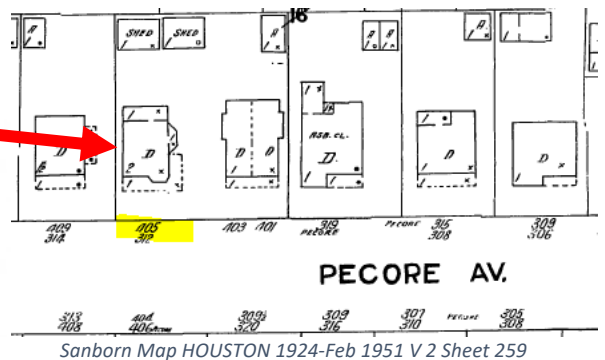


Remodel and Restoration 2018-2022

History: The home at 405 Pecore St, Houston has been confirmed by Sears Modern Homes as a Sears Kit Home No. 167, "The Maytown", pictured below (from the *Sears Modern Homes Catalogue, 1916*). The Maytown home had some options, including a wrap-around porch. Although the Harris County records show the official build date for 405 Pecore to be 1930, the house is already built at 405 Pecore on the 1924 City of Houston Sanborn map, below.



MODERN HOME No. 167



Owners purchased the home in 2018. The previous owners furnished details of the work they had done in 2010: **new roof, new exterior siding, small laundry addition on the back of the kitchen, and a rebuild of the front and back porches and steps.**

Below is an account of the remodeling and restoration completed from 2018 to 2022, all permitted and fully inspected by the City of Houston:

- **New Foundation, Leveling, and House Skirt:** 41 new concrete spread footings (30"x30"x1') were poured, the house was levelled, and a custom house skirt was added.
- **Asbestos Abatement:** Most of the old sheetrock (walls and ceilings) was cracked and tested positive for asbestos. It was completely removed, and the home was subsequently verified as asbestos free.
- **All New Sheetrock and Additional Insulation:** Fire-grade sheetrock installed throughout. Where shiplap walls were open or repaired, rockwool insulation (R15) was installed, and in the entire ceiling downstairs too. R30 rockwool was installed throughout the attic.
- **Termite Treatment:** Sheetrock removal revealed all the interior shiplap, some very old termite damage, and some new. The house was tented and fumigated, and the deteriorated shiplap was removed. The house is completely pest free and our ongoing termite insurance with the fumigators can be transferred to the buyer.
- **Joists Strengthened:** The ceiling shiplap was removed and most joists in the first and second floors were doubled or tripled, and insulation was added. The original ceiling shiplap was kept for use on the kitchen and bathroom walls.
- **Windows Repaired:** Most of the windows were stuck shut from decades of settling, repairing the foundation and leveling the house helped to make them functional again. The cast iron weights of the sashes were restored, and most of their ropes were replaced so that they can open and close once more, should the buyer choose (they currently merely painted shut to seal the home a little more, easily undone). An original window opening at the top of the stairs was uncovered when the old sheetrock was removed. It was filled with one of a pair of stained-glass windows, originally sourced from an old Heights home that was being demolished. The other was placed above the sink in the new, extended kitchen. Most of the sash windowpanes in the house are old wavy glass, original to the home. Any modern panes are from pre-2018 repairs.
- **All New Electrical:** The old wiring in the house was a combination of original knob and tube and old, deteriorating wiring—none of it to code. All of it was removed and the house was completely rewired, a new breaker box was installed, along with a new drop from the street.
- **Internet Wiring:** Category 7 wiring was installed in the walls for direct high-speed internet connections upstairs and downstairs.
- **All New Plumbing and Tankless Hot Water:** The bathrooms, kitchen, and laundry were demolished in order to reconfigure them. All galvanized piping was removed and PEX was run throughout the home. The water supply line from the street was also replaced with PVC. A new tankless hot water system was installed.
- **New Sewer Line:** The sewer line was replaced with PVC all the way to the street because the original cast iron line was failing. 405 Pecore St has its own sewer tap at the street, and no lines from neighboring homes cross over into 405 to connect to that street tap, despite that scenario being quite common in the Heights.
- **New HVAC and Radiant Barrier:** A radiant barrier was added to the attic and a completely new HVAC system was installed in January 2022. It is all electric with a view to a future installation of solar panels.
- **New Kitchen and Bathrooms:** The kitchen and bathrooms were both completely demolished back to the studs, enlarged, and remade. All the fixtures and appliances are new and high-end, with additional multi-year warranties that can be conveyed. All the kitchen appliances are integrated, with dual Thermador ovens including a steam oven. Devol solid brass faucet, Fisher & Paykel fridge, Bosch

