

1. Roof

- Asphalt Shingles – Match existing roof color and style.
- Wood Framing – Maintain structural integrity.
- Roof Vents – Replace existing vents with more aesthetically appropriate options for attic ventilation.
- Radiant Barrier OSB – Enhance energy efficiency.

2. Exterior Walls

- Brick Veneer – Match existing if disturbed.
- Wood Stud Framing – 2x4 or 2x6, as required.
- Wood Siding – Comply with historic district guidelines.

3. Windows & Doors

- Aluminum-Clad Wood Windows – Per historic district requirements.
- Low-E, Double-Pane Glass – IRC 2021 energy compliance.
- Exterior Finishes – Match historic color palette.
- Doors – Wood or metal-clad to complement the historic aesthetic.

4. Foundation & Flooring

- Crawl Space & Concrete – Match existing conditions where applicable.
- Interior Flooring – Wood or compatible material to match existing.
- Wet Areas (Kitchen/Bathroom/Laundry) – Tile flooring.

5. Roof Gable Beams & Structural Wood Elements

- Preserve & Restore – Retain existing structural wood beams following historic guidelines.
- Selective Replacement – Replace only deteriorated sections with matching materials in size, profile, and finish.
- Proper Drying – Ensure treated wood is fully dried before installation to prevent warping and deterioration.
- Smooth-Finish Wood – Avoid rough-sawn wood; use historically appropriate finishes.

6. Brackets & Corbels (Decorative Wood Features)

- Preserve Original Woodwork – Retain and restore historic brackets, corbels, and trim whenever possible.
- Replacement Only If Necessary – New elements must match the original in design, dimension, texture, and material.
- Maintain Historical Accuracy – Avoid introducing elements that do not reflect the home's original period.
- Material Compatibility – If wood replacement is not feasible, an approved substitute may be used with historic district approval.

7. Proposed Color Palette

Muted, earth-tone colors commonly found in historic homes: soft beiges, tans, and browns.

- Roof – Architectural asphalt shingles in charcoal black or dark gray (to match existing).
- Fascia & Soffits – Wood, painted off-white.
- Siding – Wood clapboard, painted historic beige.
- Brick – Repoint and clean existing red brick using historically appropriate mortar.
- Windows – Aluminum-clad wood in black or deep bronze.
- Entry Door – Wood finish with glass panels.
- Columns – Tapered wood finish.
- Brackets & Corbels – Wood finish.
- Porch Flooring – Maintain existing concrete with natural stain.
- Wood Trim – Painted white.
- Gable Vent – Replacement subject to prior historic district approval.