

# This Old House

ALL  
ABOUT  
KITCHEN  
FAUCETS  
p. 112

## 52 ways to give your kitchen a style boost

PLUS how to refresh  
traditional cabinets  
with unexpected color

 **DON'T  
OVERPAY!**

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Budget bedroom  
makeover

Victorian-look  
bath for less

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7 CRUCIAL DIY SAFETY TIPS

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 **JamesHardie**

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Styling by NANCY L. HARRIS

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Keep your errand bills and other papers in line by creating a stylish workstation they can call home. TOH general contractor Tom Silva shows you how.



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# readermail

This year's Reader-Created Issue and its centerpiece, the Reader Remodel Contest, brought compliments to our in-box, as well as congratulations to the winners via the TGH online comment boards—along with a few voices of dissent. We share a sampling here, plus a longtime reader's masterpiece of miniature construction that some lucky bird will be proud to call home.

## Reader-Created Issue

The July issue was great! I have gone over and over and over it, which made me wonder, "Why, what's different? I got it. It's because it was all about us, written by us, for us. It was everyday people making improvements to their own homes, offering up their unique ideas and lessons learned along the way. Great things are possible without breaking the bank, just put your head to it."

—LIZ STEVENSON, PEBODICKTOWN, NJ

The July issue was awesome! And Editor Scott Greenberg's letter [page 11] was one of the warmest and most touching I've read in any magazine. [See it at [thisoldhouse.com/sep2011](http://thisoldhouse.com/sep2011).]

—CONNIE HARRIS, ELIZABETH, NEW JERSEY

On behalf of the Collins family and Hitchcock community, I would like to say thank you for the wonderful story about Strong-Johnson Orchards [the natural Texas farmstead], in the July issue [page 67]. Our annual January celebration there was

made even more special this year because of the TGH article.

—SAMUEL COLLINGS, HITCHCOCK, TEXAS

## Not everyone's cup of tea

It was with dismay that I read "Dine Room Wonders," about the Reader Remodel Contest winner. I found it appalling that a homeowner was rewarded for "Best Living Room Redo" [page 84] for turning out a Colonial-style fireplace and built-in shelves and replacing them with modern junk that does not fit the style of her Colonial home. I'm truly horrified that *This Old House* would give an award to this homeowner.

—KATHY COZART, TORONTO, ONTARIO

**The editors comment:** We heard from a few dissenters on this pick. While we respect their passion, they all jumped to at least one erroneous assumption. The 1913 San Francisco house is not a Craftsman; it's a vernacular bungalow of a member of influence, which lent it to a remodel in a similarly eclectic spirit. Our editor-judges

thought the room's mix of vintage character and select modern touches was inspired. (Turn to page 58 to read about this homeowner's whole-house redo; visit the winning living room at [thisoldhouse.com/sep2011](http://thisoldhouse.com/sep2011).) TGH celebrates historic homes while understanding that they are not frozen in time but evolve with each generation of owners. We can love our home's heritage without having to live on a museum.

## House numbers

In June's Shopping column [page 47], I noticed some highly stylized house numbers cataloged. These can be difficult to read. Always make sure your house numbers are easily readable at night from passing cars, without having to stop and get out. As an FMV, I've many times wasted precious minutes getting to a parent while in search of a fogible address. Shine a strong light on it, or consider adding a second set of legible numbers, plus numbers close to the street. It could save your life.

—DANIEL GROSS, PASSAIC, N.J.

reader  
project  
of the  
month



## Handmade birdhouse

JOEL DUSTER, PITTSBURGH

I am a longtime subscriber to *This Old House*. Not long ago, a Shopping column featuring architectural birdhouses ([see thisoldhouse.com/sep2011](http://thisoldhouse.com/sep2011)) spurred me to try creating one of my own. It took over 1,700 individual roof tiles, plus porch pieces and "sails." Thanks for planting the seed for a project that filled many long winter hours.



how to  
reach  
us

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This Old House  
magazine, 120 West  
50th Street, New  
York, NY 10019.  
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home**news** { September 2011 }

Here's another one of our picks from 2013's Best Old-Style Neighborhoods



Greencastle, Indiana

- > Home to DePaul University
- > Beautifully-crafted houses for less than \$100,000
- > Spread-out living at its best



**THE NEIGHBORHOOD** In the summer months, when the streets are endearing and the Plaza University is in a more relaxed schedule, a walking González-style stroll evokes a time when housewives sold their goods with pushcarts and children would get by supplementing their parents' work. The city of 300,000 gets plenty of 21st-century energy from the annual marches of students. As well as the young professionals who commute to downtown Indianapolis, just 45 miles away.

**THE HOUSES** The Historic Old Gonzálezville District—the city's original residential settlement—situated for Stock-style and Craftsman-style houses. The Eastern

**HOME & GARDEN** A luxury Craftsman bungalow in one of Greenville's historic neighborhoods (TOP). Greenville residents shop at a downtown farmers market (ABOVE)

**Intrepid's Dicks** led, developed hybridized bicycles at the turn of the 20th century, after upon the fatalities, Queen Anne and Tudor Revivals. The Northwest District has a cross of city to mid 1900s homes, mostly Colonial Revival Tudor embellishments. In 2003, the average sale price for houses in Greenacres was just under \$100,000.

**WHY BUY HERE?** Greenacres offers plenty of old fashioned advantages: a town center that is just designated has local industries, American work ethic (a handful of plants here support the auto industry), a focus on community and there are new National Register Historic Districts collectively preserving hundreds of truly affordable homes. —*CHRIS HANCOCK*

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**2011**  
Best of House  
Neighborhoods

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## { September 2011 } checklist

### EASY WAYS TO IMPROVE YOUR HOME RIGHT NOW

#### □ Rethink recycling

September is Recycle Glass Month. Sure, you could take old bottles and jars to a recycling center, but that's not a very festive—or creative—way to celebrate. Instead, give these leftovers a home in your garden as hummingbird feeders, material for homemade mosaic pavers, or even edging for flower beds (shown below).



#### □ What's on your checklist?

"It's important to take advantage of end-of-summer sales to pick up otherwise expensive gardening products and plants."

—Ellen Wright,

Homeless Petals, Calif.  
EWright@theoldhouse.com



Remove the root ball with as much soil as possible to help the tree adjust to its new home.

#### □ Transplant trees and shrubs

Cooler weather signals plants to boost their roots, rather than sprout foliage, so now's a good time to relocate woody trees and shrubs that have outgrown their beds. After digging a new hole, add a phosphorus-rich fertilizer. Then, for the first two weeks after the move, soak the transplants with enough water to keep the soil around the deepest roots moist. Follow up with 1 inch of water every week before the ground freezes, and top the soil with a 3-inch blanket of hardwood mulch to insulate the roots from plunging temps.

### TOH TIP

#### □ Get your heating system in gear

Prepare for the fall chill by improving your furnace or boiler's efficiency. While most of the work should be left to a pro during an annual checkup, one simple DIY task is sweeping around registers and radiators, which in the off season become magnets for dust, pet hair, and crumbs.

#### □ Save big bucks on insurance

Now that the kids are back in school, you could start studying again. Review your home insurance policy and check your current rates against at least two competitors to ensure you're not overpaying. Then call your local agent and use your findings to bargain for a better deal.

You may qualify for a discount if you've made safety upgrades, like adding a new security system or installing impact-resistant windows. Some companies will even give you 10 percent off your annual price if you pay up front for the whole year.



#### □ Repair cracked concrete

Water can seep below an concrete stoop and walkways, especially if it's a cracklet in cracks and freestanding water. To patch fresh ones, first remove dirt and debris with a wire brush, make wet, dry them out—or dustier. Fill cracks up to 1/2 inch wide with a textured caulk. For larger cracks, apply concrete-patching compound without trowel. The patch may shrink as it dries, so cover it lightly for a job that will last.



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# home solutions

Edited by Jessica Dubell Fisher

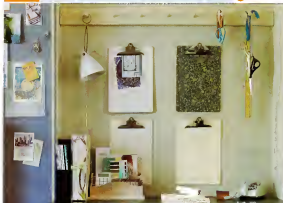
inside

10 USES

DIY SAFETY TIPS

MOUSE CONTROL

MORE



▶ SMART IDEA

## Wall desk organizer

**Ah, back-to-school season.** Even if your kids have long since graduated, there's no better time to tidy those piles of papers than using to oversize your desk. The best way to create extra storage? Think vertically. First, a peg, roll, or end supplies and a hanging task lamp, while wall-mounted clipboards or ready-to-organize notepaper—one each for bills, unanswered mail, messages, and response-toe sheets. Next, to the desk, an idea file board, created by affixing 10-inch track cork to the wall and covering it in felt, makes it easy to spot inspiration for a future remodel. Other materials, such as magazines, photo chips, and carpet samples, can be tucked into neat files and boxes, leaving the desktop clear for whatever home-related work comes at way.

# wax paper

This kitchen-drawer essential is a cook's secret weapon for keeping food from sticking, but check out these other slick ways it can be put to use

**1 Clean garden tools.** Rub spades and other hand tools with a buffed-up piece of wax paper. The roughness loosens grime, while the wax coats the metal to help prevent rust.

**2 Line drawers.** Keep grease and dust from workshop shelves and drawers by covering them with a sheet of wax paper.



**3 Sweep up dirt and dust.** Cut a piece of wax paper the size of a cleaning cloth and attach it to a wet/dry mop (like a Swiffer) to substitute for high-traffic areas.



**4 Funnel hardware.** Cover wax paper into a cone to guide finishing nails, nuts, or other tiny pieces of hardware into drilled jags or other small constraints.

**5 Free a stuck zipper.** Help the zipper on your tool bag slide along its track more easily by lightly running over the teeth with wax paper.

**6 Make fixtures shine.** Buff fixtures with wax paper to give the surface a coating that will deflect beads of moisture and

temporarily minimize water spots.

**7 Create a drip guard.** Place a strip of wax paper under the lip of a sink's garbage disposal to catch any drips or sandwich a sheet between a gland flange and a clamp to keep it from sticking once the glue dries.



**8 Deflect dust.** Place a layer of wax paper on top of upper kitchen cabinets where dust and grease particles gather. Every few months, switch out the paper for a fresh sheet.

**9 Ease a door that sticks.** Rub wax paper along a door's edge to keep from jamming in the frame.

**10 Protect candles.** Wrap colored candles in wax paper before storing, to keep the dye from bleeding. —JENNIFER STAFFORD

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## Safety tips every DIYer should know

Stats show that do-it-yourselfers are no strangers to the emergency room. Here's how to avoid being a casualty



They should never take the place of clamps or locking pliers. One slip and you could become one of the 4,000 Americans each year who end up in a hospital or even die.

**3. Use the right extension cord.** Don't daisy-chain or link extension cords together. And make sure to follow the guidelines in your tool's instruction manual for cord length and gauge.

**6. Stop when you're sleepy.** If a power tool slips up to the table or into a drink, it's a disaster. But research shows being tired can prove just as dangerous. In fact, if you wake up at 7 a.m. without your nightlight, it's the safety equivalent of a 0.6 blood-alcohol level—enough to slow your reaction time by half.

**7. Have a plan for help.** Know who you'll call in an emergency and keep a working phone and number for police (911), fire (911) and your doctor at the ready.

**4. Hold on with clamps.** Your hands are your most valuable and adaptable tool, but when you use power tools,

The ability to file a sub-roof, replace an eave, or fix a dripping gutter as your own may leave you feeling invincible. But being a whiz in the workshop doesn't exclude you from the reality that two of every 10 homeowners who tackle a DIY project this year will wind up injured. Before you pick up any power tool—power or otherwise—take care of the following tips.

—KATHA LINDSEY MCKENZIE

**1. Guard your eyes.** More than 50,000 people lose part or all of their vision from eye injuries each year. 90 percent of which could have been prevented by protective eyewear. Make sure your pair is impact resistant, has a UV coating, and most important, fits securely all year long.

**2. Plug your ears.** A typical lawnmower hits about 107 decibels, a power saw 130—that's for just 25 minutes before you risk hearing damage. To protect your ears, look for earmuffs or earplugs

plugs that block out noise above 85 decibels.

**3. Wear a mask.** Inhaling dust and small particles can lead to asthma and other respiratory issues. A basic paper mask will do the trick for most jobs, but if your safety glasses fog up as you breathe, stop with a mask with a valve that lets air escape when you exhale.

**4. Hold on with clamps.** Your hands are your most valuable and adaptable tool, but when you use power tools,

### Smart safety gear

Here are some of the best things that belong in your tool kit. Have these supplies ready to step in control—potential dangers.

