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Overhead view of the Cape Ann Project House

This back view of shingles highlights LayerLock™ Technology.

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1. Compared with Timberline HD® Shingles.

2. Compared with Timberline HD® Shingles. Actual results may vary.

3. 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or Cobra® Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

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— Mike Suarez,
George Keller & Sons

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Styled by Anna Molvik

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This Old House

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A haven in uncertain times

Spending such a long stretch at home this spring, and so much of it indoors, has reminded me of everything I love about the place. It's been a time to slow down and take stock. In the most basic of ways, that's also meant noticing what needs attention around the house. Projects that might be passed over or put off in the rushing in and out of ordinary days are tougher to ignore when you're housebound. For me and my husband, as I imagine for many of you, tackling tangible, hands-on challenges—fixing up an old desk for a son now schooled at home, clearing garden beds to coax perennials into fullness, rebuilding leaky shower walls, and, yes, cleaning and more cleaning—has been a welcome respite in these extraordinary, anxious days. There's a simple satisfaction to the work. Home is a universe we can at least try to control.

In these unsettling, uncertain times, one bright spot has been e-mails from *TOH* readers sharing their own hands-on projects—you can check out some of the impressive results at right. Whether these took weeks, months, or decades to go from inspiration to reality, they're a testament to how committed you are to realizing your dreams. Please, keep them coming!

From our *This Old House* family to yours, we hope you are safe and well—and home.

KATHRYN KELLER,
EDITOR-IN-CHIEF
kathryn@thisoldhouse.com

TOH readers get it done

A SPOT MADE TO SHARE Marsha and Norm Williams of Cedarburg, WI, created her colorful "she-wine-shed" using vintage doors for walls. Screens make it ideal for entertaining friends in mosquito season.

TWO-STORY PLAYHOUSE Fred Unes built this play structure at his Dunlap, IL, home, then took it apart, loaded it on a flatbed trailer, and reassembled it in his grandkids' backyard, a 3-hour drive away.

WORK OF A LIFETIME Dave Mulcahy spent 30 years building this 5,500-square-foot house in Bigfork, MT, with his own two hands—and the help and support of his wife, Annie. We're in awe, Dave.

PORTRAIT: DAVID YELLEN. HAIR AND MAKEUP: ROBERT HUITRON/ART & STYLE NYC

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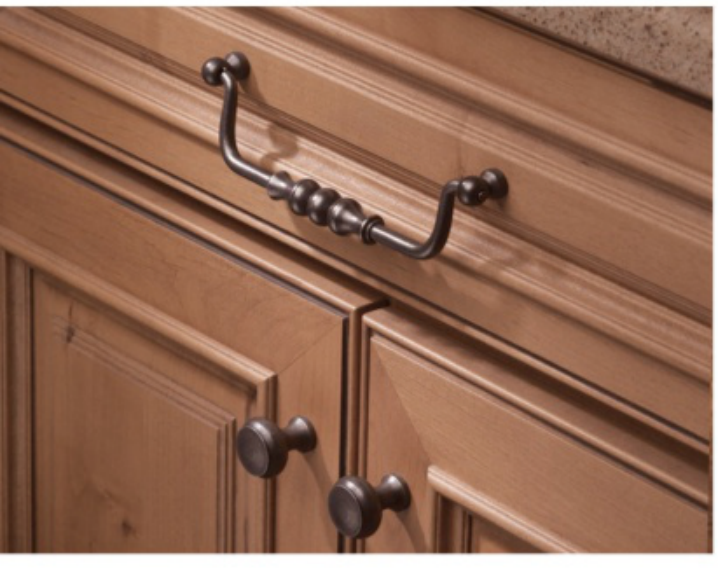

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toolkit

Useful stuff for homeowners to know

POCKET-SIZE PERFORMANCE

Folding multitool

Emphasizing one-handed use, this new Leatherman stuffs 21 tools into its 4¼-inch-long, stainless-steel handles.

BY THOMAS BAKER

The backstory

The Swiss Army knife, with its bevy of foldout blades, can openers, and corkscrews, was the epitome of a compact, multiuse tool—until **Tim Leatherman** came along. During a road trip through Europe in the 1970s, he lamented the lack of a pocket-size pair of folding pliers to fix an unreliable Fiat. After returning to the U.S., he made it his mission to create one. By 1983, eight years and many handmade prototypes later, he finally had a design, a patent, and orders for his original **Pocket Survival Tool**. With fold-away pliers and 12 other gadgets hidden in the handles, it became a model for the modern multitool.

Shown: Free P4, $140; leatherman.com

Check it, please

TOH's Richard Trethewey has carried a Leatherman tool for decades. Clipped to his belt or snugged in a pocket, his **Wave** style has been a constant companion—until he hits the airport. "In my years of travel, I've lost at least a dozen to the TSA," he says, regretfully. Note to our favorite plumbing and heating expert: The keychain-size **Style PS**—with pliers, scissors, tweezers, a file, and a bottle opener—meets domestic TSA "no blade" carry-on rules. Handy on the road, even if less so on the job site.

PHOTOGRAPH BY NICOLLE CLEMETSON

BUY IT OR DIY IT

Pulley-style drying rack

A favored utilitarian piece in the Victorian era, English-style "clothes airers" are rising in popularity again. Order an off-the-shelf model, or do as these homeowners did and build one yourself.

Designed to dry laundry faster by taking advantage of the hot, dry air nearest the ceiling, airers use pulley systems that allow them to be lowered and loaded up, then raised out of sight. You can find plenty of ready-made options online, or you can follow the lead of Cathy and Garrett Poshusta, who blog at thegritandpolish.com, and build your own. Using scrap wood they had on hand, Garrett customized the design to fit their laundry space, using seven 42-inch pieces of cedar screwed to two pieces of steel—which they bent by driving over them (leaving the steel flat works, too). With pulleys and rope, their cost totaled about $50. Cathy says air-drying has not only reduced their electricity usage, but it's also kinder to their clothes, so they last longer.

Shown (inset): Sheila Maid Drying Rack, from $150; columbuswashboard.com

CHILL OUT

What the Freon ban means

Got an old AC system? As of January 2020, the refrigerant Freon (also called HCFC-22 or R-22) is no longer being made in or imported into the U.S. But don't sweat it. AC units less than 10 years old don't contain Freon, and as long as your old compressor is working fine, you can keep using it. (Though rising prices on existing Freon stock means recharging the system will cost more.) And since the average life of a central-air system is 15 to 20 years, now may be a good time to start thinking about buying a more energy-efficient unit that will save money in the long run.

Perk up faded pavers

Introduced in the 1990s, older concrete pavers may be showing their age. Here are some remedies short of replacement.

The simplest path to reviving tired pavers is to apply an acrylic-based semitransparent concrete stain, such as Behr Premium Semi-transparent Concrete Stain ($27/gal.; homedepot.com) or Valspar Semi-transparent Concrete Stain ($28/gal.; lowes.com). These go on like paint, with a brush or roller, but also leave a shiny coating.

To restore color below the surface, Indiana-based Masonry Cosmetics offers a DIY paver-coloring kit that infuses mineral pigments back into the masonry itself without the need for a sealer. The Restore Paver Color System kit ($76, amazon.com; results shown at left) employs natural pigments originally developed to color-match bricks. The powdered pigments are mixed in a solution and hand-brushed onto each paver; expect it to take about 30 minutes to coat 20 square feet.

Want to hire it out? Masonry Cosmetics (masonrycosmetics.com) offers referrals to professional sealing companies across the country that will apply their product for you. National Sealing Co. (nationalsealing.com) offers finishes that replicate pavers' original coloring with a penetrating dye that does not lift off as a result of heat or vehicular traffic.

LAUNDRY ROOM: COURTESY THE GRIT AND POLISH; PAVERS: COURTESY MASONRY COSMETICS, INC.

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SPREAD IT AROUND

Problem-solving groundcovers

These low-growing, gregarious plants turn barren ground into a carpet of green, shading the soil, reducing evaporation, halting erosion, and discouraging weeds. If you're looking for alternatives to the usual fallbacks—English ivy, pachysandra, and periwinkle—TOH's Jenn Nawada offers these out-of-the-ordinary options.

Planting tip

"If you buy groundcovers in 4-inch pots, space them about 6 to 8 inches apart. But the ones growing in 1-gallon containers should be spaced 12 to 18 inches on center."

—JENN NAWADA, *TOH* LANDSCAPE CONTRACTOR

DRY SHADE

Bishop's hat (shown) Heart-shaped leaves form dense mounds 6 to 9 inches high, with delicate sprays of small flowers in spring. Zones 4–8.
Lily turf Grass-like foliage 8 to 18 inches high sports spikes of purple flowers in late summer. Zones 4–10.
Sweet woodruff Whorled foliage grows 8 to 12 inches tall; fragrant white flowers in spring. Zones 4–8.

FULL SUN

Cranesbill (shown) Bushy foliage grows up to 12 inches tall. Pink blooms in late spring attract butterflies. Zones 4–8.
Brazilian dwarf morning glory 'Blue Daze' Mounding foliage 9 to 18 inches high produces purple blooms all summer long. Zones 8–11.
Bearberry Shiny evergreen leaves; birds love its red berries. Zones 2–6.

SHADY HILLSIDE

Pennsylvania sedge (shown) Wavy mounds of long, grass-like leaves grow 6 to 12 inches high. Zones 4–8.
Alpine geranium Dense foliage, 3 to 6 inches high, displays pink blooms from April to October. Needs rocky, well-drained soil. Zones 7–10.
Dwarf mondo grass Tight, 4- to 6-inch-high evergreen clumps grow up to 12 inches across. Zones 6–10.

MOIST SHADE

Bunchberry (shown) Lush, whorled foliage 6 to 12 inches tall. White blooms attract butterflies; red berries in fall. Zones 2–7.
Foam flower Glossy, lobed foliage grows 9 to 12 inches high; sprays of white flowers in May. Zones 3–8.
American barrenwort The heart-shaped leaves grow 9 to 18 inches high. Zones 5–9.

HIGH HEAT AND DROUGHT

'Dragon's Blood' stonecrop (shown) This deer-resistant sedum grows 4 to 6 inches tall; deep-red, star-shaped flowers appear in midsummer. Zones 3–9.
Lamb's ear Thick, velvety leaves grow 12 to 18 inches tall. Zones 4–7.
'Angelina' stonecrop Spiky, gray-green foliage about 4 inches tall has yellow blooms. Zones 5–8.

STEPPABLE

Blue star creeper (shown) Forms a dense 2- to 4-inch-high mat with light-blue spring flowers. Zones 5–9.
Hairy rupturewort Overlapping stems with tiny leaves reach about 2 inches high. Zones 2–9.
Creeping thyme Stems bearing tiny, aromatic leaves reach 2 to 6 inches high, with purple flowers from May to September. Zones 4–9.

BISHOP'S HAT, CRANESBILL, 'DRAGON'S BLOOD' STONECROP, BUNCHBERRY: ISTOCK; PENNSYLVANIA SEDGE: COURTESY HOFFMAN NURSERY, INC.; BLUE STAR CREEPER: ALAMY; IMPATIENS: COURTESY BALL HORTICULTURAL COMPANY

Colorful comeback

Once the most reliable bedding plant for season-long color, *Impatiens walleriana* virtually disappeared from garden centers in recent years as impatiens downy mildew disease decimated stocks of the popular, affordable annuals. But this spring, new disease-resistant varieties will be widely available. Look for the Beacon series by PanAmerican Seed (shown), which makes its debut this season, or the Imara XDR series by Syngenta Flowers, which was introduced in 2019.

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Which grout when

Choosing a grout for your tile project can be intimidating—the choices only seem to multiply. But all grout formulas fall into just two basic categories: traditional cement-based ones or newer resin-based types. Use this guide to help you decide which type is the best for your project, your budget, and your skills.

To suss out a grout's type, look for its A1118 standard on the package label or online data sheet. Premixed grouts don't have this standard—yet.

Cement-based grouts

These traditional, tried-and-true grouts come in powder form; they're mixed with water or a water-based polymer, and harden as the cement reacts with it.

Uses: Use *standard cement grouts* (Type A1118.6) on bathroom walls and other areas that aren't likely to get wet or soiled by food. More expensive and durable *high-performance cement grouts* (Type A1118.7) can be used on floors, kitchen backsplashes and countertops, shower enclosures, tub surrounds, and even steam showers.
Pros: *Standard cement grouts* are forgiving to use and inexpensive ($10–$14 for 25 lbs.). As the only type of cement grout with an unsanded option, it's best for scratch-prone glass or polished stone tile. *High-performance cement grouts* ($48–$50 for 25 lbs.) set faster but are just as easy to apply.
Cons: They're inflexible and prone to cracking, stains, mildew, and efflorescence (surface lime deposits). Must be sealed once they cure and periodically thereafter. Color range is narrow and may not be consistent when applied (this is less of a problem with high-performance mixes). Vulnerable to acidic cleaners.

Resin-based grouts

These acrylics, urethanes, and epoxies—most with sand-like aggregates added to them—cure either by evaporation or a chemical reaction between resins.

Uses: These can be used on almost any tile job. *Two-part epoxy grouts* (Type A1118.3) are tough enough for steam showers and pools.
Pros: They never need sealing and can be used indoors or out. *Premixed, single-component grouts,* with either acrylic or urethane resins, come ready to use in DIY-friendly buckets. Once cured, they remain flexible, adhere well, and absorb very little water. More expensive premixes ($50–$80 per gal.) offer greater durability and antimicrobial properties. *Epoxies* must be mixed, but they're stain-proof, waterproof, and chemical resistant. They cure hard, yet retain some flexibility. Available sanded and unsanded, and in bright colors.
Cons: *Premixed grouts* aren't suited to steam showers—their resins soften in high heat and humidity. Urethane premixes yellow in the sun. *Epoxy grouts* are the most costly option ($9–$15 per lb.). They must be mixed, turn yellow outside, and may stain porous stone. These are best left to pro installers.

"To avoid scratching glass tile or polished stone, I use unsanded grout mixed with a polymer additive instead of water. That additive improves the grout's stain and water resistance."
—MARK FERRANTE, TILING CONTRACTOR

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Some people will find any excuse to use power tools—the Drillbrush Power Scrubber gives them one more. The nylon brushes (and pads) attach to your cordless drill or impact driver to put some extra muscle into tough scrubbing tasks. Color-coded by intended use and stiffness, the flat and cylindrical brushes can be used to clean a multitude of surfaces, from bath tile and kitchen sinks to carpets and siding—even pet turtles, says inventor Tony LaPolla. Available in kits (from $11) or individually (from $8) at drillbrush.com.

GROUT: COURTESY QUICKRETE; DRILLBRUSHES: MEG REINHARDT

FOR MORE INFORMATION, SEE DIRECTORY, PAGE 68

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Don’t forget the door!

Portals become all the more transportive in eye-catching color—especially when it’s expertly applied

BY KATHRYN O’SHEA-EVANS • PHOTOGRAPH BY STACEY BRANDFORD

MUDROOMS PRESENT an opportunity to add some extra fun to comings and goings. So when Toronto interior designer Sarah Richardson chose colors for this entry at her country house, she went for something refreshing—Glidden’s Lakefront Blue—as an unexpected accent. “Giving doors a bold color extends a warm welcome, and adds visual impact in a room that does not allow for a lot of furniture and soft elements,” says Richardson, who also likes painted surfaces, such as the white shiplap here, for their wipeability. The overall effect: playful and soothing all at once.

Mauro Henrique
TOH painter

HOW TO PAINT A DOOR

→ **PREP** “Give it a good sanding with 150 grit, then vacuum. Fill any scratches, which, yes, can happen even on a brand-new door. Remove hardware or mask it with tape.”

→ **PRIME** “Oil-based primer fills the wood better than water-based, and gives a strong foundation. But let it dry really well, 8 to 10 hours. Then repeat Step 1 using 220 grit. Vacuum and wipe with tack cloth.”

→ **PAINT** “Rollers give an orange-peel finish. I like a high-quality nylon/polyester-blend, 2½- to 3-inch angled brush. Let the first coat dry for 5 or 6 hours; hit it again with 220 grit for a nice, smooth finish. Vacuum well, then apply a second coat. Remember, painting is about 85 percent prep work!”

DESIGNED BY SARAH RICHARDSON

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1989 Concord Barn

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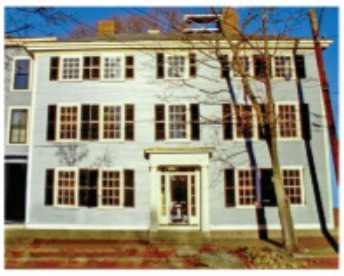
1993 Belmont

1994 Napa Valley


1995 Salem

1996 Nantucket

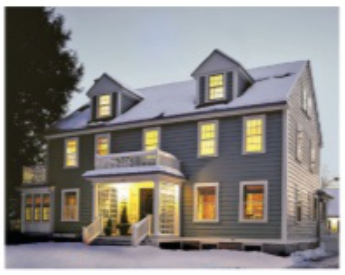
1997 Milton

1998 Watertown

1999 Billerica

2000 West Palm Beach

2001 Manchester


2002 Winchester

2003 Bermuda

2004 Carlisle

2005 Cambridge

2006 Austin

2007 New Orleans

2008 Weston

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Sleek and smart

A room-swap and expansion allow for a hardworking island and for rustic-modern cabinetry that provides a place to store every last thing **BY DEBRA JUDGE SILBER • PHOTOGRAPHY BY ELLEN McDERMOTT**

BEFORE The old kitchen was outfitted with white-painted cabinetry, and a peninsula that cut off the workspace from a small dining area.

AFTER Bumping out the former dining area on two sides allowed it to be recast as a roomy working kitchen with a 9½-foot-long island topped with quartzite. Windows above the sink offer expansive views outside. *Fridge: Sub-Zero. Range: Wolf*

THINKING OUTSIDE the box—or footprint—can make all the difference in a renovation. For Gabrielle Cohen, an avid cook, the kitchen in the 1936 Colonial Revival she shares with her husband, Leigh, and their three teenagers in Mamaroneck, NY, lacked many must-haves: a place to gather, and adequate prep and storage space. And while the kitchen looked out onto scenic wetlands, one poky window didn't invite in the view. For two years Gabrielle and her designer-friend Sarah Robertson put their heads together trying to redesign the space without busting into the brick exterior walls.

But ultimately only bumping out the space by several feet all around would deliver what the Cohens wanted. Architect Bana Choura swapped the existing kitchen and dining area locations, adding windows on the sink wall and sliding French doors in the dining area. Robertson designed oak cabinets with well-thought-out storage inside and a gray finish with a cerused look that echoes the trees outdoors. The changes enabled a large island as well as a "breakfast bar" wall that holds cereal and beverages. "In the end, the wait and expense were worth it," says Gabrielle. "I love looking out at that view every day."