dishwasher. The kitchen cabinetry was custom designed and built, as was the bathroom ziggurat tile design. The shiplap on the walls is original to the house. The tub is an extra deep Swedish soaking cast iron clawfoot tub, and the vanity upstairs is a French antique from the early 19thC.

- **New Walk-in Pantry:** The large custom pantry in the kitchen adds loads of extra storage. The door is a refurbished antique exterior door from Pennsylvania. Glass panes are original to the door, brass inserts were added for ventilation.
- **New Bedroom/s Layout:** The original small third room upstairs was altered to become part of the front bedroom and half of it became a walk-in closet. While the original 3 bedrooms became 2, the long-term plan for the home included a future addition downstairs—a large primary bedroom with bathroom, extra living space, tall ceilings, skylights and garden views were planned to extend out beyond the kitchen. The exterior door from the kitchen was installed with that future build in mind, to eventually open into a small hallway leading to the addition.
- **New Laundry:** The old laundry became the end of the kitchen and the walk-in pantry. A new laundry closet was created upstairs, with new high efficiency washer and dryer.
- **New Doors:** The height of every doorway in the house (not including the front door and colonnades) was raised. Replacement doors were sourced from antique/salvage warehouses—the ones upstairs are all from an old hotel in New Orleans, sourced at Houston Salvage Warehouse. The French exterior doors are 19thC, from PA, and the powder room door in from NY.
- **All New Light Fixtures:** None of the original light fixtures were in the house, and all the were replaced. The entryway schoolhouse light is from the 1920s.
- **New Trim Upstairs:** All the old upstairs trim was very heavily painted with many layers of lead paint, and it was replaced with new trim.
- **Original Floors Refinished:** Floorboards salvaged from the original kitchen floor were used to repair any damaged flooring in the rest of the house. Every piece of wood flooring in the home is original to the home.
- **Original Trim Downstairs Refinished:** All the Douglas Fir trim downstairs was carefully removed, sanded, reinstalled over the new sheetrock, and refinished. The wood is remarkably old, having been come from a tree likely to have been at least 500 years old when harvested over a hundred years ago. It is almost impossible to find this trim unpainted anywhere in the country.
- **New Paint:** The house has been completely repainted—exterior in 2020, interior in 2021.
- **New Driveway Apron:** The driveway apron was poured in conjunction with the new build at 403 Pecore St. 403 and 405 shared a driveway for 70 years. That easement was legally dissolved in 2018 and reverted to the original property lines.
- **New Storage Shed:** A Japanese-inspired garden shed was added for extra storage.
- **New Fencing:** The old fences were demolished, and cedar privacy fencing was installed on the property line at the back and sides and stained. Iron estate fencing and gates were installed at the front. The black gate by the back deck is an antique from Ohio.
- **New Deck:** The very small back porch was demolished, and a large back deck was added for additional entertaining space.
- **New Patio:** A new stone patio was created in the shade of the yard, using large flagstones found on the property.
- **New Landscaping:** The yards of the property were completely remade, tall screens were added to the fences for privacy on the deck, most of the plantings and all of hardscaping is new. The trees have all

been trimmed and they were checked by a master arborist who confirmed that they are all strong and healthy. He said the large bald cypress immediately at the back of the house was 80-100 years old. It is a very slow-growing native tree with excellent wind tolerance.

- **Dog Washing Station:** An exterior hot faucet was added to allow for a warm water hose for a dog-washing station at the side of the house.

