

Repair & Renovation. Located in the Borough of East Lansdowne, PA We provide high quality repair and renovation of old houses. Typical jobs, large and small, include, but are not limited to.

But piece by piece, layer by layer, it becomes clear that the home is much older. Just two hours north of our apartment in New York City, it was still small-town rural, punctuated with 18th-century limestone houses. So Marilu and I started looking for a weekend retreat, but there were no rentals to be had. Could we afford to buy? We returned every weekend and looked at about 25 homes. The real estate agent was very patient. Finally we pulled up to a little house that had been shuttered for three years. The late owner, a curator who lectured at the Metropolitan Museum of Art, had spent summers there into her 80s. It was dark and musty inside, and there was mold everywhere. An enormous catalpa tree, just two feet from the front of the house, towered over it, blotting out the sun. The listing said the place was more than years old. There had been some renovations, but nobody had destroyed its basic charm. Renovation To start, there were major things that needed to be addressed, like removing the catalpa tree, and so began the general cleanup we did on weekends. A lot of it was cosmetic, and I knew I could deal with it. Years ago I learned this very specialized skill called shop drawing, which means making blueprints used for building; it would be crucial to our renovation. Among the first things we did was have new oil and septic tanks, a boiler, insulation, and a new well pump and filtration system put in. I also found a contractor, Neal Mitton, who did precision work. He turned out to be a great partner. Then we started on the inside. Marilu was straight with the plumber: I wanted to remove those layers and put things back as they might have been. But that was the question: How old was the house? The front room suggested it was a lot older than the listing said: Later we found an nickel wedged in the staircase. Three layers of linoleum covered it. Each one I pulled up was identical, except for the last one, which was secured with hundreds of tiny nails. Two days of much cursing followed. Then I had to shore up the old floor with thick beams under the center span to eliminate any bounce before putting down ceramic tile. That was just the beginning of renovations in the kitchen. We wanted to reconfigure the space to seat six, so we had to make some sacrifices: The washer and dryer were exiled to the vestibule outside the downstairs bath, and I ripped out the wall oven. In its place went a small apartment refrigerator that fit right into the cabinet space. We did splurge on a Miele oven and GE cooktop but saved with laminate countertops. Marilu focused on returning the walls of the home to their early roots. Photo by Laura Moss Kitchen cabinets were freshed up with paint and new laminate countertops. Woodworking I think that sometimes you have to live in a place for a good while before you make major decisions. Just proceed at a measured pace. That was my approach to some of the woodwork features that needed redoing in the house. My shop-drawing skills turned out to be intensive training for the carpentry projects that were to come. I believe in very careful planning and drawing before I ever touch a piece of wood. Another challenge was the staircase. It was dark and scary, with doors at the top and sheetrock on both sides. Getting rid of it was easy, but finding one that fit the period of the house was not. I decided to build a daunting staircase, and deliberations ensued. We lived with a ladder. I drew multiple versions, built a plywood mockup and stared at that for awhile before I finally built the thing. The shop drawings bear witness to this saga: The first one is dated Manhattan might be where we sleep, but this, after all, is our home.

The operative word in the phrase "gut renovation" is the first one – it takes real guts to strip a house down to the studs, then build it back up again. Especially if you're new parents, like Lisa and Mark Hellman were (to then-infant daughter Avery) when they found their year-old home.

If you have a new house, it most likely lacks the character that comes with traditional architecture. Fixing Up an Old House Requires Expertise Sure, you can talk to local experts, read books, and use tools like the Internet to find information on just about any repair. But what you really need for your old home renovation or historic home restoration is a professional to help guide you through a solid plan—and save you money, too! We understand that times are tough and you want your home to look its best. How can we offer our services at such affordable prices? For starters, we make no onsite visits; instead, all work is performed on photos by email. Just send us a photo of your home and let us show you how we can bring back the original beauty of your old house, or add character to your new house and improve curb appeal. We produce realistic images that you understand in Photoshop, scaled in AutoCAD an architectural drafting program to match your house. Have something to show your contractor what you want and make sure what you see is what you get. Are you a contractor? Let us help you help your client. The Old House Guy will help you determine: What would your house look like with real shutters, a period porch, the correct windows, new wood siding, new paint colors, landscaping, etc? Do you need a full house makeover? Let us design something for you. Building a new house? We can review, correct, and modify your elevations for your builder to follow. Additions for historic home renovation must be sensitive and compatible. How to easily get approval for your project from the Preservation Commission with a photo or diagram of your project. And remember, a picture of your historic home renovation is worth a thousand words. It will save you from disappointment and extra expenses. Well that really depends on the amount of work needed and the time involved. [Click Here](#) to continue reading about our services – help choosing exterior house colors. Just because your contractor is skilled, and loves old and historic house renovation, does NOT mean your contractor knows about or is qualified to work on your house! Know what to tell your contractor. Exterior House Colors Consultations Color placement is the biggest mistake made by homeowners and painters. We will help you. Let your house try on various color schemes to see what looks best and correct. Our goal is to provide information every old house owner should have to make their house look the best it can.

What they needed was the expert guidance of Old House Guy, masters of traditional home design and old house renovation. Girls Gone Wild? There is a video out there about Spring Break called Girls Gone Wild.

