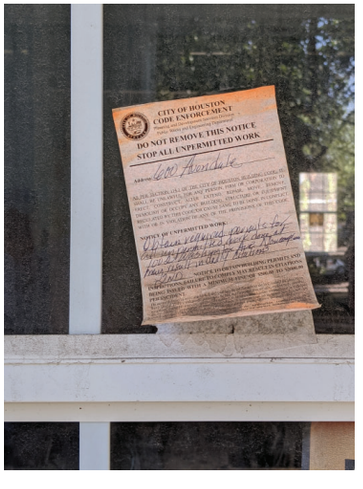
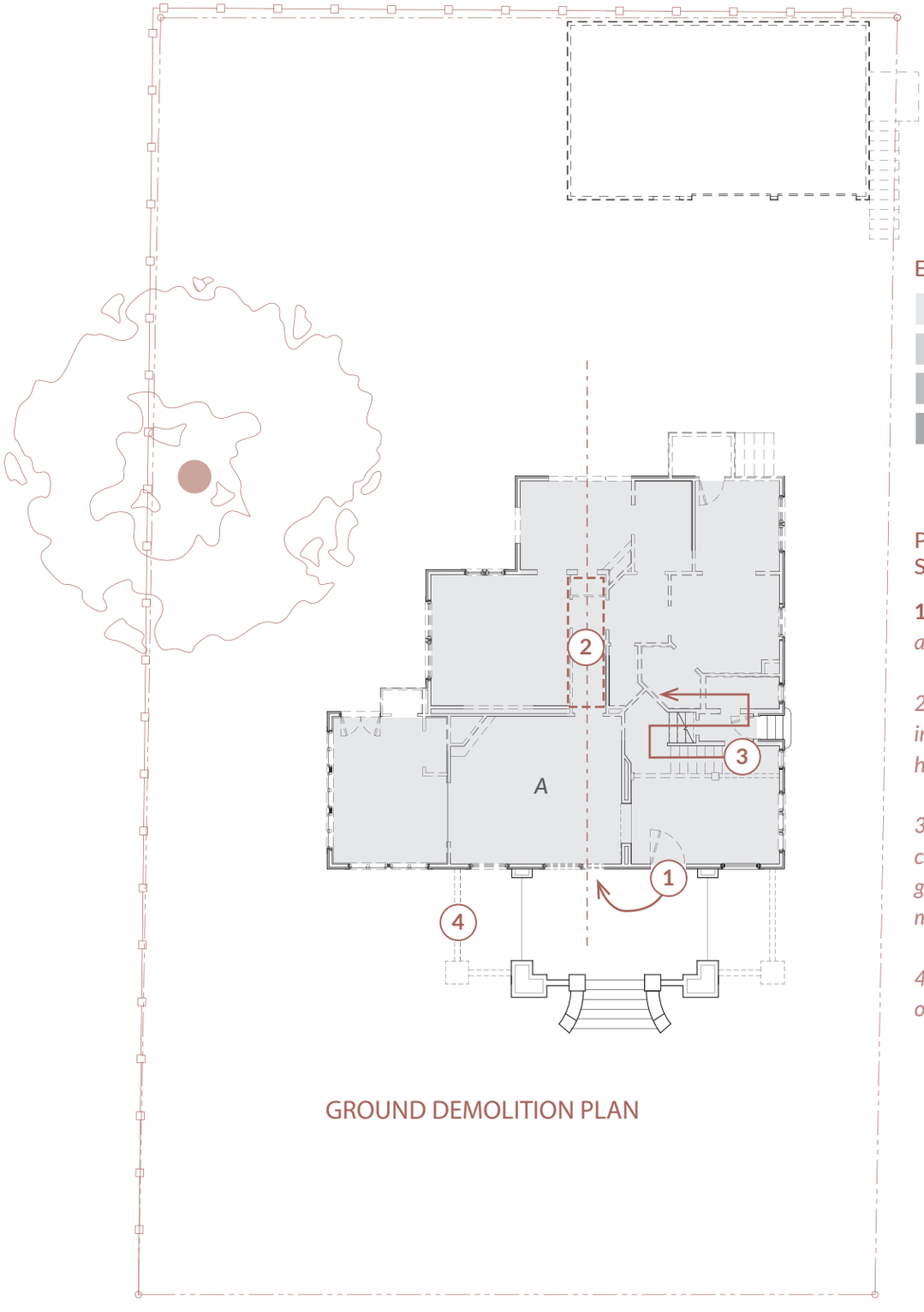
Avondale Residence

