

## Heights Historic District home restored to original charm

By Lisa Zapalac, HOMES CORRESPONDENT | November 21, 2013

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One of the original homes in the Houston Heights, this home, 1845 Harvard, is a 1914 Mediterranean revival that has been restored to its original charm with a complete renovation and expansion.

Listing agent **Rich Martin**, Berkshire Hathaway HomeServices Anderson Properties, said construction on the home is being completed by HDT Builders, known for its Craftsman-style homes in the Heights as well as other recent renovations.

"New complements old," Martin said about property. The original home, he said, is a 2,000-square-foot stucco that has not had an update since it was built in 1914. The original push-button light switches and a few of the light fixtures remain, and the home has been restored in accordance with the rules that govern the Heights Historic District. The old arched windows have been restored, and the original screen doors are being reworked he said. And, much of the exterior was retained, although the elevation has been beautifully restored. The home now has more than 4,000 square feet, multiple living spaces, a flexible design and an attention to detail that is evident.

Floors throughout the downstairs are wide-plank walnut with a pine insert at entry.

◀ 1 of 3 ▶



On each side of the entry are a study and a dining room. One can be used in place of another depending on how much space is needed for each living area. These areas are in the original part of the home. Original French doors open to a side pergola, and a new light fixture was added to match the two original cylindrical light. Another door leads to a sunken wine room, which offers access to the kitchen and has a brick floor.

Heights glass artist **Karen Farrell** created the stained-glass window in this area, as well as in the entry and master bath.

The kitchen features a quartzite island, prep sink, microwave drawer, Wolf range with double oven plus a separate convection oven, Sub-Zero refrigerator, Wolf microwave drawer, Bosch dishwasher and a large pantry with plenty of shelves.

The butler's pantry features honed-granite and glass cabinet doors. The kitchen opens to the great room and has stairs in the back that lead to a studio/office. Another set of stairs off the kitchen leads to the bedrooms.

The breakfast area next to the kitchen has access to the mud room with storage. The mud room steps down to a brick-floored entry, where there is a side door leading outside, and a back door leading to the attached garage. Stairs lead to the studio area that is separate from the bedrooms.

There is a great room that opens to the back porch and fenced yard.

On the second floor are the master suite and secondary bedrooms. The master suite features reclaimed pine floors, closet with abundant built-ins and a luxury bath that has limestone floors, soapstone counters and a Victoria&Albert Amalfi tub. Each of the bedrooms has its own bath.

Also upstairs are a game room, a built-in desk/computer niche and a laundry room. Martin said the upstairs offers a flexible design and great use of space.

Outside, the home has a side pergola (a pergola that was part of the original home disappeared over the years). The new pergola has been restored based on an original photo of the home.

Other highlights include brick pavers and canvas awnings. The driveway provides additional parking, and there is alley access for the attached garage.

With three bedrooms and 3½ baths, this home is priced at \$1,245,000.

For more information, the original property and its restoration, contact Martin at [richmartin01@sbcglobal.net](mailto:richmartin01@sbcglobal.net).

Property Profile

Location: 1845 Harvard St., Heights Historic District East

Listing agent: Rich Martin

Agency: Berkshire Hathaway HomeServices Anderson Properties

Square footage: 4,083

Bedrooms: 3

Baths: 3½

Price: \$1,245,000

Details: An original Heights home, it was built in 1914, and has been restored and expanded.