

1326 Arch St. - House Improvements

Overview:

The arts and craft house was built by master builders and carpenters using very rare Koa wood to give it a warm brighter appearance. The house was in disrepair and restoration was performed in 2014-2015 to its original design, with 3 exceptions to design. The foundation on the west half of the house was replaced with house leveling and the first floor was lowered for higher ceilings. An engineered column for shear resistance was put into the west side of house to allow larger windows in the 3rd floor's two west bedrooms for greater views. A second architectural change was elimination of a 3rd floor screen room on south side of house and incorporating its space into bedroom 4 which dramatically improved its lighting by eliminating the rooms south wall which had no windows creating a small dark room. Hence this enlarged room 4 and provide several new windows in the east and south directions. The main floor (second floor) had a new kitchen but had no change in the walls, except removal of the 4'x4' brick chimney rising from the 1st floor furnace to the roof. This space to left of the stove became counter space and has an interior fixed window to let more light into kitchen, facilitated by replacing three East windows with taller ones to bring in morning light. The house's Koa wood casements, doors, paneling, and baseboard were restored and refinished with original lacquer finish. Period white marble bathrooms were installed. The entire house was rewired, and has an electrical service oversized to allow future garage studio/workrooms and for electric car charging. More than half the windows in house were replaced. Extensive external wall thermal insulation and internal wall and ceiling noise insulation was performed. A dual heating system with new radiant floor system and original radiator system reinstalled. New high-quality appliances (stove, refrigerator, dishwasher, laundry washer/dryer) installed 2014 -15. Entire plumbing system in house is new as well as a new sewer lateral, gas line and water main. New roof, replacement of external roof fascia beams, house painted inside and outside. New engineered balcony, new front yard and back yard brick patios.

Detailed Description:

Exterior:

Two new brick patios and walkways in front and back of house (2018)

Replaced all windows and jams in front porch

Replace beams on S house porch

Replace S side boards of roof.

Replace Roof

Install solar panel mounts on SW roof and electrical conduit and circuit breakers in NW 3rd FL room circuit box

Replace concrete parking pad in rear house

Put in grout in brick retaining wall to driveway and walkway intersection

Re-grout brick in front of house.

Remove nearly dead tree in sidestrip and replace buckled sidewalk in front

Windows

Replace 2nd FL front windows with 18" taller windows to bring light into kitchen. Replace all south-facing windows in sunroom, living room, dining room, 3rd floor two bedrooms, 1st floor all windows new. Koa wood obtained in Hawaii used for larger new windows on 3rd floor, whereas cherry used for all casement on 1st floor.

Foundation:

Duval Construction - replace West half of foundation, interior retaining wall footings, lower 1st floor 2014

Interior Room redesigns:

1st floor new bedroom, bathroom, laundry, with large closets in bedroom.
Kitchen plumbing, gas, water drainpipes hidden in E wall of large room 1st floor
Laundry room all granite cabinetry.
Utility room new radiant floor heating system, and two on demand heaters.

Plumbing:

All new plumbing in 1st, 2nd, 3rd floors.
Radiator heaters all new pipes and refurbished repainted.
Kitchen added prep sink by stove and moved main sink to center between windows.

Bathrooms:

Marble baseboard, walls and floors.
Replaced walls with soundproofed sheetrock
Replaced all toilets and sinks
Radiant floor below marble
new marble showers and marble floors
Moved half bathroom wall on first floor by few inches to accommodate kitchen refrigerator size.

Woodwork

Doors removed, refinished with lacquer
3rd floor door jams and casing removed, restored and installed by finishing carpenter.
1st floor doors, windows, cabinetry, door casings custom by finishing carpenter
Koa wood on 2nd and 3rd floors walls repaired, refinished and lacquered.

Floors

Repairs in few areas on 3rd Floor rooms.
Replace with Sepeli floors in SE room and closets

Walls:

Incorporate space of original 3rd floor screened sunroom into enlarged SE bedroom, and into entry room study in master bedroom SW.

Replace all ceilings in 1, 2, 3rd floors. Use channels and sound reduction sheetrock as needed in around bathrooms and kitchen 2 and 3rd FL, and in entire 1st floor ceilings.