**• Ear muffs or plugs**  
One to try: 3M Ear Guard WorkTunes Ear muffs with 200 PSI noise, \$40, earbuds.com

**• Respirator**  
One to try: Safety Works Essential Dust M50 Respirator with Exhalation Valve, \$60, safetyworks.com

**• Impact-resistant glasses**  
One to try: 3M 1200 Protection Classic Series with Tensile Frame, \$30, 3mhazardsolutions.com

**• Earbuds**  
One to try: 3M 1200 Protection Classic Series with Tensile Frame, \$30, 3mhazardsolutions.com

**• Waterproof bandages**  
One to try: Band-Aid Waterproof Bandages \$4.50 for 20, band-aids.com

## Your kitchen renovations could easily go up in FLAMES...

Most home fires start in the kitchen. Be prepared.

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## GARDENING

## Yard cleanup made easy

We sent a panel of readers the latest tools for tackling one of September's most crucial outdoor chores—and of season cleanup. Check out their picks for the cream of the crop.

—DANIELLE LUNDQVIST



## Leafhopper

Amelia Kelp,  
Spokane, Ala.

"This 4-foot-long folds into a giant barrel, which is great for multiple jobs of leaves, mulch, pine needles, bark, or mulch. Best of all, it's foldable, so it's simple to store."

Leaf Loader, \$35,  
leafloader.com



## Moth wringer

Sharon Wilcox,  
Richmond, Va.

"A great pop-up device that can be used to wring out leaves, twigs, and other debris for collection—great for big jobs because it's made of heavy-duty, foldable material."

Moisture Wringer, \$20, do-it-yourself.com



## Clippers

Virginia Gorden,  
Cockeysville, Md.

"These are great for cutting up leaves, twigs, and other debris. They're easy to use, and they're great for cutting up leaves, twigs, and other debris. They're easy to use, and they're great for cutting up leaves, twigs, and other debris."



## Clippers

Virginia Gorden,  
Cockeysville, Md.

"These are great for cutting up leaves, twigs, and other debris. They're easy to use, and they're great for cutting up leaves, twigs, and other debris."



## CRITTER CONTROL

## The key to catching mice

As the weather cools, mice start migrating indoors—and, if you're unlucky, invading your home. Your best bet for stopping them: the wood snap trap. A century old, this gadget still can't be beat. "It's simple, cheap, and deadly," says John Fensholt of United Exterminating Company in Cherry Hill, New Jersey. Deploy no fewer than six traps and as many as 20 per room, placed at 6-foot intervals along edges of wallpaper for easier cleanup. Mice have poor eyesight and travel the margins of a room, so give some traps heads-to-back, arrange of parallel to baseboards with the triggers outward (Fig. 1), and position others perpendicular to baseboards, triggers toward the wall (Fig. 2). "You don't need bait, but a coat of peanut butter can't hurt," says Fensholt. If you prefer to use live animal traps, you can arrange them the same way. —JENNIFER

PHOTO: COURTESY OF UNITED EXTERMINATING COMPANY

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## Classic space, cool color

A blue finish adds fresh flair to traditional cabinets in a high-performing space that's a destination for cooks and guests alike. **by DEBORAH DIZDWIN • Photography by JULIAN WU**



Traditional doesn't have to mean predictable. When Christopher Nicolson and Frances Devlin bought their 1980s farmhouse in Ocean Grove, New Jersey, they knew they wanted a spacious kitchen for cooking and entertaining, finished to fit their style as well as the rest of the house. Previous owners had carved out a central unit, turning the original coal-stove kitchen with its badly sloped floor into a makeshift laundry-pen cook space for tenants. Architect Mark Puchner suggested siting the new kitchen there, but enlarging the space by removing an adjacent bath and opening up a back staircase that had been walled off. General contractors Eric and Kevin McMorrey got busy implementing the homeowners' vision of a traditional kitchen—with a few tweaks. The McNoreys followed the bark, peeled the floor, overhauled doorways and windows, and neatly finished cabinets with arched and flared panels. "It was tricky getting it all to work," says Eric, referring to a counter angled to smooth traffic flow, whose tile inlaid diagonally in a herringbone pattern, and a heart inlay hidden in the tickle. Pale granite countertops and porcelain floor tile contribute to the room's welcoming look, but what really stands out are the cabinets, sealed with a blue finish and warmed up with brown paint. "We knew we could do what," says Christopher, "but I'm so glad we did something different. We love it."



**Before:** The faded space, part of a summer rental in a teen-family Victorian farmhouse, seemed designed less for cooking than for fueling action. Like good and robust in blue, lots of cabinet in red, and granite, and more light. And improve traffic flow. The kitchen is a more natural fit for the new single-family house. General Contractor Michael is shown above.

## before+after: kitchen

1 The peninsula, a magnet during breakfast and cocktail hour, was made with a cabinet and coordinated posts that fit the existing style in the cooking space, and topped with an inexpensive marble slabs to look like walnut. On the wall, a shallow cabinet, minus its door, was repurposed for display space. Wood counter top: IKEA.

4 Custom cabinets enclose the microwave and fridge for a neat, flush look. Fridge: Jean Air Microwave: Sharp



# Cover with confidence.

## before

At 150 square feet, the rental unit's kitchen was short on function and style.



## after

Expanded to 230 square feet, topped with cabinets, counter tops, and appliances, and finished with light-colored materials, it's a combination cook's kitchen and social hub.

1. Added a 50-square-foot bath and closed up its window to create the range wall.

2. Angled counter and cabinet to improve flow around the new bay peninsula.

3. Widened the opening (the new design was formerly the living room).



4. Opened up a back staircase that had been closed off.

5. Built a peninsula with a cabinet, posts and an inexpensive countertop.

6. Moved the back door and a window to maximize usable space.



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before+after: kitchen

## the key details

◆ Seeded glass panels in front of set-off shelves and brighten the space.



◆ Blocks of unexpected color and the back staircase walls and steps soften the area around the peninsula. Paint: Benjamin Moore's Pale Sea Mist (pale mint/white), Succinate (pale and Windsor Gray (pale gray/white), Storm, Crisp & clean



◆ A sleeve of extra storage space allows the dark blue peninsula to serve as a drink station, knife and pull. Restoration Hardware



**homeowner tip**  
CHRYSTOPHER MCCLOSKEY  
OGDEN GROVE, IL

"Modeling the mantel above the range after existing trim helped integrate the kitchen into the rest of the house."



▶ **lighten up**  
Learn how to get your cabinets and give your kitchen a new look at [thisoldhouse.com/kitchens](http://thisoldhouse.com/kitchens)



◆ Pullouts flanking the range keep spices and cooking oils at hand. Cabinets in Vignette Match with Chocolate Blue finish. Pullout from Calmar

◆ The herringbone backsplash, enamel, and corian give the range wall its polished look. A heart register hides in the back



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NKBA Member  
James Howard, CKD, CDD

## For Remodeling Done Right, Hire a Pro

**W**hile your new house may be just the right size and in just the right neighborhood, chances are you're already putting together a list of DIY projects to make it your own. But if you're considering full-scale kitchen and bath remodels, calling in an experienced pro is generally the most cost-efficient and stress-free plan of attack. An NKBA professional will be able to guide you through the entire process, ensuring that your newly remodeled space meets your every expectation, adheres to local building codes and safety guidelines, and sticks to your budget and timeline.

**NKBA**  
National Kitchen & Bath Association

To help you envision your dream kitchen or bath, here's a list of noteworthy trends and innovations NKBA designers are seeing this year:

**Classic Cabinet Style** For a universally appealing clean look, think traditional or Shaker design. And exceptionally durable cherry or maple clarity in rich, medium to dark tones is sure to stand the test of time.

**Appliance Science** More storage space inside and less clearance required outside have made French-door refrigerators today's most requested style. Long popular in Europe and Asia, induction cooktops are finally catching on here in the U.S. Affordable, safer, easier to clean and more efficient than electric ranges—what's not to love?

**Easy-Care Alternatives** If you like the look of natural stone but dread the work that goes into maintaining it, think about choosing a nonporous quartz or solid-surface countertop that does not require sealing and resists mildew and bacteria. In both kitchens and baths, fingerprint-resistant ultraviolet-resistant, brushed nickel, bronze, and oil-rubbed bronze finishes are gaining popularity for their easy cleanup.



**Energy-Saving LEDs** Concerns about conservation and rising energy costs are leading more designers to opt for LED lighting. Cooler to the touch than CFLs, LEDs offer greater design flexibility (i.e., they can be used under cabinets, etc.) and provide softer, more natural light with the same efficiency.

**Smart Storage Solutions** Built-in wire storage compartments, under-sink garbage disposals, and trash and recycling pullouts are all designed to create a more streamlined, efficient living space.

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Designed by  
James Howard, CKD, CDD

**NKBA** National Kitchen & Bath Association

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Pictured: Moen's new Spot Resist Brushed Nickel faucet. It's the heart of the kitchen.

## The kitchen is the heart of the home... and the island is the heart of the kitchen.



Founder, Kitchen Kitchen  
kitchenkitchen.com  
Author of blog  
kitchenkitchenblog.com

**NKBA**  
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We asked Susan Serra, OKD, CAPS to share her thoughts about trends and design tips to consider when integrating an island into your kitchen.

From cocktails to crafts, from buffet-style meals to board games, "islands are not just for meal preparation", Susan says. "It's where you'll often find several generations of family doing different tasks. It's become a focal point that communicates a seamless connection between kitchens and open living space, and a natural gathering place for entertaining and activities." As such, the island should be thoughtfully designed and classically styled, whether in a modern, traditional, or other point of view.

In the kitchen, for example, generous countertops and comfortable seating in a serene palette create a simple, yet sophisticated feel. "The prep sink pictured here is nearly invisible," Susan says. "It's about instead of visible use, creating a more gentle flow into the room." Along above the sink, the Moen Arbor™ single handle faucet completes the fresh and modern look. Its high arc spout provides height and reach to fill or drain large pots, while the convenient side spray provides maneuverability for cleaning and rinsing, making it a perfect combination of form and function. And for a finishing touch: Seven points out that "examining the stainless faucet lighting features and hardware creates a cohesive, timeless style."

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## Perfect fit

Period fixtures and finishes give this DIY bath redo its been-there-forever appearance.

By SILLIAN BARTHE • Photoshoot by JORGEN FRANK

Choose a focal point, some designers say, and the rest will fall into place. Tom and Arlen Mulligan of Kenosha, New Jersey, selected a claw-foot tub that they found not in a antique yard but in a storage room on the third floor of their 1893 Queen Anne. Though the 67-quart foot space tucked under the roof "was a crooked area," Tom says, the couple realized they could turn it into a master bath, with the tub as centerpiece. Tom, a seasoned renovator, fixed the slanted floor, refaced the crooked doorway, coated drop ceilings to accommodate can lights, dove-coated the old glass, and made crown to match the house's original. The couple found period-style pedestal sinks to complement the tub, and an irreplaceable dial on marble floor tile. A plumber helped install the tub, a glass-to-shower, and that tub. Freshly painted and with choice-plaid lin, signs in the spotlight. "After four months of lugging stuff up and down stairs," says Tom, "we finally have a master bath that fits perfectly with the rest of the house."



**before**  
The third-floor storage space had a dusty shell and no tub room size.  
**after** The snug master bath draws Arlen Mulligan as well as daughter Ryann, 16, and Morgan, 12.



before

before+after: bath

## the key details

• Vintage-style elements include curved-front pedestal sinks, dual mirror medicine cabinets, and white subway tile with an insert of terrazzo glass border tile. Sinks and cabinets: Kohler. Midway: Dale's Pottery Store.



• An ceramic register serves as a planting screen. *Art Ruggieri/Artists*

• Hot-water radiant floor flows under the marble tile and through a vent warmer with studio-style art on the base. *Towel warmer: Hudson Reed*

here for less:

Find 22 ways to get a low-cost walk-in tub for your bath at [diydwellex.com/ang2014](http://diydwellex.com/ang2014)

## before + after

At 67 square feet, the top-floor storage area was big enough to convert to a master bath. The two windows were replaced with energy-efficient cashes, and an existing closet was preserved for linens.

1. Chose pedestal sinks with curved fronts to ease traffic flow and preserve an openable closet.

2. Brightened the space by choosing a double-light door (with privacy glass) and a shower enclosure with glass on two sides.



3. Tucked the tub under the eaves directly across from the entry to the stairs.

4. Had the shower stall and the short wall next to the tub.

An 8' x 8' square-style tub fully complements the clear-front tub. Tub faucet and showerhead: Van Dyke's Hardware.



homeowner tip  
TOM MULLIGAN, RAMON, N.J.

"To add the fun-house effect of a crooked room, grade the floor to be level with the existing windows. Then reframe the door to be square with the floor."

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## Pharmacy lamps

Whether lighting your workspace or bedside, these vintage-look swiveling and height-adjustable fixtures deliver style and shine right where you need it.

