooflines. The advice of an experienced renovator or an architect should be retained.

Architectural elements like turrets, dormers, and towers should be retained. Skylights and vents should be discrete and follow the line of the roof.

It is tempting to expand single dormer windows into larger one but this is not advised. The inconsistency of the expanded dormer window destroys the proportions of the house.



Simple Guidelines

It pays to do a little research into a character home to understand the types of building materials and styles that were used originally. Whenever possible use these original materials instead of modern replacements. It is often less costly to do so. If a decorative feature is beyond repair an exact copy or a close match to the original can be custom made. Wood siding can be special milled to repair or replace the original siding.

Pay attention to the symmetry and proportions of windows and doors. Elements like this give character homes their visual appeal.