

HOMEOWNER'S ENHANCEMENT GUIDE

Chapter 1: Welcome Home



INTRODUCTION

This guide is intended for homeowners and prospective purchasers of older homes, that may be in need of modernization and enhancement to the appearance of the house and property. Elements of the guide would be of value for newer homes as well.

Henrico County has approximately 35,000 houses that were constructed between 1945 and 1975. These homes represent approximately 40% of the single-family houses in the County. Much of this housing is well built of quality materials, such as brick and hard wood flooring. The neighborhoods are conveniently located with excellent schools.

Given the age, size and configuration of many of these homes; they are in need of renovation and/or additions in order to compete with more modern housing. This guide provides homeowners with a number of ideas and tools to modernize and enhance their homes and property.

By enhancing the appearance of your property you can increase your property value and contribute to the desirability of your neighborhood, making it easier to sell your house when the time comes. The County of Henrico

THE HOUSE OF EASE

- REYNOLDS WRAPPED FOR YEAR ROUND COMFORT**: Illustration of a house with a roof wrap.
- SHINGLES of REYNOLDS ALUMINUM**: The permanent roof—heat-reflective.
- GUTTERS and DOWNSPOUTS of REYNOLDS ALUMINUM**: Never need painting.
- EXTERIOR TRIM and SOFFIT**: No peeling, warping, buckling—no rust streaks.
- LUXURY LOOK IN WINDOWS**: Lasting beauty and performance.
- ALUMINUM DUCTWORK**: Saves up to 10% on heating and cooling.
- ALUMINUM HARDWARE**: Exterior and interior—lasting beauty.
- ALUMINUM SHUTTERS**: Never warp or rot.
- SIDING of REYNOLDS ALUMINUM**: Never needs painting for weather protection.
- REYNOLDS ALUMINUM FLASHING**: Rust-free, non-staining—low cost.
- VENT FLUES and CHIMNEYS**: Permanent—no replacement necessary.
- ATTIC VENTS of REYNOLDS ALUMINUM**: Maintenance-free No painting.

FOR LEISURE LIVING

- ☆ EXTRA BEAUTY
- ☆ EXTRA COMFORT
- ☆ EXTRA EASE OF MAINTENANCE

FOR INCREASED RESALE VALUE

made with **REYNOLDS ALUMINUM**
as featured in the **"HOUSE OF EASE"**

A selling feature in many Henrico County subdivisions such as Wedgewood Park, the House of Ease featured many elements manufactured by Reynolds Aluminum. These optional items included windows, siding, gutters and roof shingles.

is dedicated to preserving and revitalizing its mature neighborhoods and developed this guide as a means to help property owners envision an improved and more comfortable home for the future. The importance of maintaining and enhancing the housing stock is recognized in the County's Vision 2026 Comprehensive Plan, which calls for further study of neighborhoods characterized by a more mature housing stock. This guide is an important step in the implementation of the Comprehensive Plan.

As Classic As Wedgewood Ware

WEDGEWOOD PARK

THE DRESDEN
BASE PRICE \$22,000
ALUMINUM PACKAGE \$24,950.00

featuring the **"HOUSE OF EASE"**
made with **REYNOLDS ALUMINUM**

Homes in this 1960s subdivision off Parham Road had close to 2,000 square feet of living space and quarter-acre lots.

AN OWNER'S MANUAL FOR YOUR HOME

Think of this guide as an owner's manual for your home. It can help you accomplish:

- improving your home and site maintenance
- increasing the curb appeal of your house and yard
- making your property more energy and water efficient
- incorporating universal design (handicap accessibility) ideas that may help you stay in your house as you age
- planning for new landscaping
- planning an addition
- building an appropriate new house in a mature neighborhood
- picking a contractor and guidance to help the project run as smoothly as possible
- financing your project

The guide is organized in two ways. For improvements that are specific to the style of the house, there are individual chapters for the most popular styles found in the county: Ranch, Cape Cod, Split Level, Colonial Revival and Bungalow. For enhancements that are applicable to any style of house, the chapters are arranged by subject and include: Making the Most of Your Yard, New Houses in the Neighborhoods, Going Green, Aging in Place and Organizing Your Project: Planning, Financing and Working with Contractors. The Appendices also contain a wealth of valuable resources and reference material including a series of checklists for seasonal maintenance.

The Ranch style is by far the most common house style found in Henrico County's mid-century neighborhoods.

LOOK FOR TIP SYMBOLS THROUGHOUT THIS GUIDE



energy



water



"green"



recycle



aging in
place



check
with the
permit center

These symbols highlight useful tips for your property.

