

## 307 West Central Avenue - The Lucy Derham House - Gary and Sandy Miller Year Built - 1930



Sandy's parents, Bob & Jane Volkman, purchased the property in 1969. They loved the serenity of The Point and referred to it as one of the best kept secrets. Sandy and I spent summers and raised our children to fully appreciate this special place. Our daughter worked as a beach badger. In 2015 we purchased the house from the estate and moved in permanently in 2018. A title search and ancestry investigation indicated the original owner was Lucy Derham. Although built in 1930, due to The Depression, she bought the house in 1936 for \$1800. In the 1930's, a woman purchasing a house by herself was extremely unique. In honor of Lucy's independent spirit, the house has been named The Lucy Derham House.

### Challenges Faced:

- As an "as-is" purchase, termite damage was discovered after purchasing the property
- Floors were sloping to the point our Granddaughter stood on roller-blades and without moving rolled halfway across the house
- Although much of the electrical had been upgraded, Knob & Tube wiring was still present
- Water penetration from raw wood exposure resulted in wood rot around windows and some sections of cedar siding
- The house had no insulation and only an old coal furnace
- Concrete foundation cracks were obvious from grade to the cedar siding
- Wavy cylinder glass windows were loose and rattled with the slightest breeze
- Worn out double-hung window sashes prevented many windows from working properly



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### **Actions Taken:**

The structure is a classic Cape May Point cottage with tongue & groove ship lap and cedar shake siding, plaster walls, southern yellow pine flooring and originally stood on cinder block columns. Some of the lumber was resourced from houses lost to the sea. We loved the original features and history of the house and searched for a contractor with experience bringing historic buildings back to their original grandeur. Schram & Holeman was selected to work the multitude of projects.

- Wood damaged from termites was removed and mitigated.
- Floors were leveled thru the use of floor jacks under the joists and “sistering” of beams
- Remaining Knob & Tube wiring was upgraded.
- Added spray-foam insulation to underside of roof decking. In the walls we found newspapers stuffed around windows for insulation. Some of the papers were from 1938 and included articles about Adolf Hitler.
- Power washed, scraped, sanded, caulked, primed, and painted entire house exterior.
- Coated the foundation w/sealer from grade to siding & added stone for a natural rock appearance.
- Removed wood rot around windows and glazed the original wavy glass to stop the rattling. The sash, roping, pullies and lead weights on the windows were repaired.
- Pictures of the original shutters were taken to a manufacturer in Pennsylvania for duplication & installed.
- Central gas heat and AC were added. The old coal furnace is still on site.

