

# Bogard Street Narrative

2018 Carolopolis Award Winner

---

Originally addressed as 70-1/2 Bogard Street, 94 Bogard was built circa 1890. Like the two houses adjacent, it has a front porch and typical Victorian floor plan, with side stair ascending from the front door to an upstairs hallway. The present owner, grew up in the house, and it has been in her family for generations. But the house fell into disrepair and no one has lived in it or maintained it for 30 years.

The owner asked us to restore the house, and also expand and improve it at the rear. The condition of the house was extremely bad, with almost all siding and trim rotten beyond repair, the framing termite eaten nearly everywhere, and the roof caved in at the back rooms. Since the rear part of the house was unsound, and appeared to be not original construction anyway, we demolished most of it. The back-most addition was one-story, and dated from the 1960s. The next part of the house was older, corresponding to an original footprint on the Sanborn maps, but all the exterior detailing was made of salvaged mismatched parts, completely discordant with the elegant Greek-Revival porch on the front of the house. It had presumably already been rebuilt at some time. The BAR approved demolition of both sections, and also the construction of a new rear addition with a larger back porch and walled garden.

The main section of the historic structure was restored in place on its original foundation. This involved considerable remedial framing and jacking to level and stabilize the house. The foundations, fireplaces, and chimneys were repointed; the sill plates replaced, the roof framing shored up, and the roof replaced with new hand-crimped metal. More than half of the siding and trim had to be replaced, with only some areas on the front and left sides of the house found to be salvageable. Most of the windows were replaced in-kind, but some sashes were salvaged and re-installed.

The front porch was in the worst condition, completely rotten and held up by temporary bracing. We meticulously measured the dimensions and trim profiles before taking it down. Most of the columns were able to be salvaged. Otherwise, it was rebuilt with new material, exactly following the original design, but with improved slopes on the decks and waterproof membranes underneath to prevent similar deterioration in the future.

The new back porch is designed to imitate the rhythm of the front porch, but with square columns instead of round to distinguish it as less formal. A new salvaged-brick and cast-iron frontage fence in period style is being installed in front, and an elegant walled garden now offers a beautiful rear entrance off of Catfiddle Street.

On the interior, much of the trim, and even the interior doors, were badly damaged by termites, but we were able to salvage much of it and replace the rest in-kind. Fortunately, the staircase, by far the most elegant feature of the house, was the one element in the whole building that was still sound, and it remains lovingly restored and varnished as the centerpiece of the home.

The restoration of this house was extensively featured on 'This Old House', which sent film crews to participate in the work.

---