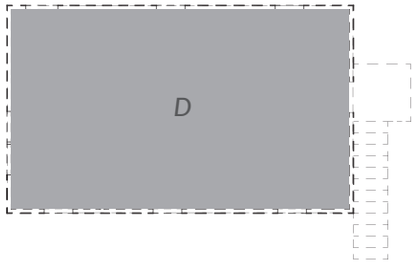
Built 1910 | Renovation completed 2021

Originally constructed in 1910 and set in Houston's Avondale Place historic district, this home was once inhabited by Texas Governor (1931-1932) and founder of Humble Oil, Ross Sterling. But, renovations subdivided the home into multi-family rentals and destroyed original finishes. The developer driven modifications were abruptly halted by City red tags in 2018 after original windows were demolished and replaced with vinyl substitutes.





GROUND DEMOLITION PLAN



EXISTING APARTMENT UNITS:

- *Unit A*
- *Unit B*
- *Unit C*
- *Unit D*

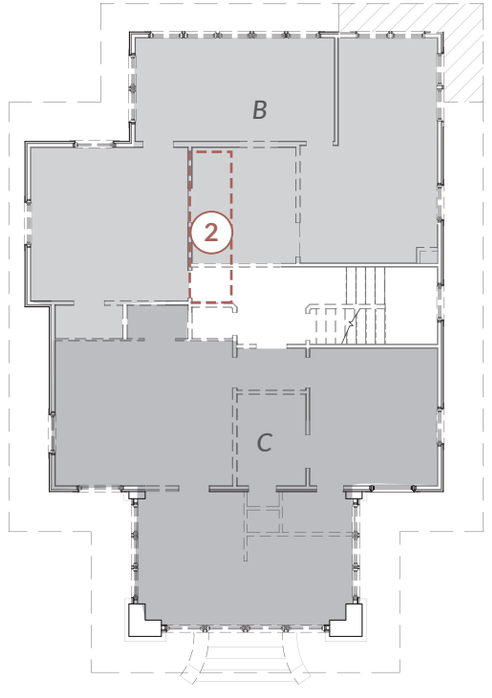
PRIMARY RENOVATION SPATIAL STRATEGIES:

