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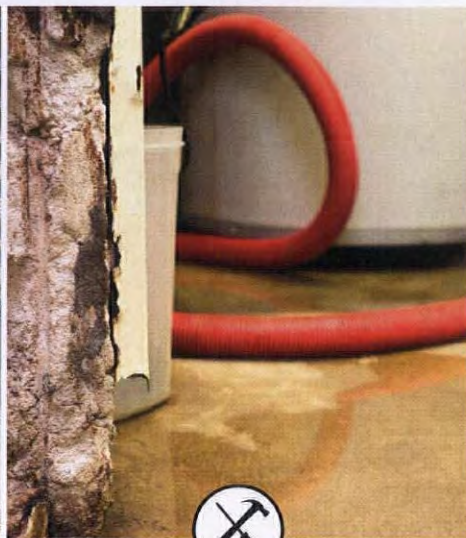
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COVER PHOTO BY TROY THIES. SEE STORY ON P. 20.



## Like a moth to flour

Defeated after a decade of desultory countermeasures that have included washing pantry shelves with bleach and re-ordering sticky traps from the Vermont Country Store, I barely notice the pantry moths anymore. My son Will, living here this summer, is less tolerant. After two weeks of swatting them like flies, he took to the internet—and made a discovery both fascinating and foul.

I once had to gut part of a building due to the surprise discovery of damage by powder-post beetles, historic and ongoing; and when I bought my dilapidated, unwinterized house (near water), rats were chewing through to the kitchen. So flour moths are hardly a catastrophe. Still, our discovery produced a momentary shudder.

“Look for minute webbing,” Will read, and then was repulsed to discover, right at the end of his nose, webbing in many of the little holes drilled for shelf pins that support the adjustable shelves. My purges of pasta and cornmeal, my bleach attacks were for naught. The eggs are being laid deep in those holes. We must manually scrape out each one, hit each with a spray-blast of white vinegar, and restock the pantry. I always thought of pantry moths as old-fashioned, which explains my forbearance. (Aww, just like great-grandma must’ve had!) As it turns out, the convenient, modern shelf pins are what made my not-very-old cabinets susceptible.

I know that OHJ readers, facing any number of messy projects, versed in termites and carpenter ants, will take my icky details in stride. The moth tale is perfect for an issue that advises on moldy basements and how to keep mice from squeezing through very small holes. Cheer up, though, there’s plenty of pretty, including visits to three houses, each with the most modest of additions that enhanced livability.



TOP Motif from Moth Border by Bradbury & Bradbury. (bradbury.com)

## SIDE NOTES

### MISSION TO MODERN

Celebrating its 17th year, the Twin Cities (Minnesota) Arts & Crafts show is now the Twin Cities 20th Century Art and Design Show, and will include not only furnishings of the American Arts & Crafts period but also Art Moderne, Art Deco, and Mid-century Modern work. David Rago of Rago Arts and Auction Center comes to the show this year as an exhibitor, lecturer, and appraiser. Rago was publisher of the magazines *Style 1900* and *Modernism*; he’s also an expert voice on the PBS series “Antiques Roadshow.” Rago will present a lecture on Arts & Crafts within the context of Modernism. OHJ’s sister publication *Arts & Crafts Homes* is Media Partner for the Twin Cities 20th Century Art and Design Show. “From Mission to Modern,” Sept. 24–25 at the Minnesota State Fairgrounds: [tc20design.com](http://tc20design.com)



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▲ Gothic Revival Gingerbread House  
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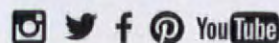
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An old-house omnivore, I've lived in and helped renovate a 1942 Cape Cod, a 1923 Colonial Revival, an 1865 brick row house, an 1850 Gothic Revival cottage—and I left a 1969 Wright-inspired Modern house intact. Home for now is a 1946 Art Deco apartment building.



