

2016 Mar Vista Renovation 2000-2024
Jean Ensminger

Built 1915

House is 5000 square feet.

Lot: 0.52 acres

Purchase price July 6, 2000: \$915,000

Renovation expenses: ~\$1,483,000

Renovation Phases and Dates

Phase 1: Major house renovation in all areas: plumbing, electric, earthquake bolting, new copper gutters and downspouts, floors, windows (repaired, not replaced), lights added, paint, hardware, security (2000-2001)

Phase 2: Landscaping, patio, pond (2002-2005)

Phase 3: New roof 2nd floor (2006)

Phase 4: New kitchen wing (kitchen, TV/family room, bath, bedroom, laundry); all remaining knob and tube wiring replaced through the entire house (2012-2013); new 4-zone HVAC system

Phase 5: Major Landscaping (2014-2018); drought tolerant garden on the front and side of the house, concrete drive in the lower courtyard replaced with grass and plants

Phase 6: Original woodwork restored to original state; Interior & Exterior Painting (2019-2020)

Phase 7: Major Landscaping of entire property—new walks, new drip irrigation system, new trees and plants (2022-2024)

Phase 8: New roof entire first floor of the house (2024)

Plumbing and plumbing fixtures

- All pipes upgraded to copper except risers to 2nd floor (2001)
- New faucets all bath sinks and tubs (2001)
- New sink and shower 2nd floor (2009)
- New full bathroom in kitchen wing (2013)
- New water heater (2014)
- 3 original sinks and tubs are still in use; reglazed in 2001 (Master bedroom, east and west bedrooms); 2 more original sinks are in the basement

Electric and electrical hardware

- Service upgraded to 200 AMP and new circuit breakers installed (2001)
- Entire house rewired (all knob and tube replaced), all light switches replaced, and circuit panels upgraded (2013)
- Historic solid brass (heavy) push button light switches and outlet covers by Rejuvenation Hardware (to match original) installed in entire house (2013)

Landscaping (Nothing was pre-existing)

- New hardscape and plants--All new plantings around the entire house and courtyard including (2003):
 - Hard structure (concrete borders) for beds around the house
 - New front walk (concrete)
 - New entry posts and lights on Mar Vista street entrance
 - Concrete courtyard completely re-poured
 - New pond with fountain built in courtyard
 - Two new retaining walls (with foundations) at rear of house in lower courtyard
 - Sprinkler System added to the whole property including parkways
 - Exterior lighting for pond
- Fence by the carport—constructed of cedar to match pre-existing original fence (2003)
- Grass on west and north replaced with drought tolerant garden (2015)
- Lower courtyard completely re-landscaped (drive and pergola removed) (2019)
- New sod in the lower courtyard (2022)

- Entire irrigation system replaced with 22 new stations and drip lines for all but the grass in the lower courtyard (2022)
- 3 Large Island Oak trees planted on the NW corner of the property (2022)

Roof

- Entire second floor roof redone (2006); new felt and original tiles re-laid
- Entire first floor roof redone (2024); two layers of new 30 pound felt, original tiles re-laid and approximately 850 new tiles matching the old tiles used on the carport and above the porch entry way on the Mar Vista side; roof should last 30-40 years

Kitchen and entire west wing of the house

- Gut renovated down to the rafters and joists (Kitchen, TV/Family room, Bath, Laundry, West Bedroom, and closets—9 month job (2012-13); General Contractor Newhaven Construction
- Hand-crafted solid cherry cabinets built by a master carpenter; single pane glass in the cabinets with 147 individually numbered pieces of wood in the framing of the panes
- All new: plumbing, electric, floors, plaster walls, closet buildouts, and many appliances (see below) (2013)
 - New Sub-zero refrigerator (2015)
 - 2 new Miele dishwashers (2013)
 - New Wine cooler (2013)
 - New 48-inch Wolf Range and double oven (2009)
 - New Wolf warming drawer (2013)
 - New Miele washer and dryer (2020)

