

Proposal for 826 College Street, Montgomery, TX 77356

Home Owner Name/Applicant: Tiffany MacPherson

Property Address: 826 College Street, Montgomery

Current Address: 2 Forge Hill Place, The Woodlands, TX 77381

Contact Information: 713-594-9639, welcometopropertiesbytiffany@gmail.com (I am a local real estate agent so my email reflects that).

Objection: To give a clear understanding of intent for proposed work at subject property. Intent is to aesthetically improve property while maintaining and protecting historical value. When considering design and materials, historical integrity of both main home and entire property were considered. Extensive research has been done by the previous owner, Ms. Kay Piland (will be referred to as Miss Kay within this proposal), who still currently lives in property for a short time but has been instrumental in the design of landscaping and preservation of historical features on home. Our hope is to add enjoyable, attractive value to not only this property but also to the neighborhood and community.

Property Introduction & Background: Miss Kay, the previous owner, has spent years collecting historical documents through both the city of Montgomery and County records. She has been in contact with Larry Foerster to verify and learn more about the history of this home. She has begun the process for Historical Preservation. She is planning to pass the torch to me as well for this important process. She lovingly restored this home to the best of her abilities since she purchased this property in 2003. When she bought the home, it was yellow on the exterior which was not the original color, not well cared for, and needed both interior and exterior renovations. At the time of Miss Kay's purchase, the property had a side deck that wrapped around the back as well as a chimney off the back of the kitchen. The chimney was believed to have been added sometime in the late 1800's or early 1900's. Knowledge of both was considered of the design of this project and will be further explained below.

This home is a very special part of this community. Although it was in disrepair prior to Miss Kay's ownership, she saw the gem it was and saved it. My goal as the new homeowner is to continue the vision that saved it and bring additional life to this very special home, maintain both historical preservation, integrity of the structure and property, and complete the outside elements which are areas which were not yet enhanced. To me, I feel as though the

garden and landscape design is perfectly framing this unique home. It is an absolute honor to be a part of this home's history and that is the center of every decision we have made.

The property currently has a main house, a chickencoop that was moved from another property that would otherwise have been torn down (believed to have been from the mid 1940/50's), and a barn/shed that is believed to be from the 1980's. The property also features a Jug Cistern, commonly referred to as the well but not an actual well.

Preservation of the well was heavily considered during the planning of this project. Cistern will be referred to as "well" for purposes of this proposal.

Proposed Work: The scope of work will include the following:

- Replacing the front walkway that was made of wood boards, that were in need of replacement due to safety concerns and to be in same placement of wood walkway. The materials considered were based on the history of the property, including the "well" with a red-toned brick. Rather than all new flagstone, reclaimed flagstone was sourced to add an aged element. Small grasses are designed to fill in between flagstones. Each entry point will be cobblestones, and the boarders of the walkway will be a red-toned brick, again all to tie in with the historical elements of the property. Soft outdoor lighting around walkways, driveway and garden are for safety and security.
- Front garden beds on either side of the steps up to the front porch. Crusted Limestone will be placed closest to the house to allow for proper drainage from roof as well as protecting structure from any plants contacting the structure. This was advised to protect the older wood on this historical home. Both limestone beds and flowerbeds will be lined with reclaimed brick that was found on property. Placement of plantings will be staggered to maintain view of beautiful stone work currently on piers that are located at front of home and around front porch. Dead shrub and overgrown yaupon both in front of the house will be removed and replaced and properly aligned in front of home but central to front fence with fig trees. Established fig trees will be transplanted from next door as they have outgrown their current spots. Fig trees are representative of security, peace, and faithfulness, which adds a welcoming element to the front of the house.
- Front porch is currently in good shape but a few elements will be added. Porch walls and ceiling will be hand scrubbed & cleaned, ceiling of porch will be painted to both add historical element and repel bugs. Color will be Sherwin Williams 7653 Silver Pointe. This is not visible from the street.

Current light on porch ceiling is a flood light. Decorative lighting with historical element will replace the flood light. The two original separate front doors and black screen doors will remain. Property currently has no mailbox. Antique mailbox, found at the Montgomery Antique festival this May will be attached to the porch railing on right side.