By DANIEL SCHNEIDER • Photographs by TONI MOSSBORN

First introduced in the 1890s, electric pharmacy-style lamps easily provided a dimmed, focused light that gas-powered predecessors couldn't—everyone trying to read or open those upside-down, that striped light, combined with adjustable arms and lens-focusing dome-shaped metal shades, made them ideal for task lighting in pharmacies, hospitals, and libraries. By the early 1900s, the versatile counter- or lamp-based lamps began migrating from the workplace to the home office, den, and bedroom. Today, pharmacy lamps still bring a utilitarian yet attractive glow into the home, and as a growing crop of finishes and configurations. Here, 14 of our favorites.

### dark workhorse

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\$99, [homedecorations.com](http://homedecorations.com)

### high shine

**RESTORATION HARDWARE**  
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Size: 6 1/2" W x 12" to 20 1/2" H  
Try it: It's a modern take on the classic pharmacy lamp. With its wide, adjustable shade and swiveling arm, it's perfect for both the big picture and detail work  
\$109, [restorationhardware.com](http://restorationhardware.com)

### natural finish

**ILLUMINATION**  
Made of unfinished polished brass  
Size: 8" W x 12" to 20 1/2" H  
Try it: It's a beautiful, simple design. The lamp, which focuses on the task at hand, has a polished, perfect finish  
\$149, [illumination.com](http://illumination.com)





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# Victorian-style bath

Period-appropriate fixtures and elegant accessories make this bathing spot as beautiful as it is functional. Here's how to approximate the look in your house

by JESSICA DODDILL-EDITOR • Photograph by KAREN MEYERS

Thanks to their deep soaking tubs, graceful fringes, and close tiled surfaces, bathrooms of the century before ours are making just as much of a splash today as they did more than 100 years ago. It's no wonder, then, that when remodeling this bath in an 1890s home in Saint Paul, Minnesota, designer David Heide retained its original layout—down to the placement of the fixtures.

"Almost everything in the room is new, but it appears as if it's always been there," Heide says. To keep the look authentic, he opted for travertine and flooring made of Carrara marble, as well as a large console sink and a pedestal tub. He also incorporated antique touches by prepping a painting over the radiator and covering the walls in blue-gray Venetian plaster, a technique popular during the Victorian period. Read on for more ways to achieve this romantic, century-old style. ■

## curry iron table

Agate top helps show off the scrolling form of this slender enough to be accent table. \$60, pier1.com

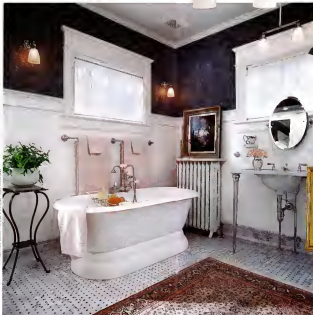


## nickel-finish sconce

Mount multiple of these simple fixtures, which feature a nickel glass shade. Bring back the mode for a soft glow. \$70, potterybarn.com

## basketweave tile

A marble mosaic floor speaks to the Victorian fondness for tiled surfaces, which is made. Peruvian rug revives the look. \$20 per square foot; available online. Vinyl rug, \$399, ikea.com



get this look  
for less

## two-light pendant

Secure your light's good look at your wall by hanging this brushed-nickel lamp above the vanity. \$200, regentwhite.com



## frameless mirror

Meet a beveled-edge mirror with nickel brushed-nickel hardware that lets you pivot the looking glass where you need it. \$74, homedepot.com



## wall treatment

Mimic the texture of this bath's pricey Venetian plaster walls by using a natural sea sponge to apply white gray paint over a living gray base. (Learn how at) Venetian plaster.com/sept2013/learnhowto4.jpg in Blue Heron and Silver Mist. \$62 per gallon, benjaminmoore.com



## silver vase

Add a gleaming touch to the side with fluted upstate mercury glass. \$28, columbian. 405.527.4444



## pedestal tub

Reaching the same shapely silhouette as the rock era model at left, this acrylic version is easier on the wallet. \$1,256, vinylaprilheadbath.com



## gold-leaf frame

Lined paintings and photos are old-world traits by adding them in this gleaming painted the reasonable artwork. 14 by 28 inches. \$30, diabolica.com



## Edwardian-style tub filler

This sleek model fused by Kyrilova gives gets European brass cross handles and ceramic-looked head shower. \$264, amazon.com



## Shortcut to a pale patina

A rag and a bit of primer can give plain wood the whitewashed look of driftwood

By DEBBIE GRIMMAN • Photographs by WENDY T. WOOD



Few things change the look of new wood faster than pickling, a process that takes almost no time or skill. Also known as whitewashing or bleaching, pickling turned to fire in the 16th century, when coarse lime was rubbed onto wood furniture to ward off insects. Today, pickling is used to create a soft patina that works well in a variety of settings, from a vintage-style mudroom to a rustic-wood kitchen. To give this plain oak bench an early aged look, decorative painter Ingrid Latta first scrubbed it up with a medium-grit sanding sponge, wiping away the dust with a microfiber cloth. Working in sections, she brushed on a mix of 1 part latex primer and 3 parts water, then used a clean rag to work the solution into the wood (below). She wiped off the excess with a fresh rag, exposing the grain, and let the bench dry overnight before adding three protective coats of semi-polyurethane and sliding the bench into a permanent spot on the porch. ■

**Full of life.** Once sanding has opened the pores of the wood, working in the pickling solution with a soft rag creates a fresh start for the go-along-through



No primer on your shelf of leftover paints? Try a pre-mixed pickling solution such as Minwax White Wash/Pickling Stain, about \$12 per quart at paint stores.

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#### Talk with your healthcare provider:

- about all your medical conditions, including kidney or liver problems, glaucoma, diabetes, seizures, or if you have bipolar disorder. Cymbalta may worsen a type of glaucoma or diabetes.
- if you have rising, right upper belly pain, dark urine, yellow skin/eyes, or unexplained flu-like symptoms while taking Cymbalta, which may be signs of liver problems. Severe liver problems, sometimes fatal, have been reported.

#### Important Safety Information (continued)

- about your alcohol use.
- about all your medicines, including those for migraine, to address a potentially life-threatening condition. Symptoms may include high fever, confusion, and stiff muscles.
- if you are taking NSAID pain relievers, aspirin, or blood thinners. Use with Cymbalta may increase bleeding risk.
- before stopping Cymbalta or changing your dose.
- if you experience dizziness or feeling upon standing while taking Cymbalta. This tends to occur in the first week or when increasing the dose, but may occur at any time during treatment.
- about your blood pressure. Cymbalta can increase your blood pressure. Your healthcare provider should check your blood pressure prior to and while taking Cymbalta.
- if you experience headaches, weakness, confusion, problems concentrating, memory problems, or feel unsteady while taking Cymbalta, which may be signs of low sodium levels.
- if you develop problems with urine flow while taking Cymbalta.
- if you are pregnant or plan to become pregnant during therapy, or are breast-feeding.

#### Most common side effects of Cymbalta

(this is not a complete list):

- nausea, dry mouth, dizziness, fatigue, constipation, diarrhea, decreased appetite, and increased sweating.

Imagine you with less chronic low back pain.

You are encouraged to report negative side effects of Prescription drugs to the FDA. Visit [www.fda.gov/medwatch](http://www.fda.gov/medwatch), or call 1-800-FDA-1088.

#### Other safety information about Cymbalta:

- Cymbalta may cause sleepiness and dizziness. Until you know how Cymbalta affects you, you should not drive or operate hazardous machinery.
- People age 65 and older who took Cymbalta reported more falls, some resulting in serious injuries.

#### How to take Cymbalta:

Take Cymbalta exactly as directed by your healthcare provider. Cymbalta should be taken by mouth. Do not open, break, or chew capsule; it must be swallowed whole. Cymbalta can be taken with or without food.

DO NOT AVOID ALCOHOL

See back page for additional information about Cymbalta, including **Black Box Warning** about antidepressants and risk of suicide.

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24. **WOODHILL** Center rule



## HOW IT'S DONE

## Build a desk with a hutch

Half-inch plywood is plenty sturdy for our desktop, which is 20 by 48 inches. If you want a wider or deeper desk, opt for 5/8-inch plywood, or affix stringers to the underside of the desktop to prevent sagging.



**1. Cut the parts.** Cut the desktop, back, sides, 1x3 apron, 1x2 cleats, and cubby pieces to size. (For a full cut list, go to [thisoldhouse.com/100p0111](http://thisoldhouse.com/100p0111).) Cut the cabinet's door into shelves for the hutch, as per the cut list. Use a utility knife and a straightedge to trim the acrylic top to size.



**5. Attach the cubby.** Glue the cubby to the underside of the desktop between the apron and the leg. Secure the cubby with 1-inch screws driven through its inner face into the apron cleat, and 2-inch screws into the leg. Turn the desk rightside up.

**2. Install the cleats.** Lay the back side, and apron pieces flat. Set the cleats on edge and position them flush with the top and sides of the flat pieces, as shown. Secure the cleats with glue, followed by 1-inch nails through the plywood and into the cleats.



**6. Trim the desktop.** Get molding to size, mitering the corners. Place the acrylic on the desktop, and position the molding so that its top edge is flush with the acrylic surface. Secure the molding to the desktop with 1 1/2-inch nails spaced a few inches apart.

**3. Assemble the cubby.** Glue and nail the cubby's top and bottom pieces between the divider side pieces. Nail a 1x2 strip across the back of the cubby, flush with its bottom edge, to keep contents from sliding out.



**7. Make the hutch.** Turn the cabinet box on its side and nail through the top and bottom to secure its shelves as vertical dividers. Glue and nail shorter dividers to one horizontal shelf with 1x4s. Nail the other shelf into place in the hutch.

**4. Attach the base.** Fasten the legs 1 inch from each edge at the corners. Glue the back, sides, and apron in place, their cleats flush with the inner faces of the legs, as shown. Drive 2-inch screws through the cleats and into the desktop, use 2-inch screws to go through the cleats and into the legs.



**8. Trim the hutch.** Cut trim to size, mitering the corners. Nail trim to the top and bottom edges of the hutch's front and sides. Nail hardwood to the back of the hutch. Attach self-stick cabinet door bumpers to the hutch's underside before placing it on the desktop. ■

## get specific:

For step-by-step instructions, go to [thisoldhouse.com/100p0111](http://thisoldhouse.com/100p0111).

PHOTOS: GUY LAWRENCE FOR THIS OLD HOUSE



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## FROM SCATTERED STORAGE TO SHOWSTOPPING WORKSPACE

Last March, *This Old House* invited our readers to enter the **Makeover My Garage** contest for a chance to win a complete garage makeover. As we poured over more than 1,400 entries, a common theme emerged. From scattered tools to misplaced toys, readers across the country lamented that they just don't have the right organizational products (or plans) to get their garages in order.

With a lot of help from the experts at Gladiator® GarageWorks, we transformed the garage of our winner, Chris Baldwin of Oakleyville, Florida, into a streamlined and efficient space the whole family can enjoy.



PHOTOS: MICHAEL GOODMAN

The Baldwin family garage is truly multi-purpose, acting as a carport, a workshop, and a storage room. And with a 2-year-old son, and a baby on the way, being able to store sharp tools and objects out of the children's reach was a top priority.

To set their vision of a safe, efficient, and organized garage into motion, we turned to Matt Ross of GarageWorks Organization and Design. Matt gave the Baldwins a sneak peek at the soon-to-be-released Gladiator® Design Studio, a user-friendly online planning tool that allows customers to plan and design their own space with products from the Gladiator® lineup. "They chose the Premier line of Gladiator® products, which is made of welded steel for superior strength and durability. We plotted in the dimensions, and we added the Gladiator® GarageWorks system on each wall of his garage within the Design Studio tool. We mapped out work areas, storage needs, and made sure we had enough room to fit the family car. We hit 'print', and I had the perfect blueprint to create his new, decked-out Gladiator® garage!"

All Gladiator® GarageWorks cabinets are fastened with universal locking track plate design with magnetic latches for complete security.



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**LEFT:** Gladiator® GearTrak® Channels are compatible with Gladiator® hooks, Gladiator® Shelves, Drawers, Bins, and Accessories for completely customized storage.

**RIGHT:** Gladiator® Clear™ Advanced Bike Storage is C-Clips securely suspended tubes, sockets, and other bulky items that would typically take up valuable floor space.

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For inspiration and ideas, download Gladiator® brand's free brochure, "How to Get Started Transforming Your Garage," at [gladiatorgarageworks.com](http://gladiatorgarageworks.com). And watch for the launch of the Gladiator® GarageWorks Design Studio tool, coming soon!

