



# 538 Marshall Ave

Value-Add Historic Renovation

## *Case Study*

### Highlights:

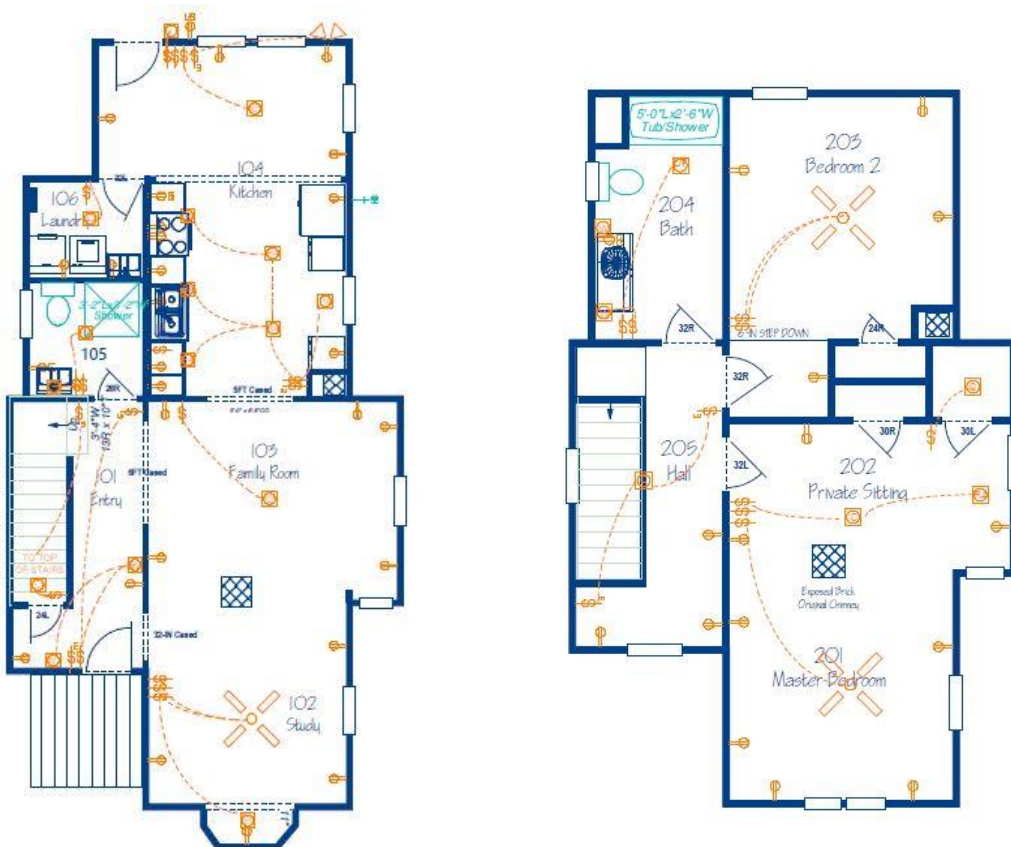
- Restored architecture to original 1898 folk Victorian build with 1930s addition
- In-filled original wood shiplap siding with matching new materials. Recreated original window style with modern units.
- Salvaged and retained key original windows and front door
- Improved interior space usage and brought structure up to 2016 residential codes

Prior to our acquisition, this house had been converted into an up/down duplex, the signature bay window had been removed, and a low quality farmhouse porch was added. The house was in an advanced state of distress, with severe water damage and wood rot to multiple locations around the sides and rear of the structure.





Based on the progress we had made in stabilizing this historically protected neighborhood, we knew the upside value for this property would be to accentuate the original folk Victorian charm while strategically modifying the floorplan of this relatively small house to maximize the functional space without changing the footprint.



We uncovered the foundation for the original bay window buried under the front porch. This agreed with the historic property record research we did on the house.

Referencing similar architecture on another house on the same block, we were able to replicate the original window configuration.



Due to a combination of poor framing and water damage, the rear porch that was enclosed in the 1930s needed to be razed and rebuilt from scratch, including pouring a new footing and foundation wall.

To maintain historical accuracy, we replaced the 1930s three-over-one windows in kind with new units and duplicated the header trim profiles from the original 1898 section of the house.

We purchased and refinished a vintage door from approximately the middle of the period between the original build and the later addition for the front door, reusing period hinges from another Victorian project to finish off the appearance.



We improved the flow of the main interior space by opening up the front and back walls to create a galley kitchen, bringing the previously isolated back porch into the space as a large, eat-in kitchen nook.



On the second floor, we raised the rafter ties up from 7'3" to 9' to increase the overall headspace in the hall and bedrooms, creating an open, airy feel to this space.



The final result was a beautiful blend of historical architecture and modern living.