- Driveway currently made of crushed limestone will be extended as it does not fit even 2 cars properly, partially due to erosion. Driveway currently has railroad ties as a boarder, however they are in need of replacement. Reclaimed railroad ties will be used. In order not to intrude on yard, well area, and garden plan, driveway extension of crushed limestone will veer to the left in an L-shape to provide for additional parking spaces. 2-3 cars will then be able to be parked without using street parking.
- Side deck- Previously there was a side deck on the property that had to be removed due to poor condition. It was replaced with only steps at the side kitchen door. Side steps were leaning towards the house after time. To prevent water intrusion as well as condition of steps, steps needed to be removed. Idea of the previous side deck will be expanded upon to add outside areas to sit or enjoy a meal outside. This side of the home also has a beautiful sunset view which was taken into consideration. Deck drawing included and features the main area right outside the kitchen door with one step down from kitchen door, main area will be 16x30 with planter boxes that will line the edge to serve as more attractive guard rails. We will try to use Native in these to add more about our area. Our local A&A Nursery usually has a very good selection on native plants. The deck will then continue with 4 steps each 12 inches deep for ease of walking, side rails on steps that will tie into cedar planter boxes, and then eventually arriving at the lower level of the deck. The lower level will have 2 wrap around steps that will lead to garden. Width of deck was taken into consideration of both the “well” on right side and egress needs on other side. The deck will not be attached directly to the historic structure but be firmly supported by posts. The sides of the main level will feature cedar planter boxes rather than railing to add both a safety feature but also as the cedar ages it will match the current chicken coop on the property. The deck will be made of treated wood and not cedar as that is cost prohibited however, it will have a stain that will attempt to mimic the look of aged cedar. Again, consideration of not adding elements that look brand new were taken into consideration where possible.
- A beautiful garden will encompass the area beyond the deck. A small picket fence will be added from the place where the front porch meets the house,

extending left to 3 feet past the left side of the chicken coop line. The fence will continue at a 90 degree turn towards the chicken coop, ending with a right turn to the chicken coop. By bringing the small picket fence out a few feet from the chicken coop, it allows for a better aesthetic view of the chicken coop from the garden. 2 small gates will be included in the garden fence design. One at the front near the driveway and one to the left to lead to the rest of the yard. Garden will be open in back to rest of property. Within the garden, located between 2 existing pecan trees will be a lighter brick area which will hold a custom 16 ft farm table that is being built by a close friend. Table feature reclaimed barnwood which is included in photos. Garden floor will be washed limestone which is smaller and finer than crushed limestone in other areas. It is also easier to walk on. Picture included. Cedar planter boxes will be placed throughout the garden with proper walkways between. Planters will be approximately 4x8 and 2 feet tall. The planter boxes will be used for growing vegetables and flowers for enjoyment and cooking. Antique garden furniture was found at the Montgomery Antique festival to allow for sitting areas and drawing you in through the garden to enjoy. To the left of the deck on the garden ground floor closest to the house/screened in porch will be an antique large farm style sink to be used for washing vegetables and prepping food. The home has been updated by previous owner, Miss Kay, with pex water pipes allowing for ease of adding plumbing. Sink has not been purchased yet as we are looking for something that will add to the overall design and history of the property. The front right side of the home, inside the garden area will have cedar planter boxes to match the ones planned for main level of deck. They will be placed slightly away from this house. This serves a few purposes; it blocks the unattractive blocks that the foundation sits on (the ones on the porch are made of beautiful stone) as well as the underneath view of home since this side is much more exposed due to elevation drop, it still provides access to underneath house if needed, and keeps foliage away from coming in contact with the home.

- Fencing- Fencing goal is to enclose the property, maintain the look of fencing in the neighborhood, and still make attractive areas of the property visible to the street for more appeal. Property next door is also owned by, myself, Tiffany MacPherson and desire is to fence in both properties together. Property has existing rear fence that is already contiguous with other property which is a 4 rail ranch/farm style fence. The left side of the property will be continued with this entire side. Front of property has existing shorter 2 rail farm/ranch style fence. We will add decorative wood caps to top of post

as they extend above the rails unlike the rear fence. Additional rail will be added to bottom to prevent neighborhood dogs from entering property. I have a smaller elderly female dog which they often come over running to see. We also have small children in our family and friends. Front fence will continue in same style across front of sister property that is also owned. Separate description for other property fence will be provided. Sliding, manual, wooden gate that will match front fence will be added to driveway area to fully enclose yard when needed. Open walkway at walkway to front of home will have gate added. Brick columns same height as existing fence will be added to hold gate. Brick will be in an antique style to try to match well. Gate is an antique black wrought iron fence that was also found at the recent Montgomery Antique festival. Gate was a perfect fit for this spot and the black matches the black screen front doors.

- Dry River Bed- It has been recommended to us that we create a dry riverbed made of either river rock or limestone along the back right side of the home around the back of the property. The property is not only on a hill, 1 ft off the ground on the right side of the home and over 3 feet on the left side of the home but there is a bit of run off from my property next door and there a huge amount of water that comes of the roof of this house on the side, particularly where the house curves left at the corner near the one interior bathroom. This water both runs off underneath the house and also does not allow this area to dry properly and stays wet. If we add the dry river bed this will help prevent erosion under the home and maintain the block and beam foundation longer over time. We are open to the committee's advise here and had planned to ask for more information from the city before finalizing this area.
- Gutters- we would like to install gutters along both sides and the front of the home where the water falls the most. They would be painted white to match the house. We feel this will also the roof that is a light silver metal. We would also like to use aesthetically pleasing rain barrels to catch the water to reuse in the garden areas,
- Sprinkler/drip system-We originally planned to only have a drip system for the garden areas with the additional use of the water collected from the roof runoff in the water barrels, however with the addition of the fig trees and the small grasses in the front walkway to the plan, we will need to have a sprinkler system with one zone for the front area. The rest of the garden areas will be on a drip system with a timer off of the hose. The rest of the grass areas seem to do ok with any type of sprinkler system.

