

2502 Englewood Avenue  
R.L. Peele House  
Watts-Hospital Hillandale Historic District

**PHASE 1: 2020 Renovations and Improvements**

2020 Structural Improvements - House:

- Structural engineer consultations and City of Durham permits and inspections
- Install three new drop girders on new footings and piers; rebuild 3 piers under house
- Replace bathroom floor, including new joists and subfloor for existing full bathroom
- Asbestos testing on drop ceiling tiles; results negative for asbestos
- Remove drop ceiling tiles and framing; raise ceilings back to original ten-foot height in dining room, hallway, and center bedroom
- Repair framing and structural supports for arch rebuild at old location of HVAC return -- in the middle of the arch between living room and hallway
- Rebuild arch between living room and hallway
- Frame out new location for HVAC return in hallway near dining room entrance
- New bathroom design to convert middle bedroom closet and water heater closet into new full bathroom after old water heater removed and outdoor instantaneous hot water heater installed
- Move wall between hallway and middle bedroom to further accommodate space needed for new full bathroom
- Framing and drywall installation for new bathroom
- New framing and drywall installation for all bedroom closets
- Move door opening for existing closet in rear bedroom
- Move door openings for existing closets in front bedroom to open from middle bedroom instead; repair walls in front bedroom
- Construct new closets in front bedroom on either side of window on driveway side of the house
- Framing and Installation for solid wood pocket doors for both full bathrooms and closets in middle bedroom
- Install new solid wood doors for new closets in front bedroom
- Remove old hollow core doors and install new solid wood doors for rear bedroom entrance and closet
- Install wood closet rods, shelves in all bedroom closets, and large hooks in middle bedroom closets and in kitchen near rear entrance door
- Frame out both bathrooms for new recessed mirror medicine cabinets
- Frame out and install new attic stairs
- Remove plaster ceilings and walls and install drywall ceilings and walls where needed throughout house
- New ceiling, window, and door trim where needed throughout house
- All new interior paint for ceilings, walls, doors, windows, and trim in all rooms and hallway throughout the house
- New exterior paint for front and rear entrance doors
- Remove gas logs and cap gas line to double sided fireplace between living room and dining room; cap chimney on roof and close off chimney opening inside fireplace
- Repairs to interior chimney stonework in living room as needed

- Extend interior chimney brick work to new ceiling height in dining room after drop ceiling removed; paint bricks
- New kitchen design layout to accommodate larger refrigerator, corner bottom cabinet with half-moon shelves, and kitchen sink cabinet with tilt out drawers.
- Install all new solid wood lower kitchen cabinets and over-the-fridge cabinet in kitchen
- Install new solid wood bathroom vanity cabinet in existing bathroom
- Modify upper kitchen cabinets to accommodate new range hood and new ducting with proper clearances
- Paint upper kitchen cabinets (knotty pine) inside and out to match new lower cabinets
- Install new cabinet hardware, half-moon shelves, tilt-out drawers
- Install new granite countertops in kitchen and existing bathroom
- New custom knee wall in kitchen for laundry nook area
- Plane exterior rear entrance door so it opens more easily
- New vent pipe boots and new shingles on roof where needed around vent pipes
- Uninstall rear gutter and replace the fascia boards and paint; reinstall rear gutter
- Remove all old flooring (fake wood flooring and carpet) in preparation for new red oak hardwood flooring installation
- Remove old kitchen tile flooring, old kitchen cabinets with tile countertop, old tile backsplash and other kitchen wall tiles.
- Remove old bathroom cabinet, bathroom wall and shower surround tiles, and old flooring in existing bathroom
- Remove rotten joists and subflooring that needs replacement
- Remove old plaster walls and ceilings that need replacement
- Haul away all construction debris
- Complete termite treatment around and under house

#### 2020 Structural Improvements – Wired Garage:

- New roof, including new plywood where needed and new asphalt shingles
- Replace lower half wood siding on two sides of garage
- New exterior paint
- New garage door
- New exterior entrance door
- New light fixture and replace all electric receptacles
- Complete termite treatment around garage

#### 2020 Structural Improvements – Fence:

- Replace damaged fence boards
- Rebuild front gate
- Stain fence with solid color stain

#### 2020 Electrical Improvements:

- New outdoor main electrical panel, meter, and new Duke Energy wire from electric pole on street to house

