

# 1437 CORTLANDT ST

## RENOVATION HISTORY & NOTES

**FROM PREVIOUS OWNERS:** The original house was built in 1905. The previous owners rebuilt the house around 1993 to 2000. Per the previous owners' notes, here is their project list and info...

They planned to stay in the house and raise their children there, so the previous owners were careful to do things well. They completely removed and replaced all sheetrocked walls and re-insulated the entire house. The house was also completely re-wired at that time, and all new plumbing was installed.

The living room, dining room and front study are original areas of the house. The rest of the home was basically built new in the 1993-2000 time frame, including the addition of the second story. You can see the roof change in the walk-in attic upstairs.

Original portion of the home has solid wood shiplap on the interior walls, which was customary original construction. Sheetrock was added. The recently added areas have plywood on the interior to strengthen and add solidity to the interior walls. These areas also had foam board added on the exterior for additional insulation. The interior walls were also insulated to provide extra soundproofing between rooms.

Originally, the floors were the typical 5/8 inch thick heart pine. These were covered with plywood, glued & screwed down, and then topped with 3/4 inch thick oak tongue & groove flooring, for very solid construction. The entire kitchen floor is also covered in this type of wood installation, including under the kitchen cabinets.

Stairs were added and are solid oak with custom-made newel post done by a local Heights craftsman – The Wood Factory. The design is a copy of some of the original posts on a house on Heights Blvd. Note the custom half-post where the rail meets the walls.

The front door is solid mahogany made by the same Heights craftsman who created the newel posts.

The round columns between the living room and dining room are original to the house, although the surrounding trim was replaced.

The interior trim work was all new pine, custom cut to match the original trim in the house. The door to the pantry is one of the original doors in the house. It is a 5-panel door, a typical style of the time.

Interior doors installed during the previous owner's renovation were new solid wood. The upstairs bedroom at the top of the stairs has folding French doors made of solid oak and came from a local Montrose-area house.

The 5 windows at the front of the house are original. For the remainder of the windows, the previous owners installed Marvin double-paned custom-sized windows to match the originals.

The home originally had a fireplace in the area where the stairs are now located. The fireplace featured an oak mantel. The previous owners left the mantel in the attic for potential future use.

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## **FROM CURRENT OWNER/SELLER:**

The oak fireplace mantel was brought down from the attic and placed in the powder room as a decorative piece, a touch from the original home.

We had the tandem garage built about 2006 – it measures approx 32 ft x 14 ft and (depending on the size of the vehicles) can accommodate either one or two cars. It has alley access at the rear, and the front garage door gives easy access to the side and backyards. If you keep just one car in the garage, you have plenty of room for a workshop, studio or storage area.

Shades were added throughout the first floor, and they can go up and down from the top or the bottom, increasing privacy while still letting the sunshine in.

The under-stairs storage area is a great space for kids to play or for a dog kennel! We had the front sidewalk and porch steps replaced with antique bricks. Some of the bricks in the walkway came from the original brick-paved portion of Heights Blvd. They were part of the streetcar line that ran from the Heights to Downtown Houston.

The primary bedroom was renovated around 2012(?), creating a large primary bath and big walk-in closet by taking in part of a back porch and part of the front bedroom (now used as study). The primary bath includes a walk-in shower with bench seat and a deep jetted tub. We installed two nice bathroom vanities that offer great storage & good lighting. The medicine cabinets over each vanity were made with repurposed antique Dutch windows.

The antique light fixture in the living room was converted from an original kerosene light fixture. The dining room chandelier is an antique item from Argentina.

Sprinkler system was installed around 2007, and we had the system modified in April 2023. However, it has not been used in over a year -- I do not know if it's working or how well.

The wood floors were damaged, so they were refinished about 2008, and some boards were replaced.

The Carrara marble countertops were added in the kitchen around 2010; at the same time we purchased the shelving piece from a local antiques dealer on 19<sup>th</sup> St. We were told it came from a European restaurant. We had to clean it well – it was covered in kitchen grease! We removed some kitchen cabinets on that wall to install the antique shelf there. A carpenter re-worked the wall to support its considerable weight. It's always been a conversation piece anytime we have people over.

We enlarged the walk-in attic to create more floored storage space.

We replaced upstairs windows in 2020 with Alside, and they came with a lifetime limited warranty (may be transferrable).

We have been under warranty contract with Coastal Fumigators for many years. Transferrable.

Roof replaced in 2024 after Hurricane Beryl. It has 50-year rated shingles. Transferrable warranty.