

122 Leopold St Project Description

This is a 1 bedroom 1 bath Historic Landmark home built in 1912, and added to multiple times over the years. Sadly, every piece of historic trim has been removed and disposed of on the interior and exterior as have all original transoms, light fixtures and doors. Most of the original windows remain, as well as bead board found under paneling and insulation tiles, which will be preserved everywhere possible.

We plan to add on to the rear of the house to make this a 3 bedroom 2 bath home, keeping the integrity and design of the original. We have removed vinyl siding and will be repairing all original siding using original siding removed from rear of house. Original scalloped metal roofing on one portion of the home will be repaired and preserved. Otherwise, there are many leaks, so the metal roof and cedar shake beneath will be removed and replaced with new standing seam metal roofing, meeting OHP standards.

All rotted trim on existing house will be replaced with exact same wood trim, salvaged from rear of home. The new addition at rear is designed to leave existing cement and brick steps in center back that are in very good condition. This new rear addition will be cement board and batten, with same 12" board matching existing around bottom, above cement board skirting. The original house will preserve the current skirting, which is concrete deep pier around perimeter, topped with brick and decorative cement block, in very good condition.

Oak flooring was laid over original pine flooring at some time, and will be preserved and refinished.

We will be replacing all electric and plumbing with new, as well as new sewer, gas and water lines. All new bathrooms will be installed but original footed tub will be placed in one bathroom. HVAC will be installed, new water heater and kitchen cabinets. Exterior and interior will be prepped and repainted.