

Exterior

- Replacement of all Cast Iron pipes throughout House
- Placed new Insulation and Moisture Barrier under House
- New insulation on all exterior walls
- New Hardy Board siding throughout House
- Constructed new large back porch similar in look and design to the front porch - custom rail, slats, and posts hand created on site
- Installed new gutters with leaf guard covers
- Installed Sprinkler system in front and back yard

Interior

- Restoration consisted of removing all existing sheet rock and exposing original shiplap (with evidence of original wallpaper) on walls and ceilings
- Any Shiplap boards or original studs were repaired to existing or better condition
- Missing trim replaced with custom mill work to replicate original design (this includes around doors, windows and base boards) (Adkins Architectural Salvage)
- Where missing, salvage Rosettes (from period) and door trim bases were used (Historic Houston)
- Restored and installed salvaged period 5-panel doors throughout house (Historic Houston)

- Maintained as much of the original wavy glass in windows - wavy glass was an indication of pre-1920 home where this type of glass was hand blown. According to Old House Journal, wavy glass was used up through the 19th century.
- Restored original window mini shutters
- 7-8 layers of paint on all wood trim surfaces were removed and repainted

Master Bath Construction

- Repaired badly damaged wood floor
- Removed and replaced drywall
- Updated all pipes under floor
- Installed Marble floor
- Installed seamless shower doors in shower (Heights Glass)
- Restored and installed original sink found buried under house- this sink is a strong indication of age of house prior to 1920.
- Original chimney stack - originally thought to have fireplace pointing to front parlor (front bedroom)
- Circa 1920 light fixture - (August Antiques)
- Antique Belgium light sconces - (Adkins)
- Custom walnut cabinet with configurable shelves and custom side entry cabinet
- Granite countertop

Back Bedroom

- 8' 6-panel large pocket doors salvaged and restored includes

heavy duty commercial hardware
(Adkins)

- Installed and restored salvaged antique oak floors (Historic Houston.)
- Installed custom closets with adjustable shelves and Cedar backing - (no closets in original home except for under stairs.)
- Installed salvaged transom over 5-panel door (Historic Houston)
- Minka Aire ceiling fan

2nd Bedroom/Office

- Restored original antique yellow pine floors
- Minka Aire ceiling fan
- Maintained original frosted transom glass over large front window
- Restored tilting transom over 5-panel door

Living Room

- Restored original antique yellow pine floors
- Large stained glass window hung inside window to front

Dinning Room

- Restored original antique yellow pine floors
- Restored and installed antique hutch obtained from a home in Hyde Park (Historic Houston)
- Constructed a built-in buffet with granite countertop with plenty of storage
- Stained glass transom over door entry to kitchen

Hallway/Entry

- Restored original antique yellow pine floors
- Circa 1900 converted lights - original gas lanterns that were converted to electrical lights. Each light can turn on/off (August Antiques)
- Restored staircase with period salvaged parts - oak and cherry banister, spindles and posts were purchased separately and installed as a single unit. Stained to match floors. Original painted stairs were sanded and stained to match floor (Historic Houston)

Kitchen

- Reconfigured the original kitchen design with breakfast nook and kitchen into a single area for larger kitchen
- Restored original antique yellow pine floors to part of kitchen
- Installed antique yellow pine salvage floors to rest of kitchen to create uniform floor - difficult to find this flooring. Spent months scouring for salvage wood (Historic Houston)
- Custom mahogany cabinets with reconfigurable shelves
- Included period salvaged leaded glass cabinet doors
- Installed custom iron hanging rack for pans within cabinet
- All original antique mismatched knobs and pulls

- Unique Circa 1910 Art Deco Antique Electrolier hanging light fixtures (August Antiques)
- Circa 1900 concrete tiles over stove (Adkins)
- Antique Bacchus/Brass trim over vent hood (Adkins)
- Opens to sun room

Sunroom

- Originally a porch - enclosed and reconfigured
- Enclosed water heater in Closet
- Created ½ bath - has antique penny tile made from resin, no longer available (Historic Houston)
- Installed antique oak floor (Historic Houston)
- Lowered floor to accommodate magnificent curved 4-door french door/transom combination with opening sidelight doors (Historic Houston)
- Installed stained glass window (Adkins)
- Installed antique 54 pained French doors to entry from kitchen (Historic Houston)

Laundry Room

- Originally a full bath converted to laundry room
- Repaired floor
- Installed marble floor
- Installed period window to replace simple glass opening
- Restored original stain glass door
- Garage Landing stained glass double doors opens to "Evita" balcony

Upstairs

Upstairs Bedroom

- Reconfigured upstairs for better movement and privacy
- Moved closet door to open from bedroom (instead of from bathroom)
- Installed cedar backing
- Installed custom closet organizer
- Installed drawer system
- French doors open to balcony

Upstairs Bathroom

- Reconfigured upstairs for better movement and privacy
- Removed old tub
- Installed restored clawfoot from downstairs bath
- Custom cabinet with granite counter
- New plumbing (except for toilet)

**All information provided by seller*