Just because your contractor is skilled, and loves old houses and renovating a home, does NOT mean your contractor knows about or is qualified to provide old home restoration services. Working on old houses requires special knowledge. Your house is our priority. You may not realize you need our Services! Phone Consultations Virtual Consulting and house makeovers by email New construction review and additions Paint Color Consulting Two Happy Homeowners With Disastrous Results Recently we worked with two happy homeowners looking for home restoration services. Both of these homeowners were very excited to share their plans and the wonderful creativity of their contractors. They were so happy to spend their money on modifications they really believed would look good. But all they were left with was bad design. What they needed was the expert guidance of Old House Guy, masters of traditional home design and old house renovation. More importantly you need to know what NOT to do. For an old or new house, this training is essential! It can still look all wrong. Many of the people who try the hardest to make their house look good are the ones that fail. New light fixtures, new landscaping etc. After all this expense they finally convince only themselves their house looks good. Here is an example of a house that may look nice to the untrained eye but there are many mistakes that go unnoticed. See traditional home design mistakes here. Just remember that future homeowners will scrutinize what you do to your house. There is a lot to understand about architectural design and old house restoration services. The following is an excerpt by Steve Mouzon that explains what people do to their old and new homes. The same is for current construction stitched together with semi-traditional pieces or architecture. You can buy books and study design or you can ask Old House Guy. No matter what you decide to do to your house, at least you will understand your options and be a better-informed and educated consumer at a just a small cost. There are great sites like Houzz that offer advice too. You may need to educate them in correct design for your house. Let the buyer beware! Let us help you! Are YOU a contractor? We can help you too so you can help your clients. Know what to tell your contractor. See a photo of your project or renovation completed in advance. Have a photo to show your builder and make sure you get what you expect. Exterior House Colors Consultations Color placement is the biggest mistake made by homeowners and painters. We will help you. Let your house try on various color schemes to see what looks best and correct. Our goal is to provide information every old house owner should have to make their house look the best it can.

Chapter 4 : Old Home Blog: Home improvement tips, house repair, restoration, renovation

With the help of some buddies, I was able to polish up this derelict old gem in Longmont, Colorado, in I put about \$87, into it (including carrying costs and my labor).

And by outstanding, I mean unresolved, not spectacular. One of the biggest feats of the summer has been tackling the roof leak into the dinning room ceiling. A few weeks ago I went out onto the sunny porch off the bedroom directly above the dinning room and started exploring. To quickly catch you up, as previously mentioned in my Getting started post, I had already cut a hole in the dinning room ceiling in an attempt to pinpoint where the leak was coming from. And also to keep the sagging plaster from giving way and dropping onto the dinning room table. You can see a photo of the sagging plaster in the link above. This hole has been there for over a year as I tried to surmise the situation and calculate the best plan of attack. With the dinning room ceiling opened up, I could tell the leak was coming straight down and not running from another area. The spot right above the leak is the door. It must be pursued. The photo to the right was taken on June See what I mean by summer getting away from me? It seemed like just a couple of weeks ago. Note the garden hose in the picture. Prior to destruction I pinpointed one last test spray on the right side of the door and confirmed that it was dripping into the dinning room. Initially I was only going to remove the screen door and the casing board on the right side of the doorway, but later I noticed that the siding was installed in a less-than-desirable manner. You see, the siding butted up against the door casing. Click on the house drawing to view their useful animation that shows which side components are used on a home. With a J channel, any water that works its way along with siding towards the door will be hit the J channel and head down to the rubber roof. While seeking out a solid filler to use at the base of the right side of the doorway, I discovered Bondo Home Solutions All-Purpose Putty. In my case, I used it at the base of the door casing on either side of the door. I added flashing at the base of the door casing that should bring rainwater away from the door threshold and out toward the rubber roof. When I was finished with the right side of the door and ready to move on to green pastures, I started poking around the left side of the door. Frankly, the wood door casing was in even worse shape than the right side. I also removed the two short pieces of aluminum siding below the window. In the photo to the right you can see that I installed two new boards and filled some of the larger gaps with the Bondo All-Purpose Putty. In this spot, the Bondo will be primed and painted to reduce exposed to Mother Nature. Below the window, I replaced the old aluminum siding with HardiPlank cement fiber siding. The only downfall of using this product is cutting it. Understand how hard this stuff is before cutting it with your best blade on your circular saw or compound miter saw. At this point the only thing I need to do is prime the boards on the left side of the door. Once I do that hopefully later today , I can re-hang the screen door and put a lawn sprinkler up on the sum porch to see if my handiwork actually worked. If it the roof leak is fixed, there will be a domino effect around our house: The dinning room floors connect with the hardwood floors in the front foyer and the back hallway, which in turn leads to the first floor bedroom and den. Getting the heavily-worn floors refinished will give our entire first floor a new breath of fresh air. Hopefully that time is finally upon us!

Chapter 5 : Old House Carpentry LLC | Repair, Renovation and Respect for your Old House

From structural integrity to functional design to beauty, Old House Restoration has the unique expertise to handle your next addition, renovation or home remodeling project. Massachusetts, New Hampshire and Maine.

Chapter 6 : Home Improvement and Remodeling | This Old House

How-to tips, home remodeling and improvement ideas, home repair information, guide to home improvement suppliers, and more - from Old House Web!

Chapter 7 : How to Remodel a Year-Old House | Home Guides | SF Gate

35 Tips for Renovating Old Houses When renovating old houses, from radiators to roofing, these specialists offer up a wealth of advice that can help fine-tune the care. Author.

Chapter 8 : Remodeling, Repair, Renovation, Installation Tips and DIY Advice | Old House Web

We turned to one of our favorite interior designers and architects, fellow old-house obsessive Steven Gambrel, who has restored and renovated a number of 18th- and 19th-century houses in and

Chapter 9 : Old House Renovation Restoration Services for Traditional Homes

Renovation DIY and old-house restoration, traditional styles, period kitchens, historical decorating, period gardens, from colonial and Victorian through Arts & Crafts and Mid-century Modern: all from Old-House Journal magazine and special-interest titles Old-House Interiors, New Old House, and Early Homes.