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TOH  
TV

## Sleuthing out a house's age

It took the sharp eyes of Tom Silva—and a crack duo of architectural-history detectives—to uncover the clues that revealed the true heritage of the latest TOH TV project

by KATHY HANCOCK • Photos by JILLER • KELLER

Joe and Becky Titlow never questioned the details they'd read about their historic clapboard home in Bedford, Massachusetts, the subject of the fall 2011 season of *This Old House* TV. All the history books say that the house, known as the Nathaniel Page Homestead, was built around 1667 by Mr. Page himself, whose grandson, Nathaniel Page III, was a flag bearer during the Revolutionary War. And it's listed on the National Register of Historic Places with a 1687 construction date. "There are all reliable sources. We figured the experts had done their homework," says Becky.

But TOH general contractor Tom Silva had his doubts. When visiting the Titlows to help them plan a renovation, he searched upon some evidence that made him believe it had been built decades later than claimed. So, before work began, TOH TV teamed up with a couple of old-house sleuths to do some detective work on what became a fascinating mystery of the house's true age. On the following pages, learn how all the clues added up.



**a place with a past.** ABOVE: Joe and Becky Titlow is third of the Nathaniel Page Homestead, which they've called home since 2007. The second structure is in front, and there have been two additions: a rear one in the 1800s and one on its west side in 2004. The Titlows are updating the kitchen in the rear addition and adding a family room and a new entry. LEFT: A workbench from the period sits on the construction site.

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**BOSCH**  
Invented for life

The beveled edge was likely added during construction after the house was finished, says Tom Sileo.



It's all in the details. Tom Sileo points out the beveled edge on the long wooden support beam in the study's ceiling—one of the first signs that the house was not as old as it seemed.

## EARLY CLUES

With decades of experience under his toolbelt, Tom has a keen eye for architectural and structural details that most people wouldn't give a second glance. The first thing that tipped him off was a rounded, beveled edge on the long wooden support beam in the study (known as a summer beam). "It looked like one from the house I grew up in, which was built around 1750," he says.

Next, in the half-height bathroom, Tom noticed floor joists that were carefully advanced for what was supposed to be a 17th-century structure. "Back then, joists were just laid flat on half, and floorboards were laid on the flat side," he explains. "But these joists were milled to a rectangular shape."

Intrigued by Tom's observations, everyone agreed that more study was needed. So the TCM team got local architectural historians Joseph Corrado and Anne Grady on the case. These two investigators, with their vast knowledge of early New England home styles, started out more clues that would help piece a clearer picture of just how old the house really was.

## GATHERING EVIDENCE

Historians have had reason to believe the Nathaniel Papp home was built between 1690 and 1720, an era known as the First Period, when British colonists first settled New England. Records show that the land was purchased in the mid-1600s, and the house's wood framing and original central chimney (long since dismantled) are concrete evidence of this era.

But homes built during the First Period, which followed the First Period and lasted from roughly 1720 to 1790, often resemble their elder cousins. "We looked for details that would make this house fall into one camp or the other," says Corrado.

He and Grady inspected the rooms one by one and noted an attic door that likely dates from the 1600s. "What tells me this is the iron strap hinge, the thumb-latch closure, and the board-and-batten construction," says Corrado. The front door is built in a similar way.



**MOORE HINTS LEFT** A gusseted post, nestled in the fireplace in a corner, looks carved in a style found in 18th-century construction. The paneling added to it is "very Georgian," says Joe Corrado. **ABOVE** The dining room's center beam is original, but the beveled edge is mimicked by paint. Crown molding was likely added in the mid- to late 1800s to give the room a fashionable Greek Revival look.



↑  
The placement  
of the windows  
was a key detail  
in the early 1700s  
when simpler  
details prevailed.

Other historians told a different tale. The windows' novel shape, which Cornish says are original, closely resemble windows designed in the early 18th-century in New York, in Gloucester, Mass. "You wouldn't see window shapes such as this in a 1600s house," he says. In a second-floor bedroom, jamblock posts (joined for their resemblance to jambs) have a flared top that allows room for a frame joint connecting the walls and the roof. But, unlike posts from the 1600s, they lack decorative carvings. He and Grady also believe that painted, Georgian-style window shutters were added to the house, not added later. And two major features were hard to miss: The windows were placed more symmetrically, and the roof was pitched less steeply, than those typically seen on First Period houses.

Turns out Tier's hunch was correct. The renovations succeeded many more Georgian than First Period elements. Cornish and Grady agreed that a minor window construction date for the Nathaniel Page house dated to circa 1720—more than 30 years later than all the history books said.

#### A COMMON MISTAKE

So the historical record will be corrected. But why did everyone get it wrong for so long? Basically, no one had studied the house closely enough, which is common with very old structures. "The 1667 date in the National Register came from the application for the list, which was filled out in 1977," says Grady. Today, applications are

#### History's mysteries

TOP: LEFT, Joe Cornish and team owner Joe and Kelly Thomsen consult a notebook on early New England houses to match up architectural details. ABOVE, The novel jamblock posts in the shutters are angled, an option with 17th-century styles. RIGHT: The white roof was likely made in the 1600s and installed in a different house before it was used here.



submitted more closely and require further proof of age, including photographs that help date the architectural elements. Had such photos been reviewed then, the date would very likely have been modified.

TOM master carpenter Norm Abram adds that houses built centuries ago incorporated new and old parts out of necessity, which causes confusion when assessing a construction date. "It was harder to build things then, so people reused parts such as doors and windows. You can't just assume that a house is as old as the oldest piece of it," he says. This would explain the presence of the 17th-century doors.

The Tidwells, meanwhile, plan to keep the circa 1720 structure largely intact, while overhauling the kitchen and adding a family room and an entry with a mudroom and powder room. Says Kelly, "Now we just need to add another story to our to-do list: changing the historical plaque." ■

#### Learn more

Read about the ongoing window analysis at [thisoldhouse.com/learn/DOH](http://thisoldhouse.com/learn/DOH).

# CATCH UP WITH THE CREW



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Produced by PBS in association with



## Taking the blah out of a basic split-level

A bold new approach to the garage and a clever trim treatment boost character

By STEPHEN BARNUM • (Illustrated by FORWARD DIGITAL)



(before)



"I like my house, but I just find it kind of boring," says Lori Olsen of her 1991 color-cube split-level in Delano, Minnesota, where she lives with her husband, Larry, and the youngest three of their five children. "I'd just like to see what could be done to spruce it up," she says.

For inspiration, we went to architect Paul Hansen of SALA Architects, just down the road in Minneapolis. "I took the basic form and tried to use it in a way that adds character," Hansen says. To scale down the imposing gable, he separated it from the garage with a strong horizontal trim line and rounded outer angles that contrast with the chighboards below. The garage got Craftsman-style doors and a pergola for warmth and dimension. Hansen unified the box of windows into one harmonious element with trim that echoes the garage doors. He also jetted the metal porch columns in favor of one-liner posts of his own design. Extending and dressing up the front walk makes for a more welcoming approach. And how do the Olsons welcome all the suggestions? "I know what I like when I see it," says Lori. "Love it." ■

### Finishing touches

Just-right period accents provide a classic look without going overboard. ▶



**bracket**  
Painted-for-trim brackets create a foundation for the handsome pergola. *PaintboxMarket*: \$35



**scene**  
Mission-style scenes add another level of authenticity. *included* *Lives Lighting*: \$45



**stain**  
A tan and gray palette. *Interiors in Green* *Lightens the look*. Cabot, about \$35 per gallon



**door**  
Nothing says welcome quite like a classic wood door. *PaintboxMarket* *Designs*, from \$500

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you live near a salmon stream, everybody needs to do their part."

Of course, rain gardens aren't just for those with well-known flood-prone areas nearby. They are helping non-rain-water problems too: landscaping strategies all across the country—filtering out pollutants and keeping them from washing into waterways, and allowing rain to percolate back into the soil, where it can replenish the water table. In dry desert areas and in city gardens with old low soil, they make the most of every rainfall.

Homeowners don't usually have the luxury of getting free rain gardens, of course. But teaming up with neighbors to put in a bulk-dance or more or even is still a great idea. It multiplies the environmental benefits, reduces the work, and even money. Neighbors can pool orders for plants and compost and share the cost of bringing in a crew with an earth-moving machine.

Rain gardens vary in their final look, though not their focus. There's always an inlet, usually a pipe carrying downspout water, or sometimes a surface channel to direct runoff from a driveway or lawn. The garden bed



## how a rain garden works

While they may seem just the pretty little front-yard flower beds, rain gardens function like mini-ecosystems by soaking up and filtering rainwater runoff. Usually there's a downspout, before it runs down the street and a retention natural waterway. Rainwater soaks into the soil, and the plants and the soil help to filter out pollutants, nutrients or bacteria. Rainwater soaks into the soil, and the plants and the soil help to filter out pollutants, nutrients or bacteria. Rainwater soaks into the soil, and the plants and the soil help to filter out pollutants, nutrients or bacteria.

**pooling depth**  
The water-filled basin soaks up rainwater (12 inches of rainwater during a storm)

**overflow**  
A gravel-filled trench collects and drains water should the garden overflow

**mulch**  
A 3- to 4-inch thick layer of mulch helps to keep the soil moist

**soil**  
Soil is the most important component of a rain garden. It should be a mix of sand, silt and clay.

**complete how-to**  
Find plant lists for rain gardens and more information at [www.nrc.gov/rain\\_gardens](http://www.nrc.gov/rain_gardens)

ILLUSTRATION BY J. M. HARRIS

## three rain gardens, three looks

Garden designer Hilary Hanks followed each of these rain gardens to the homeowners' needs and site. They vary from a simple but effective foliage plants and flowers (OPPOSITE LEFT) to an ornamental show maintenance ornamentals garden (OPPOSITE RIGHT) to a bed overflowing with bright blooms (ABOVE).

soil consists of a "buffy" mixture of compost and soil (sometimes with added sand), shaped on top like a shallow bowl. This gives rainwater a place to pool during a storm. There must also be a rock-lined outlet for overflow. And, finally, there are tough plants. These must tolerate having "wet feet" (saturated roots) during rainy weather, yet they must be able survive without rainwater in dry spells.

It is the combination of hardy plants and soft soil that allows rain gardens to work their magic, says David Hynd, who coordinated the Puget Bay project for Stewardship Partners, a Seattle nonprofit that is trying to build 12,000 rain gardens in the Puget Sound area. "The whole idea is to have the water be absorbed back into the ground and filtered naturally, the way it used to be when the area was still forest," he says.

Before the 18th Street rain garden, roof runoff flowed into the street, picking up oil and other pollutants from the pavement before discharging into a storm drain that flushed directly into the stream. In a storm, it took just minutes for the creek to rise rapidly, causing erosion that covered gravel sidewalks with silt. Now, gutter water is channeled into the rain garden, where plants roots and the spongy soil absorb the water over the next day or two, and the water trickles into the surrounding earth. It still moves toward the creek, but at a snail's pace, so it's a very clean and cold, keeping the fish happy.

And on top, who is people use the creek, how did the two gardens turn out? "Must do everything I wanted," Hanks says. "Before, I had standing water in front of my doorway when it rained. Now the downspout water is piped directly into the rain garden." Her entry remained dry all last winter, one of the wettest on record. Besides that personal benefit, Hanks loves the way her garden is encouraging individuals to make a difference in protecting the environment. Strolling along streets in a popular park in Puget Sound, and possibly other places to find signs like the rain garden. Says Hanks, "People will ask, 'Can we come up and look?' I say, 'Sure.' That's the whole purpose: It's great that we can spread the word."

## landscaping

## how to build one

This Puget Sound, Washington, rain garden was created to absorb and filter roof runoff via a flexible pipe attached to the house's downspout. Here's an overview of how it went:

**Step 1:** The garden's shape was outlined with spray paint. Then a soil outlet pipe was removed for easy access.

**Step 2:** The flexible pipe was buried in a trench.

**Step 3:** The kidney-shaped bed was filled with topsoil, then leveled with a hand tamper.

**Step 4:** The bed was filled with organic-rich garden soil—in this case the existing soil was heavy clay, so it was replaced with a blend of screened sand and compost mixed with native soil.

**Step 5:** Gravel was added to the trench and the pipe outlet and filled the overflow trench.

**Step 6:** Plants were placed with attention to spacing; plants were in the ground.

**Step 7:** Plants were placed with attention to spacing; plants were in the ground.

**Step 8:** Plants were placed with attention to spacing; plants were in the ground.

**Step 9:** Plants were placed with attention to spacing; plants were in the ground.

**Step 10:** Plants were placed with attention to spacing; plants were in the ground.





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## Build a wood fence

A cedar fence featuring square lattice and chunky posts creates a decorative yard accent that'll stand up to any climate—and plenty of neighborly ogling.

