

Renovations (2007) on 1505 Circle Drive, San Marino.

Systems Replaced

- New water line and water tank, instant hot water, new chimney, roof, plumbing, electrical, HVAC with HEPA filtration, irrigation, pool heater.
- Completely reworked the interior infrastructure, new fireplace, CAT5 access and lighting with dimmers throughout, touchpad music system with built-in speakers, wood floors, new windows with hidden pull-down screens to match old, tinting to decrease sun heat.
- Other items include antique and custom fixtures as well as one-of-a-kind back plates with custom doorknobs.
- Outside, besides extensive landscaping, owners created a flagstone front walk, stoop, side and back patio and walkway around the back of the house as well as a vegetable garden on the side yard with irrigation.

Overall, owners have installed the best of breed in every case (see appliance list below) and built in the extra capacity for future additions – with a massive water heater, extra HVAC unit and planned to work off the existing electric network. Owners have plans for a guest house, garage with second floor addition, side outdoor room, and circular drive that have been approved by the SM design review board.

First Floor

- The walls in the rear of the house were moved completely – what once was a laundry, two maids quarters and a shared bath was transformed into a expansive kitchen, adjacent family room, and a beautifully-tiled mudroom, laundry and second powder room for the family.
- The living room was renovated to bring the room back to its original heritage. They removed non-period molding and a marble fireplace and covered the backlit inset bookcases.
- The large closet off the entry was converted into an elegant powder room used by visitors. The entry into the kitchen was changed to allow faster access to the back patio entrance and to allow the maximum sunlight into the hallway.
- All areas were designed to maximize storage – along the hall into the kitchen you will find two cleaning closets as well as two walk-in pantries complete with shelves. The hard drive for the house's touch-pad music system resides in the convenient room.

- The kitchen had 11 layers of linoleum showing each decade covering a great wooden floor. The structure of the house has 6" redwood studs throughout, something not found in today's homes. Beyond the view, the elegant arched stove area, the convenience of two sinks and two refrigerators... it has some very unique items (42" Kitchen Aid refrigerator that is hidden and truly looks like an armoire, LaCanche 7-burner custom range in chocolate (has wok attachment for large center burner), cabinet designs pulled from old English and Italian furniture books, antique light fixtures and hardware from old Spanish Hollywood estates, three hidden dishwashers (two Fischer Paykel and 1 Miele), a butlers pantry with old German sink), handmade Moroccan tiles for the backsplash, and arched windows that overlook a stone veranda. The kitchen is sophisticated but broken in – very comfortable and ideal for cooks and parties alike.

Second Floor

- Upstairs the master bath was extensively renovated, turning the original sleeping porch into an enlarged vanity area with double sinks and a separate water closet. The sconces are French antiques and the chandelier above the extra large soaking tub is from the entry of an old Mission in Santa Barbara. Windows were added everywhere possible for the abundant light and views they offer.
- Pocket doors were used throughout the master bath to lend privacy to the spacious shower area, the dressing room, and the large walk-in closet with room for seating. The patio, terrace, porch, off the master suite is retiled and a perfect private retreat to take in the view of the covered bridge on Circle Drive.
- All of the bathrooms were retiled and have new fixtures with the exception of the unique Crane sinks in two of the four baths upstairs. Plumbing was replaced everywhere and offers instant hot water that constantly circulates through the home.
- The hallway provides two large linen closets. In every room there are antique or custom light fixtures with dimmers to meet the different needs of day and night.

Appliances

Master Bath:

- Toto toilet (in five baths total, sixth bath is new St John).
- O'Brien sinks.
- Bain Master Bathtub.
- Mr Steam Steam Master Shower.

Butler's Pantry:

- Antique German S sink.
- Fisher & Paykel dish drawer.
- Ice maker.
- 36" Kitchen Aid Refrigerator w/paneling.

Kitchen:

- Custom 7-burner LaCanche Sully stove.
- Deep German stainless sinks.
- Rohl plumbing.
- Second Fisher & Paykel dish drawer.
- Miele full sized dishwasher.