HENRICO HOUSES BUILT BETWEEN 1945 AND 1975



60% Ranch



20% Cape Cod or Colonial Revival



14% Split Level



6% Bungalow



BUYING A PIECE OF THE AMERICAN DREAM - TRACING THE RISE OF SUBURBIA IN AMERICA

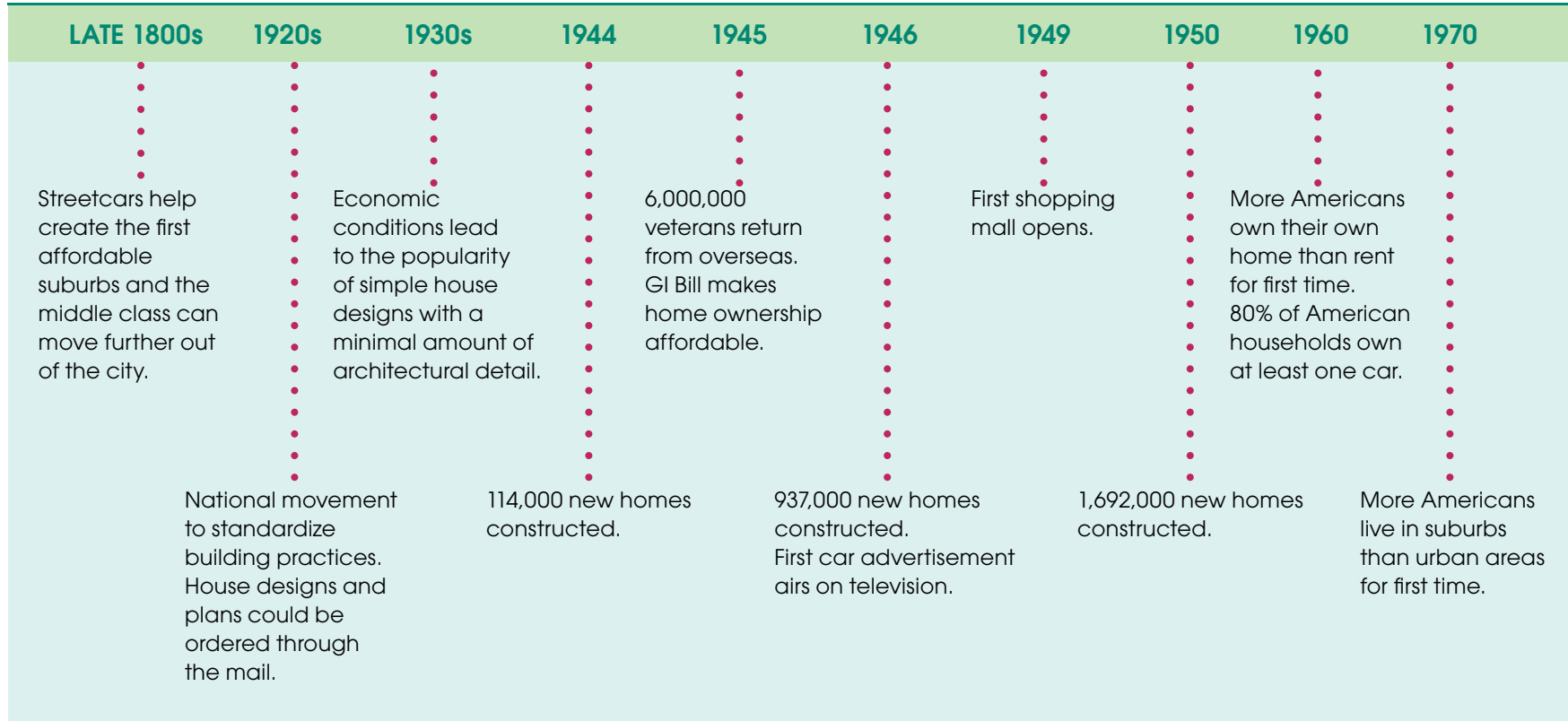


Photo from Life Magazine



DON'T MOVE - IMPROVE!

Your children love their school and you have great neighbors. So, don't move – improve.

Like most homeowners, there are probably things you like and dislike about your home:

SMART CHOICES ABOUT HOME IMPROVEMENTS INCLUDE THOSE THAT:

- Accentuate the character of your house
- Provide increased energy efficiency
- Relate to the way you live and use your house
- Protect your investment
- Increase the pride you have in the ownership of your home
- Allow you to continue to live there as you age (in place)

CHECK OUT THE COUNTY OF HENRICO WEBSITE

The information in this guide is also available on the County's website and in all public libraries:

<http://www.henrico.us/departments/revit/>

ON THE POSITIVE SIDE, YOUR HOME PROBABLY HAS:

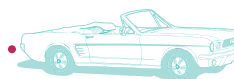


- good location, convenient to shopping
- established neighborhood
- decent lot size
- mature landscaping
- quality construction

THE SHORTCOMINGS OFTEN INCLUDE:



- wear and tear due to the age of the house
- drafts and leaks leading to energy inefficiency
- lack of an open floor plan
- small kitchen
- too few bathrooms and/or bedrooms
- no garage



WHAT IS CURB APPEAL?

Small changes can make a big difference in the exterior look of your house. Often called curb appeal, these projects accent your home through new plantings, entrance elements, color schemes, and materials.

AS YOU CHOOSE ELEMENTS FOR YOUR PROJECT CONSIDER:

- The size and scale of your house
- The style of the house
- How you would like to use your outdoor spaces
- How changes will look from inside the house and from the street

WHEN YOU ARE CHOOSING COLORS AND MATERIALS:

- Echo the materials used in the construction of the house
- Build on the design of existing elements
- Repeat existing plant, paving, railing and other materials

Remember that you can complete your project in stages. Make a plan, complete what you can afford now and do more each year as your budget allows.



A typical Henrico County ranch style house is shown here in its original form. It appears low to the ground due to its low pitched roof and windows that are grouped to appear wider than they are tall.



This illustration shows how the original ranch style house can be given Colonial Revival curb appeal.

- small-paned replacement windows that are taller and more narrow
- traditional window trim details
- louvered shutters
- pedimented entry portico
- brick walkway and traditional plantings