By JENNIFER STEINSON • Photographs by KYLE SMITH

**Cost:** About \$40/linear foot (includes 12 to 16 hours)

**Difficulty:** Moderate. Aligning the posts requires precision, but building the panels is not complex.

Any old fence will cushion off a space, but a handsome design built from cedar posts also boosts curb appeal, which can't be said of ornate, frost-chased heds. And though cedar is pricey, choosing pressure-treated 4x4 posts in 12 cedar instead of paying for solid 6x6 cedar posts can save you money by ensuring clear cedar for prominent areas and using common cedar in places where no imperfections won't show.

"Just be sure to call 811 to have utility lines marked before you dig," says The Old House contractor Richard M. Smith. Read on to see how to put this beauty together.



For complete instructions, turn the page.







# 28 thrifty ways to customize your cook space

Upgrading your kitchen needn't cost a fortune. On the following pages, see how painted cabinets, stylish task lighting, vintage fixtures, and clever storage ideas can create made-to-order looks for less **by Stan Williams**

## Make it warm and inviting

**1. Colorful cupboard** Turn a built-in design unit into a focal point by painting it a different color than your kitchen cabinets. To mimic the finish on this two-piece cupboard, by Behr's Premium Plus Ultra Interior Semi-Gloss Enamel paint and primer in one in Brookwalk, \$34 per gallon, [hometipspot.com](http://hometipspot.com)

**2. Targeted task lighting** Install mini pendants over an island or a peninsula to bring light down from ceiling height to the work surface. Similar to shown: Thatcher Light Peninsula Island with frosted glass shade, \$89, [ballarddesigns.com](http://ballarddesigns.com)

**3. Wood countertop** Soften the look of your kitchen by topping base cabinets with a wood counter finished with a food-grade sealer. Similar to shown: Laguna beach countertop, \$28 for a 2-by-8-foot slab, [ikea.com](http://ikea.com). Blackwood Wood Counter Polish, \$13, [greenbuilding-supply.com](http://greenbuilding-supply.com)

**4**  
Give open shelves a cheery, intentional look like the ones in this island by displaying a face from a seasonal paper. \$4 per sheet, [fiskalbooks.com](http://fiskalbooks.com)



## Go for a cheery retro look

**5. Showstopping sink** Make an old farmhouse sink, such as this mid-century minty-green one, the centerpiece of your kitchen cleanup zone. Find one at a salvage yard for as little as \$175. Inspect carefully for scratches, chips, and rust spots, and they're a station you can live with; you'll be hard pressed to find a pro who will repair the surface and take on a new porcelain glazing.

**6. Wood wallboard** Protect walls from scratches and splashes with butcher-grade, moisture-resistant beadboard. See list to show. *Beardboard*: [beardboard.com](http://beardboard.com), \$5.10 per square foot; *beardboard.com*

**7. Vibrant flooring** Enliven the skeleton of your kitchen with a durable and naturally antimicrobial linoleum that refers to the color of your wall paint. Similar to shown Armstrong Marmorette with Pink/Gold in Glauco, \$3.44 per square foot. [linoleumart.com](http://linoleumart.com)



## Trim out and accessorize

**8. Open-air storage** Remove the doors on an existing upper cabinet and fill the interior with a glass rack for easy access to everyday dishware. This rack is perfectly placed within arm's reach of the sink. Similar to shown: Open Air Pots and ready-to-assemble rack in white. \$49. [kitchenware.com](http://kitchenware.com)

**9. Backsplash accents** Use a few overhanging or hanging ceramic tiles as a fun color, such as these red squares I arrived on paint, to punch up an expansive all-white backsplash. Find small quantities of matching tiles for an affordable search at Habitat for Humanity ReStore outlets. Find a store near you at [habitat.org](http://habitat.org).

**10. DIY dishwasher cover** Rather than replace a dated dishwasher with a new stainless-steel one, refresh a wood cover painted to match your kitchen. For the look of a distressed panel design, give end mill panel matching to 1/4 inch plywood cut to the desired shape of your dishwasher's front. Use a clear one-backed back panel to keep the surface in the clear. Materials, including a 15-foot roll of Vikrol industrial Strengths, \$50. [homedesign.com](http://homedesign.com)



**11. Top your deckchair** with a marble top made of stone or glass. 3 inch White Gray Polished Marble. \$28 for 3 inch. [marbleworld.com](http://marbleworld.com)

## Spiff up and simplify

**13. Painted cabinets** Revive tired wood cabinets by painting them in light blue. For a fresh and timeless look like this one, brush on a 100 percent acrylic latex primer. Then coat with Advance White Room Interior Alkyd Semi-Gloss in Sweet Pea. \$45 per gallon. [bedpenn.com](http://bedpenn.com)

**14. Handsome hardware** Swap out old knobless pulls for updated versions with more pizzazz. Similar to shown: Metal Bar Pulls by Madsen Metal. Knob in brass with nickel-plated chrome rollers. Starting at \$4.35 and \$3.29 each. [vandyke.com](http://vandyke.com)

**17. Tie in appliances** Hide an existing white range, fridge, and dishwasher in plain sight by coordinating the in with other finishes in the room. Here, the fly-white lacquer for the countertop and white paint on the wood floor create a unified look. Similar to shown: Whimsical Designer White Linen by 3-in-1 Touch counter, \$71, and Valparaiso's Lark Satin Finish and Floor Paint in white. \$20 per gallon. [lark.com](http://lark.com)

## DIY countertop

Learn how to create your own kitchen surface at [thismamas.com/step202](http://thismamas.com/step202)

## Be smart with stock

**12. Pulley lights** Install fixtures that adjust to your needs. These pendant can be pulled down for task lighting or raised for ambient, whole-room illumination and to prevent hard bumps when the workable is retracted than the center of the kitchen. Similar to shown: Porter Pendants with white ceramic shade. \$75 per pair. [porterpens.com](http://porterpens.com)

**13. Handsome cornice** Bridge the gap between cabinets and ceiling with long, one-piece polyurethane crown molding you can install yourself using decorative nails. Similar to shown: Charleston crown. \$51 for 6 1/2 ft. [livinghome.com](http://livinghome.com)

**14. Instant island** A freestanding marble, such as this butcher block topped model with a bottom storage shelf and two lullaby cut, does the job without being too big for the price. The table can also be moved to a corner of the kitchen to serve as a buffet station. Similar to shown: Island Kitchen Island in unfinished solid birch. \$279. [ikea.com](http://ikea.com)





## Take the edge off modern

**18. Shag-style doors** Give cabinets with clear glass fronts a frontier twist by leaving the backs of the glass doors with durable, long-lasting untreated rice paper. Simply cut the paper to size and adhere with double-sided tape. Similar to shown: Cloud Seven \$30 for a 3-by-5-foot roll; [etsy.com](http://etsy.com)

**19. Rustic walls** For a backsplash with textural appeal, use a tile with a hole. 12-inch-wide squares, and install the tiles in a running bond pattern, as shown: MS International Three Rivers Quad 1/4 inch-thick tile \$20 for a case of 33; [buriedpost.com](http://buriedpost.com)

**20. Countertop clutter buster** Hide your toaster and coffee maker inside a DIY appliance niche. Painted steel kits (copper, maple, or oak, for a liner is shown) (shown) or corner cabinet organizers start at \$76; [caldwelldesign.com](http://caldwelldesign.com)



## Craft cottage charm

**21. Wood paneling overhead** Line the ceiling with reclaimed floorboards for added texture and color in an unexpected place. Similar to shown: Vermont Woodcraft Medley from The Natural Antique Wood Flooring collection, starting at \$3 per square foot; [www.etsy.com/shop/medleywood](http://www.etsy.com/shop/medleywood)

**22. Metal frame pendant** Give a vintage hanging light a whimsical nod by entering a lamp through the shade's wire frame and securing the fabric with cotton twine. Be sure to use a cool-burning CFL bulb. Shaker fine-market fixtures go for as little as \$25. Buy in assorted colors, \$4.99; [great-garage.com](http://great-garage.com)

**23. Concrete counter** Make your own poured-concrete top using a prospect apron and a form kit, available only to FDI readers. Quikrete Countertop Mix, about \$24 for an 80-pound bag, is sold only at select centers. Portland's form kit for a 4-foot-by-25-inch slab \$25, including an instructional DVD; [protech.com](http://protech.com)



## MONEY-SAVING STORAGE IDEAS

**24. WIDE-RACK** Make space for wine bottles by mounting the rack on a bare cabinet and lining the open shelves with scalloped wood inserts. Save River Wine Rack Accessory Kit \$24 for a five-bottle model; you can find it to fit inside a standard 36-inch cabinet; [sears.com](http://sears.com)

**25. RING JOINT** Hang a privacy curtain anchoring it on a tension rod to cleverly conceal the under-sink area. Try a Bonix, with a Waverly's 5.5-inch-wide panel in Antique \$25; [lowe.com](http://lowe.com)

**26. OPEN SHELVES** Show everything dishes without fuss by revealing open shelving. Ekby Järpen 28-inch wall shelf in black brown with Ekby Järpen aluminum brackets \$20; [ikea.com](http://ikea.com)

**27. REUPURPOSED TABLE** Rather than add built-in base cabinetry below an existing wall hung cupboard, pick up a \$25 thrift-store table. Touch it the look with built-in pieces in matching shade of semigloss latex paint.

**28. HANGY NICHE** Carve out a shallow shelving unit between studs. Frame the nooks, line with plywood, and fit with shelf boards. For a finished look, trim the edges with moldings. Less than \$100 in materials at lumberyards ■



## ageless update

THE **1911** ROWHOUSE WAS AN **eclectic** BLEND OF ARCHITECTURAL **details** FROM THE START. NOW OPENED UP FOR FAMILY LIVING AND FINISHED WITH A CHARMING **mix** OF **salvaged** FINDS, IT'S READY TO WEATHER ANOTHER CENTURY IN STYLE

by deborah halberstam  
photographs by james carroll  
produced by celeste senales  
styling by erin o'neill



"The rowhouse is a blend of modern and vintage architecture. The kitchen is a mix of white cabinetry and a large, rustic wooden island. The family is gathered around the island, preparing food and drinks. The overall atmosphere is warm and inviting, showcasing a blend of modern and vintage architectural elements."

S

ping a house through a remodel is dirty work, but somebody's got to do it. And at the San Francisco home of Jenna Miller Pellet and her husband, Steve, that would be Jenna. "I enjoy the process," she says of toiling out old baths, squeezing in new ones, and mollifying crew members who threaten to walk off the job. Surprises rarely fare too well: "I always need to be working on something," she says. • A very blonde with energy to spare, Jenna steered her husband through the renovation of two condos and a house in the Richmond district near Golden Gate Park, adding beds Peyton, now 7, and Aris, 5, along the way. "It was the worst house imaginable," she recalls fondly, "a water-pouring-through-the-roof kind of house." All went well until the work dried up, at which point Jenna homed in on this ready rowhouse across the street, its recent small, dark, and dated



—JENNA

The dining room is original striped woodwork, which the couple first dark-stained, then painted it a warm white. Jenna says the white paint "was for the cabinet doors—wanting to keep the fireplace woodwork the same gave the space a light, bright look."



Steve, who works in precision-technology sales and pretty much avoids all DIY activity, was a little surprised when he was proposed that they take on a new project—again. Actually, Jenna concedes, "he was flipping out."

But even he had to admit that the century-old house deserved a little attention from a relentless salvager like Jenna, who has been known to board old cathedrals, dance floors, and stained glass "in case I need them someday." So maybe the double-things are longer worn up and down—the house had other virtues, including a rich past

It was built in 1911 by a developer named Fernando Nelson, who, like Jenna, was self-trained, focused, and broad in his tastes. Before moving to a mansion nearby, he put up thousands of working-class houses, using his maverick eye for other builders' details rather than hiring an architect.

Nelson crisscrossed that house, along with a number of its neighbors, on the site of a former amusement park. It has a front-facing gable, tall banks of windows, strong horizontal trim, and entry stairs rising sideways to a

Striped maple floorboards and a red-pink fabric keep the living room airy. A stack of wire bins with folded bedlinens serves as an end table. *Aug 19/24: Graham, Richmond*



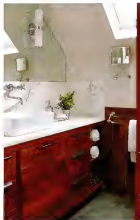
glassed-in front porch atop a street-facing garage. When the Peimans bought it, the house had 2,336 square feet, with five bedrooms, one and-a-half baths, and seven fireplaces located in three grassed garages.

But as the couple stepped over the lower side of the porch floor, they could see work stretching out before them. Blue carpet covered the hardwood floors, and wall-to-wall dark woodwork decorated the dining and living rooms. On the second floor, the beds sat back-to-back, with only a W.C. on the first or third floor. The kitchen was divided between two rooms, with the sink area on an enclosed back porch where the washer and dryer also hung out.

