



to 10 families in 15 years and the Franklins didn't realize the extent of its disrepair.

"We were young and thought we could fix it up in

two years," Diana recalled.

That was in 1989 and the Franklins just finished the renovation this summer when they completed rebuilding the wrap-around front porch.

The Franklins are tired of renovation and ready to enjoy their elegant home.

Today, when Diana asks "Got a crowbar?" Todd answers, "Leave it alone!"

The Franklins tell a long and colorful renovation story.

found leaking pipes and had to redo another bathroom.

While all the walls were out, they decided to just go ahead and redo all the plumbing and electrical wiring.

They started to patch the hardwood floors and ended up installing new floors in the foyer and dining room.

The Franklins also remember how projects always took longer than expected.

They planned to take three months to gut the kitchen and build a two-story addition, but it took six months instead.

Diana planned to strip all the wainscoting below the windows, but discovered "there isn't enough time in this lifetime."

Today, almost every wall and ceiling in the large home is new.



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A look at the exterior and interior of the Diana and Todd Franklin home at 1682 Hampshire.

The stained-glass windows have been re-leaded. The heating system is new, two luxurious bathrooms are new, and there is more usable closet space. They also added a soundproof room in the basement for their son's drum practice.

Special touches are everywhere, such as the new dining

room stained-glass windows that Diana designed with Phyllis Snodgrass of the Glass Works.

The Franklins took the extra time and expense to preserve the Victorian character of the home. They bought reproduction hardware from the Resource in St. Louis and had wood trim

custom made for addition that houses the kitchen, breakfast nook and laundry room.

When limestone for the porch arrived with a smooth finish, Diana had the contractor chisel each stone to make it right for the period of the house.

Though the Franklins tore

out most of the walls, ceilings and floors themselves, they had a lot of the renovation work done by contractors.

"It pays to have someone who knows about older homes," said Diana.

"They say, 'We'll figure out a way' or 'Be patient, we'll work on it.'"