PRODUCED BY NICOLE ESPOSITO-POLLY. STYLED BY JENNIFER VREELAND McDERMOTT

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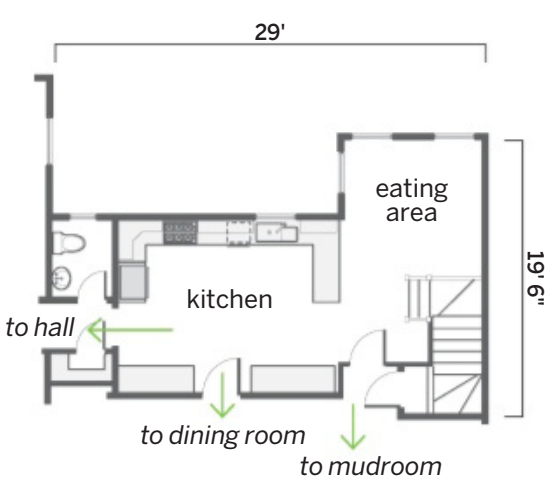
ABOVE: **The doors on this corner storage unit retract and rotate inside the cabinet for easier access to items on its shelves.** *Corner Susan: cleverstorage.com*

LEFT: **A glimpse of stair railing perpendicular to the stove wall reveals where steps go to the second floor. The staircase—which did not move—now leads up from the kitchen.**

BEFORE

The 335-square-foot kitchen lacked prep and gathering space for the family, and had a limited view for the cook. Storage was tight

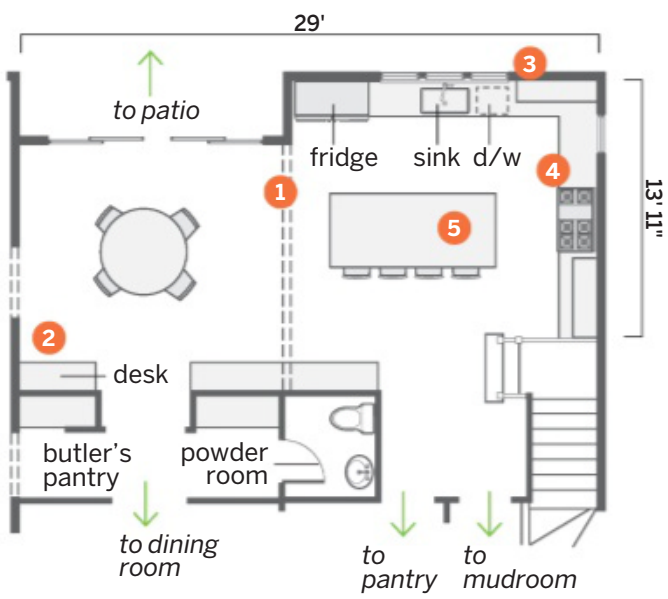


AFTER

Swapping the kitchen and eating area locations and enlarging both spaces delivered a 498-square-foot cook- and family-friendly kitchen with a large island and views

1. Swapped the eating area and kitchen, bumping out the back wall by 4 feet in the new kitchen and 6½ feet in the new eating area.

2. Annexed a closet and powder room, to widen the eating area by 4½ feet; put in a built-in desk and sliding doors to a patio, then walled off a new butler's pantry and a new powder room.



3. Widened the new kitchen by about 8 feet, placing the sink on the back wall with three windows over it and the fridge to one side.

4. Centered the range on the new sidewall and added a window to one side.

5. Built a 9½-by-4-foot island, big enough for food prep and casual meals.

LAZY SUSAN: MEG REINHARDT. FLOOR PLANS: IAN WORPOLE

RIGHT: Open shelves above the breakfast-bar prep sink make room for a steel support beam that went in when a load-bearing wall was removed in the expansion. Another clever detail: a handy built-in paper towel roll for this sink, and one for the main sink across the room.

ABOVE: Stoveside drawers stock an orderly lineup of spices, while an outlet-equipped appliance garage behind a tambour door holds Gabrielle's food processor and smoothie blender.

RIGHT: Trays and cutting boards stand ready for use in a partitioned roll-out at the end of the breakfast-bar wall. A 14-inch-deep drawer alongside it is tall enough for cereal boxes to stand upright.

Three cutlery drawers sit on the countertop to the right of the sink for easy access; the bottoms are lined with easy-to-clean metal sheeting. The oak cabinets' interiors are finished with a dark stain, a look Gabrielle admired in a friend's kitchen.

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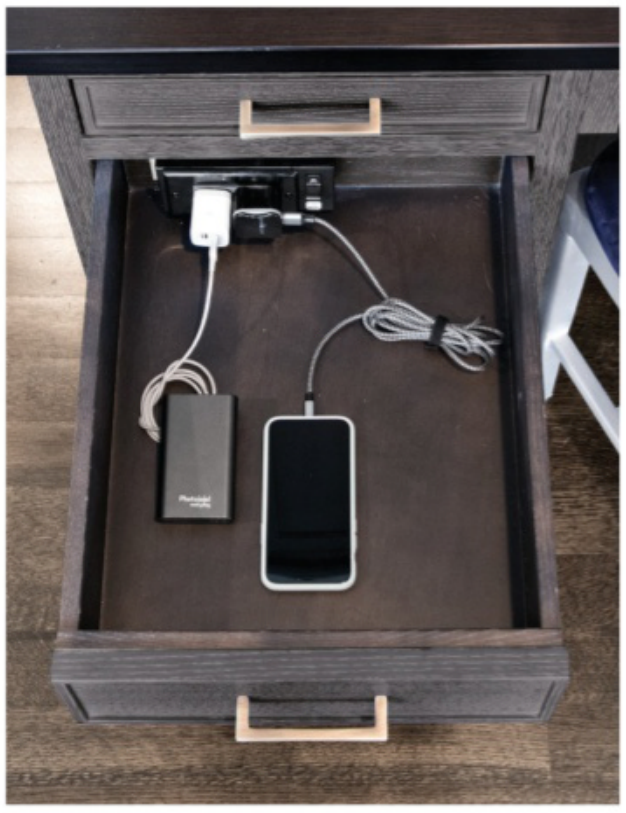
"It just made sense to add on and make it the space they really wanted," says designer Sarah Robertson (far right), who worked with Gabrielle Cohen (near right) and her husband on the remodel. The decision to break into brick exterior walls ended up being the key to creating a kitchen that meets the family's needs.

The casual eating area now has sliders, providing easy access to the backyard for everyone—including the family's Labrador retrievers, Cisco and Salty—as well as broad views of a nature preserve behind the house. Aligning the sliders with the entry to a new butler's pantry on the other side of the room allows sunlight to stream all the way into the dining room. *Sliding doors: Andersen. Table: Old Wood Company. Chairs: Emeco. Pendant light: Tom Dixon*



A built-in desk in the eating area helps to keep family paperwork organized. It has the same stained (gray) and glazed (cream) cerused-look finish as the rest of the custom cabinetry.

A charging station hidden inside one of the desk drawers keeps electronic devices juiced up—and cords out of sight. *Charging station: dockingdrawer.com*

DRAWER: MEG REINHARDT

FOR MORE INFORMATION, SEE DIRECTORY, PAGE 68

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Home insurance checkup

Are you paying too much or missing out on important coverage? Five ways to know

BY NATHANIEL WICE • ILLUSTRATION BY JACKIE FERRENTINO

TOO MANY OF US treat buying coverage for our homes and personal property as a set-it-and-forget-it proposition, signing off on our annual renewals with minimal scrutiny. That's not surprising given the complexity of typical policies and the difficulty of comparing similar policies from different insurers. "It can be very hard to shop," says Fabio Faschi, property and casualty team lead at online insurance broker Policygenius. "With auto insurance, the consumer can say, 'I want this much coverage.' But home insurance is driven by the carrier's determination of what it is willing to replace the property at, often packaged with its own specialized coverage offers." The following factors can help you figure out whether you're overpaying or underinsuring.

Extreme weather event losses are the kind of disaster that the right homeowners insurance can protect you from.

1. Has "inflation guard" inflated your rebuilding costs? Homeowners insurance is usually designed to cover the cost of a new home, with requirements that you carry enough "dwelling coverage" to rebuild. ("Guaranteed Replacement Cost Coverage" covers rebuilding no matter the cost, but is becoming rare.) Many renewals include some version of an "inflation guard" to keep even with rising construction prices; if it's not stated clearly in the renewal, you can see it at work in the coverage difference from one year to the next. But it's possible that increases compounded over the years have outstripped actual rebuilding costs. (Conversely, you may be underinsured if the inflation guard is applied nationwide.) Regional rebuilding costs can fluctuate widely, particularly in the wake of major storms and other natural disasters. Check with local home builders and insurance agents, or do a rough estimate using an online calculator such as dwellingcost.com or bluehammer.com to see if your coverage matches your home's value. Even better, get new insurance quotes that include rebuilding costs as points of comparison.

2. Price shop to see if your rate is competitive. Loyalty doesn't always pay. While it can be difficult to make direct comparisons, working with an insurance broker and putting in some effort on your own can make you smarter about what's actually covered (flooding is usually not), and better prepare you to identify a deal—you can sometimes save, for instance, by buying additional or extended replacement cost coverage that increases the insurance at a lower overall cost. Chubb is a standout in stretching replacement cost, and is particularly proud of its expertise in insuring older homes and unique structures.

The nonprofit Consumers' Checkbook (checkbook.org) regularly does local-market price checks, which show that among people with the same kinds of home insurance coverage, some overpay by $100 or more per month.

Try streamlined online-shopping tools such as policygenius.com to help standardize offers, and ask a new insurance agent or two for their best deals (agents may be independent or may work for

a specific insurance company). "Carrier appetite can change over time for what they're more or less comfortable insuring, so it's always worth comparing what's available," Faschi says. State Farm, Allstate, Farmers, Liberty Mutual, USAA, Travelers, Nationwide, Hartford, and MetLife are among the largest carriers, and can be contacted directly—no need to wait for your renewal.

3. Is your "insurance score" pushing your rates higher? Some insurers in some states use people's credit scores in addition to their claims history to price homeowners policies. Ask if this is the case—your insurer or broker should be able to tell you whether your credit rating and claims history are factoring into an insurance quote. Sites like creditkarma.com can show how your credit score could be improved, and either way, consider holding back on small homeowners claims that will end up costing you in higher premiums.

4. Consider stretching for a higher deductible. Save homeowners insurance for big expenses, not every incidental outlay, and you could come out ahead. Think replacement kitchen, not replacement kitchen appliance. Increasing your deductible from $1,000 per claim to $5,000 could save you $500 or more on annual premiums. Ask for quotes based on different deductibles; consider what you could afford in an emergency, and how many smaller claims you would be forgoing with a larger deductible.

5. Look for credits and discounts. Make a point of asking about special offers when you review insurance quotes. Whether it's bundling auto and home insurance, or deals for being a senior citizen or a first-time home buyer, these can add up to real savings. There are often credits for reducing risk, too, from adding security measures (dead bolts, alarm systems, even water shutoff valves) and renovations (is there new wiring or did you replace your roof?) to simply not having submitted claims. Mike Gulla, director of underwriting for tech-savvy Hippo Insurance, says their Smart Home Sensor Kit (hippo.com) can typically save customers 5 to 11 percent. Ask, too, if any policy has optional coverages that have an outsize effect on the overall cost: You could be paying for extra protection against identity theft or personal injury that you don't need.

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2020 KITCHEN ✶AND✶ BATH Special

WHAT'S **NEW**, WHAT'S **BEST**

Shower some love on your home's most-frequented spaces with **these finds from the annual kitchen and bath industry show**. We've gathered genius gear guaranteed to improve day-to-day life, whether you fancy a hardworking faucet or crave a cool new fridge BY DEBORAH BALDWIN AND NICOLE ESPOSITO-POLLY

01 Timeless profile

A handsome marriage of form and function, this top-of-the-line gooseneck faucet has deft details, a high-shine finish, a pull-down spray, plus a motion sensor for hands-free operation. *Perrin & Rowe Georgian Era Touchless Pull-down Faucet in chrome, $1,358; houseofrohl.com*

02 Clean slate

Counters made from quartz and resin look good for years with minimal fuss. This gold-flecked slab's on-trend blue, gray, and charcoal veining is randomly patterned, easing installation. *Portrush Quartz, from $110 per square foot (uninstalled); cambriausa.com*

03 Rainforest mist

Save water and get soaked with a cloud of aerated droplets via this showerhead and handshower combo. A DIY install, it channels just 1.7 gallons per minute when both are in action. *Nebia by Moen Spa Shower in chrome and white, $258; moen.com/nebia*

04 Sleek cold storage

A glass-over-platinum finish makes this amenity-filled four-door fridge easy to clean and easy to love. And it fits inside a standard 70-inch cabinet—a first for four-doors in the U.S. Three of the four compartments can be set for frozen or fresh foods, even wine. *CAFÉ Modern Glass Quad Door Refrigerator, $4,399; cafeappliances.com*

05 Cocktail class

In need of a new icebox? Consider the hard spheres coming out of the freezer drawer in this new line of Alexa- and Google Assistant–enabled refrigerators. Crushed and cubed ice, plus auto-measured water, still shoot through the door. *LG InstaView Refrigerator with Craft Ice, from $3,499; lgcraftice.com*

06 Give this light a bath

This dimmable LED sconce can be installed globe up or down to illuminate a vanity. Fill it with distilled water, as reckless as that sounds, and the light reflects throughout the space. *Components Lacemaker Sconce, $666; us.kohler.com*

07 Hello!

When the rest of the kitchen is cool white, it's nice to give the sink a little presence. This latest one in an enduring line of basins made from natural quartz and UV-stable acrylic resins comes in a color good enough to eat. *Quartz Luxe Sink in Mint Crème, from $442; elkay.com*

08 Deep and double ended

This shapely 88-gallon soaker fits in a standard 5-foot tub alcove, and its matte-white finish can add a soft counterpoint to glossy fixtures and tile. Crafted from a mix of resin and limestone, it has about half the weight of enameled cast iron. *Victoria + Albert Vetralla Freestanding Bathtub, $3,978; houseofrohl.com*

09 Multitasking spray

No need to toggle between the showerhead and hand-shower—the latest iteration of this two-in-one lets you use them separately or together. The nesting duo now comes in a popular matte-black finish, too. *In2ition Two-in-One Shower in Matte Black, $247; deltafaucet.com*

10 Cleaner machine

We all love a front loader, but not the bacteria and funky smells that a damp door gasket can collect. A new line of Energy Star washers tackles the issue head on, with gaskets that are angled to drain, then dried by a vent setting, and, as an extra measure, are fabricated with an antimicrobial agent that doesn't get into the laundry. *UltraFresh Front Load Washer, from $899; geappliances.com*

11 Wall to wall

These lightweight, laminated tongue-and-groove panels mimic large marble slabs or natural woods, but are more carefree and easier to install. *Wetwall Water-Proof Core Panel System kits, from $659; wetwallinfo.com*

12 Vanity, thy name is handsome

Furniture-like lines and details, including fashionably skinny gold-tone legs, give this blue-hued vanity an edgy elegance. Its

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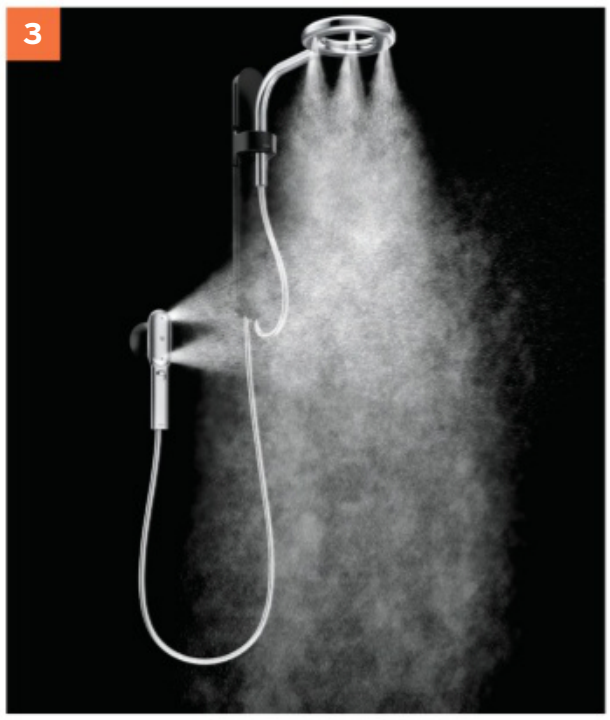

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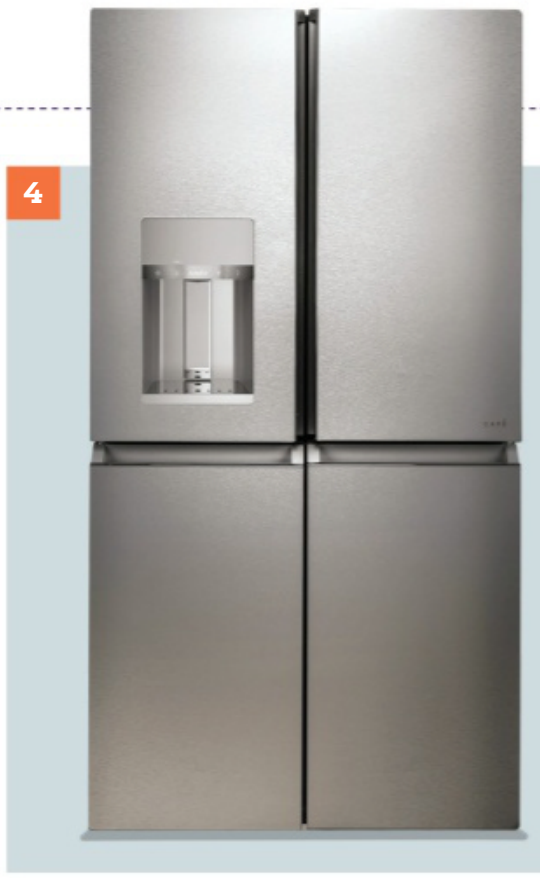

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doors flank three easy-access open shelves. *Alicanté 39½-inch Vanity in Azure Blue, $1,915 (starting in August); jamesmartinvanities.com*

13 What's cooking?

Instead of cracking open the door to check on dinner, tap twice on the window of this smart range to illuminate the action, which includes air-frying. Picture high-speed convection that produces crispy low-fat French fries and more. It accepts voice commands and downloads recipes; its apps even learn user preferences. If only it could do the dishes. *InstaView ThinQ Ranges with Air Fry, $1,099 for electric, $1,199 for gas (starting in July); lg.com*

14 Cool accent

Everyone is hankering for a beverage fridge these days, and this commercial-grade undercounter helpmate now comes in a delicious custom color called Saffron. Even better, it can live outdoors as well as in, and for a very long time. *15-inch Undercounter Refrigerator, $3,894 (as shown); true-residential.com*

15 Strong silent type

This classic chimney-style wall-mount vent hood moves up to 400 cubic feet a minute (pretty quick), with noise levels as low as 1.5 sones (pretty quiet). It comes with LED lights and dishwasher-safe filters, in stainless steel, black stainless, and white. *Broan Elite Pyramid hood, from $399; broan-nutone.com*

16 Low price, high style

Two ceramic tile collections enliven walls and floors with the look of cement tile without the high cost—or installation hassles. Optiks has soft-blue geometrics that go down fast in slabs about 17½ inches square that appear to be four grout-ready tiles. Daria's graceful florals come in 7½-inch squares in four colors, including this fresh yellow. *Merola Tile's Optiks Encaustic and Daria tiles, from $6.95 per square foot; homedepot.com*

17 Beacon in the night

As if grab bars weren't useful enough, this stainless-steel model has a built-in, noise-activated LED night-light. It comes in five lengths and finishes, including gunmetal (shown), stainless steel, matte black, white, and gold. *LED Night Light Grab Bar, from $70; evekare.com*

18 Glass act

Borrowing from baristas and barkeeps, this nifty device blasts lipsticky goblets, hard-to-clean water bottles, and more with high-pressure jets of water that drains back into the sink. All that's needed: a soap-dispenser-size countertop hole and a tie-in to the undersink water line. *Glass Rinser, $99; deltafaucet.com*

19 Fast and affordable

Induction cooktops have a following for their precise, instant-response controls and easy maintenance. This 30-inch stainless-steel range has a 12,000-Btu-equivalent induction zone that can heat water 4 minutes faster than gas, and the oven heats evenly with convection. That's a lot of pro style for the price. *30-inch Induction Range, $2,299 (starting in November); thorkitchen.com*

20 Sleek water miser

A 1-gallon flush that really works? Yep, this quiet, high-powered, low-flow toilet is also a handsome one-piece. The secret to its tankless profile: two water cylinders behind the bowl; compressed air powers the flush. *Studio S Low Profile Tankless with Power Flo, $995 (starting in July); americanstandard-us.com*

21 Art Deco high rise

With swooping lines and lever handles, this polished lav faucet's gooseneck spout isn't just a showpiece—it offers welcome extra space when washing up. *Belshire Widespread High Spout Faucet in chrome, $699 for the faucet and $300 for the handles (starting in August); dxv.com*

22 Drier cleaning

It's a drag to shelve dishes that look and feel as if they just broke a sweat. Here come dishwashers that use a fan plus a mineral element to create heat when in contact with moisture. The result: plates, glasses, and plastics that are both sparkling clean and bone dry. *Benchmark and 800 Series dishwashers with CrystalDry technology, from $1,149; bosch-home.com/us*

23 Smooth operators

Yanking open the fridge or pantry cabinet is more of a pleasure when you're pulling on hardware with the latest looks and finishes. *Clockwise from top left: Knurled Pull in Aged Brass, from $14; topknobs.com. Apollo Appliance Pull in Bronze, from $200; ashleynorton.com. Victoria Collection Pull in Polished Nickel, from $8.60; atlashomewaresdirect.com*

24 Style and smarts

Customize this pull-down to suit any kitchen by selecting from a menu of finishes, handles, and spouts. Should one's hands be full, this sink mate takes voice commands, too. *Odin Pull-Down Kitchen Faucet in Brilliance Polished Gold with Square Spout, $676, and Teak Lever Handle, $120; brizo.com*

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ask This Old House

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

About 10 years ago, we had an irrigation system installed. Now, some sprinkler heads barely pop up above the lawn surface. How can I raise them?