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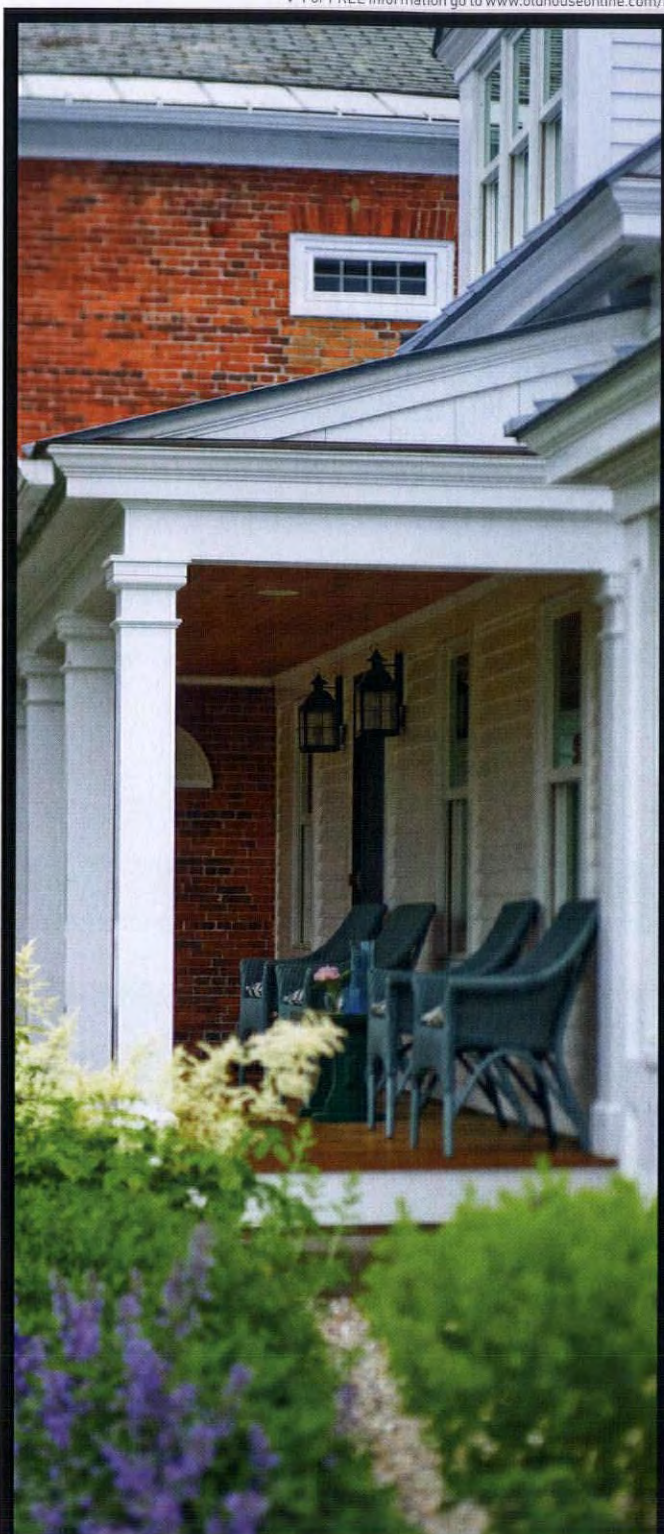
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# Inspire

early house  
on the farm

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## A STORIED OLD HOUSE

Quiet update for a farmhouse with parts dating back to 1670.  
+ TIMBER FRAME IN HISTORY

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## BETTER WITH A BUMPOUT

A Craftsman bungalow is deftly improved with a modest addition.  
+ ATTRACTIVE RADIATOR COVERS

28 SUCCESS!: CARPET ACCOMPLISHED | 30 MY NEIGHBORHOOD: EDENTON, NO. CAROLINA | 32 WINDOW SHOPPING: JEWEL BOXES



# A Storied Old House

This house has seen many changes, and it even survived a fire. The oldest part, timber framed, dates to 1670.

By Regina Cole | Photos by Michael J. Lee

Posts at either side of the front door indicate that the house was constructed in sections, and that the second section may have been a separate house moved and attached to the original.





**LEFT** The back of the house faces a large barn and several smaller outbuildings. The new entry is now inside a covered porch on the rear. **OPPOSITE** Designer Sally Wilson found a location for a wood stove at the edge of the parlor. Above it hangs a Remington cowboy drawing, while a pair of long hunting horns stand in front of the chimney. The homeowners have a considerable collection of antique furniture, including several drop-front desks. This one fits into a corner in the dining room. **BELOW** The oldest room is used as the dining room. Sally Wilson chose its furnishings to provide a warm backdrop for winter holidays.