Yet, "even with all the dark woodwork I could tell the house had lots of natural light," says Jenna, who mainly envisioned converting part of the porch to a breakfast nook and painting everything white.

That was before the couple realized the one working fireplace needed a new flue and the furnace needed replacing. Instead of endearing, "we spent that first year stripping wallpaper, pulling up carpet, replacing

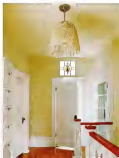
The master suite's stylishs also include rounded barstools (Kutson) in the kitchen (LEFT), ceilingless wood cabinets, a wall mount (Lowe's), and a vinyl sink in the bath (BELOW). The homeowners refinished the built-in shelves on the second floor (OPPOSITE) and added vintage-painted glass over the door to the kids' beds (Frost). Soft pendant lights (Exclusive Hardware) (pending) and Anthropologie (left)



wall coats in the old windows, and repairing cracks in the walls," Jenna recalls.

Help arrived in the form of general contractor WD Iron House, joined by architect Julia Lai, who agreed to sustain Jenna's ideas into a application for building permits. All agreed it would make sense to create the new kitchen as the old cooking space and open it to the dining room. Then, in one thing leads to another fashion, they hit on the idea of turning off the back porch and greasing on an open firebox room where the kids could watch TV under the eye of whoever was at the sink.

To shorten everyone's days, they would wiggle in a



first-floor powder room and dispatch the washer and dryer to the second floor, near the kids' bedrooms. The house had no master suite, so the couple decided to colorize the top floor, adding a bath and three skylights.

As the layout was undergoing an update, the decor moved in a new direction too: one part contemporary contemporary, one part vintage items. After spotting reclaimed-barn-wood flooring it a store the frequent, Jenna knew she wanted that same rustic-hale ridden, character-drenched look for her kitchen and family room. Moving quickly, she went right to the source and put in an order. "Steve figured out," she says. "He goes, 'What is that? It looks like subflooring!'"

Home had persuaded the family to downsize to a rental, but Jenna didn't exactly disappear. She popped in regularly, taking thankless tasks, like replacing creaky hardware on glove-compartment-style cabinets built into the wall of an upstairs hall.

When she wasn't struggling with mule legs and a new roof, finding better spots for the skylights, customizing a kitchen island, or devising a cool new palette for the exterior, Jenna was head-dragging Vista's crew, raising eyebrows and compelling one of her Chinese carpenters to really quit—some thing to do with the placement of cabinet hardware. Also, not everyone shared her taste for salvaged goods. After producing a well-worn front door, complete with mold rot, and taking what the hanger of old, big rule in front of the new master bath, she says she had to override whod-wagging phone of "Cheney No good."

## floor plans

The family room, note, and a master enclosed porch, the kitchen were opened to the dining room, and a half bath and deck were added nearby. On the second floor, two bedrooms were merged. The third floor gained three skylights and a bath.



1st floor



2nd floor



3rd floor



Redwood and artfully tiled steps gave the third level secrets (BEFORE) when it got.



1. Charming corbels in enhanced white enamel bases and a crackle glaze. Frosted bronze fine-line lattices dividing main opening.
2. An arched wire beveled-toe swiveling tray keeps spice jars in line with dome's arched top handle. Mirror, chrysanthemum display, soapstone.
3. A carved cabinet, splined up with pastel wallpaper, a mirror and a small vase. The large outside top shelf.



Jesus is still counting the artifacts that turned into sacred spaces. When a broom in a bathroom at the mill delayed the burn-wood flooring, she had to scramble to get the ladies down. But this also allowed her to watch part of the order to whisk her to the master bath. Then all she had to do was brush an installation, where the fire



**On the second**  
floor, the  
household's  
garage has  
been turned  
into a verifi-  
cable storage  
area. The  
owner says he  
has no other  
storage space.



1857

Indeed, it's not often that a year of dust and disruption ends as happily, with Jenna hanging out a shingle as a remodeling consultant while the rest of the family enjoys a chance to relax—at least for the moment. Other homeowners may dwell on the headaches, but not her. Pausing to turn it all up, she says, "I feel like this house is the one where all the memories were good." ■

# READ THIS BEFORE YOU REMODEL YOUR KITCHEN

Don't visit a showroom or meet with a pro without our expert advice on creating the cook space you've always coveted. BY JOSH DUKSOFF  
ILLUSTRATION BY ERIC LARSEN

## WORTH THE SPLURGE

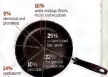
- 1) **Second sink:** Place it outside the main cooking and cleanup zone so that a second chef can prep food, wash hands for dinner or bartend during parties.
- 2) **Painted cabinet ends:** These decorative panels, which are essentially veneers, come in a vast array of colors and textures, give your kitchen a custom-built, furniture-like look.
- 3) **Full-extension, soft-close drawer glides:** Installed under or on the sides of drawers, they allow it to glide smoothly out of the cabinet so that you can reach everything inside. Plus, they eliminate slamming.

## NOT WORTH THE SPLURGE

- 1) **Glassed, distressed, and cracked finishes:** These can increase cabinet costs by as much as 30 percent and can start to look dated as trends change.
- 2) **Por filler:** It does make filling the post-pipe water but it doesn't help with the long-term look of curing bubbles when the water enters your dishwasher or floor.
- 3) **Water heater:** Don't install one if you don't have it. Most water heaters are installed at precisely 55 degrees F.

## WHAT IT COSTS

Whether your budget is \$500 or \$50,000, here's how it tends to be allocated.



Source: National Kitchen and Bath Association

## THREE WAYS TO SAVE ON CABINETS

1. **Choose a mixed material:** That often is the door style and finish you want in a standard cabinet, with no up-charge.
2. **Don't pay for factory-built or custom organizers:** After market kitchen island, rollout trays, and back of the door spice racks are a fraction of the cost of the built-in ones. Or, you can use a combination of the two.
3. **Avoid custom configurations:** You can often use stock cabinets to create a custom configuration. You can also use a combination of stock cabinets and custom cabinets to create a custom configuration.



## BEFORE YOU DO GRANITE

Consider these stone-resistant, man-made alternatives that never need to be sealed.

**Engineered stone:** Offers a quartz-like look minus the variable veining, with a zero-maintenance, non-porous surface. The rock-based quartz and resin slabs also come in brilliant colors that you can't find in nature. Such as green apple, juicy orange and fire engine red. Shown: Laticia Aurora by Cosentino.



**Solid surface:** Can be ordered with an integral sink, so there are no seams to drain. Its warm, marble-like veils don't absorb liquids, so it gets scratched. The acrylic polymer material comes in dozens of colors, including ones that mimic the look of stone, such as Carrara marble and lapis lazuli. Shown: Blured Sands by Corian.



## KITCHEN PRIORITIES

If budget doesn't allow you to create your dream kitchen one shot, don't compromise. Do it in phases.

### WHERE TO INVEST NOW

**LAYOUT:** This is the time to sign the floor plan. Add the island and rearrange the flow.

**INFRASTRUCTURE:** Get the framing, subfloor, windows, plumbing and electrical right or all those new finishes and appliances won't perform as expected.

**CABINETS:** Go for quality construction, premium glides and hinges, and as many cabinets as you can afford.

**COUNTERTOPS:** Go with a full-width countertop to make it easier to install. Or, if you're on a budget, go with a partial-width countertop. But don't forget the old adage: Measure twice, cut once.

### WHAT CAN WAIT FOR LATER

**New appliances:** Unless you're changing their overall configuration, your old range and fridge will work just fine until you get your new kitchen.

**Pricy light fixtures:** Throw in some pop-up lights while you're at it, and you'll have a good idea of what you want.

**Spurge-worthy faucet:** You can get a decent one for less than \$100. If you go over for a custom one, you'll have to wait for it.

**Backsplash:** Paint the walls above your counter with a scrubable semigloss to protect them while you're up for that glass top. Having it all also gives new cabinets time to settle into place and get the look you want.

## THE MOST VERSATILE SINK

A single basin, the bigger the better. But no deeper than 10 inches, or you'll be up to your elbows in water all the time and leaning on the floor. Choose one with solid bottom, lock-on gloves, trans-foam, and a drain placed toward the back of the basin so that it won't get clogged by a stack of dirty dishes.



## now get inspired

See more and after photos of kitchen and living room remodels. Visit our kitchen and living room remodel gallery.

ALL  
ABOUT

# Kitchen faucets

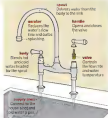
For a quick and easy upgrade in a home's most popular room, nothing makes a bigger impact with less sweat and expense than replacing an outdated faucet. **By Jim Gorman**

**Of all the working parts** in a kitchen, the faucet might be the one we most often press into service. According to faucet manufacturer KWC, the average family turns on the tap more than 40 times a day, whether to fill a pasta pot, rinse off salad greens, or simply get a glass of water. That's a lot of on-off cycles for a product that should last for years.

Today, these workaholic fixtures come in a wider variety of designs and price points than ever. High-end models can cost up to \$2,100, but prices are actually trending in the opposite direction. In fact, you can score a kitchen faucet for as little as \$115, though we don't recommend it; expect to spend about \$300 or more.

By and large, even budget-priced cartridge-valve faucets are a big improvement over their compression valve cousins of yore. Better manufacturing and engineering helps them stay drip-free and last longer while keeping their looks, and quick-connect fittings have made them a cinch to install. Still, not all faucets are created equal. Beneath their sleek surfaces lurk differences in materials and technology that affect cost and longevity. Plus, the sheer number of choices on the market can be overwhelming. We'll walk you through all the options so that you'll know just what to look for when it's time to trade on your tired old tap.

**Anatomy of a kitchen faucet**  
No matter how fancy or simple, they all contain the same basic elements.



A brushed-brass faucet sport pairs well with rustic countertops. **Stainless Steel Faucet** by KWC, \$115. [www.kwc.com](http://www.kwc.com)

## VITALS

### What's the cost?

Costs range from \$100 to \$2,100, and the cost of a single well stainless steel faucet tops out around \$2,100. Prices depend on the faucet's material, design, and finish. **Is it worth it?** A kitchen faucet is the simplest type of fixture. But call upon it working in your back, and a convenient pour cup of tea.



### How long will it last?

A faucet should work for a decade or longer. The length may vary, but first. Most brass and chrome faucets made after 1990 and European-style faucets with ceramic inserts are some of the best. Plastic or chrome faucets may work out as well as five years.

### What else is needed?

Wiped clean with a soft cloth, waxed, and a gentle liquid dish soap. To preserve the finish, don't use abrasive cleaners.

## Choose your features

We break down all the basic components and functions so that you can focus on finding the faucet that works best in your kitchen.

### > body types

Each requires a different number of holes or drill-paths in the countertop or sink.



**SINGLE-HOLE:** Hot and cold water meet in a sleek, integrated casing that also houses the valves. Available in one- and two-handle designs. Often has a contemporary look.



**BRIDGE (TWO HOLES):** The pipe joining the separate hot and cold water before they reach the spout. Often featured in period designs.



**WIDESPREAD (THREE HOLES):** Mixes hot and cold water like a bridge-style faucet, except the pipe is hidden beneath the counter. Typically used in traditional faucet designs.

### > spout styles

This prominent feature affects looks and function.

**1. STRAIGHT:** Provides long reach with a low profile. Shown: Euroarc in chrome, \$155, probrico.com

**2. SHEPHERD'S CROOK:** Looks just like it sounds, the curved end offers a lot of extra clearance. Shown: Tross in Venetian bronze, \$525, tross.com

**3. GOOSENECK:** Its high arc shape enables you to fill deep pots with ease. Shown: Tan+Refined in chrome, \$1,424, danitrach.com

**4. ARTICULATING:** Multiple parts let you direct the water stream precisely where it's needed. Shown: Karbon in chrome, \$1,065, kohler.com



### PULL-OUT OR PULL-DOWN

These faucets have a retractable sprayer head that docks on the spout. Pull-out heads, available in several spout styles, are held in place by gravity. Pull-downs generally sit to give sleek spouts; require a magnetized or locking dock to stay put when not in use. Shown: (Top) Rite pull-out faucet in stainless steel, \$325, kohler.com; (Bottom) Telo S-HighArc 2 spray pull-down faucet in chrome, \$544, harsgrafe-usa.com



### > one handle or two?

**1. Single-hand operation:** simple for people of all ages and abilities.

Handles may be mounted on top of the spout, on either side, on the front, or beside the spout, ensuring a separate hole. Shown: Bridgeport in chrome, \$689, grohe.com

**2. Though fine-tuning the water flow and temperature, a little fiddler, a two-handle faucet is a timeless choice for any kitchen.** Shown: Antique in brushed nickel, \$1,726, kohler.com



### WHERE TO MOUNT IT



#### ON THE WALL

**Pros:** Frees countertop space and makes cleaning easier. **Cons:** Plumbing connections must extend above the countertop to the wall behind the sink. Not suitable for exterior walls in cold climates, where pipes may freeze. Shown: Pangle Ridge faucet in chrome, \$633 for deck-mount model, \$662 for wall-mount model, kohler.com

#### ON THE DECK

**Pros:** The most common choice. Simple to install if there's enough clearance between the sink and the wall behind it. **Cons:** Requires holes in the countertop or sink. Creates tight quarters for cleaning.