—DON BAKER, MEMPHIS, TN

***TOH* LANDSCAPE CONTRACTOR JENN NAWADA:** Raising the level of a sprinkler head isn't difficult, if you're up for a little digging.

But before you do that, measure how much the top of each sprinkler head needs to be raised to bring it up flush with the ground.

For each head that has sunk by ½ inch or more, get a cutoff riser with tapered male threads on both ends. (Heads sunk by less than half an inch should still function just fine.) These risers, sold online and at home centers, are molded with up to six ½-inch-long, male-threaded fittings arranged end to end. You just cut off the fittings you need, thread them into the T fitting on the irrigation system's supply line, and then screw the sprinkler head onto the riser.

Start by shutting off the

To replace a sprinkler head on an in-ground irrigation system, Jenn Nawada digs down to where the head attaches to the supply line.

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valve for the irrigation system's water supply. Then carefully dig around each of the sunken heads with a shovel or trowel until you expose the irrigation line and the T fitting to which the head is connected.

Clear the soil around one head with a stiff brush and a damp rag, and take off the head with a few counterclockwise twists. Screw the appropriate riser into the T and then screw the head, by hand, tightly into the riser. There's no need to seal these connections with plumber's tape or pipe dope; the tapered threads do that.

Do the same with the other sunken heads, but don't fill around them yet. Turn the supply valve back on and inspect the exposed fittings for leaks. If there are any, a simple retightening should stop them. When you're satisfied that the heads aren't leaking, fill in around them with soil.

Cabinet crown for a sloped ceiling

How do we add crown molding above our new kitchen cabinets when one side of the ceiling is three-quarters of an inch higher than the other?

—PENNY TILYOU, RIO LINDA, CA

***TOH* GENERAL CONTRACTOR TOM SILVA:** Assuming that your cabinets were installed plumb and level, you'll want to hang the crown molding in a way that makes the ceiling's unevenness as unobtrusive as possible. To do that, the crown's bottom edge has to be level and evenly spaced above the cabinet doors, and it has to remain intact. Any cuts in the crown will be immediately noticeable.

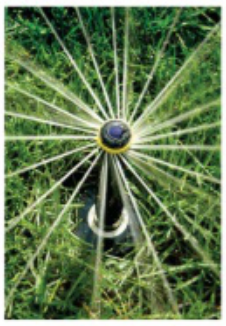
First, select a crown molding with a vertical height about the same as the narrowest gap between ceiling and cabinet. Then glue a ¾-inch-thick strip of clear poplar to the molding's top edge. Make sure the strip's front edge and the top of the molding are flush, as shown at right. When the glue sets, sand or plane the joint so that it won't be visible after painting. Now you can scribe this section to fit tight against the sloping ceiling.

If your cabinets have inset doors **(top right)**, open them, place the augmented crown in position on the ceiling, and clamp it to the cabinet's face frame. Trace a pencil line on the ceiling where it meets the scribe strip, then reclamp the crown so it sits flush with bottom edge of the face-frame top rail. Draw tick marks across this joint to help you align the crown after scribing.

To make the scribe line, set your compass legs to match the widest gap between the crown and ceiling. Keep the legs aligned vertically as you run the compass point along the line on the ceiling and the pencil along the scribe strip. The pencil line will show the ceiling contour.

On cabinets with overlay doors **(bottom right),** which have hidden face frames or no frames at all, you'll have to mount rabbeted filler pieces to the cabinets' tops to give you something to nail the crown to. The fillers above the doors should sit flush with

Pro Tip



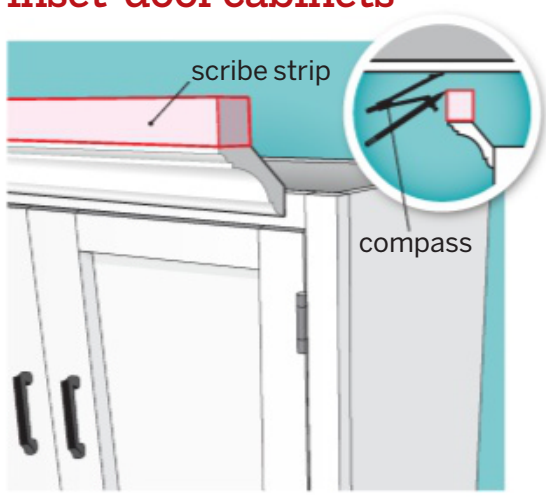
Sprinkler head upgrade

With irrigation systems more than 10 years old, you can reduce water usage by as much as 30 percent by replacing all the existing heads with newer, rotary nozzles (rainbird.com).

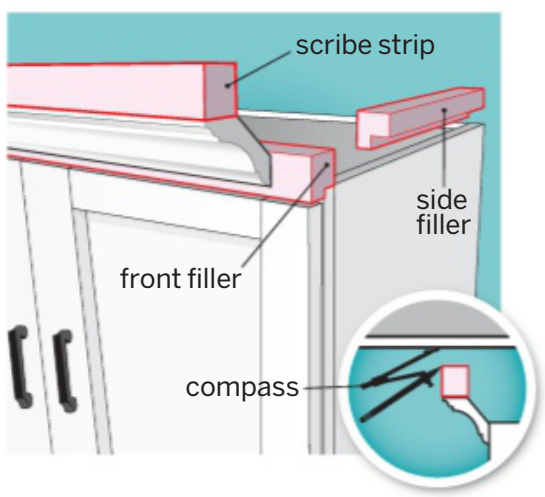
SEE HOW IT'S DONE
Watch Tom install crown on cabinets with overlay doors at **thisoldhouse.com/kitchen-crown**

Tom Silva dresses up overlay-door cabinets by pin-nailing crown molding to hidden backer pieces attached to the cabinets' tops.

How to install crown on inset-door cabinets



How to install crown on overlay-door cabinets



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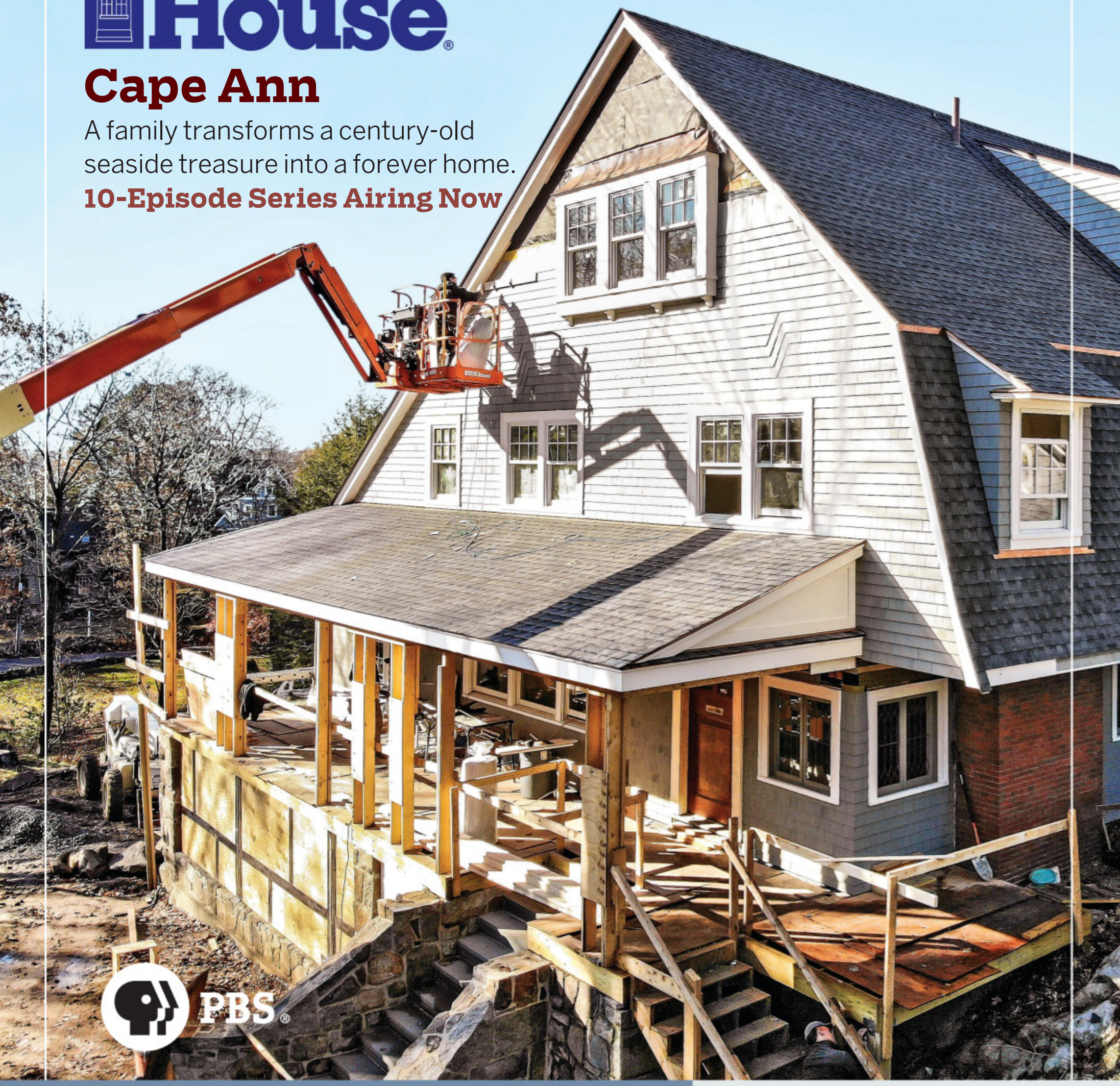

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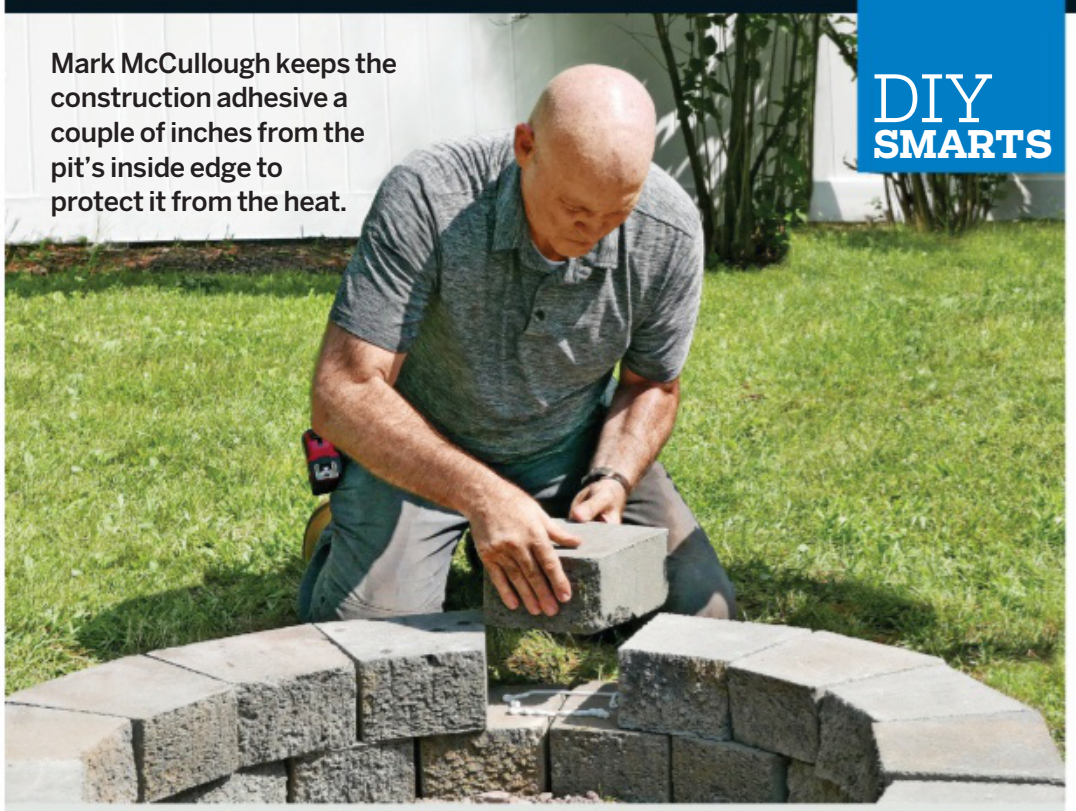

Mark McCullough keeps the construction adhesive a couple of inches from the pit's inside edge to protect it from the heat.

Fire in the hole

How would I go about making a round concrete fire pit?

—BOB QUINLAN, FREEBURG, IL

***TOH* MASON MARK McCULLOUGH:** If you're planning to do the work yourself, I'd recommend getting a fire-pit kit, like the 48-inch Oldcastle Countryside model shown above ($199; homedepot.com). This kit includes enough heat-resistant, cast-concrete blocks for a circular pit three courses high, and a powder-coated steel liner. To build it, you need 6½ cubic feet of crushed stone, 2 cubic feet of paver base, 5 cubic feet of lava rocks, and a couple of tubes of low-VOC adhesive, such as Gorilla Heavy Duty Construction Adhesive (gorillatough.com). The blocks all have a roughly trapezoidal shape; there's no need to cut them.

When the kit is delivered, find a spot on your property at least 10 feet from the house, overhanging structures, and trees. Position the liner there and arrange one course of blocks, narrow end in, all around it. Using a shovel or spade, cut through the grass 2 inches from the blocks all around the pit. Take away the blocks and liner, remove the grass (save some for later), and dig an 8-inch-deep, straight-sided hole. Hand-tamp the bottom of the hole to make it firm and close to level.

Fill the hole with three 2-inch-thick layers of crushed stone, firmly tamping each layer before adding the next one. Spread and tamp a 2-inch layer of paver base, then, using a 2×4 as a screed, spread out the base material and check that it's level in several places.

Center the liner on the prepared base and snug the first block against it. Using a rubber mallet, tap the block down until it's level front to back and side to side. Do the same with all the neighboring blocks of the first course. Remove the liner, place the first block of the second course directly over a first-course joint, and dry-lay the remaining blocks in that course. Now, carefully lift out a second-course block, squirt two beads of adhesive across the exposed first-course joint, and set the block back in place, as shown. Repeat with the remaining blocks in the course; lay the third course the same way.

Insert the liner and add lava stones up to its bottom edge, then plant grass strips around the pit's perimeter. Let the adhesive cure for 24 hours before lighting the first fire.

BROUGHT TO YOU BY THE HOME DEPOT

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Pro Tip

Rustproof your liner

If a burning log falls against a fire pit's painted-metal liner, the intense heat may peel the liner's paint and expose the underlying steel. To keep it from rusting, wait until it's cool and spray on a high-temperature paint, such as High Heat Max (krylon.com). It can withstand temperatures up to 1,200 degrees F.

the door faces; these fillers are held in place with screws driven through the tops of the cabinets. The side fillers sit inside the cabinet frame, flush with the sides. They're fastened to the cabinet with a combination of super-glue gel, wood glue, and pin nails.

Spray-paint and install all the filler pieces, then set the crown against them and the ceiling and trace a line on the ceiling, as described above. Next, clamp the crown to the filler pieces so its bottom edge is level and just above the tops of the doors. Open the doors and make a few light tick marks across the joint where the crown meets the rabbeted piece. Scribe the poplar piece with the compass using the same technique described above.

The remaining steps are the same for both types of cabinets. Set a jigsaw to make a 5-degree back cut, then trim the scribe piece next to the scribe line. Creep up on that line with a block plane and test fit the crown against the ceiling; keep testing and planing until you get a close fit. Any small gaps can be hidden later with a bead of caulk. Fasten the crown to the filler pieces or face frames with a pin nailer. The ceiling's slope should hardly be noticeable after the last coat of paint is applied.

Change a door swing

Our front door swings in and to the right when viewed from outside, but the way our interior is set up, it can be an awkward dance when more than one person is coming or going. How difficult would it be to make the door swing in and to the left?

—PETER HEINRICH, SEATTLE

***TOH* CARPENTER NATHAN GILBERT:** Changing your door from a right-hand swing to a left-hand swing can be a fairly easy task, as long as it's the same height on both sides, and you're okay with the inside face of the door becoming the outer face. However, if the door isn't symmetrical from side to side, or if you'd rather

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have the door's inside face stay on the inside, this job becomes more difficult; ask a trim carpenter to tackle it. But if your door is symmetrical from side to side and inside and out, this is a doable DIY project. Here's how to go about it.