**B**oston's North Shore boasts an unrivaled collection of First Period houses. Built by the English who settled the area in the 1600s, these generally pre-1725 structures were heavily timber-framed of locally available hardwoods and, with hewn and pegged joints, followed the traditions of medieval English construction. Many originated as single rooms with upstairs lofts, later becoming saltbox and center-entry houses as additions stretched to the rear and side.

"When we began work on this house, it seemed to me that it had originally been a two-room house, with one room downstairs and one above," says Bob Weatherall. A builder in historic Ipswich, Massachusetts, Bob is well known for timber-framed structures, including barns.

"But I love good architecture from all eras," he says. He does admit that the houses dating to the First Period are special—rare historic artifacts of a way of life we can't even imagine. "I think that the original house, built in 1670, was added to early on, because in the attic you can see the gable end with the old clapboards still on. And, in the room they call the parlor,

there's a pair of adjacent posts and a difference in floor heights. It indicates that a half-house was built, and then another house was moved and attached to it."

Bob thinks this house might originally have had a medieval European roof: "This is one of two houses in the area, built during the 17th century, that has the steep roof pitch required for thatch."

Weatherall has known this house since he was young, when he was a schoolmate friend of the current owner, who grew up in the house. Facing the two-lane country road that was once the main highway between Colonial towns, it is backed by fields that border a vast salt marsh. Like most rural First Period houses, it's accompanied by a barn and a cluster of outbuildings. The lady of the house speculates that its roadside location once had the house functioning as an inn. Weatherall repeats a story that says a late 18th-century owner was a British soldier who stayed behind after the Revolutionary War. Neither legend has been verified, but, as with all houses this old, tales abound.

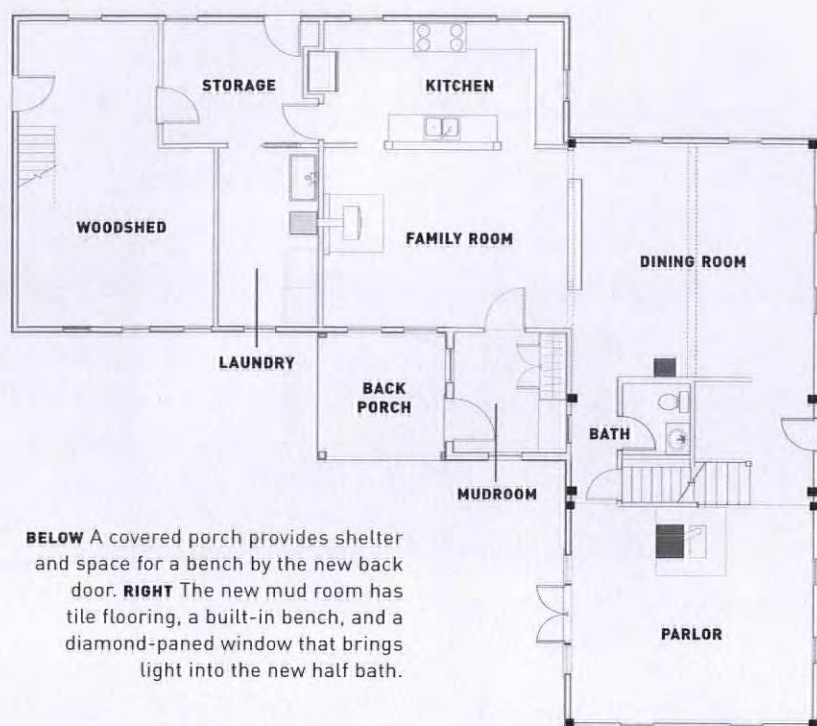
As much as the owner loved his childhood home, he and his wife wanted to introduce some 21st-century function—and they had to repair serious damage done over the years. The convenient rear door