1 _ *Reloate front door to create a new, organizational axis.*

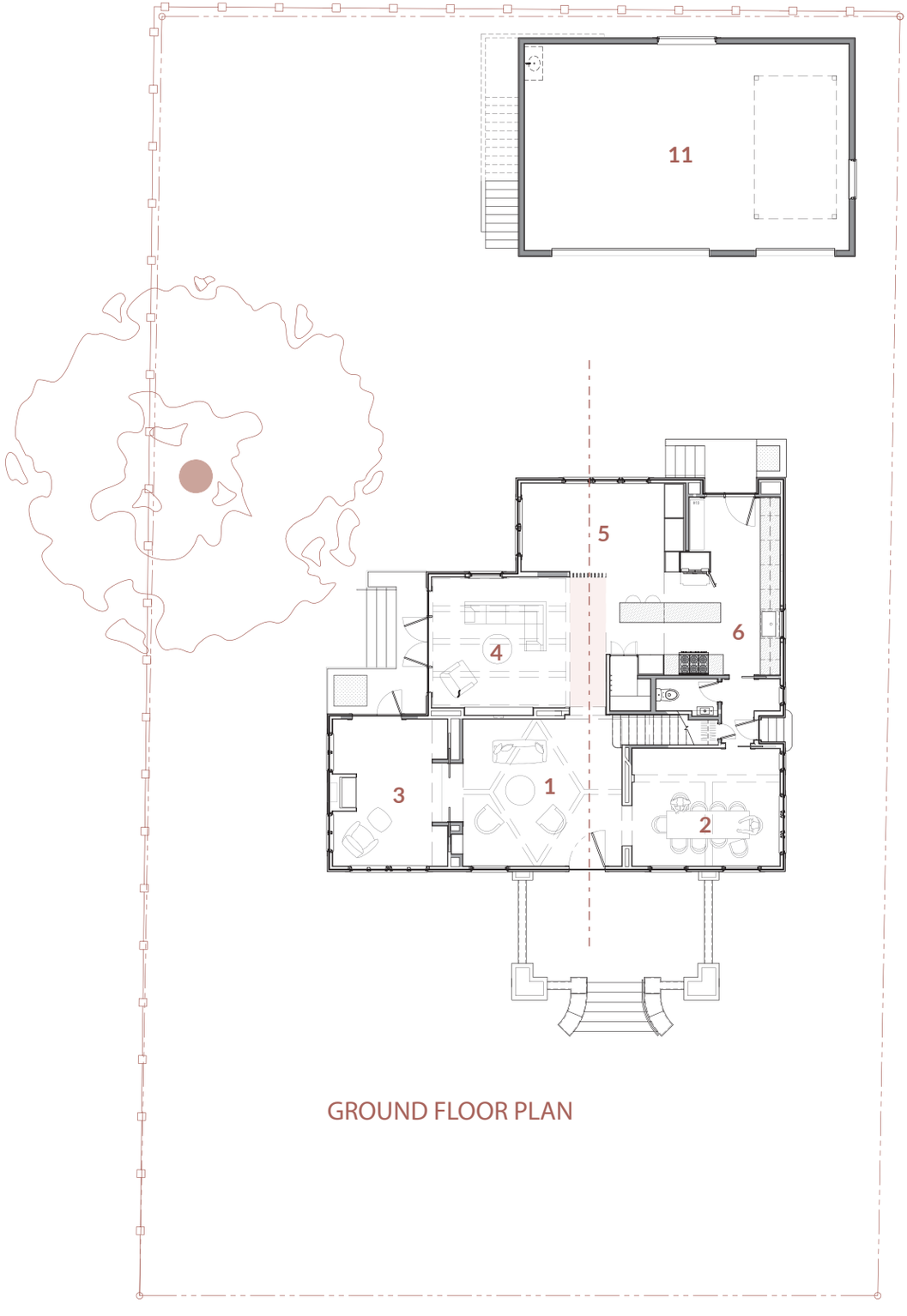
2 _ Introduce a vertical light-well into the darkest space of the home.

3 _ Simplify the original, circuitous staircase & relocate the ground floor stiar access to a more central location.

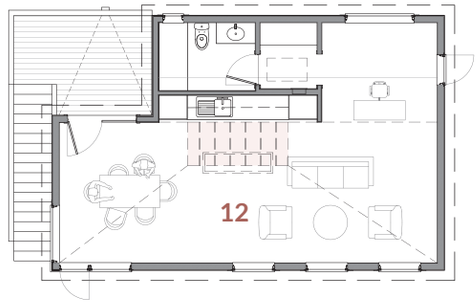
4_ Restore failing porch to original size per Sandborn maps.