Gather some basic tools, including a sharp ¾-inch chisel, a screwdriver, a drill/driver, a hammer, and a pry bar. You'll also need a piece of ¼-inch dowel to fill the old screw holes, wood glue with a waterproof (ANSI/HPVA Type 1) rating, 120-grit sandpaper, and some thin wood strips to patch the mortises on the jamb. When you have a clear, mild day—your doorway will be wide open for a while—pop out the hinge pins with hammer and nailset, and set the door on a pair of sawhorses outside.

Remove the door's lockset pieces, and reinstall them so that their exterior components will face outside after you rehang the door. Pry off the weatherstripping along the door bottom, and reinstall it—or install a new door sweep—so it works with the new swing.

Unscrew and remove the hinge leaves on the door, drill out the old screw holes with a ¼-inch bit, and plug them with dowels and glue. When the glue dries, trim the dowels flush with a hammer and chisel; sand smooth.

The hinge leaves go in the same mortises, but you'll need to rotate the leaves so the hinge barrels are on the inside. Hold the leaf in place, drill a pilot hole for each screw with a Vix bit (see Pro Tip, right), then drive a screw through every hinge-leaf hole.

Now turn your attention to the door jamb. Remove the hinges on the jamb, then transfer the layout of the mortises to the opposite jamb. I measure down from the top of the door frame to the top and bottom of each original hinge mortise, and mark those measurements on the opposite jamb. Then I use a sharp pencil and a combination square to draw the locations of the new mortises. The square also makes a handy guide when cutting along the mortises' edges with a utility knife. These incisions make chiseling more accurate.

To cut down on chiseling, I use a Forstner bit to drill out the top and bottom corners of each mortise—the corners closest to the door stop. Position the bit's outside edges just inside your layout lines, and drill only as deep as the thickness of the hinge leaf. Chisel out the rest of each mortise, holding the chisel with its bevel down, and install the hinge leaves, using a Vix bit to center the pilot holes.

Fill the old mortises with thin wood strips, glued in place. I use a pin nailer to hold each patch while the glue dries. (You can do the same with ½-inch brads.) Before the glue dries, sand the patches flush with the door jamb; the sawdust and wet glue make a paste that fills any gaps. Spray the patch with a coat of primer.

Remount the door and insert the hinge pins. It should open and close easily and fit evenly in its opening.

All that's left is to install the strike plates for the latch and dead bolt in the patched jamb. Using a pencil, rub some graphite over the latch. When you close the door, the graphite will rub off onto the jamb. (The same trick works for the dead bolt.) Center the hole of each strike plate on the graphite marks, trace the outline of each

SEE HOW IT'S DONE
Watch Nathan switch a door swing at **thisoldhouse.com/door-swing**

Pro Tip

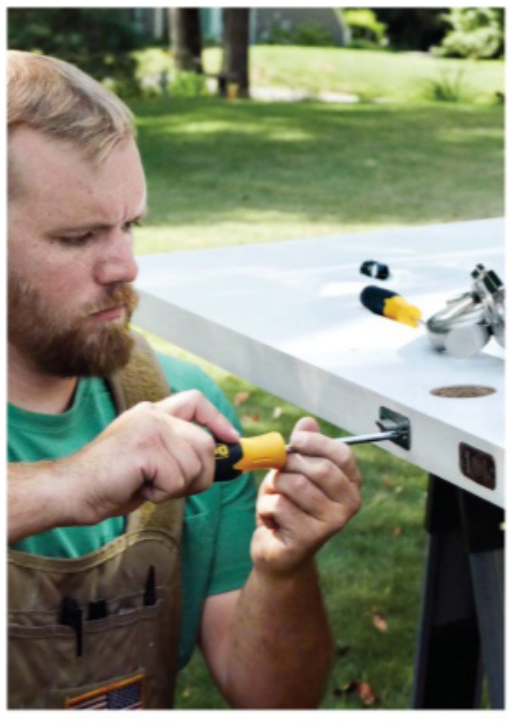
Best bit for hinges

A Vix bit has a tapered, spring-loaded tip that automatically centers its drill bit in the hinge hole. With a set of three Vix bits, you'll be able to install hinges of all sizes with your drill/driver.

What is it?

FOR THE ANSWER, SEE PAGE 38

A Lampshade
B Dust collector for drills
C Can-light cover
D Cap for 5-gallon buckets



When reversing a door's swing, Nathan Gilbert removes and rotates the latch bolt 180 degrees so that the beveled side of the bolt will face the inside.

VIX BIT: COURTESY PRIME TOOLS; GILBERT: COLLEEN McQUAID

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plate onto the jamb, and, at the center of each outline, drill into the jamb with a ¾-inch Forstner bit to make room for the latch and dead bolt. Chisel out the mortises for the plates and screw them to the jamb. Your work, and any awkward entryway dances, will be over.

Refinish a rusty handrail

The wrought-iron railing outside our 66-year-old home is sturdy but rusty. We've tried repainting it several times, but the rust returns within a year. Can it be saved?

—NORAH BERTSCHY, CINCINNATI

***TOH* PAINTER MAURO HENRIQUE:** The steel used in "wrought-iron" railings is very susceptible to rust, so it's no surprise that you're having this problem. The good news is that with a little elbow grease and the right coatings, your railing can look just like new again.

Before you begin, test the railing paint for lead with a kit such as 3M LeadCheck, which is sold at paint stores and home centers. If you find a lead layer, don't proceed until you've read the EPA's online guide "Steps to Lead Safe Renovation, Repair, and Painting" and have put into place the protections it stipulates for safeguarding yourself and your home.

If the railing is lead-free (like the one I'm working on at left), spread drop cloths over the stairs and nearby areas to capture the paint chips.

You don't need power tools or chemicals to remove paint from metal. A paint scraper works just fine on the flat railing sections. On curved sections and areas a scraper can't reach, a stiff-bristled wire brush will do the trick. When all the loose paint is off, go over the entire railing with 150-grit sandpaper. Wherever paint remains, sand its edges smooth with the bare metal. Then replace any badly rusted fasteners with ones made of stainless steel.

That's the hard part of this project; now comes the fun part: applying the finish. Wipe down the entire railing with a rag dampened with mineral spirits; it will remove any dust or debris that could interfere with adhesion. Then apply an oil-based primer for rusty metal, followed by two coats of a direct-to-metal alkyd enamel (see Pro Tip, left).

For speedy application, use a 4-inch mini roller on all the flats and a 1½-inch trim brush everywhere else. I prefer to roll on and brush the

After sanding and priming the railing, Mauro Henrique rolls on two coats of a direct-to-metal alkyd enamel paint, an industrial coating that prevents rust. Despite the name, direct-to-metal paints perform best when applied over an oil-based primer.

What is it?

B Dust collector for drills

The flexible, silicone Driller's Dustbowl captures debris from drill bits and hole saws as they cut holes in ceilings, protecting the drill, the user, and the room from showers of abrasive particles. $24; homedepot.com

Pro Tip

Direct-to-metal paint

Hard, scratch-resistant DTM coatings, like SuperSpec HD (benjaminmoore.com), form an impervious, corrosion-resistant barrier over raw, ungalvanized steel.

HENRIQUE: COLLEEN McQUAID

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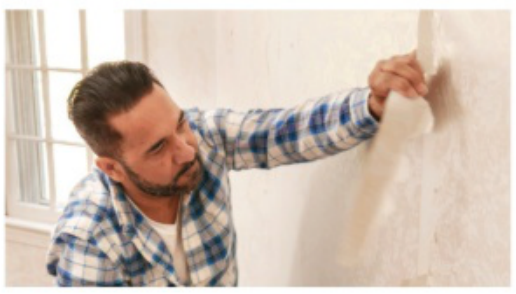

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This Old House ask This Old House

Heath Eastman completes the installation of a new double-gang, push-button light switch. The buttons on the left control a ceiling fan with an LED light; twisting the bottom button adjusts the light's brightness.

finish rather than use a sprayer because then I can apply thicker coats and avoid wasteful overspray.

Time for new push-button light switches?

My husband and I are proud owners of a 1920 Arts and Crafts bungalow with the original push-button light switches. We'd like to keep them, but are they safe? Should we replace them with more up-to-date versions?

—JENNIFER PEARCE, BUFFALO, NY

MASTER ELECTRICIAN HEATH EASTMAN: I'd recommend that you replace the original switches with new ones. Those switches were made with materials that may have become cracked, corroded, or fatigued in the last 100 years, and their design doesn't meet today's strict electrical-safety standards. The newer switches do, as indicated by their "UL-Listed" mark.

Fortunately, you don't have to give up on the two-button look, or the satisfying snap that the buttons make when you push them in. Replacement switches and cover plates that look just like the antique versions, right down to the mother-of-pearl inlay on the buttons, are available from specialty retailers such as House of Antique Hardware (houseofantiquehardware.com). Prices for a basic, single-pole, push-button switch begin around $14. You can also get an authentic-looking push-button dimmer switch, with one rotating button that functions as the dimmer.

The more important question to ask about a house of this age is: How safe is the wiring? I've seen electrical systems that have provided 100 years of service, or more, and I know what a high fire and electrical-shock hazard they pose. You'd be wise to take a close look and see what you've got.

To begin a basic electrical safety assessment, check the main service panel. If it's the original fuse box, it's definitely time to upgrade to a modern circuit-breaker panel. The next thing to check is the wiring itself. With the power shut off, take the cover plates off the original switches and receptacles and pull them out. Are the wires covered in cloth and coated with rubber insulation that cracks easily when flexed? If so, then it's also time to make rewiring a top priority.

A service-panel replacement and whole-house rewiring are *not* DIY projects. Hire a licensed electrician with old-house experience to do this work for you.

Ask THIS OLD HOUSE

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FOR MORE INFORMATION, SEE DIRECTORY, PAGE 68

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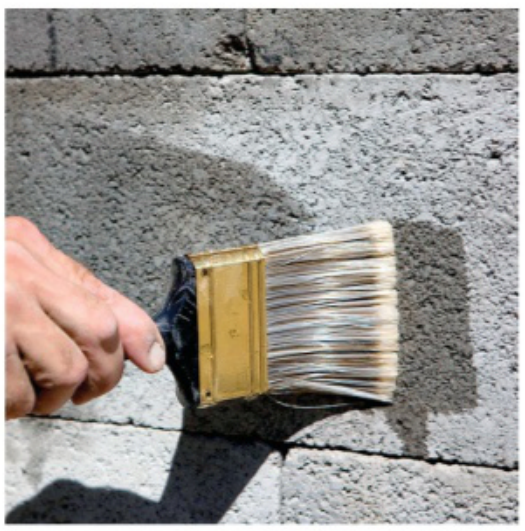
1 | To secure your first layer of block, prepare a mortar bed atop a sound and stable concrete footer, then set a level first course of blocks. When the mortar bed hardens, begin stacking your blocks.

2 | Stagger the vertical joints with each additional course. Check often as you work to make sure the wall has remained level and plumb; if necessary, shim the blocks with galvanized wall ties.



3 | Thoroughly dampen the surface of the blocks. The wall should be a darker color, but not wet to the touch. This will aid in the adhesion of the cement and in preventing cracks as it cures.

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- Measuring container
- Finishing trowel
- Level
- String line
- Small brush

4 | Mix the Surface Bonding Cement according to the mixing instructions on the back of the bag. You should be aiming for a creamy, workable consistency.

5 | Start at the base of the wall and trowel upwards with the Surface Bonding Cement in even coats. Proper applications should be ⅛ to ⅜ inch thick around all sides and ends, in uniform thickness.

6 | Smooth out any imperfections with a soft-bristle brush before the material has set. In hot or windy conditions, lightly spray the entire surface with water to promote a proper cure.

PRO TIP

For a more decorative finish, add Sakrete Cement Color during the mixing process. Can also be painted 7 days after application.

Sakrete Surface Bonding Cement can be used to build block walls without mortar joints as well as to decorate and damp-proof existing block walls. For more project solutions, inspiration, and how-to instructions, **visit sakrete.com/thisoldhouse**

A CAPE WORTH THE WAIT

Determined to get it right, a couple take their time—10-plus years—putting a plan in place to transform their 1970s house into the open, light-filled, character-rich home they always wanted

By **Maria LaPiana**
Photography by **Mark Lohman**
Produced by **Nicole Esposito-Polly**
Styled by **Sunday Hendrickson**

LEFT: **An antique-brick walkway, gracefully framed by an arched arbor and lined with planters, welcomes visitors to this no-longer-plain Cape Cod–style home. The once unadorned entry got a makeover, too, with the addition of a portico, a new front door, and a statement light fixture.**

Renovations almost always take longer than expected. But for Wendy and Tom Braun, it wasn't bad weather, building permits, or back orders that held up their home's remodel for more than a decade.

It was getting unstuck.

They had found their dream house in the Los Angeles suburb of Yorba Linda in 2005. Like much of Orange County, Yorba Linda is crammed with ranches and Spanish-style homes. So when Wendy—who had grown up in Tennessee, and is drawn to more traditional architecture—saw the only Cape around for miles, she was sold.

Built in 1974, the house held 2,800 square feet, with three bedrooms and two and a half baths, and was in surprisingly good shape. Wendy also knew it wasn't perfect. "Everything was dated, but it functioned well enough," she says. "We were in no hurry; we wanted to live in it, see how it worked—or didn't work—for us." At the time that the Brauns bought the house, one of their sons was grown and living on his own, leaving two teenagers at home. The nest wasn't empty yet, but it wouldn't be long.

The classic Cape had an unadorned facade with three gabled dormers on a steeply pitched roof, and its interior was a warren of smallish, darkish rooms. Off the front entry, there was a small sitting room to the right and a dining room to the left. A center staircase led up to the second floor, and, just past it, four steps led down to the family room and kitchen. From the family room, one more step down led to a sunroom that had been built over a deck. Upstairs, also on two levels, was a master bedroom with a dressing area and a small bathroom along with two bedrooms and a shared bath.

"I was frustrated by the way the downstairs of the house functioned," says Wendy. "The dining room was not easily accessible from the kitchen, which was small and cramped. We had a nice big yard, but

ABOVE LEFT: A bright, inviting mudroom/butler's pantry with seating and storage replaced what was originally a laundry room off the kitchen. The Brauns use the cabinets there to store tablecloths and servingware and as a drop-off point when coming in from the detached garage.

few windows through which to see it. We didn't really use the sunroom, and we had no office space."

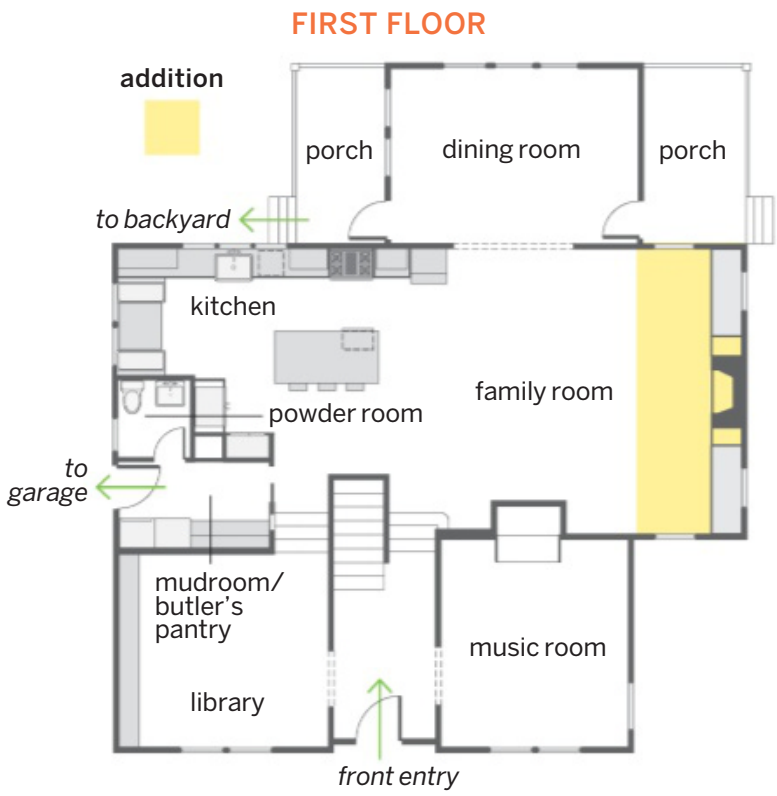
For years Wendy envisioned changes she hoped to make to the house—a new kitchen, a bigger master bath—but something always seemed to get in the way. There was their own indecision, for one: The Brauns wanted change, but they wanted to maintain their home's Cape Cod identity. They were also stymied by how to deal with the floor-level differences, which had been built into the house in part because of its sloping yard. And the longer they waited, the more life events caused them to pause. "We did a

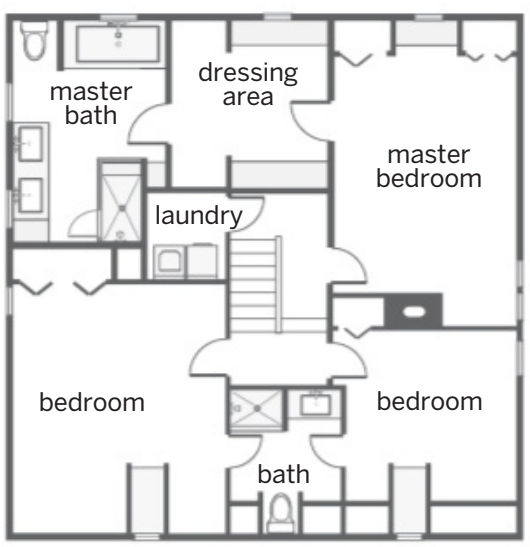
ABOVE: **Shaker-style cabinets, an island with fine-furniture detail, and a hutch with leaded glass reflect the homeowners' taste for the traditional. The orientation of the island keeps it from cutting off the family room. An awkward corner became the perfect spot for a cozy dining booth.** *Cabinet paint: Benjamin Moore's Knoxville Gray (blue) and Moonlight White*

FLOOR PLANS: IAN WORPOLE

Floor plans

While space was reapportioned—primarily on the first floor—the existing three-bedroom, two-and-a-half-bath house's 2,800 square feet grew by just 137 square feet with an extension to the family room. On the first floor, the kitchen was opened up and rebuilt, a two-sided interior fireplace was removed, and a new one was added to the family room's exterior wall. To bring light and backyard views into the house, a sunroom was torn down and a dining room was built in its place. The old dining room became a library, and a sitting room became a music room with a new piano. Upstairs, the master bath co-opted space from a large closet for a double vanity and an enlarged shower, and gained two more windows.





ABOVE: In the expanded family room, a new gas fireplace flanked by built-in benches adds warmth and charm. Drawers under the seats hold grandchildren's toys, DVDs, and throw blankets. *Sofa: Restoration Hardware. Paint (walls): Benjamin Moore's Moonlight White*

LEFT: The new dining room was built on the footprint of a sunroom that had been added on to the back of the house. Its decorative beams, French-oak flooring, and simple trim details are styled to complement moldings in the rest of the house. *Windows: Milgard. Flooring: California Classics*

major landscape overhaul in 2007, but then the market crashed and we put everything on hold," Wendy explains. More time passed, and the last of their children moved out, causing them to rethink their remodel wish list yet again.

