

The FIXER-UPPER Issue

GUIDE TO HOME RENOVATION

Before you hammer away at your home improvement to-do list, check out this to-the-letter, everything-and-the-kitchen-sink guide to nailing that next project.

WRITTEN BY LAURA KOSTELNY AND CAROLINE COLLINS MCKENZIE
ILLUSTRATIONS BY THE ELLAPHANT IN THE ROOM

PHOTOGRAPH BY DAVID TSAY; STYLING BY LIZ STRONG. (OPPOSITE PAGE) PHOTOGRAPH BY RANDY MAYOR. WOOD CARVING BY SKYE BACK.



A

Apron Sink

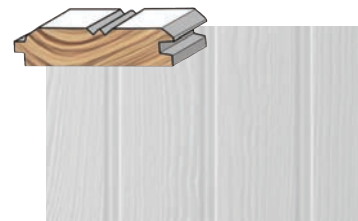
There's no more high-impact way to add farmhouse charm to a kitchen than this functional focal point, now available in a variety of materials, from copper to concrete. We're still fond of the white single-bowl style for its down-home simplicity. **Get the look:** Alfi Brand Smooth Farmhouse Kitchen Sink, \$710; wayfair.com



B

Board-and-Batten

Just one of many options for adding interest to walls (see right for more), this style is characterized by wide boards covered at the seams by narrow 2-inch battens (long, flat strips).



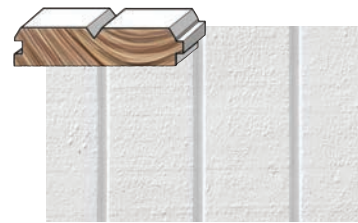
Beadboard

Narrow, vertical wood planks with a small ridge or "bead" in between each. Also comes in long sheets that imitate the look.



Shiplap

Thin pieces of plywood hung horizontally with a "rabbet" joint that interlocks in the back and creates a narrow channel in the front.



V-Groove

A form of tongue-and-groove paneling with a beveled edge that makes a deep "v" where the two boards come together.

C

Claw-foot Tub

This style rose to popularity in the Victorian era when homeowners were embracing ornate detailing *and* indoor plumbing. You can refinish a rusty antique one for less than \$500, or try a new model, like the one shown. Some come with modern bonuses like air massage jets and extended lengths.



Sanford Cast Iron Claw-foot Tub,
\$1,247; signaturehardware.com



D

Dog Built-ins

Short of doggie doors, pets are rarely factored into home design. We love this kitchen island-meets-pet bed because it keeps Fido in the fold without having an oversize cushion eating up floor space.

E

Endless Hours of HGTV



By Trisha Yearwood
Country music singer, cookbook author, and Food Network star

I'll admit it: I am an HGTV junkie. It doesn't matter whether it's *House Hunters*, *Fixer Upper*, or *Rehab Addict*, I will binge-watch them all. And by binge-watching, I mean at least seven back-to-back episodes in one sitting—for me, that's on a comfy sofa, in my pajamas, with a cup of coffee. And unless I'm watching with my sister, I'm usually watching alone. (Garth [Brooks] can't sit still that long.) As someone currently living through a renovation—we're putting in a fire pit at this very moment—I think it's sort of refreshing to watch *other* people make the big decisions. Because isn't it so easy to tell what's right from the other side of the TV screen? *You should buy house #3! You should pick that tile!* It's so much harder to take risks with your own home. Unless that "risk" is knocking down a wall. Like Nicole Curtis of *Rehab Addict*, who, by the way, is a beast, I'm a fan of knocking down a wall. I like being able to see into the living room from the kitchen. But despite my love for Nicole, Chip, Joanna, and the HGTV network, let me be clear: I don't DVR it. That's like buying drugs from a dealer. Stumbling across a Saturday morning *Fixer Upper* marathon is much more innocent.