## GO HANDS-FREE

You'll find faucets that turn on with the help of a foot pedal (think doctor's office) or a motion sensor (think public restroom). But the latest ones rely on simple human contact. Tap the faucet with any part of your body and a sensor detects your natural electrical charge and opens or closes the valve. The handle controls water flow and temperature. These taps aren't cheap, and the sensor's batteries need replacing every 18 months, but they appeal to gadget fanatics and cooks who really get their hands dirty. Shown: Addison with Touch2P technology in chrome, \$568, danitrach.com



## What's it made of?

**BRASS** is the most popular option. It's durable and easy to work, and comes in a wide variety of finishes and designs. Some less expensive finishes made of plastic, so they weigh less and may need further touch-ups (and knowledges they're cheaper to make), either periodically or as of late. Stay away from brass as they know what you're buying.

**STAINLESS STEEL** is another good, though expensive, choice. Not to be confused with stainless steel finishes applied over brass, solid stainless-steel faucets don't need a separate finish. Some companies apply a clear protective coating to resist water marks and fingerprints.

**PLATING ON ZINC** faucets are the least durable of the bunch. From the outside, they may look as different from brass faucets. The best way to tell them apart is to pick them up; plastic and zinc are light, while brass has a certain heft.

## Pick your look

Consider the overall design of your kitchen, as well as the materials for the sink, countertop, cabinets, appliances, and hardware. Then let our style guide lead you to the right choice.

### TRADITIONAL

Offering a blend of traditional and contemporary elements, these faucets look at home in kitchens that share this mix. Here, a refinement of brass lends light for classic marble counters, while the streamlined spout and handles harmonize with the polished steel sink. *Shown: Pilar* (available in chrome, \$244; available in November 2010; [deltafaucet.com](http://deltafaucet.com))



### MODERN/CLASSIC

With clean, simple, rounded spouts and streamlined bodies, these super-easy-to-use faucets look at home in modern or classic kitchens. Because they're so tall, they work best in airy, modern-style kitchens with deep sinks. *Shown: Perrine* (pre-drain faucet in chrome, \$279; [delta.com](http://delta.com))



### UNDEVELOPED

Undeveloped designs that study sleek lines: simple cylinders and straight spouts are hallmarks of this style. Pair a faucet like this to complement a refined, neutral kitchen with smooth tile floors. *Shown: Tivoli* (in chrome; available in late 2010; [deltafaucet.com](http://deltafaucet.com))

### PERIOD LOOK

A worn, boxed top with decorative detail is the perfect finishing touch for rustic, vintage-style, or Victorian-inspired kitchens. Old-school faucets like cross handles with curved top buttons add extra charm. *Shown: Highlands* (in aged brass, \$400; [delta.com](http://delta.com))



### CLASSIC

Classic detailing makes these faucets a perfect fit with nearly any kitchen style. This single-handle option is designed to look like a manual water pump (has an integrated handle) appeal. *Shown: Anthem* (in stainless steel, \$269; [deltafaucets.com](http://deltafaucets.com))



## Before you buy

Follow these steps to avoid unexpected pitfalls on installation day.



### 1. Settle on a sink first.

Size, shape, and features will determine where the faucet should be mounted and how much "reach" the spout should have. Look for this information on manufacturers' websites.

### 2. Shop in person if possible.

Visit home centers and hardware stores to see faucets on display. Make sure handles turn easily and faucets like pull-out and pull-down sprays work comfortably for you.

### 3. Measure the spout's height.

There are no hard-and-fast rules, but ideally the spout will be tall enough to clear your deepest pot but not so tall that water splashes everywhere when a hot sink's boiled.

### 4. Check clearances.

Make sure there's enough room behind and beside the faucet to clean around the body and to use the handle without scraping your knuckles.

### 5. Choose the accessories early.

Order extras, like a soap dispenser or separate sprayer, with the faucet, and add a hole in the countertop or ask for them. *Shown: Finley* (a spot-resistant stainless, \$449; [moen.com](http://moen.com))

## What should you pay?

They may look similar, but these three brass-body, single-hole faucets offer features that set them apart.

### mid-range

**Brassbody High-Arc pull-down faucet by Moen, \$424**  
Spout: Brassnick with pull-down sprayer, 16-inch clearance above the counter, 7 1/2-inch reach  
Finish: PVD stainless steel  
Notable feature: Super feedermesh automatically retracts into spout, connects to sprayhead with sturdy step to reveal balljoint



### luxury

**Woolworth High-Arc pull-down faucet by Moen, \$649**  
Spout: Brassnick with pull-down sprayer, 19-inch clearance above the counter, 10 1/2-inch reach  
Finish: PVD stainless steel  
Notable feature: A pulseball on the sprayer head allows you to start and stop water flow without touching the faucet handle



### budget

**Linking High-Arc pull-down faucet by Moen, \$229**  
Spout: Brassnick with pull-down sprayer, 8 1/2-inch clearance above the counter, 7 1/2-inch reach  
Finish: Electroplated stainless steel with a coating that resists water spots and finger prints  
Notable feature: Push a water-saving button on the sprayer to drop from the standard 2.2 gpm to 1.8 gpm



## The right type of valve

To control water flow and temperature today's faucets use cartridge valves that rotate all three elements in a single, easy-to-reach unit (ensuring no washers to ever pack). Some valves are made of plastic or metal, but the best combine a pair of ball-and-socket stems with ceramic discs that resist leaks and aren't affected by hard-water deposits. The only drawback? The discs are brittle and can crack if they snag on debris, so make sure to flush your supply lines before installing the faucet. Cartridge valves differ by faucet make and model; if you ever need to replace one, order it directly from the manufacturer.



## Getting the lead out

Brass is usually alloyed with lead to make it easier to cast. By law, faucets sold in the U.S. can't contain more than 0.1 percent lead, but that lead can contaminate water sitting inside the faucet body for more than a few hours. (Flushing the tap for a few seconds will flush it out.) California and Vermont have enacted a stricter standard: a "maximum weighted average" of no more than 0.05 percent. For a list of nearly 7,000 faucets that meet the low-lead standard, go to [npl.org/consumer](http://npl.org/consumer), or look for list sizes with the label NSF 41-G.



## INSTALLATION TIPS

New faucets are so easy to get in that you barely need tools to do it. But for the best results, follow FCI plumbing and heating expert Richard Trenchard's DIY advice:

- **Remove the old tap without damaging counters or cabinets.** It's tempting to loosen nutted-on nuts by applying heat with a propane torch, but a heat gun or hair dryer would be safer. Remove the nuts with water-pump pliers or a basin wrench.
- **Skip plumber's putty if you have stone counters.** Putty often used to form a seal between the faucet base and the countertop combination that can stain the stone. Most modern faucets have an O-ring in the base; incidents require a sealant.

## Select a finish

It should enhance the faucet's style while also complementing your sink, cabinets, and hardware.



**OIL-RUBBED BRONZE** offers rustic appeal, especially for traditional faucets. Shaker-style variations highlight details on the body. Shown: Country Kitchen, \$770; [williams.com](http://williams.com)



**SATIN NICKEL** has an understated elegance that belies traditional and contemporary faucet styles. Shown: Country Kitchen, \$770; [williams.com](http://williams.com)



**STAINLESS STEEL** suits simple, straight sprays with contemporary styling. Added bonus: It handles hard-water deposits. Shown: Brook, \$600; [kitchen.com](http://kitchen.com)



**CHROME** shows off every traditional arch or modern flourish, and adds a bit of shine to an understated white kitchen. Shown: Allegro II, \$620; [hansgrohe.usa.com](http://hansgrohe.usa.com)



**COPPER** evokes the warm, vintage feel of a perfect country kitchen. Use this one with its hand-finished backdrop. Shown: Brookstone, \$595; [kitchen.com](http://kitchen.com)



**MATTE BLACK** adds drama to a modern tap, and lends a classic-looking one a sophisticated twist. Shown: Allegro II, \$620; [hansgrohe.usa.com](http://hansgrohe.usa.com)

## How's the finish applied?

**ELECTROPLATING** The most common (and oldest) method. The faucet is dipped in a bath of dissolved metal that adheres to the surface when a current is applied. PVD Offers a durable, long-lasting finish. COA Plating is susceptible to harsh chemicals. **PHYSICAL VAPOR DEPOSITION (PVD)** The faucet is placed in a vacuum and bombarded with particles from a heated source. PVD Results in a very hard, tough finish that doesn't need a clear coat. COA More expensive than other applications, but offers **POWDER COATING** The faucet is sprayed with a powder that cures when exposed to heat. PVD Results in a mirror finish. COA Not as durable as PVD or electroplating.

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## askthisoldhouse

inside

COMPRESSOR CARE

SAGGING GATE

WATER-HEATER WOES

MORE



**Q** I inherited a 100-foot tape measure from my grandfather. It's in a round case with a fold-up lever that lets you reel in the tape manually. Does it have a special purpose?

—BENJAMIN HICKLEY, FLEMING, MICH.

**A** You have what's sometimes called a wind-up tape measure. It was designed for big projects, such as measuring a foundation or the purling for roof building. Because the tape is reeled only with each measurement, it's not nearly as accurate enough to use for carpentry. —THE EDITORS

**55**

tips, tricks, and  
answers to  
your home-  
improvement  
questions

PHOTOGRAPH BY  
ADAM VOORHEES

## Our cast of veteran experts

TOM SILVA  
General ContractorNORM ABRAM  
Master CarpenterRICHARD TRETHEWEY  
Plumbing and Finishing ExpertROGER COOK  
Landscape ContractorKEVIN O'CONNOR  
Host

Portable air compressors look much smaller and easier to use than the big ones contractors use. Are they a good choice for homeowners?

—KEN JOHNSTON, ROCK ISLAND, ILL.



When he's done using his air compressor, Norm Abram drains the water that collects in the tank to prevent rust.

**Norm Abram replies:** Contractors need compressors with large-capacity tanks that can power several tools at the same time as well as air hogs, like paint systems. Smaller, lighter compressors are perfect for homeowners, who use only one tool at a time. These units work with finish and bend nicks, and they draw 12 amps or less, so they won't trip the 15-amp breakers typical of house-hold circuits. In fact, I keep a small two-tank compressor (shown at left) at home. It powers a framing nailer, but I also use it to inflate tires on my car, snow blower, and even my wheelbarrow. It also comes in handy for cleaning off shop tools.

On two compressors, which require very little maintenance, are best for homeowners. All you need to do is drain the tank after every use and keep the air filter clean.

If you're thinking about getting a compressor, consider buying a kit that includes an air tool. For instance, many manufacturers package a nailer with a compressor at a price below what it would cost to buy the tools separately.

## NEW FLOORING OVER OLD

The broken-in flooring in my kitchen sits on two other layers and shows every ding and dent.

Will these floors make it hard to install new flooring over it?

—CLARA BOSS, VICTORHARBOR, VA.

**Kevin O'Connor replies:** Manufacturers of resilient flooring—which includes linoleum and vinyl—say there should be no more than two layers: the original layer and the one above it. When that second layer needs to be replaced, you should strip everything down to the original subfloor and start fresh.

There are a couple of reasons for that, says Dan Willard, technical services representative at Armstrong, which sells both linoleum and vinyl flooring. "First, multiple layers won't provide a structurally stable base for the top layer." In other words, by the time you add a third layer of flooring, there's just too much give, which makes a dent or tear more likely, particularly in high-traffic areas. That's why your floor looks the way it does. The other issue is age. Old adhesive can eventually lose its grip on the substrate.

Which brings us to this: If you want a proper installation for your new flooring, all the old stuff should be removed. But if any of it was installed before 1990, there's a good chance that it—made on adhesives—contains asbestos or silica, neither of which should be allowed to become airborne. In that case, hire a contractor with experience in following EPA guidelines for removing asbestos-laced materials.

## LAWN REPAIR AFTER STUMP GRINDING

A 40-year-old ash tree in our yard had to be cut down. We had the stump ground, but now the yard is a mess. How do we repair the damage?

—SARAH RAITH, MARYLAND HEIGHTS, MO.