Finally, in 2014, they reached out to an architect, Martin Harvey, who drew up plans to remake the first floor and remodel both upstairs baths. It was a significant step forward. Harvey's proposal opened up a world of possibilities the couple hadn't even considered, including enlarging the family room and tearing down the sunroom to build in its place a dining room that would fit the whole family, which now included two grandchildren.

But second-guessing set in again. They followed through with some changes to the guest bathroom—moving the toilet and sink to new locations—then stopped. "At that point, we were getting frustrated with all the things that needed to be done to the house, but we didn't really know where to start," Wendy says. "We thought we'd just go room by room."

Two more years would go by before they revisited the remodel, this time with interior designer

Kristina Braun, who happens to be Tom's niece. "We still weren't sure, but our family was growing and I really wanted the house I love to work for all of us," Wendy says. "Kristy convinced me it was time. She understood what we wanted to do, and gave us the confidence we needed to go forward."

When the Brauns met with Kristina and builder Mike Cruz, they were finally able to visualize the ideas they had mulled over for so long. It also helped that Cruz, who served as GC for the project, gave the previously drawn-up architectural plans a thumbs-up, and reassured the couple he could handle the floor-level challenges. They decided to proceed.

First and foremost, their goal was to open up the small, dated rooms and invite in more light. They started by removing the little-used stepped-down sunroom and replacing it with a 12-by-7-foot dining room on the same level as the family room. "It's the only entirely new space in the home," says Kristina. "There's so much detail there—from the millwork and window placement to the distressed ceiling beams. We really created something out of nothing." Introducing new furniture was always part of the Brauns' plan, and the mahogany dining table is one of only two original pieces they decided to keep.

ABOVE: The former dining room, at 13 by 14 feet, turned out to be the ideal location for the library that Wendy had always wanted. The walls and new built-in bookcases are wrapped from base molding to crown in a sophisticated blue-gray. *Paint (bookcase and walls): Benjamin Moore's Sabre Gray*

They turned to the kitchen next, gutting the space and removing the peninsula to open it up to the adjoining family room. In the process, they raised the kitchen's dropped ceiling by a foot to match the 9-foot height of the family room. "We wanted it to be open and inviting, a place where we could cook together and gather together as a family," says Wendy. They also bumped out the family room slightly, adding 137 square feet to the space. The original fireplace was removed from the center of the family room's interior wall and a new one built on the new exterior wall, where it anchors two built-in benches, encouraging use of the entire room.

"The overall vibe is very family oriented, comfortable, and connected," says Kristina. "This was a new beginning for the homeowners, an opportunity to embrace a more modern mood with elements of traditional style."

For the home's interior woodwork, Kristina collaborated with cabinetmaker Ruben Mercado, whose work introduced a level of detail that elevates the

RENOVATION RECAP

THE HOMEOWNERS: Wendy and Tom Braun

THE HOUSE: An existing 2,800-square-foot, two-story Cape with three bedrooms and two and a half baths, built in 1974 on a half acre in Yorba Linda, CA.

WHY THEY CHOSE IT: The Cape was love at first sight for Wendy, who grew up in the South and prefers more traditional houses over those typically found on the West Coast.

THE PLAN: Remodel the kitchen and open it up to an enlarged family room; tear down an unused sunroom on the back of the house and add a dining room in its place. Expand the master bath with a larger shower and double vanity. Add curb appeal with a portico, new windows, new siding and trim, a new front door, and a new walk.

TIMELINE: Plans were developed nine years after purchase, with the bulk of the remodel beginning two years later and lasting nine months.

WHAT HAD TO STAY: Nothing. Wendy was eager to make the house more open and airy. The couple were also happy to part with nearly all their furniture and start with a clean slate.

WHAT HAD TO GO: The sunroom, which had been added on to the back of the house and actually blocked the sun from entering the main living area.

BIGGEST CHALLENGE: Remaining in the house during construction. For the Brauns, this meant setting up a temporary kitchen in the laundry room, living out of a guest room, and escaping on weekends to maintain their sanity.

LESSON LEARNED: "It may seem counterintuitive, but sometimes living in your space and letting life happen, and not moving forward with renovations too quickly, can get you where you need to be," says Wendy.

ABOVE: **By moving a wall about a foot into an existing dressing area, the master bath gained enough room for a slightly longer tub, now brightened by a dormer window above it. A trip to Italy inspired the bath's Carrara herringbone floor tile and marble accents.**

RIGHT: **Annexing part of a storage room in the hall made space for this double-sink vanity, as well as a large shower on the opposite wall.** *Sconces: Visual Comfort. Mirrors: Restoration Hardware. Paint (walls): Benjamin Moore's Seashell*

ABOVE: **An existing dormer in the master bedroom is enhanced with a built-in bench with storage drawers.** *Paint (walls): Farrow & Ball's Cromarty. Bed: Ethan Allen*

home's interior while blending in well enough to look as if it's always been there. He gave the kitchen a furniture-like touch with a painted hutch fitted with leaded-glass doors, used trim details to add character to the new fireplace surround and mantel, and boosted coziness with window seats in both the family room and the master bedroom.

With a new dining room worthy of family gatherings, the Brauns turned the former dining room into the library Wendy had always wanted. It has a more intimate feeling than the rest of the house. "It started with a Pinterest board," says Kristina. "Wendy kept pinning moody libraries, interesting spaces. She wanted a practical place to work, but more than that, she wanted a cozy room." Kristina and Wendy settled on blue-gray-painted walls, and covered one wall with floor-to-ceiling bookshelves.

On the second floor, they followed through with plans to enlarge the master bath and add clothing storage to a pass-through dressing area leading to it. They removed a sink that had been in the dressing area and added built-in drawers and space for hanging clothes. They also shortened it slightly to add another foot to the bathroom, and then enlarged the bathroom even more by annexing part of an oversize storage closet off the stair landing. The master bath now has not just one sink but two, all-new fixtures, and two new windows, including a dormered one over the tub.

For a finishing touch, they made small but significant changes to the home's plain facade by replacing the siding, adding a portico, and upgrading windows and trim. Then they added impact with an arched arbor and a brick walk leading the way to a new front door.

Their remodel finally complete, Wendy and Tom couldn't be happier. "It's easy to beat myself up and ask, 'Why did it take so long?' " says Wendy. "But if we'd done it all in the beginning, I don't think we'd be as happy with the result. A day doesn't go by when I don't think to myself, 'We got just what we wanted'—and I'm glad we waited."

FOR MORE INFORMATION, SEE DIRECTORY, PAGE 68

MATH

100 × 4

(SQUARE FEET) (CASE STUDIES)

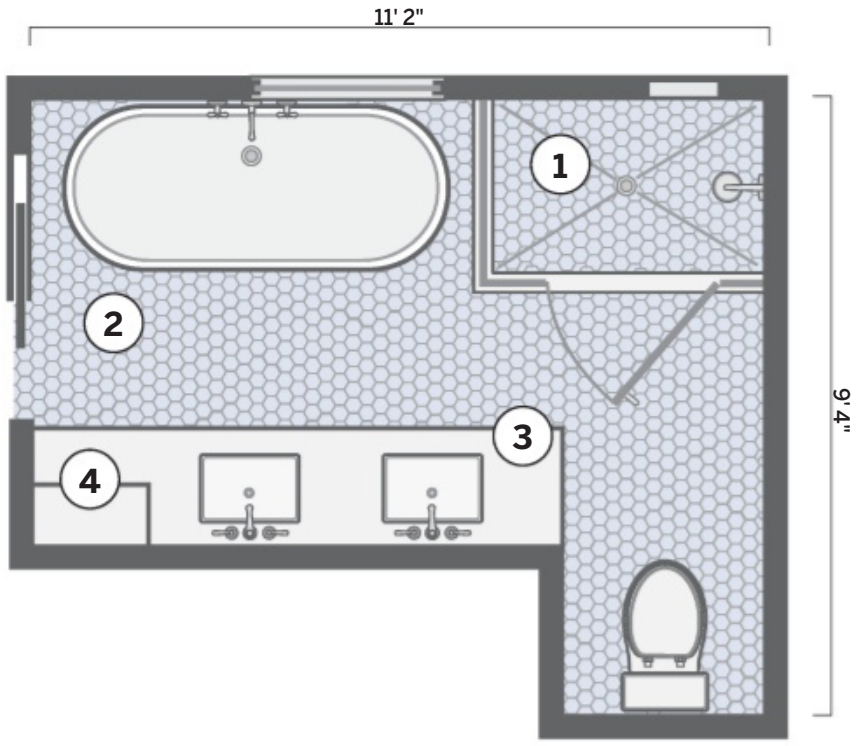
BATH

Considering a master-bath overhaul and wondering what it takes to fit in everything you want? “A hundred square feet can be a nice sweet spot,” says San Diego designer Corine Maggio. It allows for the classic four pieces—a double-sink vanity, a tub, a separate shower, and a toilet—while meeting the minimum standards for comfort and usability. That means allowing for a 3-foot-square shower, 30 inches of clearance alongside a tub and in front of a commode, and a 60-inch-long vanity.

Is going bigger that much better? It depends. Not all square footage is considered equal, since design decisions are also dependent on room shape and window and door locations. “A narrow space can be quite efficient, since most fixtures go along a wall, while a square lends more flexibility,” Maggio says. “Whatever the shape, clever design can mitigate layout restrictions.” Consider, too, that this size space can also enable higher-end finishes that could break the bank in a larger bath.

Of course, not everyone wants the classic four-piece configuration, even when there’s room, opting instead to ditch a seldom-used tub in favor of a bigger shower, extra storage, a toilet enclosure, or even a laundry closet.

To illustrate the point, see how two designers, an architect, and an ardent DIYer made the most of a master bath in—a bit more or less than—a 100-square-foot space. + **BY NINA MALKIN**



FLOOR PLANS: IAN WORPOLE

CASE STUDY 1: 94 SQUARE FEET

CLEAN, CRISP FOUR-PIECE

Talk about a tight squeeze. The long, narrow master bath in her clients' 1951 house in La Jolla, CA, was "closed-in and compartmentalized," Maggio says—in part because a large linen closet to the left of the entrance was squandering square footage. Removing it and replacing dated fixtures in their same locations opened things up. Though the door and window couldn't move, "We were able to tweak things enough to make a big impact in the same general layout," she adds.

1. Reshaped shower Squaring off an angled shower narrowed it slightly but added length, enlarging it by 4 square feet overall. Axing the angle created the opportunity to utilize the full length of the vanity wall.

2. More open space "The linen closet was too deep and heavy-looking when you walked in the door," Maggio says. A bulky sunken tub abutted both it and the shower. Removing the closet freed up floor space, creating breathing room between the shower and a new →

PHOTOGRAPHY BY CHIPPER HATTER

CLEAN, CRISP FOUR-PIECE
(continued)

freestanding tub. "The more floor you see, the bigger the space will feel," the designer points out.

3. Vanity revamp A larger custom sink cabinet 6½ feet long now lines the wall opposite the tub. The toilet stayed in its recess.

4. Sleek storage On top of the vanity, just inside the door, a ceiling-height cabinet boosts storage, and a built-in hamper below collects laundry that might otherwise hit the floor.

With a curvy soaking tub, square tiles instead of subways, and a mix of brushed-nickel and antique-brass hardware, "the bath hits just the right note between playful and sophisticated," says Maggio.

The Flaherty bath is located on a corner, so both sides benefit from a window. The couple love the shower's pebble-tile floor."Every time we step inside, it's like a foot massage," says Jeff.

CASE STUDY 2: 104 SQUARE FEET

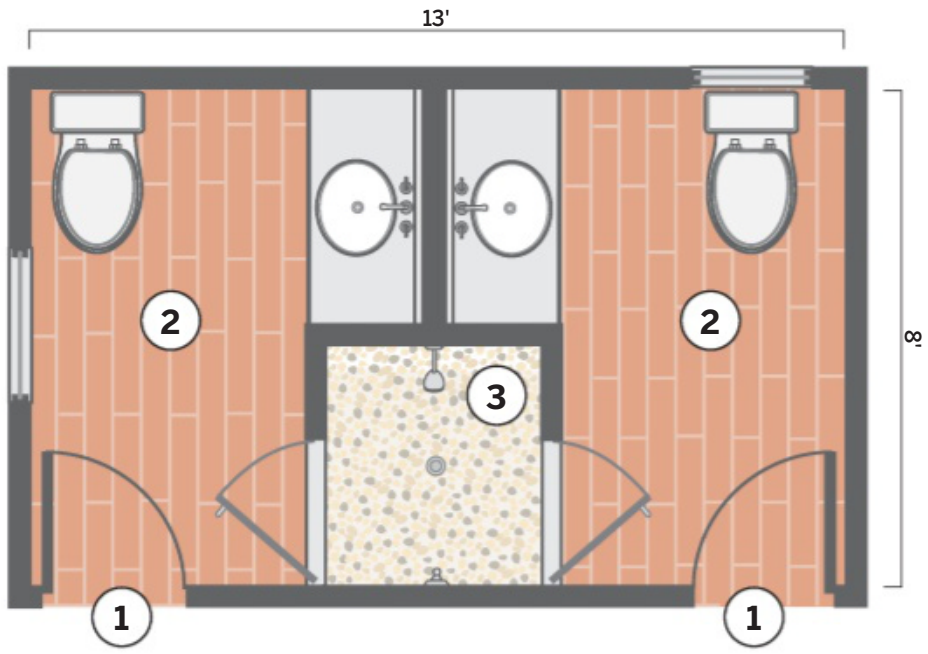
HIS, HERS, AND THEIRS

When Jacque and Jeff Flaherty's twin sons were small, bath time was a ball in Mom and Dad's enormous oval soaker. Once the boys got older, the couple decided to reclaim the master bath in their 1996 Colonial-style home in Gaithersburg, MD. "The bathroom was a decent size, but with the fixtures lined up against the walls and wasted space in the center, I thought there must be a better way to use the space," says Jeff, an avid DIYer.

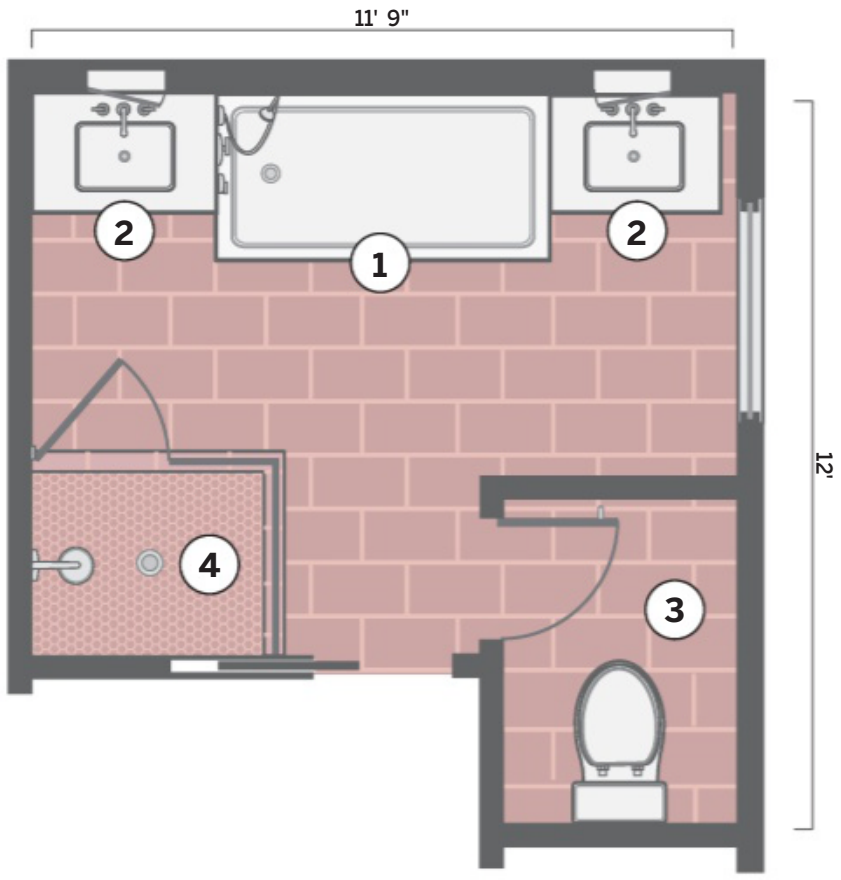
1. Separate but equal Jacque and Jeff each wanted a private space, so Jeff drew up a plan for a unique Jack-and-Jill bath with two entrances from the master bedroom.

2. Two halves After gutting the space, Jeff divided it in half, framing a partition wall with a one-sink vanity on either side and a toilet on the adjoining wall. Both sides had existing windows.

3. Shared stall Forgoing a tub made room for a 32-by-42-inch shower that opens into the his-and-hers half baths. Peace reigns. Jeff says, "We haven't had a single argument over toothpaste in the sink, towels on the floor, toilet-seat position, or any of the usual issues couples have."



PHOTOGRAPHY BY STACY ZARING GOLDBERG



Organic elements, including salvaged wood on the vanities, porcelain floor tile that looks like leather, and handmade hex tiles behind the tub, help soften the room's modern geometry.

CASE STUDY 3: 126 SQUARE FEET

SPLIT DECISION

While it has become popular to banish the tub in a master bath reno, some folks still enjoy a good soak—like the couple in this 1956 contemporary home in Manchester, MA. "But no one wants a tub jammed in the corner," says Kristina Crestin, their designer. "It's not pleasing to the eye or very functional." So the built-in tub wedged between the vanity and the toilet room had to go.

1. Soaker spotlight Crestin placed a sleek, squared-off tub opposite the entrance—where the dated double vanity had been—to create a fresh focal point, then crowned the ceiling vault with a large-scale pendant light.

2. Vanity flair The tub's square ends allowed for custom 36-inch-wide vanities to snug up along either side, a pleasingly symmetrical setup that separates the couple's grooming stations. Long, deep drawers offer convenient storage.

3. Cleaned-up WC New finishes refreshed the existing 5-by-4-foot space.

4. See-through shower The shower stayed where it was but gained frameless glass, helping to preserve the room's open feel.

PHOTOGRAPHY BY JARED KUZIA

18+

WHAT IS AVAXHOME?

AVAXHOME-

the biggest Internet portal, providing you various content: brand new books, trending movies, fresh magazines, hot games, recent software, latest music releases.

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The bath's classic black-and-white scheme is elegant, modern, but still in keeping with the house's Craftsman style—just what the Sharkeys wanted.