- Back Screened in Porch- The back screened in porch is not original to the home or historic. It is in need of repair and also re-sloping of the roof. What we would like to do is make needed repairs, extend the 10 foot porch by an additional 10 feet, insulate it, enclose it with casement windows to go with the historic nature of the home so they can still be opened on a nice day, and add 2 doors for egress, one on the right and left of this room. We will add heat and AC to this area to use when the windows cannot be opened. This is exactly what was done at our property next door and made it much more usable for our climate. Because of the existing roof line, we would like to do a vaulted ceiling with reclaimed wood on the inside ceiling and floors. The main feature of this room and what inspired us to want to do this, is to add back the historical element of the chimney/fireplace that was previously attached to the home. It would be on the far side of the room so the chimney will be on the exterior and in the back of the home. We would use brick with an antique style to again tie in with the well and what it may have looked like so long ago. This was to be part of our Phase 2 of this property but we decided to include it as an overview of the entire scope of work we hope to do. We would hope we could start this project after the landscaping is complete. Due to both planning and financial reasons, we would need a bit more time on this part so if you need any additional information we can provide it as soon as possible.
- A final special element will be the addition of 2 single pergolas to the left of the property, closest to the fence, on either side of the large oak tree. These will hold antique style porch swings to help draw us out into the yard and enjoy the view of the very special home. Flowering shrubs and roses will be used in this area. Antique roses will be placed throughout the property including climbing roses along the front fence line inspired by other beautiful homes on our street.

Additional Needs to Property:

- Gas to property- There is currently not a gas meter or gas run to the property. We have contacted CenterPoint to get on the wait list to get a quote for the gas line and meter. The previous owner, Miss Kay, had plans to remodel the kitchen to be more functional. She purchased a gas range which is in the kitchen but gas will need to be added before it can be installed.

- Ac- we will be replacing the entire existing ac system for the house as it does not work properly.
- Kitchen-kitchen will also be repaired/remodeled.

Photos of Subject Property: See Attached

Adjct Properties: See Attached

Historical Photos: not available at this time, former owner is trying to see if they have any

Drawings of Proposed Changes: see attached

Description of Materials & Colors to be used:

Materials will consist of reclaimed products or extra products found on property when available. New products when needed will attempt to match old or reclaimed products as best as possible. Native products will also be used like limestone. This will include the bricks, flagstone, limestone, cedar among some items.

White limestone for drive way, boarder near house for proper drainage, washed or smaller limestone for garden floor.

Reclaimed Railroad ties near driveway, back of garden, and some that are currently being used at trash can area behind chickencoop, not visible from road, but will be relayed to make more presentable.

Cedar wood for planter boxes used to match cedar on chickencoop.

Colors-

Fence SW 7005 Pure White to match house

Ceiling of Front Porch SW 7653 Silverpointe

Deck Stain Color- SW 3540 Mountain Ash

Survey: see attached

Inspiration Photos/Vision for Project: see attached

About Home Owner/Applicant:

Thank you for taking the opportunity to read and consider this proposal. I am a long time Montgomery County resident, a native Houstonian and Texan. I purchased the property next door to this subject property 3 years ago and in that time have completely fallen in love

with this town and community. We have family that was married at the local historic church in downtown Montgomery and have always had some much admiration for this community. The original property I purchased next door is only 1200 sqft so living there fulltime was not an option. I had originally thought my mom would live there after my dad passed but she was not ready at the time to move. So we used the home as a get away, a place of healing and making memories with our family and friends. Our friends and even who we consider family has expanded to this town of Montgomery. Especially our close neighbors, and Miss Kay. We often joked we needed just a little more space. So when Miss Kay began taking a few years ago about finally retiring at 83, she wanted someone that she know would take care of this time. I having the home next door also wanted to know it would be taken care of. It was a blessing how it came together, truly for both of use. It was an opportunity that I could not pass and did what I could to find a way. The garden, where I am starting, even before the kitchen which I cant wait for, is for two reasons; the garden is where I spent so much time with both of my parents especially my late father, and secondly, it is the way a home feel more welcoming and enjoyable. That is exactly what I hope to do. We hope to continue to be a great addition of this community and honor it with the preservation and improvements of this home.

References:

- 1.) Kay Piland- Previous Owner of Subject Property- 936-828-6563
- 2.) Mark & Elizabeth Gess- Neighbors across at 819 College Street -936-697-1840
- 3.) Scott & Angela Love- Neighbors at 820 Caroline St. 936-203-2342

Additional Notes-

We appreciate your time and consideration of this project. As you can see we have put a great deal of thought into this project, have consulted with the previous owner Miss Kay for ideas, with other experts including our landscaping company and others who have helped us come up with a plan that will preserve the historical precedence of the home, and be attractive and enjoyable not just to our friends and family but also to our neighbors and community as well.