- Convert indoor electrical panel from a main panel to a sub panel
- Move breaker for garage electrical from inside panel to new outdoor main panel
- All new breakers and wires in inside panel
- All new electric wiring inside house and under house to every light switch and receptacle in all rooms and hallway
- Add several new electric receptacles in all rooms
- All new ceiling fixtures and ceiling fans throughout house, with electric switch controls (instead of remote controls)
- New can lights in living room and dining room, and above showers in both bathrooms
- New under cabinet lighting in kitchen
- New central light and over-the-sink pendant light in kitchen
- New brass sputnik light fixture in dining room
- New Moravian Star light fixture and flush mount light fixture in hallway
- New light fixtures in existing and new bathrooms above new recessed mirror medicine cabinets
- New ceiling exhaust fans in both bathrooms
- New exterior light fixture and wiring for rear entrance
- New exterior light fixture and wiring for outdoor motion lights at rear of house
- New wiring for new HVAC system
- New wiring for new outdoor instantaneous hot water heater
- New wiring and large dryer plug for new electric clothes dryer
- New wiring for new built-in dishwasher
- New wiring for new kitchen range hood

#### 2020 Flooring Improvements:

- New hardwood red oak select flooring with 3 coats of natural polyurethane in satin finish in all rooms and hallway, except bathrooms
- New matching red oak shoe mold throughout house

#### 2020 HVAC improvements:

- Remove and haul away old HVAC air conditioning unit, furnace, and all hard ducting from under the house
- Install new HVAC air conditioning unit with new concrete pad, new furnace, new modern flex ducting, and new thermostat
- Move HVAC return to new desired location in house
- Install all new floor openings and registers in all rooms, after new hardwood flooring installed
- Conduct leak testing as required for 100% HVAC replacement
- New ducting for bathroom ceiling fans, kitchen range hood fan, clothes dryer venting

#### 2020 Plumbing Improvements, including Kitchen and Bath Tile Work:

- Install new instantaneous outdoor gas hot water heater with thermostat installed in existing bathroom
- Install all new plumbing input lines and drain lines for existing bathroom and new bathroom for tub and/or showers, toilets, and bathroom sinks
- Install all new plumbing input lines and drain lines for kitchen sink; new washing machine lines and drain recessed in wall; and new water line for refrigerator

- New sewer piping under house from kitchen and bathroom drains to new sewer cleanout installed on driveway side of house near new instantaneous hot water heater
- Sewer cleanout treatment from new cleanout to pipes in the street
- New gas piping for instantaneous hot water heater and gas stove in kitchen; cap off old gas line to fireplace.
- Install all new kitchen appliances – gas stove, dishwasher, refrigerator with new water line, washer and dryer
- Install new cast iron tub, new toilet, new sink, new tub/shower fixtures, new lavatory faucet in existing bathroom
- Install new subway tile surround for tub/shower in existing bathroom
- Install new tile floor for existing bathroom
- Install new custom tile shower stall with glass doors and new shower fixtures; new wall mounted sink with new lavatory faucet; new toilet in new en suite full bathroom off middle bedroom.
- Install new tile floor for new bathroom to match tile in new custom shower stall
- Install new subway tile backsplash in kitchen

#### 2020 Existing Full Bathroom Remodel: Summary

- All new plumbing and new electrical wiring; new HVAC register
- New joists, subfloor
- New tile floor
- New subway tile for shower surround
- New solid wood bathroom vanity cabinet, Shaker style in black, with new granite countertop
- New cast iron tub, new toilet, new bathroom sink, new tub/shower plumbing hardware, new lavatory faucet for sink
- New recessed mirrored medicine cabinet
- New light fixture above mirrored medicine cabinet and new can light above tub/shower
- New ceiling exhaust fan, new electrical receptacles
- New towel bars and accessories
- Fresh paint

#### 2020 New Full Bathroom: Summary

- Measure and design layout for new bathroom per code
- All new plumbing and new electrical wiring; new HVAC register
- Move hallway wall and construct new framing for this new en suite full bathroom off middle bedroom
- New custom tile shower with sliding glass doors
- New tile floor to match shower tile
- New shower plumbing hardware
- New tile floor to match shower tile
- New bathroom wall mounted sink; new lavatory faucet for sink
- New toilet
- New recessed mirrored medicine cabinet
- New light fixture above mirrored medicine cabinet and new can light above shower
- New ceiling exhaust fan and new electrical receptacles
- New towel bars and accessories