CASE STUDY 4: 93 SQUARE FEET

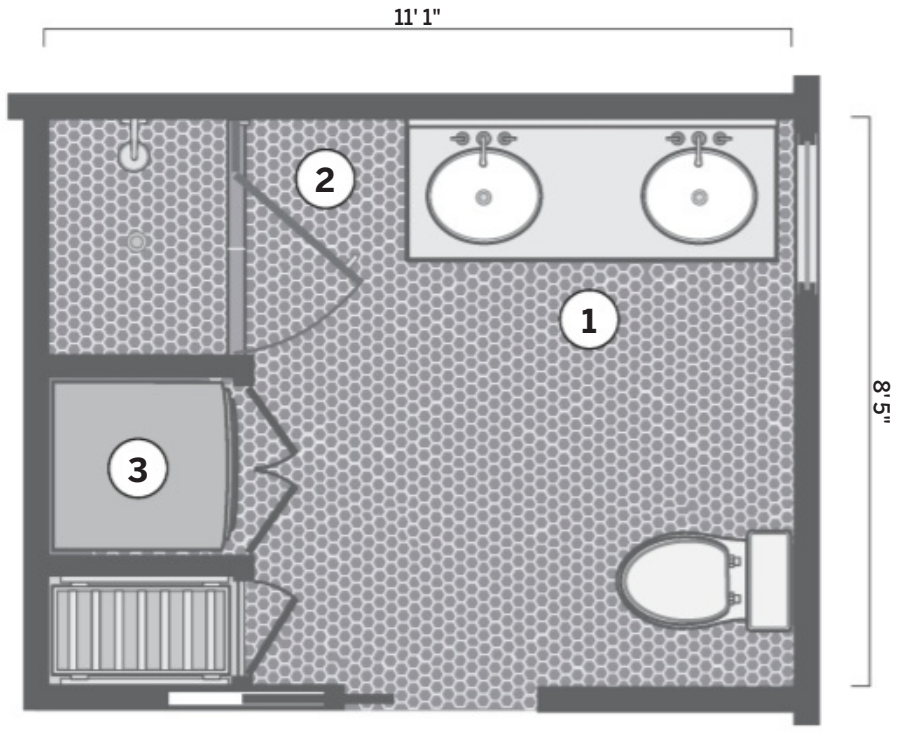
WASH-UP-AND-DRY ZONE

Master baths weren't common in 1905, when Adam and Jill Sharkey's Craftsman home in Santa Barbara, CA, was built. Instead, a sitting area adjoined their bedroom—which architect Adam knew could be better utilized. "We didn't want to continue sharing the hall bath with our kids, and we wanted an upstairs laundry," he says.

1. A simple plan Adam laid out a 60-inch double vanity perpendicular to the window in order to take advantage of the natural light. He placed the toilet across the room, where the ceiling slopes down slightly, offering a subtle sense of enclosure.

2. Room to move In addition to agreeing on 36 by 40 inches for the shower, the couple wanted "landing space" for exiting and entering it, placing the end of the vanity almost 3 feet from the shower.

3. Secret stack "It makes sense to have the washer and dryer upstairs, where our dirty clothes and bedsheets are removed," says Adam. A 3-foot-square closet holds stackable units; a skinnier one alongside has drying-rack pullouts and a deep drawer to hold supplies.



PHOTOGRAPHY BY VICTORIA PEARSON

before + after

Open Invitation

By swapping spaces, a couple gain a bright, welcoming kitchen all set for get-togethers

BY STACEY M. FREED
PHOTOGRAPHY BY JOHN GRUEN
PRODUCED BY NICOLE ESPOSITO-POLLY
STYLED BY ANNA MOLVIK

Kitchens are where we connect. Parents and kids. Family and friends. But the kitchen in Courtney and Ben Jewell's 1932 Tudor Revival fell short in every way necessary to bring people together. Bumped out over a basement crawl space, the kitchen was uninsulated, uncomfortable, and separated from the small sitting area where their breakfast table sat. It was also disconnected from the nearby dining room. The couple, who have a 4-year-old son, assumed they would need extensive structural work to gain the openness, seating, and entertaining space their kitchen lacked. But six years after moving into their Philadelphia home, their sister-in-law hit on an easier solution: Relocate the kitchen. "Once she said it, we couldn't get the thought out of our heads," Courtney says.

Enter designer Sean Lewis of Airy Kitchens, who drew up plans to transform the former sitting room into a colorful new kitchen and turn the old kitchen into a laundry/mudroom, preserving its retro pink-and-black tile and boosting comfort by insulating the ceiling and adding a vapor barrier below. To make the new kitchen appear even more spacious, Lewis suggested dramatically widening the small arched passageway that led to the dining room, keeping just enough wall to retain the original crown molding that frames the ceiling. The attention to detail paid off. "As soon as the kitchen was done, it felt like it had always been that way," says Courtney. "It fits perfectly into our house—and our lives."

AFTER Colorful flat-panel cabinets and a patterned cement-tile accent wall bring eye-catching style to the new kitchen, which is opened up to the dining room thanks to a wide archway over a peninsula.

Magnetic chalkboard paint turns an arched opening into a message center.

BEFORE Located in an uninsulated one-story extension, the original kitchen was uncomfortable to be in, and lacked the space needed for family meals or gatherings with friends.

before + after

The kitchen offers welcome workspace for homeowner Courtney Jewell, who grows flowers for a community-supported agriculture venture.

Accent wall

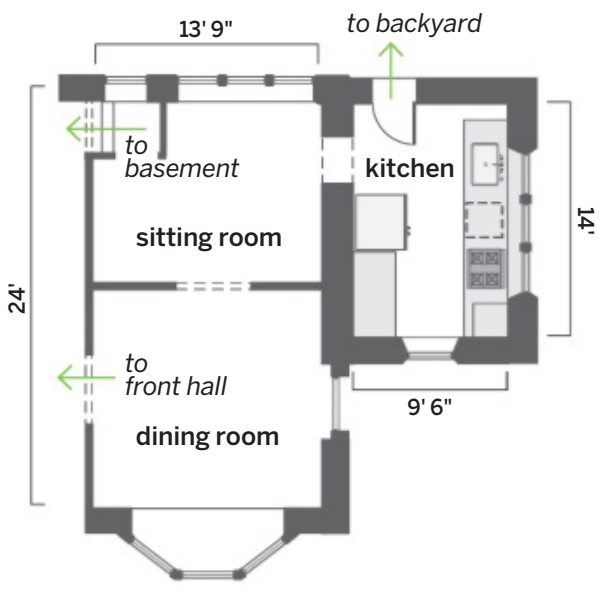
Patterned cement tile above the cooktop creates the "big statement" Courtney wanted. Open shelves flank a chimney-style vent hood and provide spots for display; electrical outlets are hidden on the undersides of the lower ones.

Stealth storage

With few upper cabinets, efficient drawers fill the base cabinets. This one is customized to store cooking utensils.

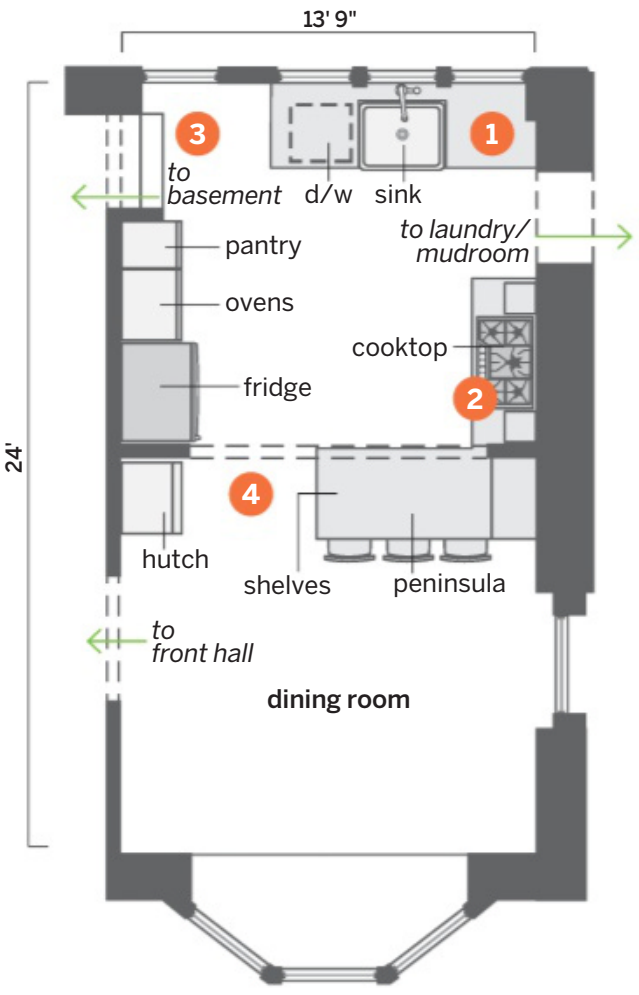
BEFORE

The stone house's 126-square-foot kitchen was trapped in an uninsulated extension. A sitting room hosted the breakfast table



AFTER

Relocating the kitchen to the 148-square-foot sitting room next door gave it more space, as did expanding into the old dining room by widening an existing archway and placing a peninsula and extra cabinets under and beyond it



1. Moved the kitchen to the adjacent space (and turned its former quarters into a laundry/mudroom); added base cabinets and a farmhouse sink under the three existing windows.

2. Placed the cooktop perpendicular to the sink, with landing space on either side.

3. Removed a wall that closed off steps to the basement, and added a pantry cabinet, wall ovens, and the refrigerator alongside the stairs.

4. Widened the opening to the dining room to almost 10 feet, allowing for a peninsula with storage and seating, as well as a hutch opposite it.

FLOOR PLANS: IAN WORPOLE

Graceful connection

To give the new kitchen additional breathing room, Lewis enlarged the existing 4½-foot-wide arch leading into the dining room, creating a nearly 10-foot-wide opening. Leaving the wall partially intact preserved the dining room's original tray ceiling.

Hardworking wall

Floor-to-ceiling Shaker-style cabinets, updated with black hardware, line the wall opposite the cooktop. The French-door fridge and double ovens were high on the homeowners' wish list for the remodel.

Color cue

Switching up the color palette with this blue custom-built hutch marks the transition from the kitchen side of the arch to the dining room side. It faces the cookbook shelves on the end of the peninsula.

Cookie-sheet central

Storage works best when everything that will be needed is near the action. A cabinet above the double ovens stores cutting boards and baking sheets; doors to the right of the ovens conceal four pull-out shelves that provide pantry storage.

FOR MORE INFORMATION, SEE DIRECTORY, PAGE 68

READ THIS BEFORE YOU

Redo Your Shower

It's where we start—and often end—the day. The shower has come a long way since it was hemmed in by tub walls and draped in a clammy curtain. Here's how to turn the site of your daily drenchings into a destination where style and function happily meet BY DEBORAH BALDWIN

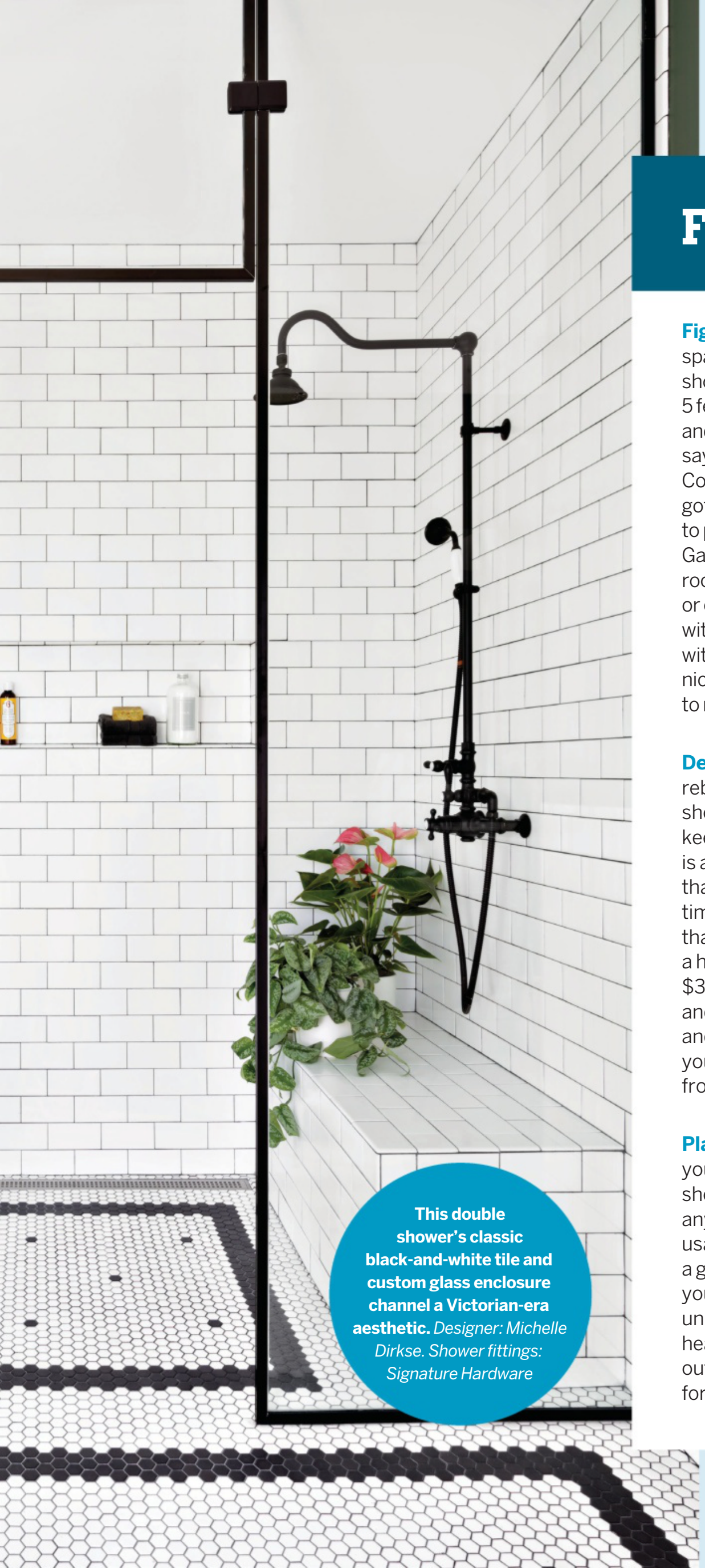
Invented as a way to wash off fast, showers have evolved into a prized source of relaxation, often with spa-like amenities. Steam shower with colored lights and piped-in playlists, anyone?

No wonder showers account for 17 percent of a typical household's water bill. That's led to a new generation of showerheads designed to put less water to better use. Thermostatic valves have done away with the shock of temperature swings, exposed shower risers have turned into design statements, and panels of frameless glass show off artfully tiled walls and invite in natural light. Add built-in niches for essentials, a handheld shower, and a built-in bench, if there's room. If you're craving something more special, consider body sprays set in the walls, a steam shower setup, and radiant floor heat to take the chill off all that tile.

Do plan on making an investment: Baths in general cost more per square foot to renovate than other parts of the house, partly because running plumbing is pricey and making wet areas watertight, well lit, and ventilated requires a host of skills. "As with any renovation, an experienced GC can help you decide where to spend and where to save," says architect Jerry Allan of Afton, MN, who adds that clients often come to him with photos found online and little idea of what is needed to achieve the look they are after.

Even if all you are doing is rebuilding your old leaky shower in the same place but with better waterproofing and updated finishes, it pays to read up on best practices and product choices. Start here.

PHOTOGRAPH BY AARON LEITZ



This double shower's classic black-and-white tile and custom glass enclosure channel a Victorian-era aesthetic. *Designer: Michelle Dirkse. Shower fittings: Signature Hardware*

First things first

Figure out the footprint. One budget-wise and space-efficient solution for creating a nice-size shower is to take over a tub alcove, typically 3 by 5 feet. Even a 3-foot-square space can work well, and "You don't need to go wider than 42 inches," says South Carolina designer Sandra Gaylord. Considering a shower big enough for two? If you've got at least 60 inches in length, you may be able to put a showerhead at each end. When possible, Gaylord likes to place mixer controls toward the room side of the shower in lieu of centering them, or on the wall opposite the showerhead if it works with the design. This allows for turning on the water without getting soaked, and, she adds, "it just looks nicer." Regardless, make sure the controls are easy to reach when you're standing outside the shower.

Determine your drain location. If you're rebuilding in kind without making changes to the shower's size and shape, you'll save money by keeping the drain where it is. And if the footprint is a standard size and shape, a prefab shower pan that's presloped toward the drain will also save time and money—one made of solid polyurethane that's tile-ready can deliver good performance and a high-end look. To move the drain, expect to pay $300 to $600. A new drain with a horizontal outlet and a thick foam board to elevate it (Kerdi-Drain-H and Kerdi-Shower-CB, $164; schluter.com) allows you to locate the replacement up to 3 feet away from your existing pipe.

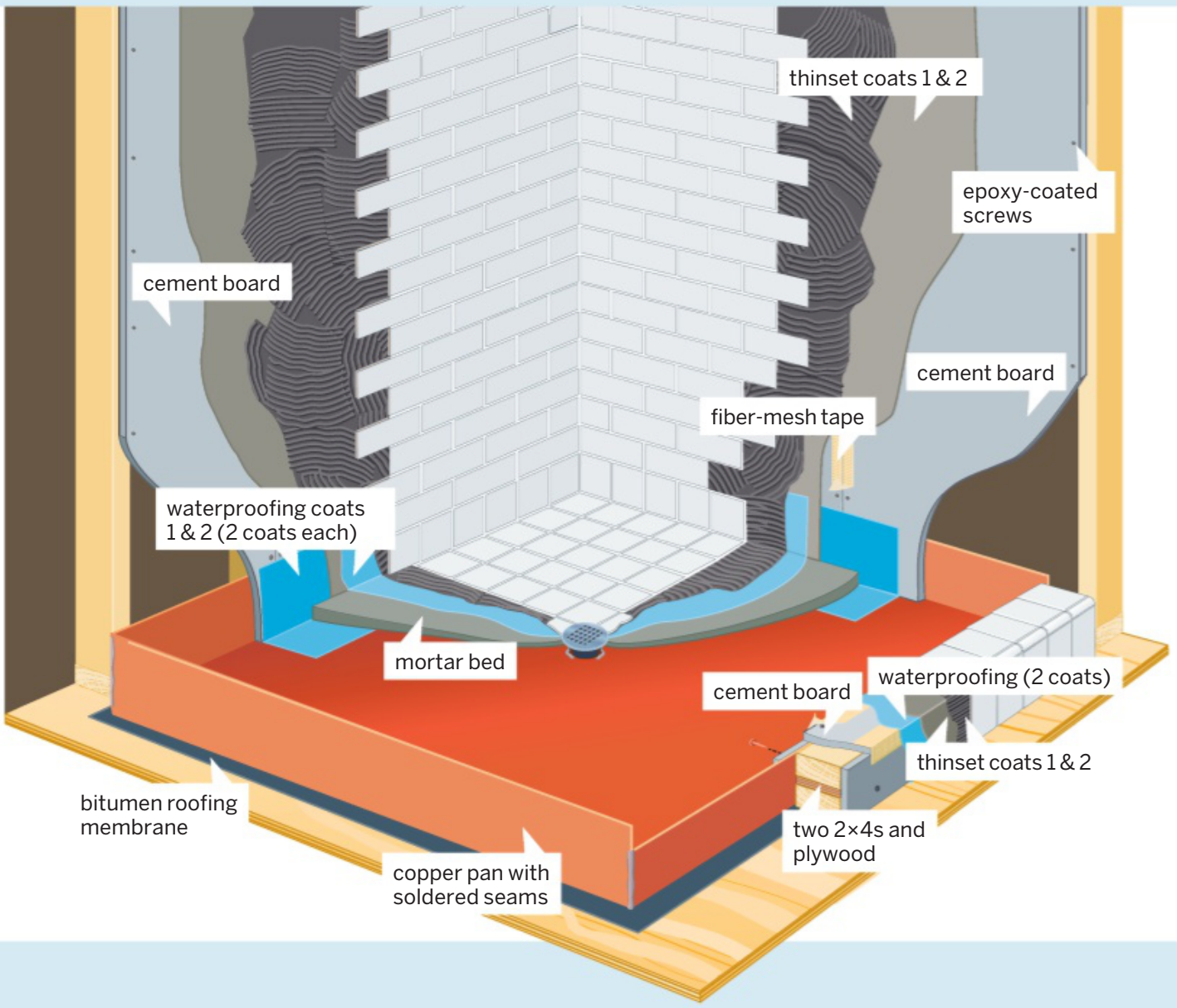
Plan for extras. Review the plumbing plan with your contractor, making sure the shower valve and showerhead are at a comfortable height, as well as any body sprays—and that they meet local water-usage code. Block out spots for niches, along with a grab bar or two—handy if only when scrubbing your feet—and a bench if space allows. If a steam unit is on your list, you'll need spots for steam heads and wired controls, plus a steam generator outside the shower. More wiring may be needed for in-floor heat and the latest smart controls.