HVAC Systems

- HVAC zoned in 4 fully independent systems with 4 NEST thermostats (2013)
- 3 new energy efficient AC/Heat systems and new duct work (east wing, west wing, 2nd floor) and new ducts for 1 existing system (living/dining room)

Restoration of Original Woodwork and Interior Paint

- The original woodwork in the dining room, entry and stair, living room, east hall, 2nd floor was professionally stripped and refinished with 2 coats of Tung oil (2019-2020—an 8-month project by Mary Gandsey)
- Entire interior of house (except kitchen west wing) repainted with Farrow and Ball paint following the woodwork refinish (2020)

Painting (2019-2020)

- The entire exterior of the house was painted (2019-2020)

Floors

- Original Hardwood floors refinished on stairs and 2nd floor (2001)
- Original Hardwood floors refinished in living room and dining room (2024)
- Entire east wing (master bedroom, east bedroom, and hall) all new hardwood, quarter-sawn oak floors laid (2001)
- Entire west wing (kitchen, TV, bedroom and bath) all new maple floors (2013)

Light Fixtures

- Historically appropriate new and vintage sconces and ceiling light fixtures throughout the house: Vintage Italian Murano glass sconces (dining room and living room), Italian Leucos glass sconces (Living room, west bedroom, master bedroom, east bedroom), Arroyo Craftsman mission sconces (second floor), and handmade solid brass Egyptian ceiling fixtures (kitchen, tv area, dining room, master bedroom); 12 Arroyo Craftsman mission fixtures added outside (2001- 2020); no original light fixtures were removed from the interior of the house; the pre-existing exterior lights fixtures were replaced and the originals are in the basement
- New LED ceiling lights: Kitchen, 2 showers, and 7 walk-in closets (2013)
- ~30 Art spotlights added: Living room, stairway, dining room, family/TV room, pond (2014-2020)

Copper Gutters and Downspouts

- New copper gutters and downspouts on the entire house (2001)

Pergola and Eaves

- Lower courtyard pergola and drive dismantled (2017) and replaced with lawn
- Upper pergola rebuilt with some new crossbars; all capped in copper (2017)
- 28 Beams that extend beyond the roof have been copper capped to prevent dry rot (2019)

Security

- San Marino security system added with all 20 exterior doors monitored and interior perimeter motion detectors throughout the house (2010)
- 4 outside security cameras added (2016)

Earthquake Bolting

- House bolted to the foundation; passed CA earthquake authority inspection (2001)

Other Hardware

- New Baldwin solid brass door hardware for all 17 French doors and 3 single doors (mortise locks, rosettes, knobs, and dead bolts (2001)
- All non-original brass hardware (drawer and window pulls, latches, some hinges, hooks, and window locks) was replaced with high quality solid brass Baldwin hardware (2001)
- Solid brass (Reggio) floor and wall registers added throughout for new AC and Heat (2001)

Gates (Outside)

- Wrought Iron Gates installed on front walk and driveway (2008)
- Wooden gates (lower courtyard) replaced to match original (2006)
- New electric driveway gate opener (2021)

Attic insulation added east wing, 2nd floor, and part of the LR (2009)

Planter Window Boxes (outside)

- All 20 planters built into the sides of the house were rebuilt in a 3-layer plaster and rubber membrane to ensure waterproofing (2001)

Closet buildout

- 2 Master bedroom walk-in closets rebuilt inside (2001)

Screens and Screen doors

- All 58 screens rewired (2001, 2006, 2019); new hooks to hang screen from window frame (2019)
- Courtyard window screens redone in copper (2012)
- All attic and basement vents screened (2019)

Screen Doors in Courtyard

- New screen doors built and hung with new hardware—mortise, knobs, hinges (2019)

Windows and window treatments

- All windows were made operational with new pulleys and weights as needed (2001)
- Wrought iron curtain rods added in 4 BR (2006)
- New curtains added in 4 BR, 4 baths, 3 closets (2013)
- New shades (family room, west bedroom, living room, 2nd floor, dining room, outside living room) (2014-2020)