F

Flush-mount Lighting

Practical lighting solutions don't have to look so, well, practical. Flush mounts provide more decorative oomph than track or recessed lighting. Try them in a hallway, kitchen, or small rooms with low ceilings. If hanging multiples, place them no less than 3 feet apart.



Faceted Glass
Vanadin Ceiling Light, \$45; ikea.com



Wood
Hudson 2-Light Ceiling Mount, \$249; ballarddesigns.com



Oil-Rubbed Bronze
Depot Flush Mount, \$99; potterybarnkids.com



Antique Brass
Widefield Ceiling Light, \$80; lampsplus.com



Red Stripe
Kao Schoolhouse Flush Mount, \$170; barnlightelectric.com



Porcelain
Alabax Fixture, \$95; schoolhouseelectric.com



G

Galvanized Walls

If you're reading this magazine, you likely have a soft spot for a tin roof. Bring the durable corrugated look indoors in a mudroom, bathroom, or even a bedroom. Sold for around \$10 a sheet in the roofing section of most hardware stores, the rugged material adds a unique industrial touch.



PHOTOGRAPH BY ROGER WADE, COURTESY OF LOCATI ARCHITECTS AND INTERIORS; SCHLAUCH/BOTTCHEER CONSTRUCTION. WOOD SHAVINGS, WALTRAUD INGERL/GETTY IMAGES. (OPPOSITE PAGE) PHOTOGRAPH BY GLORIOUS INTERIORS. FLOORING, RANDY MAYOR.

Bamboo

Made from the fast-growing grass, some types are twice as hard as hardwoods.

GOOD FOR: People who care about the environment as much as durability.

EDITOR'S PICK: Cali Bamboo in Mocha; lowes.com



Hardwood Alternatives

Wood floors rule. But they can be expensive, labor-intensive, and easily scratched. Check out four handsome and hardy lookalikes.

Engineered

This prefinished option comes in wide, long planks that snap together with tongue-and-groove joints.

GOOD FOR: The DIY-phobe who hates sanding, finishing, gluing, and nailing.

EDITOR'S PICK: American Heritage in Vintage Oak; mohawkflooring.com



Laminate

Made of tongue-and-groove planks that snap together, it's similar to engineered wood, except the top surface is made of—you guessed it—plastic laminate.

GOOD FOR: High-traffic areas, because laminate is more resistant to scuffs, stains, and fading than real wood.

EDITOR'S PICK: Saws Mark Oak in Saddle/Mocha; armstrong.com



Porcelain

The newest entry in this category, porcelain tile mimics the look of wood. And it looks so real that it can be almost impossible to tell the difference.

GOOD FOR: Bathrooms, kitchens, mudrooms, and any other spaces that see a lot of water.

EDITOR'S PICK: Blendart in Natural White; walkerzanger.com



iPhone Apps

That smartphone of yours? Consider it your new tool kit. Whether you're mapping out floor plans, estimating project costs, or managing to-do lists, these high-tech tools will come in handy. (Now, if you could only find your phone...)



MagicPlan, Free
Snap a picture of your room and this ingenious app will generate a to-scale floor plan of the space that you can edit. Simply add objects and annotations of your own to generate a complete design plan.



Handy Man DIY, \$2
Become your own project foreman with this one-stop app, which lets you store important details such as room dimensions, budgets, and to-do lists. You'll also love the premade shopping lists for common home projects such as installing chair rail.



ID Wood App, \$5
Be stumped at the lumberyard no more! This app gives you 200+ wood samples at your fingertips, complete with info on which varieties work best for various projects, what type of nail you should use, and a board length calculator.

J

Juniors

We can't resist an unapologetically playful wallpaper in a kid's room, like the cute creature wall covering shown here (paperboywallpaper.co.uk). Still, if you're timid, or your child's taste changes by the minute, try a stick-on style (chasingpaper.com).



K **Knobs**
Nothing updates builder-grade cabinets like stylish hardware. For hundreds of striking options, all \$10 or less, look no further than treasure trove Knob Co. (knobco.com). Here are a few styles we'd love to get our hands on.



