

1248 Third Avenue | Los Angeles, CA 90019

Extensive 2 ½ year renovation and restoration from 2015 -2017 by Jeremy Irvine Design:

Electrical updates:

- New 400 amp main panel and sub panel
- New ceiling fans, switches, and outlets
- New Rejuvenation or vintage light fixtures
- Knob and tube replaced with modern wiring where possible

Kitchen remodel:

- New flooring, Ceasarstone counter tops, subway tile back splash
- New plumbing (sink, disposal, Kohler faucet, and all water and gas lines)
- High end Samsung stainless steel appliances
- New lighting (LED down lights and vintage restored craftsman lantern)

Master bath:

- New freestanding tub and faucet from Kingston Brass
- Toto toilet
- Marble cleaned and polished.
- Frameless glass shower enclosure
- Vanity mirror and lighting

Guest bathroom:

- Subway and mosaic hex tile
- Phylrich plumbing fixtures
- Toto toilet
- Original tub restored
- Vintage restored pedestal sink
- Rejuvenation lighting and vanity lights added

Powder room update:

- New Floor
- Original restored corner sink
- Zoffany wallpaper
- Toto toilet and Samsung exhaust fan
- Original door restored

Den update:

- New flooring & lighting
- New back door
- Larger opening to kitchen

Laundry room:

- New flooring & cabinetry
- New Kenmore washer/dryer

Crawl space cleanup:

- Dirt touching wood was moved
- All cables were attached to the joists
- Dirt piles removed and trenches filled

Garage restoration:

- New roof, termite damage repaired
- Walls and floor of workshop sanded and sealed
- New lighting and outlets in workshop
- New drywall and paint in garage

Painting (all Dunn Edwards):

- New HPOZ approved paint on exterior of house and garage
- 80's/90's era wallpaper removed and new paint throughout interior.
- Zoffany wallpaper added in powder room and upstairs hall

Original home features maintained or restored:

- Original wood doors and windows restored to working order and weather stripping added for insulation.
- Original window glass maintained where possible. New interior window treatments
- All door and window hardware was either restored, or replaced with vintage hardware or high end Grandeur door hardware
- Carpet removed and floors refinished in all bedrooms, sun room, back stairs, front stairs, and den
- Oak front door with leaded glass, brass entry hardware and glass doorknob
- Grand staircase with Knuel post lighting and secret cabinets
- Copper porch light
- Brass heat registers throughout
- 8'x7' cast stone fireplace
- Extensive Douglas fir moldings in five rooms, never painted.
- Original Lincrusta wallpaper in three rooms
- Seven working pocket doors
- Eight original working ceiling socket lights
- Original hardwood floors throughout - oak maple and pine
- Eleven stained glass windows, seven of which have been restored
- Pair of beveled glass mirrors in entry
- Stair access to attic and basement
- Two sets of built ins with eight leaded glass doors, inset beveled mirrors, and original brass hardware
- Old growth redwood framing
- Service stairs from kitchen in restored pine

New landscape:

- Rotten fascia boards replaced, and missing trim added
- drought tolerant plants
- Rain gutters added
- Parkway tree planted
- New sprinkler timer and front yard connected to timer
- Concrete steps and front porch - never painted
- Grand urns replanted with succulents