## WHAT IS IT?



A. Port  
compressor available

B. Ladder  
ladder

C. Water  
temperature gauge

D. On

PORTABLE AIR COMPRESSOR



After a stump is ground down, dig up the roots and wood chips that are left behind and haul them away. Relevel and add soil before reseedling the area with grass.

**Roger Cook replies:** Stump grinding removes the stump down to about 6 or 8 inches below grade, but they don't touch the roots, which will rot and allow the soil to settle if you leave them be. Here's what to do:

First, remove all the wood chips left behind by the grinding. They'll eventually settle too—and they won't support grass growth anyway. Remove any large, readily accessible roots by cutting, chopping, digging, or piling them out. Now relevel a wide area, out to where the tree's drip line used to be, and rake out all the small remaining pieces of wood that will rot away. Then top dress with a mix of loam, compost, and sand.

You'll be left with a fairly deep hole where the stump was. To prevent the hole from settling, compact that area lightly with your foot each time you add a couple of inches of fill. Keep adding and compacting until the hole is full. Now you can rake the area smooth and prepare it as you would any new lawn.

Don't be surprised if grass/roots pop up in the new grass. They're not growing on whatever bit of root you left behind. They'll disappear when you mow the area.

## RAISING A FLOOR

The floor of our stolen living room is 5 inches lower than the one in the adjacent room. Can we raise the floor and eliminate the step?

—JANICE ELLIOTT, GLE.

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**Tom Silva replies:** You can't really raise the floor, but you can build a new floor system on top of it. You'd install a new "joist"—probably 2x12s placed on edge—directly on top of the existing floor and perpendicular to its joists, and top them with subflooring and your finish floor. That sounds okay, but it's a project that may end up costing a lot of problems.

If you "raise" the floor 5 inches, you will also "lower" everything else, such as electrical receptacles and windows, bringing them 5 inches closer to the floor surface. That could be a code problem, so before gluing that's less than 18 inches from the floor, you really have to be smarter. And then you may not be enough headroom above the new floor to enter code.

If there's a doorway off the lowered area, you'll have to raise it and raise the door frame to increase the height of the opening. Finally, give some thought to how the new finish flooring will join with the existing floor. Mending in new wood flooring can be tricky if the old floor is not perpendicular to the new area rather than parallel to it.

Sort of makes you wonder if you can live with the step, doesn't it?

### Q SAGGING GATE

A gate attached to the side of our brick house keeps pulling away and is now dragging on the sidewalk. We've tried to retighten but haven't had much luck. Any suggestions?

—MELISSA COLLETT, OLANHAW, CT, USA

**Tom Silva replies:** First of all, any fasteners holding the gate to the wall should be driven into the brick itself, not the mortar bed. If the existing holes are already in the brick, drill them out with a slightly bigger masonry bit to create a clean hole and seal for repointing masonry holes or lag bolts with lead inserts. These bolts should be stainless or galvanized steel, regular steel will eventually rust and fail, and your gate will be dragging again.

Those bolts should do the trick, as long as you use a socket wrench to tighten them.

### BATH-FAN WEATHERSTRIPPING

The bathroom fan I'm looking to install comes with a gasket, but several well-meaning friends say it's not going to be enough to stop cold air from coming in when the fan is off. Any tips?

—TERRY WARD, FROM THE  
TODD GIBSON/STUDIO BOURN

**Tom Silva replies:** The wall cap your fan came with should be fine as long as it's weatherstripped properly. That, along with the fan's built-in back-draft damper, should prevent cold air from coming in.



Tom Silva installs an exterior heater vent and cap for a built-in. Close correctly, which includes weatherstripping, it should help prevent cold drafts.

### Q WATER-HEATER WOES

The seven-year-old water heater in my garage suddenly released a blast of hot water. The thermostat was set at 120 degrees F, so I lowered it to 125 degrees and the problem hasn't occurred since. What happened? Is this something I should be worried about?

—BILL HERBERT, OREGON, USA

**Richard Trethewey replies:** I suspect that the release occurred after you newly installed the tank of hot water and it refilled with a lot of cold water. As the heater brought the cold water up to temperature, the pressure inside the tank would have gone up. (You may remember from science class that water's volume increases when heated.) At some point, a safety device called a temperature and pressure relief (TPR) valve opened, releasing the water and reducing the pressure. That's exactly what it's supposed to do. If it hadn't, there's a chance your tank could have exploded.

A TPR valve is a brass safety device located at or near the top of the tank. It should be connected to a discharge tube or pipe that runs down the outside of the tank and ends within 6 inches of the floor. This tube prevents the valve from spraying hot water or steam onto the site—and onto anyone nearby. These valves may

become clogged with debris or corrosion, if they die, you can clean them yourself.

First, put a bucket at the end of the discharge pipe, then lift the shiny metal lever on the valve to release several gallons of water into the bucket. Be careful: The water will be extremely hot. As go of the lever to close the spring-loaded valve. If the valve leaks after you close it, don't blow away, turn off the water heater and have a plumber check it right away. A new valve, which should be matched to your water heater, typically costs less than \$20 and can be quickly replaced by a plumber.

By the way, you did exactly the right thing by lowering the temperature. 120-degree water is very hot for residential use and greatly increases your risk of being scalded. Besides, lowering water heater temperatures also saves you money. Just don't go any lower than 125 degrees, or that would invite the growth of undesirable bacteria.

## WHAT IS IT?



### D-1 Speed-securing fastener

The GenieClip is a rubber and steel fitting that reduces sound transmission through floors and walls. Screwed to wood framing and attached to a steel fluting channel, the GenieClip performs as well as a thicker, more expensive double stud wall. \$4.95, genie.com

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TOH  
TESTED

## Cordless circular saws

The latest addition to battery-test transforms 18-volt circular saws from trim toys to full-on 6-8-inch multitaskers. Here are five that make the grade. —CHUCK CASE



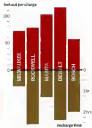
## what to look for

1. Sawing from handle to feet is only half the job. Side-to-side safety switches, unlike this cordless type, allow for the most useful of grip.
2. A trigger blade stops, lighter and lighter than steel, won't bend—just it can break. Aluminum shrouds a blade's back.
3. Baller markings should cover 180 degrees and 45 degrees and angle setting is.
4. Baller markings should cover 180 degrees and 45 degrees and angle setting is.
5. Metal blade guards, unlike plastic ones, are built to last.

These saws are more than just power tools. They're also great for cutting. Limited run times rule out the rest of the projects.

## MILWAUKEE 2630-22

8.5 pounds, \$249, milwaukee.com  
The verdict: Featuring all-metal blade guards and a light bulb quality, this saw is ready to take a beating. We love its tag, easy to read run-time-between-charges of the steel-perfect for out-of-the-box. The depth and blade guides stay put when locked for one-handed adjustment, and they can't go up on cuts. The well-balanced beam is surprisingly easy to hold, though it's a bit heavy for overhead work. Power the saw of a wide blade, which is a must as most are designed to operate the blade's designed for safety. It's a good sign for the blade's designed for safety. It's a good sign for the blade's designed for safety. It's a good sign for the blade's designed for safety.



**BATTERY TEST** We tested total cut-out while ripping 2x4s with a 6-inch 4-foot piece of 1/2-inch plywood with the new 18-volt blade—and the time it took to just get the saw back to work.



## ROCKWELL RK28L1K

6.5 pounds, \$229, rockwell.com  
The verdict: Key to this saw is a notably light and slim profile. Ideal for overhead cuts or working between studs. A sliding red pointer marks any level angle. Not just 0 degrees and 45 degrees, but 0, 15, 30, 45, 60, 75, 90, and 135 degrees. It's a bit heavy for overhead work. Power the saw of a wide blade, which is a must as most are designed to operate the blade's designed for safety. It's a good sign for the blade's designed for safety. It's a good sign for the blade's designed for safety.



## MAKITA BSS630

7.6 pounds, \$329, makita.com  
The verdict: Rock steady on concrete—thanks to five built quality enhancements—the one saw floating in the air. The saw's a black shoe markings and even wider light (and it's better than its black on black depth gauge). Long cuts feel up to its blade housing to hand, receding tarps. The LED light to the blade is a handy tip for eye-blinking clouds. Fine print: Aluminum shoe and blade housing. Plastic blade guard. Charger and two batteries.



## DEWALT DCS390L1

8.0 pounds, \$249, dewalt.com  
The verdict: Easily outwitting the other saws in the battery test, this is the choice for pros. It also has a slightly more powerful than the other saws, cutting better and bogging down less. Single angle blade. It's a bit heavy for overhead work. Power the saw of a wide blade, which is a must as most are designed to operate the blade's designed for safety. It's a good sign for the blade's designed for safety. It's a good sign for the blade's designed for safety.



## BOSCH CCS180K

6.4 pounds, \$299, boschtools.com  
The verdict: This saw felt slightly smooth in riping 2x4s, though its hand felt a bit off. The handle offers a soft grip. But don't mean too long on it. Our test felt bogged down better than the rest. It's a bit heavy for overhead work. Power the saw of a wide blade, which is a must as most are designed to operate the blade's designed for safety. It's a good sign for the blade's designed for safety. It's a good sign for the blade's designed for safety.

## Technique: A cut above the basics

Here's the made-in on making three important upper levels.



## NOTCH CUT

Use a Speed Square to guide the shoe into the notch, then don't worry about making straight cuts in between. Just cut the saw completely through the board on each pass or you'll be left with uneven surfaces after knocking out the piece.



## PLUNGE CUT

To properly align the saw, rest the foot of the blade into your cut line. Keep the foot pressed in place while you lift the back of the saw and blade until you start the saw and slip into the cut.



## LEVEL CUT

You want as much as possible on the workpiece as possible, so plan the direction of your cut and fix your material before or afterward accordingly. Check that the blade is clear your stock (5-inch blade is cut at a 1.1 inches at 45 degrees).

## Upgrade your blade

Your saw's stock blade will give through every job, but it may not clearly. For that, you'll need specialty blades.



Freud's Diablo 24-tooth carbide teeth blade is best for building, framing, cuts 2x4s, framing, asphalt roofing and pitch rips. \$35.



Skil's 60-tooth carbide teeth blade is best for work, plywood, and cuts 2x4s. \$37.

For all cuts in steel, galvanized steel, and 2x4s, a 60-tooth carbide teeth blade is a good bet. \$5.

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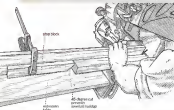


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## Norm's tricks of the trade



What's the best way to cut a bunch of balusters for my deck railing so that they all come out the same? Measuring and cutting each one seems awfully tedious.

—CLINT JOHNSON, PASADENA, KANS.

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**Owner:** For information, see the listing for "Before + After Kitchen."

**Before + After Kitchen, Classic House** mod.com go to: 38-34 Archibald Mrs. Foster Green, N.J. springfieldnj.com General contractor: Mohrman Custom Carpentry, Stark Branch, N.J. 332.724.3555. **Before + After Kitchen** mod.com go to: 38-34 Archibald Mrs. Foster Green, N.J. springfieldnj.com General contractor: Mohrman Custom Carpentry, Stark Branch, N.J. 332.724.3555. **Before + After Kitchen** mod.com go to: 38-34 Archibald Mrs. Foster Green, N.J. springfieldnj.com General contractor: Mohrman Custom Carpentry, Stark Branch, N.J. 332.724.3555.

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**The history:** It may come as some surprise, but Wheeling was once one of the wealthiest cities per capita in the United States. A hub of iron, textile and cigar manufacturing, the city's port thrived in the 19th century for thriving wealthy businessmen, who built hundreds of handsome houses in the Federal, Greek Revival, and Queen Anne styles. One of those houses was this stately 1830s brick Federal, owned by a prosperous wool packer named George Gotts. Gotts and his wife, Agnes, lived here during Wheeling's heyday, raising seven kids. After more than a century of single-owner occupancy, the house was divided into small rentals and it has been empty for the past several years.

**Why save it?** The three-bed room offers some beautiful views of the Ohio River and an income-generating basement apartment. It is located on a street lined with restored 19th-century houses and within walking distance of downtown, where there are plenty of restaurants, arts venues and shops to keep you entertained.

**What it needs:** The wiring and plumbing require an overhaul, and the kitchen and bathroom need gut renovation. Start with the apartment, then live there until the restoration of this deserving old house is complete. —*HEIDI HENDON*



1. The 4,200-square-foot house was built with two separate entrances. It's believed the former owner, George Gotts, used the address on the left with its separate entry as an office. The exterior brickwork was severely reported but needs stripping or repainting. 2. Access to the walk-out basement apartment is provided by a rear doorway. You could build stairs here if to enjoy the river views. 3. Three original windows are located in the upstairs bedrooms. 4. Original pocket doors divide the house, almost as back porches. A cherry staircase and much of the house is original, though crown molding and baseboards are added in the basement and can be restored.

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