

143 Muirfield Road

This home was built in 1937 as a Cotswolds cottage that was 97 feet long by 17 feet wide with iron windows, some with leaded glass and beautiful mahogany floors. The mahogany fireplace and the stairwell are original as are the beautifully grained mahogany doors downstairs. The door hardware is also original with exact replacements as needed from Liz's Antique Hardware. The original home had extensive planting beds and herbaceous borders filled with flowers behind the slump walls that extended across the property on the Muirfield side.

There have been changes over the years with bathrooms added and a covered second-story patio enclosed and converted into a large bedroom suite. Additional changes have occurred, most significantly by the owner/architect in the 1980s (I cannot remember his name but Van der something). He nearly doubled the size of the home adding the large living room, dining room, sunroom and entries.

Either this architect-owner or the next (Eldred Meyer) redesigned the master suite as a double master and added a second adjacent bathroom and steam shower.

We purchased the home in 1996 from Eldred Meyer, an elderly man who had searched for this house but couldn't find it (as the flower beds and slump wall had been removed and replaced with the current pool). He recalls coming to the house with his mother for garden parties and did indeed find the house he had been looking for. Mr. Meyer also did renovations to the home.

We used AD 100 interior designer Linda Marder when we initially bought the house. In 1997, under her guidance, molding was added back to the windows and doors and made consistent (the mahogany doors downstairs were located in the basement as were leaded windows). Upstairs doors were replaced with solid wood doors and painted. The floors in the entire house were sanded and finished. The dining room was hand-stenciled by artist Nancy Kintisch.

A major renovation of the landscape was also undertaken with landscape architect Fran Hotchkiss from Santa Monica, who we had worked with on our prior homes. She designed the outside area, the Rossmore yard, and the Muirfield yard.

In 2003-4, another major renovation was undertaken with noted architect and design firm, Stamps & Stamps. Odom Stamps is a highly regarded architect in Pasadena and has worked extensively in Hancock Park. His wife/partner is Kate Stamps, who is a recognized interior designer in her own right. During this remodel, the kitchen, master bedroom and bath, laundry were remodeled. The family room off the kitchen was added and the porch leading to the basement was incorporated into the home. The pool was also resurfaced and the pool equipment replaced by LC Pools. The driveway was redone as well. Other smaller projects were also undertaken.

The kitchen is really the star of the remodel. The cabinets and island were designed by Odom Stamps and custom built by American Cabinets to specifications. The copper hoods are handmade, also to Odom's specific design plan. As you know, I had the two antique stoves and the kitchen was designed around that feature. The smaller one belonged to my grandmother (O'Keefe & Merritt 1930s) and the large 1935 Magic Chef was purchased from Windsor Williams at Antique Stove Heaven. Both are excluded but we would be willing to sell the large one, just not my grandmother's.

During this remodeling project, extensive landscape (hard and soft) was also undertaken. The concrete wall on the north property line (but on our side of the line) was installed necessitating the removal of over 30 truckloads of dirt, which needed to be excavated in order to build the wall. Stone steps were added to the back entry. Stone paths were also added. A broken concrete planter was built in the side yard for herbs and the chess board installed. We also added the broken concrete planters in the driveway area.

In 2008-9, another project was undertaken and the garage doors were replaced (in the same location) with a large 72" French door set so that cars could still enter if someone in the future wanted to add the garage back. The garage was intended to be converted to a guest room (by Mr. Meyer, I believe) but that project was not completed although some of the work had been done (electrical, plumbing, walls, stairs) prior to our purchase. We added the bookcase and seagrass rug and painted the room. We added furniture to use this room as a guest room. (Because the doors are where the garage doors were, this room easily could be emptied and used as a garage.) We also finished off the bathroom but without a permit because at that time a two-car, enclosed garage was required.

At this time, landscape work was also undertaken as it has been repeatedly over the years.

List View:

- 1) 1997 Remodel
- 2) 2003-4 Remodel
- 3) 2005 Driveway with Damian Andrews (\$17,600)
- 4) 2006 Resurfaced the pool with LC Pools (\$17,000)
- 5) 2008 Sub Meter installed by Yusem Plumbing (\$5000)
- 6) 2008-9 Remodel
- 7) 2009 Resurfaced the pool with LC Pools to change out glass tiles (\$8,000)
- 8) 2019 Entire Roof replaced by Rivas Roofing (\$68,000) Still under warranty
- 9) 2020 Termite Treatment by Pacific Coast Termites (\$6,800) Under annual warranty
- 10) 2022-23 Prep included interior and exterior painting, repairs, floors
- 11) 2023 AC Units Replaced by Noble Air Conditioning (\$21,000) Still under warranty
- 12) 2023 Gutters replaced by Waterflow Gutters (\$5000) Still under warranty

Note that the Subzero refrigerator was purchased in Nov. 2022 for about \$22,136. It is under warranty and excluded but could be sold.

The Electrolux washer and dryer are under an annual service plan, although they too would be up to the buyer to purchase if desired. The washer was replaced by Electrolux in 2021-2 with the new version.