L **Loose Change**
Don't empty those pockets! Small change adds up to serious project smarts: Pennies make for perfect spacers when laying floor tile; dimes create a solid sub-in for a screwdriver; and at roughly an inch wide (0.955 inch), a quarter does the trick when you need to make a rough measurement and don't have a ruler.

Inch in a pinch!

Use a penny as a tile spacer.

Try a dime as a screwdriver.

M

Married, or How To Stay That Way During a Full-scale Home Reno



By Sherry & John Petersik
NY Times *best-selling* authors (*Lovable Livable Home*) and *DIY extraordinaires* (their site, younghouselove.com, has nearly 3,000 home renovation ideas)

In the last eight years we have renovated three houses together, and let us tell you, there were definitely moments when we just *miiiight* have been picturing each other's faces while swinging our sledgehammers. So here are a few secrets we've picked up along the way for staying sane—and not at each other's throats—during a renovation. The two critical must-haves are full bellies and good music. Never tackle a project hungry (the term “hangry” exists for a reason), and turning on some tunes (or a super interesting podcast) can make things a little more fun and help you get through the occasional hiccup in better humor. And always remember (though this can be hard to do in the throes of a marital dispute) that you're on the same team. You both want an awesome result. It's not you versus your spouse; it's you versus the house!



N **No-Regret Paint Colors**
It's hard enough to choose one paint shade, let alone a cohesive paint scheme for an entire house. To help take out the guesswork, we asked Nashville designer Stephanie Sabbe to put together three designer-approved, whole-home palettes.

	Neutral	Bold	Traditional
Living Room	Chantilly Lace Benjamin Moore	Oregano Benjamin Moore	Philipsburg Blue Benjamin Moore
Dining Room	French Gray Farrow & Ball	Chelsea Gray Benjamin Moore	Calke Green Farrow & Ball
Bedroom	Abingdon Putty Benjamin Moore	Hale Navy Benjamin Moore	Early Sunset Benjamin Moore
Bathroom	Topsail Sherwin-Williams	Tender Pink Benjamin Moore	Kentucky Haze Benjamin Moore



O **Open Shelving**
The everything-in-plain-sight strategy works more efficiently if you remember these key numbers:

18

That's how many inches you should hang shelves above the counter. Fifteen to 20 inches is acceptable, but we like this not-too-cramped, not-too-expansive height.

14

That's how many inches apart (at least) your shelves should be spaced to accommodate standard-size pitchers, cake stands, and soup tureens.

12

That's how many inches deep your shelves should be to fit a standard 11" dinner plate. (Plate diameter, plus 1 inch to avoid overhang.)

3

That's how many items are in a pleasing vignette. When it comes to styling open shelves, follow the “rule of three” and group accent pieces in trios.

Black piping
available at
Lowe's,
\$11 for 10 feet;
lowes.com



Pipe Projects

Don't overlook strong, striking black iron pipe for myriad home projects including shelving, shower hardware, drapery rods, staircase railings, and towel racks, like this one by Arc and Timber (arcandtimber.etsy.com).

Q

Quartz (And Other Countertop Favorites)

An at-a-glance guide to our three picks for a country kitchen.

Quartz

PROS: Very durable, no sealing required; comes in a wide range of colors and patterns
CONS: Can be as pricey as marble, but doesn't have quite the same veining

EDITOR'S PICK: Santiago; wilsonart.com

Butcher Block

PROS: Warm, natural wood tones; can withstand direct chopping
CONS: Swells and contracts with moisture exposure; not heat resistant

EDITOR'S PICK: Karlby; ikea.com

Soapstone

PROS: Can withstand high heat and frequent splashes
CONS: May crack over time; needs frequent polishing

EDITOR'S PICK: Aged Soapstone; soapstones.com



R Repurpose

Give old pieces new life (and save on pricey cabinetry) by retrofitting old dressers, sideboards, and such to suit your needs. When topped with marble, an old desk (above) makes for a beautiful, patina-rich bathroom vanity. (Tip: A vanity should measure 34 to 36 inches tall.)

