

## **List of Improvements**

### **1994 Jackson Street, San Francisco**

#### **Outside / Roof**

- Top periphery used to be wood and required constant painting, was replaced with copper
- Sheet metal (on roof) replaced for all fans and fireplaces
- New skylight replaced old electric fixture in foyer
- Replaced roof in about 1998
- Added decorative corner posts on all four corners of the roof line
- Plastic flat tanning bed added
- Attic insulation is all new

#### **Other Areas Outside**

- Corbels added to arched attic vents
- Antique lanterns removed from Tobin Clark estate in Hillsborough, added at front corners
- Cherub faces and scroll surround with bronze bases, added above 3 windows and front door; one original found in Paris, made three copies
- Cross Torch decoration on railings on front windows added in gold leaf
- Three weather proof electrical outlets installed at base of three front windows to electrify Christmas wreaths
- Security camera added in 2006 at base of front stairs, monitor in garage, transmits to house computer, stores one month of recordings
- Rusted front gate is 18<sup>th</sup> century French fireplace screen, the post is 19<sup>th</sup> century English
- Window added above the front door,
- Front door faux painted
- Front stairway purple terrazzo replaced with limestone
- Fountain and Planter added at front door
- Sprinkler system for the planter and possible pots on front steps; controls in garage
- Outdoor sprinkling system added on all three sides of property
- Sidewalks on front of house and full length of Octavia Street replaced with tiny exposed aggregate concrete
- The tall tree in front of house planted in 1995, an African Box
- Small tree under the stop sign is espaliered to shape
- Trumpet vine arch added to disguise the garage
- Low voltage security post lantern added on Octavia side of house
- Brick stairway added on Octavia St. side, behind hedge, allows private entrance to artist studio
- Added privacy hedges along Octavia Street and at back property line
- Replaced existing birdbath with European style birdbath
- Added low voltage security lights to back of house to illuminate garden

#### **General**

- Each room has one Anderson double pane window that opens for air circulation
- Magnetic plexiglass sound proofing windows added to all other windows
- Windows coated with tinted ultraviolet protection

## **General** (continued)

- All bathrooms, (4 full and 2 half) have been redone in crème marble
- Replaced iron pipes with copper
- Added addition earthquake security bolts where possible
- Added earthquake security metal strips to posts in Artist studio
- Extensive down lights strategically added throughout house
- Raised three arches in foyer; Dining room, Living Room and one between those two

## **Foyer**

- Created curve at end of each stair with swirl at bottom stair
- Custom bronze top metal stair railing added
- Added candle sconces on stairway
- Round skylight 'tunnel' added
- Moldings to create long wall panels
- Plywood floor replaced with limestone

## **Foyer Bath**

- Changed small double hung window to larger casement window
- Added lattice and faux ivy outside window
- Raised arch and ceiling in powder room area
- All new fixtures

## **Wet Bar**

- Added built in mirror and down lights

## **Foyer Coat Closet**

- Wired for ground floor sound system, each room has its own volume control

## **Kitchen**

- Ceiling raised
- Wall removed to include breakfast room as part of kitchen
- Custom view window added
- Hardwood floor added
- Custom cabinets
- Under cabinet, hidden strip electrical outlets
- Extensive crème slab marble counter tops/backsplash, special attention to alignment of seams
- Stove hood has two regular fans plus a third high intensity fan
- Appliances: Sub Zero, Meile, Thermador
- Added inconspicuous wall air conditioner

### **Dining Room**

- 18<sup>th</sup> Century Versailles Baccarat chandelier, with light lavender, light smoke, and clear crystals
- Ceiling cement surround covers extensive iron work to support chandelier
- Built in mirrors
- Bronze side sconces from Sotheby's
- Molding above draperies custom designed

### **Library** (or alternative bedroom)

- Paneling, bookcase and hardwood floor added.

### **Living Room**

- 1855 Paris Exposition winning painting mounted to wall, purchased from Sothebys and restored
- Added all mirrors
- Sconces custom made in Florence, Italy; shades were custom made in Paris
- Floor is hand painted (not stenciled) Aubusson periphery copied from a Versailles carpet
- Custom cut carpet (duplicate new replacement carpet included)
- Extensive faux finishes to create 18<sup>th</sup> century atmosphere

### **Balcony off Living Room**

- Limestone replaced dark ceramic tile
- Six small lion heads and trellis, faux finishes creating feeling of fountains
- Privacy hedge in planter with irrigation

### **Ironing/ Linen Room**

- Replaced sink and cabinet

### **Guest Room**

- Added access to master bedroom Jacuzzi tub
- All moldings
- Two air conditioners
- 1920's art deco chandelier
- Decorative mirror in bathroom

### **Linen Closet**

- Added boat style ladder to allow access to attic and flat roof and tanning pad

## **Master Bedroom**

- Removed wall between master bedroom and TV room to create 30 ft bedroom and seating area
- Extensive post and molding work, all faux finished
- Added all mirrors in dressing room
- Auto lights in closets
- Bathroom, totally redone, with wall hung Villory & Boch French china toilet

## **Garage**

- Polished and sealed concrete floor
- Walls restored to interior quality
- Vented air ducts replaced to be round
- Ladder hooks on ceiling
- Canvas cloth draperies create feeling of driving into a living room
- Replaced garage door opener
- Replaced mail slot
- Added small round window to side garage door
- Marble table top workstation added

## **Laundry**

- New washer / dryer
- Added shelving to wine room

## **Media/ Family Room**

- Ceiling molding

## **Small Guest Room**

- New marble bathroom

## **Artist Studio**

- Added all electric
- Added rustic chandelier
- Added Wood shutters
- Polished and sealed concrete floor