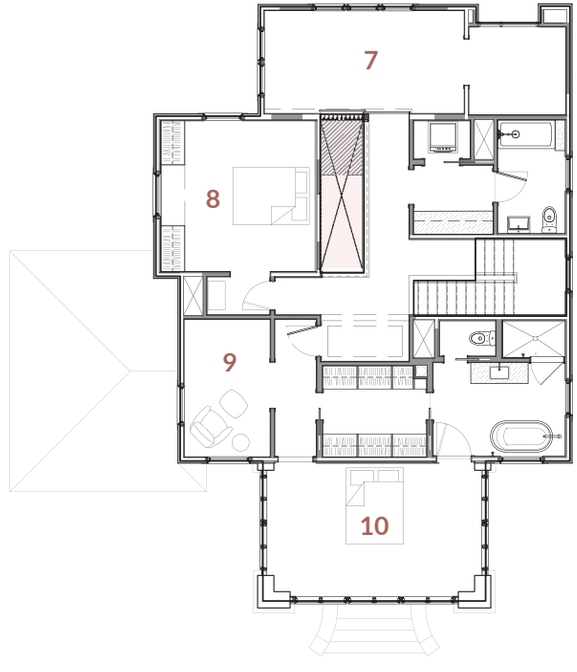


SECOND DEMOLITION FLOOR PLAN



GROUND FLOOR PLAN





SECOND FLOOR PLAN

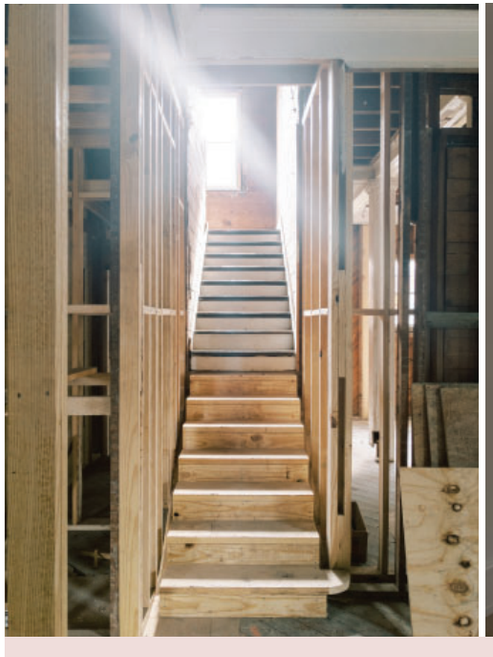
1 *Living*
2 *Dining*
3 *Library*
4 *Family*
5 *Breakfast*
6 *Kitchen*
7 *Office / Guest*
8 *Bedroom*
9 *Prayer Room*
10 *Primary Suite*
11 *Garage*
12 *Studio*
Light Organizer

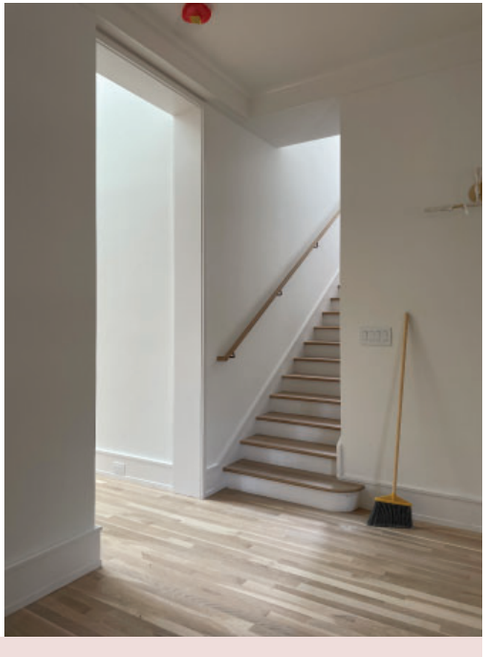
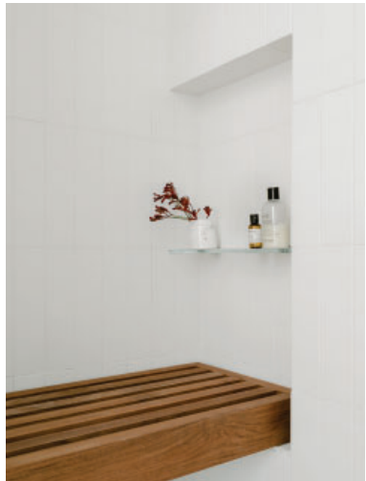
Conditioned Living Area:
Main House: 3,205 sf
Studio: 672 sf

Introduction of a skylight that organizes space and bathes the first floor with light.

Preservation of original formal living room beams and creation of a new, secondary axis.

Transformation of the original dining into a cozy family room connected to the kitchen.





The original staircase's double switchback configuration is simplified and centralized.