PHOTOGRAPH BY VICTORIA PEARSON; STYLING BY HEATHER BULLARD. (OPPOSITE PAGE) PHOTOGRAPH BY HAYLEI SMITH, COURTESY OF THE VINTAGE ROUND TOP IN ROUND TOP, TX.

S

Salvaged Wood

Spiff up boring ceilings, floors, islands, and more with rustic materials. You can get the real deal from online retailers such as timberchic.com, or convincingly fake the look with the offerings from fauxpanels.com. (Both companies offer nationwide shipping.)



T

Tool Belts (or Bags)



By Nick Offerman

Actor (*Parks and Recreation*), author (*Paddle Your Own Canoe*), and carpenter (offermanwoodshop.com)

First of all, any self-respecting carpenter calls them "bags." They're slung low about the hips, connoting a gunslinger's acumen with a putty knife. Secondly, you never want to show up with new-looking bags. Beat-up bags, preferably in leather or suede, confer a level of confidence in the work that is about to take place. If you're at a loss for methods by which to distress a new set, try dragging 'em behind your truck. Third, regardless of your actual skills, wearing a set of bags will up your sexy beast factor by about 75%. A well-worn calfskin pouch says, "I have an assortment of quasi-dangerous implements dangling about my lower torso, and I'm not afraid to use them." It's no secret by now that I met my wife Megan [Mullally] whilst building a theater set, of course wielding my tool bags. Not yet convinced of the efficacy of this accessory? Just look at my wife. Way out of my league.



Editor's Pick: Carhartt Legacy Tool Belt, \$50; amazon.com

U

Utility Sink

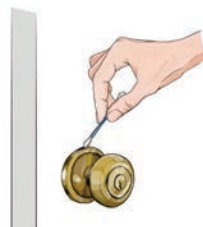
In addition to the apron sink, a smart utility sink—to wring out laundry, rinse off boots, or soak garden tools—is a country house must-have. (Mud-rooms, after all, should be able to tackle a little mud.) Alape industrial sink, \$249; rejuvenation.com



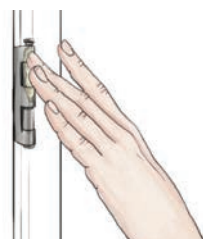
V

Vaseline

Petroleum jelly is the solution to all sorts of pesky problems. Short on painter's tape? When painting, prevent drips from seeping in tricky areas like doorknob edges with a little dab around its border. Have squeaky doors? Rub a bit on both sides of a hinge.



Bye-bye, paint splatter!



So long, squeak!



X

X Marks the Spot

Long associated with barn doors, the iconic X silhouette adds understated country charm to everything from doors of the non-barn variety (like the sunny Dutch door here) to kitchen islands. Editor's Pick: 2035-9 in Lite Fir; jameshardware.com

SINK PHOTOGRAPH COURTESY OF REJUVENATION.



Whirlpool Double Oven Electric Range, \$1,749; whirlpool.com

W

White Appliances

Step aside, stainless. From cabinets to countertops, kitchens are getting lighter and brighter. And now top appliance makers are getting in on the white-hot trend with ranges, refrigerators, dishwashers, toaster ovens, and microwaves to match.



WIN IT!
see page 102

GE Artistry Refrigerator, \$1,200; geappliances.com



Cuisinart Toaster Oven, \$195; bloomingdales.com

Y

YouTube

Yes, the video-sharing site has more than just cat videos. Be sure to check out carpenter Ana White's (ana-white.com) nearly 100 video tutorials covering topics ranging from power-tool how-tos to furniture-making.



Z

Zzzzzzz

You did it! Once your project is complete, pour a glass of wine (zinfandel, perhaps?), admire your handiwork, and zonk out.