Windows:

Put in shear column on W side of house to allow much larger windows on W 3rd floor bedrooms.

New windows in SE bedroom replacing old sunroom windows

Replace glass and windows on 2nd floor as needed

All new windows and doors on 1st floor

Heating:

Two heating systems, radiant floor and restored original radiators

Radiant floor throughout entire 1st, and most of 2nd floor,

Radiant floor in east-facing 3rd floor rooms and bathrooms (controlled by lower of double white switches (NE, SE)

Kitchen

All new cabinets replaced in similar layout as original house.

Appliances: Wolf gas stove, refrigerator, dishwasher, timed sink garbage disposals

New counter tops and drawers.

Restored all doors. Added glass to upper panel of exterior door.

To keep authentic period appearance in living and dining room, their thermostats are placed in kitchen hidden behind kitchen door using hidden heat sensors in living room and dining room walls.

Stairs:

New stairway between 2nd and 1st floor replaced with hardwood and all framing. No change in size or design, except higher ceiling at bottom.

Stairwell between 2nd and 3rd floor had top corner 1' x 1' wall removed to shorten 3rd floor wall and improve openness.

FIRST FLOOR

Lowered floor elevation of main floor (family room, bedroom, bathroom)

Laundry room:

Relocated space, new plumbing and fixtures, granite tops and cabinet space

New wood floor, all electrical, location of circuit breakers.

Family room and bedroom:

New hardwood floor, hydronic radiant floor

All new lighting and outlet electrical

Cherry wood used for doors, baseboard, window and door casing

Rocky Mountain Hardware – sand casted hinges, door nobs

Relocated main door to patio

New patio

New doors throughout

Ceilings use channels and soundproof sheetrock for maximum noise reduction.

1st floor Bathroom:

Floor Radiant heated custom tile,

hydronic towel racks

new toilets (throughout entire house bathrooms)

Windows, 3 additional new windows.

Removed neighbor's tree other side of ally blocking view to achieve view of bay and bridges

Stairwell:

Entire stairwell replaced - hardwood Sepelli stairway between 1st and 2nd story

SECOND FLOOR

House was leveled.

Living Room:

Refinished Koa wood with original lacquer after repairs and refinishing

Restored metal hood to fireplace

Replaced ceilings between exposed wood beams and ran new electrical throughout for sconces and outlets without removing wood baseboards.

Rewired original central light fixture

Sunroom:

New Koa baseboard refinished and repaired floor, new windows on west side of room.

Reinforced with additional ceiling joists for deck

Install 4 new support posts to ground with shear support for sunroom

Engineered braces for earthquake proofing.

Build deck and walls and floor on sunroom replacing sunroom deck and support framing.

Half Bath,

New window, sink, toilet, floor

THIRD FLOOR

Main bathroom:

Marble shower, marble floor, wall, countertop.

New sink and faucets in all bathrooms.

Restored original cabinets.

Radiant floor below marble floors.

Bedrooms on East side of house NE – (over kitchen) and SE have restored radiators, and new insulation in walls to eliminate heat loss.

Bedroom 4:

New windows with additional south side of room incorporated from old screened sunroom
New floor
Restored built in cabinet
New sconces and all electric
New ceiling and walls and new closet

Bedroom 3

Removed 4x4 ft sq brick flu from basement and replaced walls
Incorporated all plumbing and electrical for washer/dryer hidden in wall adjacent to closet
Repaired floor
Restored doors

Bedroom 2

New large windows on west side, new Koa wood for trim from Hawaii
Restored floor and baseboards, doors, all lacquer
Radiant floor
New attic access in closet
New electric, new sconces, original central light fixture

Bedroom 1

New larger set windows on west, new Koa trim from Hawaii
Restored repaired floor and baseboards, doors, all lacquer
Radiant floor and restored radiator
New electric, new sconces, original central light fixture
New hardwood with glass paneled exterior door to deck

TERRACE

New floor, tile, walls, railings, engineered and reinforced for earthquake.

MASTER BATH:

Marble floor, baseboard, shower
New electric,
Hydronic towel rack