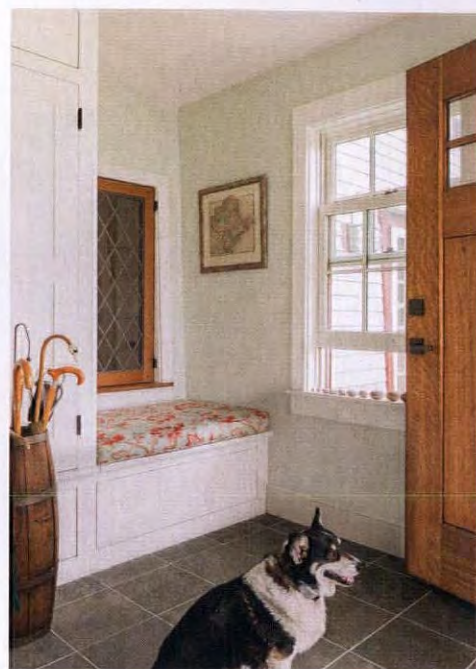




**TOP** During the 20th century, the parlor ceiling was removed to expose the ancient ceiling beams. French doors were installed in the most recent renovation. **ABOVE** A wood stove is the focal point of the family room, which is furnished with a comfortable wing chair and one of the homeowner's antique desks. **RIGHT** Sometime in the 20th century, a rear kitchen addition was built behind what's now the dining room. Its structure has been repaired.



**BELOW** A covered porch provides shelter and space for a bench by the new back door. **RIGHT** The new mud room has tile flooring, a built-in bench, and a diamond-paned window that brings light into the new half bath.



led through a warren of spaces including a woodshed, a storage room, a mudroom, a decaying bathroom, and a convoluted hallway. The large center chimney and its encircling staircase, a standard feature of these houses, was gone, likely the result of a fire around 1900. A rear kitchen addition had resulted in one of the girts being notched, weakening the structure. In the dining room, the summer beam and one of the tie beams were gone.

"The old frame suffered from that long-ago fire," Bob Weatherall says. "Various additions over time resulted in a dysfunctional interior layout."

The house's ancient entry is a battened door, constructed of vertical planks. The battened door opens to a paneled interior door (seen on p. 12). Today, family and friends drive into the backyard and come in via a back door. The owners asked Weatherall to create a functional rear entry, to strengthen structural elements, to replace the bathroom rotted by long-term water leaks, and to connect the main living spaces to the outside. For interior design expertise, they hired Sally Wilson, ASID, of the firm Wilson Kelsey Design, who have offices in Boston and Salem.



## More Online

More small bath solutions at [oldhouseonline.com/solutions-small-bathrooms](http://oldhouseonline.com/solutions-small-bathrooms).



## Landlocked

The new rear entry and mudroom are adjacent to a landlocked half bath—it has no exterior walls for a window. To introduce light, Sally Wilson designed a custom casement window that opens from bath to mudroom. (The fabricator is Shards Stained and Etched Glass Studio, Peabody, Mass.) The new window's diamond-paned leaded glass suits the 17th century house, which may well have had such windows at the start.

**ABOVE** A detail of the diamond-paned window in the new half bath.



"Bob was working on the back when he and the homeowners realized they needed help making the circulation work," says Wilson. "The initial plan called for a full bath, but it was awkward and space was tight," she explains. "A half bath would be gracious for guests while leaving space for a family mudroom."

The homeowners celebrate holidays in the dining room, leading Wilson to use saturated terra-cotta reds and olive greens for the drapery and upholstery fabrics. Because the old central stairs are gone,

the dining room will always function as a pass-through, she points out. "We chose a very rugged rug for that reason."

In the parlor, neutral tones harmonize with the exposed ceiling beams that dominate the room. Wilson chose the best pieces of antique family furniture and re-upholstered several, including a bun-footed sofa for which she designed a new camel back. She found space for the family's two wood stoves, and lighting fixtures sympathetic to the old house.

"What's most important is that now the

flow makes sense: they can walk from the parlor to the back door," Wilson says. "And the new French doors in the parlor mean you can step out to the grill without having to walk all around the house, inside and out."

"The aura of a 400-year-old house is special," Wilson adds. "Nobody wants to live in 1670, but we do want to preserve character and any original structure. We made the interior fresh and welcoming."

FOR RESOURCES, SEE PAGE 79.