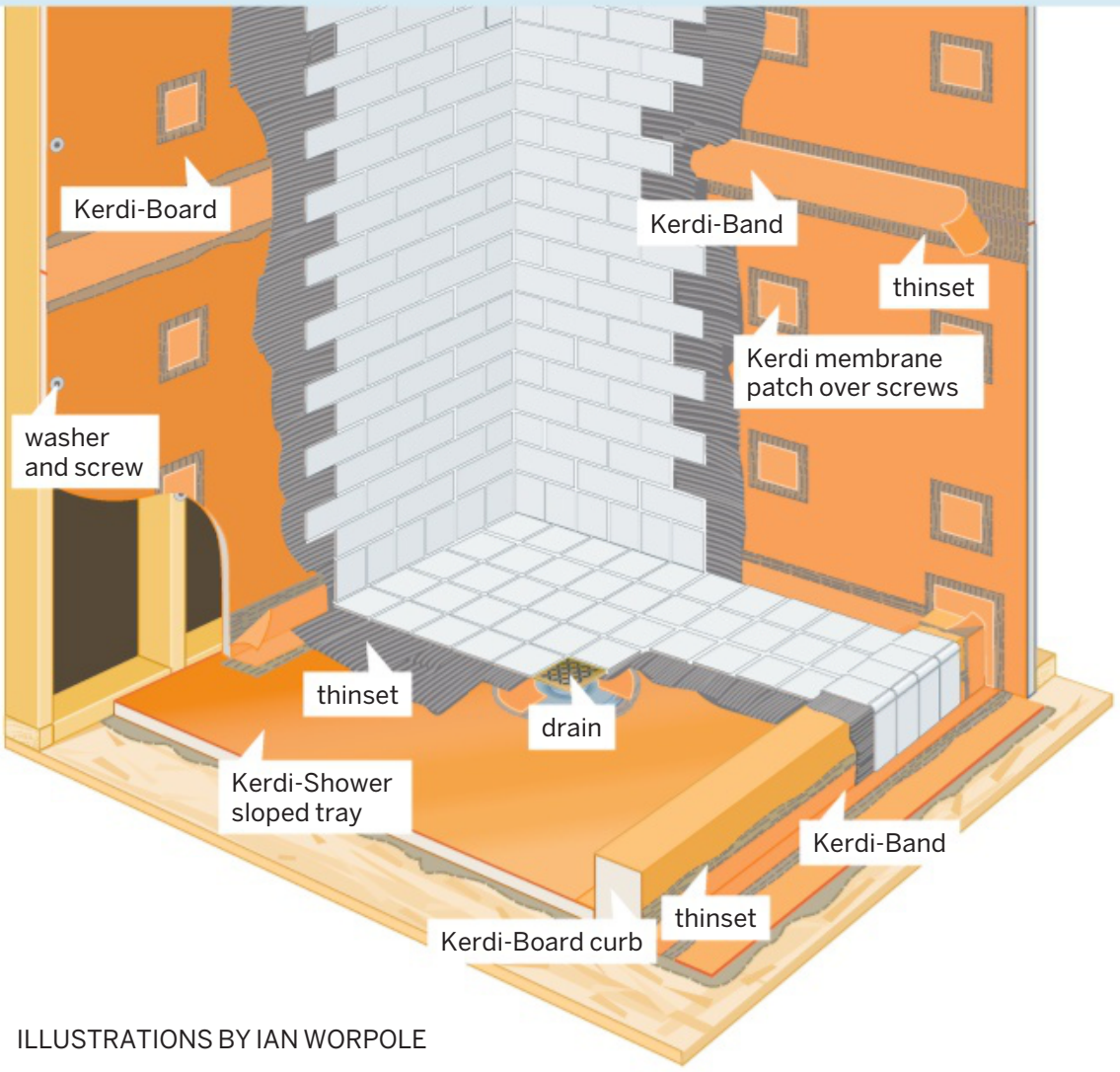
Two ways to waterproof

In both of these TOH-approved methods, a shower's walls and floor are covered with waterproof materials before the tile goes down.

Mortar bed + membrane

Mark Ferrante and his son and partner, Erik, have tiled showers for Silva Brothers for 30 years and "never had one leak," Mark says. Their old-school secret: a custom soldered copper pan packed with a thick bed of mortar, which provides a stable substrate for tile. But first, they cover the mortar bed with two coats of a two-part, liquid waterproofing membrane, and skim-coat the walls with thinset—twice. With wait time, the job takes three days.





ILLUSTRATIONS BY IAN WORPOLE

Prefab foam components

Tiling pro Alex Perez, who works with *TOH* home builder Jeff Sweenor, is glad his days of lugging heavy cement board and waiting for plumbers to install pans and drains are behind him. With the lightweight Kerdi-Board foam wall and floor panels and related curb assembly (schluter.com), all of which come covered with a waterproof, thinset-compatible membrane, he can prep a 36-by-36-inch stall in just 6 hours, then start tiling.

Drain brains

It's easier to tile up to the straight edges of a **square drain cover** than to nibble tiles to fit around circular ones. Trough-style **linear drains** only require the shower floor to slope in one direction, and are most often placed along the shower's back wall. Some linear drain covers accept tile. Others, known as **wall drains**, are located behind a narrow gap at the base of the back wall.

Doors: Pick Your Look

Frameless glass is widely available today, but style choices still abound. Just don't forget to hang a squeegee—clear glass is subject to water spotting.

1. Open and shut Sheets of glass create an airy feel. Hinges can be adjusted to allow doors to swing into the shower, so wet doors can drip inside the enclosure. Shown: Dreamline Unidoor Frameless Hinged Shower Door in Oil-Rubbed Bronze, $719; kbauthority.com

2. Spray screen Where space is tight, a splash guard—a panel that's hinged or stationary—can suffice. Works best for bathers who are careful where they aim the spray. Shown: Vigo Zenith Frameless Fixed Shower Door in Black, $440; homedepot.com

3. Space-saving bifold Folding doors can be a solution when there's no room to get by a fixed panel or to accommodate a door swing. Shown: Basco Infinity Semi-Frameless Bifold Shower Door, about $500; wayfair.com

4. Barn-door style A sliding door hung from a track with wheels meets a fixed panel (or another slider for bypass doors), eliminating a space-hogging door swing. Shown: Dreamline Enigma XO Fully Frameless Shower Door in Oil-Rubbed Bronze, $800; lowes.com

5. Windowpaned Black grids give doors an industrial edge reminiscent of factory windows. Shown: Delta Everly Frameless Mod Soft-Close Sliding Shower Door in Matte Black with Ingot Glass, $571; homedepot.com

6. None at all This enclosure makes the most of a small space, with no curb or door to contend with. A ceiling-high glass sidewall ushers in light. Similar to shown: Vigo Meridien Framed Fixed Glass Panel, about $420; wayfair.com

Going curbless

Barrier-free shower enclosures are not only accommodating but also space enhancing, as they impart a luxurious, spa-like feel. Some things to keep in mind: For a shower floor to sit flush with the rest of the bathroom, the framing under the shower pan has to be lowered, or the floor outside the shower has to be raised. Position the drain as far away from the shower door as possible, and extend the pan's waterproofing membrane at least 4 inches up adjacent walls and at least a foot beyond the pan's edge (farther can't hurt). Be sure to aim the spray away from the door.

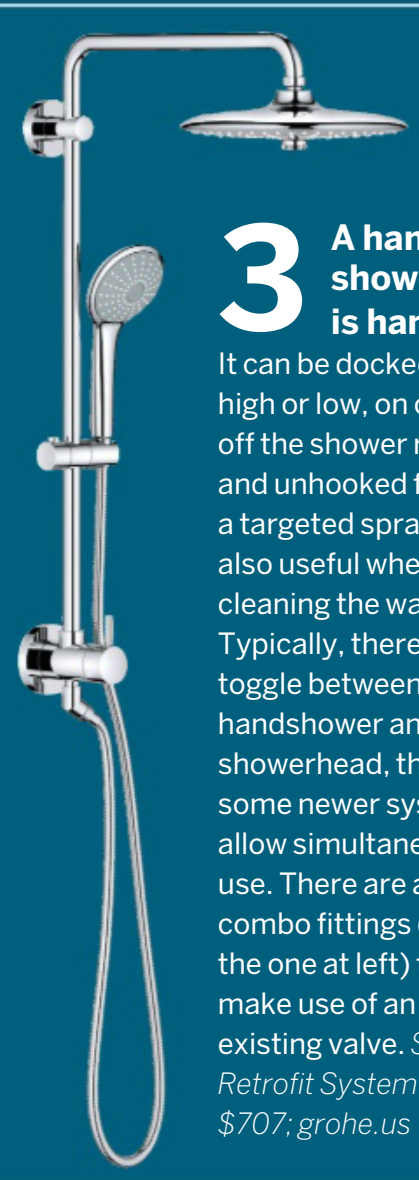
1, 2, 3, 4, 5: COURTESY HOMEDEPOT.COM; 6: NAT REA

4 Things About Fittings

While a showerhead can deliver the goods without breaking the bank, expect to invest in quality valves, controls, and even finishes if you're after a certain look.

1 Weight matters. That's one way plumbing pro Kevin Bilo assesses quality valves and fittings: "A cast-bronze or -brass valve body is going to last longer and give you fewer problems than one with lightweight parts." The same applies to other fittings. Painted plastic won't weigh as much, or hold up as well, as solid brass with an electroplated or PVD (physical vapor deposition) finish. Bilo also recommends valves with ceramic-disc cartridges, which stand up to the gritty minerals that may flow through pipes better than old-style washerless cartridges.

2 Suss out the showerhead. Ones that let loose 2 gallons of water per minute or less earn the coveted EPA WaterSense label, inspiring manufacturers to get creative in achieving maximum sense of drench. Look for those with easy-to-clean silicone nozzles that aim for full-shoulder coverage, and spray controls that are easy to work. The best showerheads use pressure-compensating flow controls to make the spray feel fuller—like air infusion (Grohe and Kohler), window-wiper-style motion (Delta), crisscrossing patterns (Speakman), or a spiraling spray (Moen)—to trick the body into thinking it's experiencing heavy rain. Adjustable sprays can offer differing sensations, from soft to intense. Rain showers are designed to hit the top of your head first, but don't assume they will deliver more water than wall-mount showerheads.



3 A hand-shower is handy. It can be docked high or low, on or off the shower riser, and unhooked for a targeted spray—also useful when cleaning the walls. Typically, there's a toggle between the handshower and the showerhead, though some newer systems allow simultaneous use. There are also combo fittings (like the one at left) that make use of an existing valve. *Shown: Retrofit System 260, $707; grohe.us*

4 A thermostatic valve is a no-brainer. It adds a few hundred dollars to your project, but offers safety and convenience a standard pressure-balance valve cannot. The latter will prevent scalding if a toilet flushes while you're showering, but doesn't offer easy or foolproof temperature setting. With thermostatic valves, you get two controls, one for volume, the other for temperature—the second of which you can set and forget. These valves automatically and quickly adjust the water to within a degree (or less) of your desired temperature. *Shown: Delancy Collection Two-Handle Thermostat Valve and Trim, $625; americanstandard-us.com*

Panasonic's WhisperSense DC fan with LED light has built-in moisture and motion sensors. *$290; homedepot.com*

Less fog, more light

The right light Plan for one or two recessed ceiling fixtures in the shower ceiling. They must be UL-rated for wet locations, with sealed gaskets to stop moisture from getting into the ceiling cavity. Master electrician Heath Eastman recommends low-profile LED fixtures, which save energy and will operate for years before flickering out. Wire them to a separate GFCI-protected switch outside the shower, and equip the switch with a dimmer for late nights and early A.M.

Vent fan basics A properly sized bath vent fan—with at least 1 cfm of airflow per square foot of bathroom floor—will suck out moisture that can otherwise condense on ceilings, walls, and mirrors, contributing to peeling paint and mildew growth. A fan located inside a shower enclosure must be wet-rated and installed with GFCI protection. Look for quiet operation, with a sound level of 1 sone or less—so quiet you might forget it's running. To eliminate that kind of guesswork, choose an Energy Star–certified fan that will turn on automatically when it senses rising humidity, with a timer you can set to run for at least 20 minutes once the water's shut off. Want a vent fan with a built-in light? Eastman suggests wiring a separate switch for each function.

BATH: LINDSAY SALAZAR/INTERIOR DESIGN BY ANDREA WEST DESIGN; TILE: ANDREW McCAUL

Meet the wet-area room

Borrow a European idea and make an entire bath space waterproof. In a true wet room there's no shower enclosure—the whole room is tiled—and the drain is centered. But the air can get cold, and not everyone wants to squeegee every surface that gets soaked. Many new baths are including a so-called wet area, where shower and bath are coupled on one side of a transparent room divider. Keep in mind that the whole area needs to be finished like a shower enclosure—think about tiling the ceiling as well as the walls—and you will need separate drains for a tub and a shower. A vent fan coupled with a heating element can provide warmth and moisture control. In-floor radiant heat will help tiled floors dry faster.

Going big on the walls

Shower-wall surfaces are moving toward the monolithic, with large-format porcelain tiles—measuring 2 by 4 feet and more—and stone or stone-look slabs (akin to countertop material) becoming increasingly popular. It's a dramatic, uninterrupted look with the bonus of sidestepping grout's many issues, including vulnerability to stains, mold, and water penetration. Because natural stone is heavy and may need sealing, thinly sliced engineered stone and solid surfacing are on the rise. The best new products are as durable as natural stone, more stain resistant, and easier to install—the lighter, the better. One product that's making waves: Cosentino's Dekton Slim sintered stone slabs, which come 4 mm thick and as large as 126 by 57 inches (from $58 per square foot, uninstalled). Adding to the seamless look, the line offers large-format floor tiles with a "grip" finish to match.

Don't slip

No floor is slip-proof, but you need to get it as close to that as you can. Small tiles about 1½ or 2 inches in diameter are skid-resistant because there are lots of grout lines, but tile with a grippy surface is even better. Shop for matte-finish tile that feels sandy or textured, like unglazed quarry tile or a naturally rough or honed stone. If you prefer larger-format tile, look for the "dynamic coefficient of friction" (DCOF) rating, the result of voluntary testing that tile products undergo.

DCOF RATING 0.42 OR HIGHER WHEN WET = GOOD SLIP RESISTANCE

FOR MORE INFORMATION, SEE DIRECTORY, PAGE 68

DIRECTORY MAY/JUNE 2020

17
BEFORE + AFTER: KITCHEN

COVER: *See the listing for "Open Invitation."*

TOOLKIT *(pp. 7–12)* Cement-based grouts > ***Thanks to*** Ian O'Connor, product manager, Custom Building Products; custombuildingproducts.com.

BEFORE + AFTER: KITCHEN Sleek and smart *(pp. 17–22)* **Designer:** Sarah Robertson, Studio Dearborn, Mamaroneck, NY; studiodearborn.com. Architect: Bana Choura, AIA, Choura Architecture PC, White Plains, NY; choura.com. **Contractor:** Nick Girardi, NGI Development, Mount Vernon, NY; 914-497-2226. **Paint:** Light Pewter (walls) and Nimbus (breakfast bar cabinets); benjaminmoore.com. **Custom cabinetry:** Studio Dearborn by Schrocks of Walnut Creek; studiodearborn.com. **Countertops and backsplash:** White Macauba quartzite, Marble America, New Rochelle, NY; 914-632-3110. **Range and refrigerator:** subzero-wolf.com. **Range hood:** rangecraft.com. **Dishwasher:** bosch-home.com. **Kitchen pendants:** arteriorshome.com. **Hardware:** Schaub & Company; schaubandcompany.com. **Counter stools and dining area chairs:** emeco.net. **Faucets:** kallista.com. **Sinks:** franke.com. **Corner lazy Susan:** Kesseböhmer; cleverstorage.com. **In-drawer charging station:** dockingdrawer.com. **Dining area pendant:** tomdixon.net. **Dining area table:** theoldwoodco.com. **Windows and sliding doors:** andersenwindows.com.

ASK THIS OLD HOUSE *(pp. 30–41)* Refinish a rusty handrail > ***Thanks to*** Kevin Fisher, product support team lead, Rust-Oleum Corporation; rustoleum.com. Time for new push-button light switches? > ***Thanks to*** Jon Eaton, creative director, House of Antique Hardware; houseofantiquehardware.com.

A CAPE WORTH THE WAIT *(pp. 44–51)* **Interior designer:** Kristina Braun, BRAUN + ADAMS, Sausalito, CA; braunadams.com. **Architect:** Martin Harvey, Martin Harvey Architectural Illustration, Midway City, CA. **Builder/contractor:** Mike Cruz, MCCI, Fallbrook, CA. **Cabinetmaker:** Ruben Mercado, Mercado Woodworking, Inc., Anaheim, CA. Exterior > **Siding:** HardiePlank Lap Siding; jameshardie.com. **Paint (siding):** Wimborne White, Farrow & Ball; farrow-ball.com. **Front-entry pendant light:** Suzanne Kasler Brantley Lantern; visualcomfort.com. **Windows:** Milgard Windows & Doors; milgard.com. Dining room > **Paint (walls):** Moonlight White; benjaminmoore.com. **Light fixture:** E. F. Chapman Mykonos Chandelier; visualcomfort.com. Family room > **Paint (walls):** Moonlight White; benjaminmoore.com. **Flooring:** Ligurian, California Classics; californiaclassicsfloors.com. **Sofa:** restorationhardware.com. **Chairs:** Jamine; hickorywhite.com. Kitchen > **Custom cabinets:** Mercado Woodworking. **Paint:** Moonlight White (cabinets) and Knoxville Gray (hutch cabinet); benjaminmoore.com. **Sink:** Shaws Farmhouse Sink; houseofrohl.com/rohl. **Faucet:** Perrin & Rowe, Rohl; houseofrohl.com/perrin-and-rowe. **Sconces:** 20th C. Library Sconces; restorationhardware.com. **Window treatment:** Rustic Jute; blinds.com. **Breakfast nook light:** E. F. Chapman Darlana; visualcomfort.com. **Range:** Pro Harmony; thermador.com. **Refrigerator:** thermador.com. **Hardware:** timelyhardware.com. **Stools:** ballarddesigns.com. Library > **Paint (walls and bookcase):** Sabre Gray; benjaminmoore.com. **Light fixtures:** Classic Candle Hanging Light and Dorchester Double Backplate Swing Arm Sconces; visualcomfort.com. **Chair:** Leather Wingback; potterybarn.com. Master bath > **Floor tile:** Carrara Venato Herringbone; thebuilderdepot.com. **Paint (walls):** Seashell; benjaminmoore.com. **Tub:** us.kohler.com. **Faucet:** Highgate; waterworks.com. **Mirrors:** restorationhardware.com. **Light fixtures:** E. F. Chapman Gramercy Small Chandelier and Holton Sconce; visualcomfort.com. Master bedroom > **Paint:** Cromarty, Farrow & Ball; farrow-ball.com. **Bed:** ethanallen.com.

