

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

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.