# TIMBER FRAME IN HISTORY

POST & BEAM JOINERY. By Patricia Poore

➔ Timber framing is a nearly obsolete system for creating the structural skeleton of a house. (It still appears in today's "timber" or post-and-beam houses, albeit with a reliance now on metal fasteners.) Timber framing was used in Europe since medieval times, and is the basis for English half-timbered houses (where the structural timbers show on the filled and stuccoed exterior). In a timber-frame building, the entire weight is carried by massive beams and posts; wall sheathing is just a curtain to keep out the elements. Timber framing was the basic technique for building wooden houses in the U.S. from the 1600s until the middle of the 19th century.

The timber frame was hand hewn. In the early days, all of the framing timbers were felled and squared up by hand. Even after the advent of power sawmills made it possible to make square timbers by machine, all of the notching for the rather sophisticated joinery was still done by hand. Housewrights would develop their own special cuts for making joints and connecting timbers; the old houses have ingenious combinations of mortises and tenons, dovetails, and other joints.

It's impossible to tell from the exterior whether a house is an early timber frame. But there are telltale signs inside. The posts and summer (i.e., large, central) beams are so big they often protrude from walls and ceilings. These massive timbers were often encased in smooth planed boards with beaded edges. Later generations of "restorers" typically removed the casing to expose the rough framing timbers, a practice that may have horrified some fastidious early occupants.

The timber frame made a strong and durable house. However, the advent of lighter balloon framing (using machine-sawn lumber and iron nails) made the old practice seem expensive and it quickly fell out of favor with builders. Timber framing has been a popular subset of custom new construction since the 1970s.



## HALF-TIMBERING ▾

Half-timbering refers to a structure with a frame of load-bearing timbers, creating spaces between the timbers called panels, which are then filled in with a non-structural material. The infill is known by different terms in different building traditions (fachwerk, bousillage, etc.), and is typically parged or stuccoed over. But the large framing timbers often are left exposed on the exterior. Revival houses of the 20th century have decorative "timbers" that were applied to the face of a modern stick frame.



**LEFT** Timbers, stuccoed panels, and exposed wattle-and-daub infill and brick nogging on an ancient building in Europe. **TOP** In the 1690 portion of a Massachusetts house, the upstairs bedroom has shouldered gunstock posts in the corners and whitewash on the old timbers.

The façade of the 1922 bungalow, and the new bumpout addition on one side (opposite).





# Better with a BUMP*OUT*

This Tudor bungalow once felt small and cramped. After some deft changes, including a very modest addition to make the kitchen usable, it lives large.

By Patricia Poore | Photos by Troy Thies





#### *More Online*

See a bumpout kitchen in a very old house at [oldhouseonline.com/saving-17th-century-new-england-house](http://oldhouseonline.com/saving-17th-century-new-england-house).

**B**uilt in 1922, this semi-bungalow with English allusions survived 90 years with its original kitchen. Small, poorly lit, lacking modern appliances, and cut off from the rest of the house, the room no longer suited modern life. Homeowners Nick Stessman and Toni Dingman wanted a kitchen that would be faithful to the history and original aesthetic of the house, while providing much-needed upgrades and connectedness to the dining and living rooms.

"Initially, we resisted any adding on," says Toni. "But when the designers presented us with three alternative plans, this plan was obviously best—and it added just three extra feet."

David Heide Design Studio created a solution that made the floor plan feel generous. Project designer Brad Belka explains that a wall separated the kitchen from the dining room, with only a narrow opening between rooms. The staircase, likewise, was closed. Now everything at the rear has been opened up.

"The main staircase and, below it, a stair to the basement were

already there—we removed the wall and installed new treads and millwork," Belka says. We designed the Prairie-style newel with a pendant motif inspired by houses of the era." Now the once compartmentalized house has a free-flowing sequence of spaces, with more light.

The back of the house is little changed; the rear entry door was replaced but in the same location. A small alcove behind the stairs—previously nothing more than a closet for recyclables—became a mudroom with the addition of the bench and coat-hanging space.

"We worried about removing the wall between dining room and kitchen," Toni explains, "because there was an original buffet built into it." The low oak sideboard had been built into an arched niche. The solution?