BATH MATH *(pp. 52–57)* Clean, Crisp Four-Piece > **Designer:** Corine Maggio, CM Natural Designs, San Diego, CA; cmnaturaldesigns.com. **Carpenter:** Alex Singer, San Diego, CA; 619-948-8988. **Paint:** Pure White (walls) and Gale Force (vanity); sherwin-williams.com. **Countertop:** silestoneusa.com. **Floor tile:** arizonatile.com. **Sconces:** savoyhouselights.com. **Mirrors:** serenaandlily.com. **Vanity hardware:** baldwinhardware.com. **Tub:** Memoirs Freestanding Bath; us.kohler.com. His, Hers, and Theirs > **Paint:** Silver Sage (her side), restorationhardware.com; Flowing Breeze (his side) and Ultra Pure White (molding), behr.com. **Vanities:** wayfair.com. **Faucets:** us.kohler.com (her side); kingstonbrass.com (his side). **Toilets:** totousa.com. **Tile:** lumberliquidators.com (floors); flooranddecor.com (shower walls); The Tile Store Inc., ttsimports.com (shower floor). **Lighting:** quoizellightinglights.com. Split Decision > **Designer:** Kristina Crestin Design, Manchester-by-the-Sea, MA; kristinacrestindesign.com. **General contractor and custom cabinetry:** Curran & Sons Construction, Inc.; curranconstruction.net. **Tub:** designerbath.com. **Faucets:** brizo.com. **Handmade hex tile:** discovertile.com. **Pendant light and sconces:** worlds-away.com. Wash-Up-and-Dry Zone > **Architect:** Adam Sharkey, Santa Barbara, CA; 805-450-4221. **Contractor:** Jose Manuel Mora, Mora's Construction, Oxnard, CA; 805-415-5461. **Cabinetmaker:** Lotus Cabinetry, Santa Maria, CA; 805-468-5846. **Paint:** Frazee Deer Feather; sherwin-williams.com. **Shower door:** Bortolazzo Glass, Santa Barbara, CA; 805-681-1400. **Tile:** Tileco Distributors, Inc.; tilecodist.com. **Mirror, and vanity with double sinks and marble top:** designelement.com. **Faucets and shower fittings:** grohe.com. **Washer/dryer:** lg.com/us/laundry. **Closet doors:** tmcobb.com. **Sconces:** restorationhardware.com.

OPEN INVITATION *(pp. 58–61)* **Designer:** Sean Lewis, Airy Kitchens, Philadelphia; airykitchens.com. **Custom cabinets:** airykitchens.com. **Paint:** Artichoke (kitchen cabinets) and Porch Ceiling (blue hutch); sherwin-williams.com. **Countertops:** caesarstone.com. **Backsplash tile:** cementtileshop.com. **Kitchen sink:** us.kohler.com. **Kitchen faucet:** danze.com. **Cabinet pulls, hutch knobs:** amerock.com. **Radiator:** governaleindustries.com. **Cooktop, wall ovens, dishwasher:** thermador.com. **Vent hood:** broan.com. **Refrigerator:** samsung.com/us. **Beverage refrigerator:** summitappliance.com. **Pendants:** jossandmain.com.

SAVE THIS OLD HOUSE *(p. 78)* ***Thanks to*** Jen Smith; woodandstoneretreat.com.

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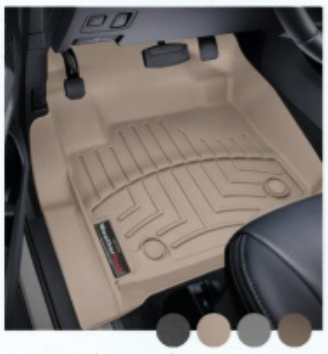

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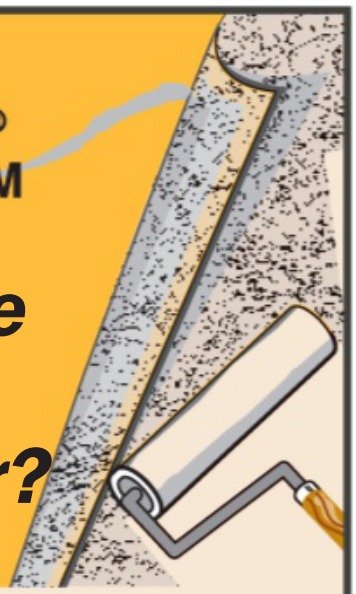

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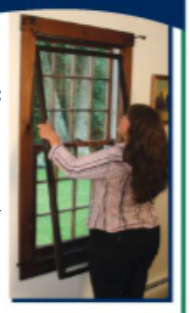

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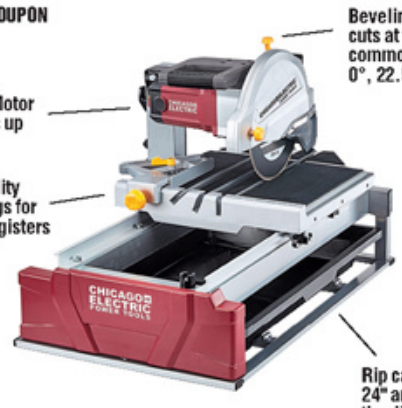
CHICAGO ELECTRIC POWER TOOLS — SUPER COUPON
2.5 HP, 10" TILE/BRICK SAW
Customer Rating ★★★★½
NOW $239.99
COMPARE TO KOBALT $499 MODEL: KWS S10-06
$299.99 SAVE $259
ITEM 62391/69275 shown
21933970
LIMIT 1 - Coupon valid through 7/5/20*
- Powerful 2.5 HP Motor cuts tiles or bricks up to 3-1/2" thick
- Plunge cut capability for cutting openings for outlets or HVAC registers
- Beveling head for cuts at the most common angles: 0°, 22.5°, 45°
- Rip capacity of 24" and 18" on the diagonal


Blade sold separately.

WOW! SUPER COUPON — SAVE 85%
LIFETIME WARRANTY
1" x 25 FT. TAPE MEASURE
PITTSBURGH
- Thumb lock
- Rubber wrapped case

Customer Rating ★★★★½
WOW! 98¢
$3.99
COMPARE TO KOMELON $6.98 MODEL: L4825HV
LIMIT 3
ITEM 69030/47737/69080/69031 shown
21941710
Coupon valid through 7/5/20*

SUPER COUPON — 20% OFF
ANY SINGLE ITEM*
21921969
Limit 1 coupon per customer per day. Save 20% on any 1 item purchased. *Cannot be used with other discount, coupon or any of the following items or brands: Inside Track Club membership, Extended Service Plan, gift card, open box item, 3 day Parking Lot Sale item, conversions, floor jacks, axles, storage cabinets, chests or carts, trailers, welders, Admiral, Ames, Atlas, Bauer, Central Machinery, Cobra, CoverPro, Daytona, Diamondback, Earthquake, Fischer, Hercules, Icon, Jupiter, Lynx, Paulin, Predator, Tailgator, Viking, Vulcan, Zurich. Not valid on prior purchases. Non-transferable. Original coupon must be presented. Valid through 7/5/20.

SUPER COUPON
7 FT. 4" x 9 FT. 6" ALL PURPOSE/WEATHER RESISTANT TARP
Customer Rating ★★★★½
NOW $2.99
$4.99
COMPARE TO BLUE HAWK $8.78 MODEL: BG8X10-Y
SAVE 65%
ITEM 69115/69121/69129/69137/69249/877 shown
21942182
LIMIT 4 - Coupon valid through 7/5/20*

GOOD — Standard Features and Accuracy — CHICAGO PNEUMATIC
SUPER COUPON
12" DUAL-BEVEL SLIDING COMPOUND MITER SAW
Blade sold separately.
- 3-1/2" VERTICAL CROWN MOLDING CAPACITY
- 2-5/8" TALL SLIDING FENCES
- LASER GUIDE LIGHT

Customer Rating ★★★★½
$129.99 $150.00
SAVE $88 COMPARE TO PROFESSIONAL $218.71
ITEM 56597 61970 61969 shown
21955969
LIMIT 1 - Coupon valid through 7/5/20*

BETTER — Superior Features and Accuracy — ADMIRAL
SUPER COUPON
12" DUAL-BEVEL SLIDING COMPOUND MITER SAW WITH LED AND LASER GUIDE
- 6-1/2" VERTICAL CROWN MOLDING CAPACITY
- 4-1/2" TALL SLIDING FENCES
- LASER GUIDE LIGHT & LED WORK LIGHT

Customer Rating ★★★★½
$179 $199.00
FREE BLADE INCLUDED $19.99 VALUE
SAVE $90 COMPARE TO RYOBI $269
ITEM 64686
21956261
LIMIT 1 - Coupon valid through 7/5/20*

BEST — Jobsite Features and Accuracy — HERCULES
SUPER COUPON
PROFESSIONAL 12" DUAL-BEVEL SLIDING COMPOUND MITER SAW WITH LED SHADOW GUIDE
- 7-1/2" VERTICAL CROWN MOLDING CAPACITY
- 4-3/4" TALL SLIDING FENCES
- LED PRECISION SHADOW GUIDE LIGHT

Customer Rating ★★★★★
$329 $349.00
FREE BLADE INCLUDED $44.99 VALUE
SAVE $270 COMPARE TO DEWALT $599
ITEM 56682/63978 shown
21956759
LIMIT 1 - Coupon valid through 7/5/20*

FORTRESS — SUPER COUPON
2 GALLON, 1.2 HP, 135 PSI ULTRA-QUIET, OIL-FREE PROFESSIONAL AIR COMPRESSOR
$159.99 NOW $129.99
Customer Rating ★★★★★
COMPARE TO CALIFORNIA AIR TOOLS $189 MODEL: CAT-2010A
SAVE $59
ITEM 64688/64596 shown
21962440
LIMIT 1 - Coupon valid through 7/5/20*

PITTSBURGH — SUPER COUPON
Customer Rating ★★★★★
LIFETIME WARRANTY
50" CLAMP EDGE AND SAW GUIDE
NOW $14.99
$22.99
Tools sold separately.
SAVE 62%
COMPARE TO BORA $39.98 MODEL: 543050
ITEM 56363/66581 shown
21968577
LIMIT 4 - Coupon valid through 7/5/20*

CENTRAL MACHINERY — SUPER COUPON
Customer Rating ★★★★½
FOLDABLE SAWHORSE
NOW $8.99
$12.99
SAVE 50%
COMPARE TO STANLEY $17.99 MODEL: STST11200
ITEM 60710/61979 shown
21971099
LIMIT 4 - Coupon valid through 7/5/20*

CHICAGO ELECTRIC POWER TOOLS — SUPER COUPON
Customer Rating ★★★★★
MOBILE MITER SAW STAND
Supports 16 FT. Lumber
SAVE $69
COMPARE TO HITACHI $169 MODEL: UU240F
$124.99 NOW $99.99
ITEM 63409/62750 shown
21971545
LIMIT 2 - Coupon valid through 7/5/20*

WARRIOR — SUPER COUPON
29 PIECE TITANIUM DRILL BIT SET
Customer Rating ★★★★½
NOW $10.99
$18.99
COMPARE TO DEWALT $68.14 MODEL: DW1369
SAVE 83%
ITEM 5889/62281/61637 shown
21974960
LIMIT 3 - Coupon valid through 7/5/20*

Bauer — SUPER COUPON
20v LITHIUM-ION 1/2" COMPACT DRILL/DRIVER KIT
- 450 in. lbs. of torque
- 1.5Ah battery
- Weighs 2.63 lbs.

Customer Rating ★★★★★
SAVE $39 $69.99
NOW $59.99
COMPARE TO RYOBI $99 MODEL: P1811
ITEM 64754 63531 shown
21976784
LIMIT 2 - Coupon valid through 7/5/20*

U.S. GENERAL — SUPER COUPON
44" x 22" DOUBLE BANK EXTRA DEEP CABINET
- 14,000 cu. in. of storage
- 2600 lb. capacity

Customer Rating ★★★★★
NOW $449.99
YOUR CHOICE OF 6 COLORS
$499.99
SAVE $2,285
COMPARE TO SNAP-ON $2,735 MODEL: KRA4813FPBO
ITEM 64446, 64955, 64443, 64954, 64133, 64956
21978932
LIMIT 1 - Coupon valid through 7/5/20*

HARDY — SUPER COUPON
Customer Rating ★★★★★
MECHANICS GLOVES
AVAIL. IN SM, MED, LG, XL, XXL
$5.49 NOW $4.99
COMPARE TO VALEO $14.99 MODEL: 25521
SAVE 66%
ITEM 62434, 62426, 62433, 62432, 62429, 64179, 62428, 64178 shown
21980134
LIMIT 4 - Coupon valid through 7/5/20*

COVERPRO — SUPER COUPON
10 FT. x 17 FT. PORTABLE GARAGE
Customer Rating ★★★★½
NOW $169.99
$199.99
COMPARE TO SHELTER LOGIC $290.75 MODEL: 76377
SAVE $120
ITEM 62859/63055/62860 shown
21984467
LIMIT 1 - Coupon valid through 7/5/20*

HaulMaster — SUPER COUPON
18" WORKING PLATFORM STEP STOOL
Customer Rating ★★★★★
- 350 lb. capacity

NOW $19.99
$29.99
COMPARE TO NEOCRAFT $39.99 MODEL: 60635
SAVE 50%
ITEM 62515/66911 shown
21984894
LIMIT 3 - Coupon valid through 7/5/20*

Pierce — SUPER COUPON
WE CARRY A FULL LINE OF NAILS
15 GAUGE FINISH NAILER
- Tool-less depth of drive adjustment for exact nail depth control

Customer Rating ★★★★★
NOW $79.99
$99.99
COMPARE TO HITACHI $169 MODEL: NT65MA4
SAVE $89
ITEM 64252
21985420
LIMIT 1 - Coupon valid through 7/5/20*

luminar OUTDOOR — SUPER COUPON
24 FT., 18 BULB, 12 SOCKET OUTDOOR LINKABLE STRING LIGHTS
YOUR CHOICE OF COLOR $21.99
Customer Rating ★★★★½
$27.99
SAVE 44%
LINK UP TO 9 STRINGS
BLACK ITEM 64486 63483 shown
WHITE ITEM 64739
COMPARE TO PORTFOLIO $39.98 MODEL: SLC12BK
21997558
LIMIT 3 - Coupon valid through 7/5/20*

*Original coupon only. No use on prior purchases after 30 days from original purchase or without original receipt. Valid through 7/5/20.

At Harbor Freight Tools, the "Compare to" price means that the specified comparison, which is an item with the same or similar function, was advertised for sale at or above the "Compare to" price by another national retailer in the U.S. within the past 90 days. Prices advertised by others may vary by location. No other meaning of "Compare to" should be implied. For more information, go to HarborFreight.com or see store associate.

SAVE THIS OLD HOUSE

Got a House? If you know of an old house for sale that should be saved, write to savethisoldhouse@thisoldhouse.com or This Old House, 262 Harbor Drive, Stamford, CT 06902.

PRICE $65,000
LOCATION Crisfield, MD
CONTACT Jen Smith, 410-882-1606

THE HISTORY This "telescope style" house was likely built by Elisha Riggin, a shipbuilder, in 1836. Six years later, he sold it to William Nelson, and it was called home by three generations of that family, one of whom helped found Del Monte Foods. In 1962, the deed passed to Arthur Ochletree, an opera singer and purported WWII spy. The current owner's family purchased it in 1966, and are now looking for a steward to shepherd it into a new era.

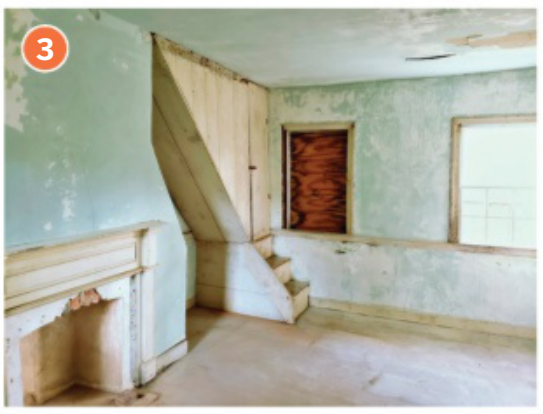
WHY SAVE IT? While telescope-style houses can be found elsewhere along Maryland's Eastern Shore, this one boasts an unusually large amount of original woodwork—about 90 percent of it is virtually untouched, including Federal-style fireplace mantels, paneling, chair rails, and built-in cupboards. Original doors, six-over-six windows, and most of the pine flooring also remain throughout.

WHAT IT NEEDS The house needs repairs to the brick-pier foundation and timber frame; a new roof; new plumbing, septic, electrical, and heating systems; and a bathroom. Rising sea levels are a concern in the region, and while the house has not been flooding, it needs to be lifted and the landscape regraded. Some capital grants are available to defray renovation costs, as are state and federal tax incentives. Located 2½ miles from local beaches and about 40 miles from Ocean City, MD, and Chincoteague, VA, the house could be a vacation retreat in a beautiful natural setting—or a new family's home base—for generations to come. —KATELIN HILL

Intact 184-year-old homestead on MD's Eastern Shore!

1

2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1. The 1,776-square-foot house has three rooms on the first floor with two bedrooms and two small "cradle rooms" on the second. The only bathroom was in an addition that was demolished in advance of restoration work. The house has been vacant since 2008.

2. The largest first-floor living space retains original pine paneling faux-painted with tiger-maple graining.

3. An upstairs room features one of four wood-burning fireplaces—though the chimneys need to be restored to working order—and stairs to an attic space.

4. The bucolic 9¼-acre property includes a gable-roofed 11-by-14-foot shed as well as a small family cemetery.

5. The kitchen's cooking hearth and green-glazed mantel, paneling, and built-in cupboard are all original to the house, as are the exposed ceiling joists.

5

JEN SMITH (5)

FOR MORE INFORMATION, SEE DIRECTORY, PAGE 68

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