- Fresh paint

### 2020 Kitchen Remodel: Summary

- All new plumbing, new gas line for stove, new electrical wiring; new HVAC register
- Remove old tile flooring, old cabinets with tile countertop, old tile backsplash and other kitchen wall tiles
- New hardwood red oak select flooring to match rest of house
- New kitchen design layout to accommodate larger refrigerator, corner bottom cabinet with half-moon shelves, and kitchen sink cabinet with tilt out drawers.
- New custom knee wall in kitchen for laundry nook area
- All new solid wood lower kitchen cabinets and over-the-fridge cabinet, Shaker style in white
- New granite countertop
- New subway tile backsplash
- Modify upper kitchen cabinets to accommodate new range hood and new ducting with proper clearances
- Paint upper kitchen cabinets (knotty pine) inside and out to match new lower cabinets
- New bronze cabinet hardware and new wall hooks near exterior door
- New bronze light fixtures – overhead and kitchen sink pendant
- New undercabinet lighting and electrical receptacles
- All new appliances – Samsung front loading washer and dryer set, slide-in Samsung gas stove, built-in Samsung dishwasher, counter depth GE side-by-side refrigerator with icemaker, new range hood
- Fresh paint

### PHASE 2: 2021-2026 Renovations and Improvements

#### Systems Inspections and Maintenance:

- Structural engineer consultations for structural supports and front porch rebuild – before and after reports – Sean Casady, Bulit Up Engineers (2025 – 2026)
- Plumbing inspection and recommendation to replace tub spout with diverter in hall bathroom (2026)  
- Replaced tub spout with diverter in bathroom (2026)
- HVAC Spring maintenance service and inspection, repairs to HVAC ductwork in crawlspace and kitchen exhaust fan ductwork (2026)
- Electrical inspection and repairs needed (2026)

#### Structural Improvements - House:

- New roof by Gonzalez Roofing, including new plywood where needed and new asphalt shingles (2025)
- Completely rebuild front porch with all new piers and support beams in crawl space per structural engineer report and specifications (2026)
- New porch floor decking (2026)
- Replace large beam under living room window area per structural engineer (2026)
- Add blocking near HVAC vents for additional support and other fixes recommended by structural engineer (2026)
- Helical piers installed at front left corner of porch (2021)

- Replace fascia board under front gutter and boards near attic window (2026)
- Rebuild front stairs from sidewalk to lamp post, reusing original historic bricks (2024)
- Repair curve in brick retaining wall near driveway (2024)
- New vapor barrier (2022)
- Drainage work, including grading and reconfiguring gutters and downspouts; install new crawlspace dehumidifier (2021)

#### Additional Improvements - House

- Remove most of the remaining plaster walls and install drywall (2025-2026)
- New floor, window, and door trim where needed (2025-2026)
- Refinish red oak flooring (2026)
- New butcher block countertop for washer/dryer nook in kitchen (2026)
- New interior paint for ceilings, walls, doors, windows, and trim in throughout the house (2026)
- New interior paint for upper original kitchen cabinets and touch up paint for new lower kitchen cabinets (2026)
- New exterior paint for front porch area and rear kitchen door and trim (2026)
- New fiberglass exterior rear kitchen door
- New glass shower door for ensuite bathroom off primary bedroom
- Additional interior repairs as needed (2025-2026)
- Replace exterior cedar shakes where needed, matching existing historic shakes (2026)
- Touch up exterior solid color stain for cedar shakes (2026)
- Repaint mailbox and light post (2026)
- Add vintage brass pineapple doorknocker to front door (2026)

#### Improvements – Wired and Conditioned Garage Studio:

- New ceiling and wall insulation and install drywall ceiling and walls (2026)
- New plug-in HVAC unit for heat and air-conditioning - hotel room style plug in unit (2026)
- New light fixtures (2026)
- New interior paint and trim; paint side entry garage door (2026)
- Clean and paint garage floor (2026)

#### Improvements – Shared Driveway:

- Dig out 4" dirt and gravel in center of existing concrete strip driveway (2026)
- Pour new concrete in middle section with broom-swept finish for traction when walking (2026)

#### Improvements – Fence:

- Move fence so that it no longer encroaches on the property line with 2500 Englewood Ave.
- Replace damaged fence boards and posts
- Power wash fence
- Touch up fence solid color stain
- Additional fence repairs (2026)

Improvements – Landscaping:

- Install landscape edging and add new ferns, flowers, and mulch to steep area above retaining wall in front yard (2026)
- Add a new shrub, flowers, and mulch to existing beds around front porch (2026)
- Overseed front and back yard to replenish grass (2026)
- Add mulch around magnolia tree in back yard (2026)
- Install landscape edging and pebbles to area between fence and kitchen patio stoop, keeping existing round stepping stones (2026)
- Add several planter boxes with purple and white pansies around the garage studio (2026)