"We removed it in its entirety," Belka says, "and designed compatible new side panels and a short 'backsplash' to finish it. The buffet became a piece of freestanding furniture in the din-

## ELBOW ROOM IN THE KITCHEN

A small, cantilevered addition on the south side of the kitchen was all that was required to allow for greater storage, utility, and suitable work surfaces.

Although the addition is a mere 2' 8" deep, it allowed just enough extra floor space to make the room work, along with 18" of cabinet and countertop built into the outside wall, under the bank of casement windows. (The interior view is shown on the opposite page; see the ex-

terior of the bumpout addition on p. 21.)

New appliances were thoughtfully integrated into and amidst new red-oak cabinets, which were designed in a simple style. The Craftsman-era muntins in the display cabinets match the pattern in the original dining-room buffet.

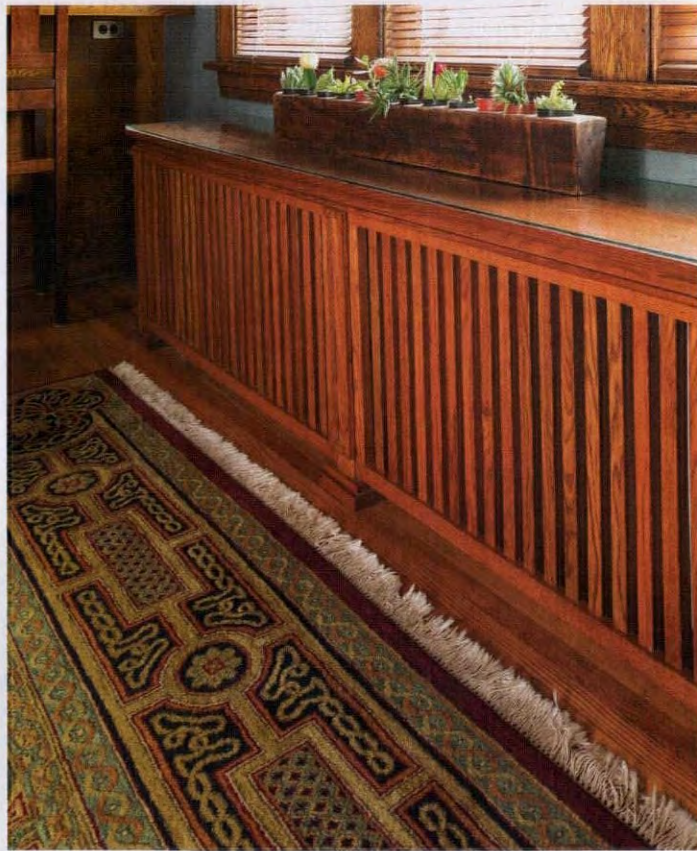
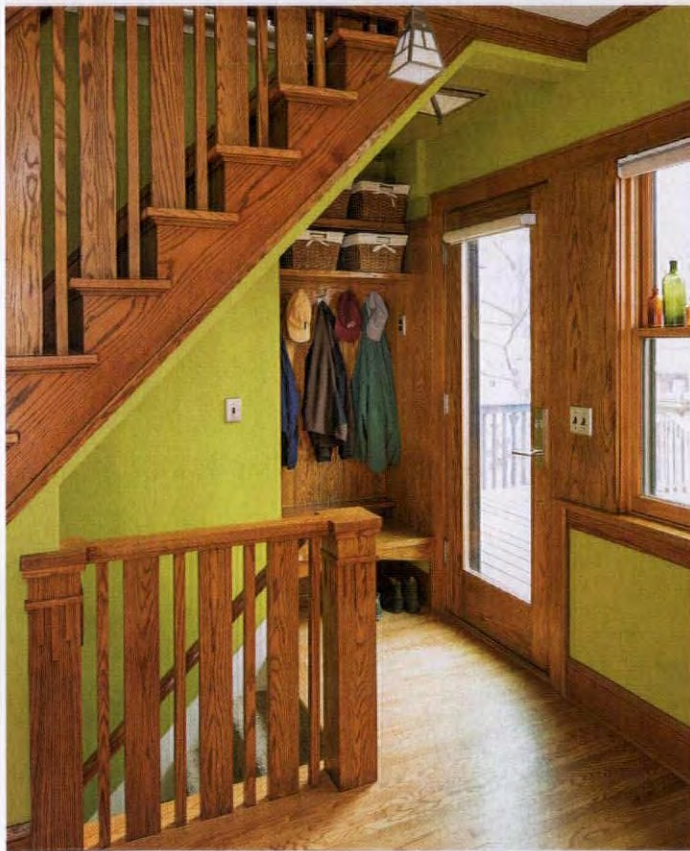
The small kitchen is rich in features. Artful tile behind the range is from Motawi Tile Works. Brackets supporting the breakfast bar on the island were

