

May 26, 2023

Poindexter Residence and Property

207 CR 4453, Hillister, Texas 77624

HISTORY OF HOUSE SINCE ACQUIRED IN 1985

This is an original farm house circa 1900 constructed on the edge of the township which primarily was a saw mill town, of which many populated East Texas. This house was on a property directly south of the original Hillister school site with a lane on its west side going to the school for residents living in several other houses to its north and west. We believe this is the oldest surviving house in the community.

The original house was built typical of the time a straight gable roof, front and rear porches. with one exception. In the front for the living room there was a 4'x12' extension made to the north to accommodate added space in front of the fireplace. Basic dimensions are 28'x50' (approx. 1400 SF) plus front porch.

Basic construction is concrete piers with pine timber seals placed 14' apart, 2x8 SYP floor joists placed on 24" centers. Walls extend up from the seals to 9' above the joists. Floors are 1x4 T&G SYP, interior walls are box sided with 1x6 SYP applied to both sides of the studs starting at the floor level, exterior walls are box sided with 2x6 SYP on interior and ship lap siding of the exterior. Ceiling has 2x6 SYP joists and 1x6 SYP ceiling boards. Rafters are 2x4 SYP on 24" spacing decked with 1x6 SYP. Materials are far superior to any available today since it came from old growth pines.

House had 2 bedrooms with closets on the south side sharing a bathroom between them with a third entrance from the living area. The living area on the north side was living room, dining room and kitchen, the back porch had been enclosed with the north side a utility room and the south converted into a small third bedroom.

Windows were single hung wood frame with poured glass panels. Doors were 5 panel wood, trim included 1x6 base boards. The original footed bathtub remains in the bathroom. Home was well built and ahead of its time in design for simple farm houses.

May 26, 2023

Poindexter Residence – Hillister

MAJOR ADDITION 1987-1988

Added 28 x 52 (approx. 1456 SF) perpendicular to original house. New construction was on concrete foundation which also included 8' wrap around porch on the south side extending to the front and adding a 34' porch across the front. This enclosed the house on 3 sides leaving the north side open for ventilation under the house on piers. Addition included covered porches with an enclosed screen porch on northwest adjoining Master bedroom and bath. Next room to the south is the family/sun room with an entry area on the west end for rear door and screen porch. There is also a ½ bath and mechanical room with ac and heat equipment, electric panel for the addition separate from the original house old service. The final room addition was a bedroom with on suite bath with walk in closet. With the construction a new underground electric service was added with separate panel for the old and new portions. Also, a new septic system was installed to serve the complete house.

Floors are 1x4 SYP to match the original house, wall heights are 9'6" except the Sun Room has a 15' vaulted center. Other than a Knotty Cypress accent wall along the entry wall between old and new sections. Wall framing (2X4), ceiling and roof joists(2x6) are SYP using experience framing contractor for installation. Trims, cabinets are all custom done on site by trim carpenter. Windows and doors are dual pane, walls have high rated insulation available at the time. Both exterior porch entry doors are single light glass. The east side had a deck the full 52' with each room have single light French doors for access, interior doors are 5 panel wood to match the original.

REMODELS 1990-2000s

- A. Rewired original house to current standards, installed new panel separate from the addition, both connect to the main service established with the remodel. Also extended central air and heat to original house – equipment was sized for this when addition made.
- B. Leveled the house prior to exterior and interior remodel.
- C. Removed and replaced exterior siding-at the same time we added insulation to the original house. Added a bay window in the dining room and a garden window to kitchen. Removed wall between front bedroom and living room to increase its size. Removed all the old floor, wall, and ceiling coverings to expose the original wood. Remodeled bathroom and refinished original tub, and refinished floors.
- D. Added new metal roof for entire house.
- E. Do over for Master Bath, Guest Bedroom bath, and the original bathroom.

May 26, 2023

Poindexter Residence - Hillister

2004-2005 ADDITION GUEST HOUSE

Made a 26' x 54' (1296 SF) Addition on a concrete slab, attached by walk way to the existing house. 26 x 28 (672 SF) is an open 3 car garage, the remaining 24 x 26 (624 SF) is a studio style handicap friendly apartment. It has its own underground electric service (tied to House main), and septic system. The apartment has a kitchen, dining area, living room, large bathroom, and closet. The shower is wheel chair accessible. There are no thresholds or obstacles in the house. Interior is drywall walls and ceiling, vinyl tile floor covering. It was tastefully designed and updated, a popular staying spot for visitors. Its construction is typical with SYP 2x4 walls, well insulated and comfortable. The roof system is trussed with attic trusses accessible from the carport over 600SF of storage. It also has a matching metal roof to the main house.

I hope this information will be of benefit. We are in a rural area of a small county, there are no regulations, codes or permitting for construction. It all is left to the best judgement of the owner and or contractor. I have spent the last 30plus years as a manufacturer of engineered building components (wood trusses) and take great pride in using solid construction principles. I have found my wife has exceptional design skills and very aware of changes that need to be made for maximum enjoyment in our home. We have always taken pride in its upkeep with the benefit of professionals who keep things in order upon request.

In the last 8 years these are major appliances updated or changed:

Gas Stove, Refrigerator, Dish Washer, Hot Water Heater, AC compressor