County of Henrico

HOMEOWNER'S ENHANCEMENT GUIDE

Updates for Today's Lifestyles







County of Henrico

HOMEOWNER'S ENHANCEMENT GUIDE

Updates for Today's Lifestyles

ACKNOWLEDGEMENTS

County of Henrico Board of Supervisors

Chairman, Patricia S. O'Bannon, Tuckahoe Vice-Chairman, Frank J. Thornton, Fairfield Richard W. Glover, Brookland David A. Kaechele, Three Chopt James B. Donati, Jr., Varina

Virgil R. Hazelett, P. E., County Manager Randall R. Silber, Deputy County Manager of Community Development

County of Henrico Department of Community Revitalization

S. Mark Strickler, Director John Young, Community Development Manager Paul Johnson, Community Maintenance Manager Melvin Slough, Neighborhood Planner Kelly Kinahan, Commercial Assistance Planner

This document can be found at all County libraries and on the Henrico County website.

The Homeowner's Enhancement Guide was supported by Community Development Block Grant funds from the United States Department of Housing and Urban Development. Copyright © 2010 Henrico County and Frazier Associates. All rights reserved. No part of this report, including text, photographs, illustrations, and cover design may be reproduced or transmitted in any form, by any means (electronic, photocopying, recording, or otherwise) without the prior written permission of the publishers. This document may be reproduced in whole or in part for use in matters related to the Henrico Homeowner's Enhancement Guide project by County of Henrico without prior written permission.





TABLE OF CONTENTS

Cha _l	pter 1: Welcome Home
	Introduction2
	An Owner's Manual for Your Home
	Buying A Piece of the American Dream -
	Tracing the Rise of Suburbia4
	Don't Move - Improve! 5
	What is Curb Appeal?6
Cha _l	oter 2: The Ranch
	Ranch Background8
	Small Ranch House Parts and Variations 10
	Large Ranch House Parts and Variations11
	Creating Curb Appeal12
	Ideas for Additions - Small Ranch
	More Ideas for Additions - Small Ranch
	Ideas for Additions - Large Ranch
	More Ideas for Additions - Large Ranch20



TABLE OF CONTENTS

Chapter 3: The Cape Cod	21
Cape Cod Background	22
Cape Cod House Parts and Variations	25
Creating Curb Appeal	26
Ideas for Additions - Traditional Cape	28
More Ideas for Additions - Traditional Cape	29
Ideas for Additions - Modern Cape	30
More Ideas for Additions - Modern Cape	32
Chapter 4: The Split Level	33
Split Level Background	34
Split Level House Parts and Variations	36
Creating Curb Appeal	37
Ideas for Additions	38
More Ideas for Additions	40



Cha	Chapter 5: The Colonial Revival41			
	Colonial Revival Background	42		
	Side Hall Colonial Revival Parts and Variations	43		
	Center Hall Colonial Revival Parts and Variations	44		
	Creating Curb Appeal	45		
	Ideas for Additions - Side Hall Colonial	47		
	More Ideas for Additions - Side Hall Colonial	49		
	Ideas for Additions - Center Hall Colonial	50		
	More Ideas for Additions - Center Hall Colonial	52		
Chapter 6: The Bungalow53				
	Bungalow Background	54		
	Bungalow House Parts and Variations	55		
	Creating Curb Appeal	56		
	Ideas for Additions - Hipped or End Gable Bungalow	58		



TABLE OF CONTENTS

Chapter 6: The Bungalow, continued

	More Ideas for Additions - Hipped or End Gable Bungalow	59
	Ideas for Additions - Side Gable Bungalow	60
	More Ideas for Additions - Side Gable Bungalow	62
Cha	apter 7: Making the Most of Your Yard	63
	Maintaining Your Yard	64
	Enhancing Your Yard	66
	What's In Your Garden?	67
	Before You Go Any Further	68
	In the Yard - Green, Green, and Greener Still	69
	Consider These Green Ideas	70
	Making the Most of Your Ranch Yard	72
	Making the Most of Your Cape Cod Yard	74
	Making the Most of Your Split Level Yard	76



Chapter 7: Making the Most of Your Yard, continued			
Making the Most of Your Colonial Revival Yard			
Making the Most of Your Bungalow Yard80			
Chapter 8: New Houses in the Neighborhoods83			
New Construction84			
Materials88			
Chapter 9: Going Green:			
Save Energy, Water, and Money!			
What Does It Mean to Be Green94			
Where is the Money Going?95			
Adding On - The Green Way102			
Chapter 10: Aging in Place103			
What is Aging in Place?104			
What Can You Do?			



TABLE OF CONTENTS

Chapter 11:	Organizing Your Project: Planning, F and Working with Contractors	
Planning	Your Project	110
What Do	the Contractors Say?	111
Where's t	the Money?	112
Visiting t	the Permit Center	115
Working v	with Contractors	117
Working 7	Together	120
Appendices		
Appendix	x A: Inside and Out: Seasonal Maintenance	121
Appendix	x B: Glossary and Resources	127