modeled after the original brackets seen under roof eaves outside. Dark countertops—Brown Santa Fe granite with a soft honed finish—blend with the tiles and complement the oak.

Pendant lighting adds period style and, hung over the breakfast bar, defines the "wall" between dining room and kitchen. Lighting was designed by David Heide Design Studio and custom fabricated by Lightworks in Minneapolis.



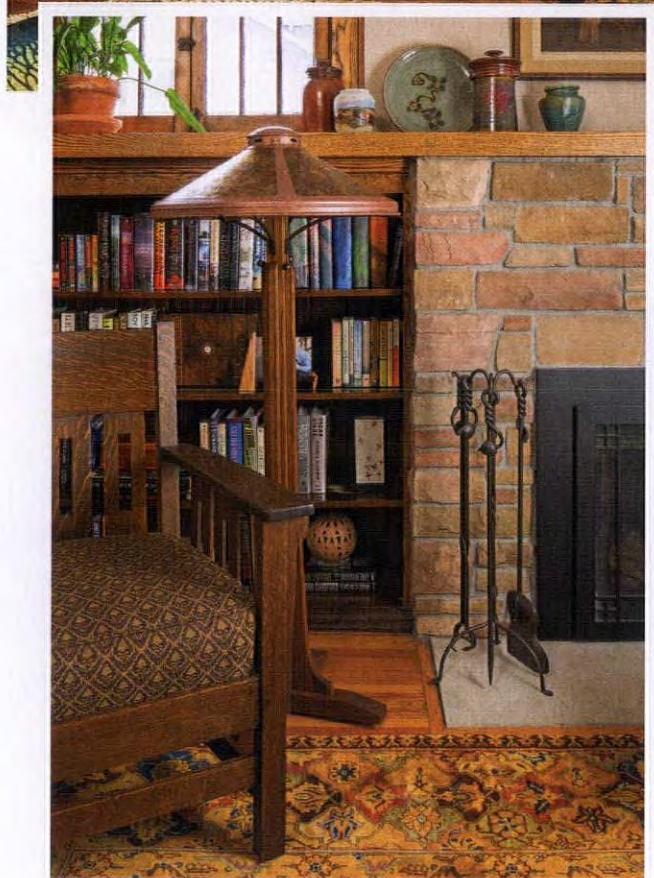
**ABOVE** The dining room has reissued Stickley furniture, an enclosure from The Wooden Radiator Cabinet Company, and an Arts & Crafts-inspired rug with a stylized Celtic design. **OPPOSITE** The kitchen wall with casement windows was bumped out of the original footprint.



**CLOCKWISE, FROM TOP LEFT** Motawi art tile is featured on the stove wall; countertops are honed brown granite. The oak sideboard, adapted as freestanding furniture, was the original built-in buffet in the dining room. The oak radiator cover looks like a custom built-in. A full-light door and new window admit light into the back hall that doubles as a mudroom.



**ABOVE** The Tudor arch between living room and dining room shows that the floor plan was relatively open from the start. Most of the windows are in their original locations. **LEFT** The fireplace, which had been remodeled at some point, was recently refaced in stone; original, in-swinging casement "bungalow windows" flank it.



ing room." Reissued Stickley Mission furniture completes the period picture on the first floor.

The house has seen changes over the years; the front entry likely was through a porch, for example. Toni and Nick earlier had removed a deck out front. The fireplace wall in the living room is probably not as built. Nick and Toni installed the stone fireplace surround; a second built-in flanking it may be a project for the future. Before the kitchen project, the owners had finished the basement and put on a new roof. Now they're talking about calling their designers back to create a master suite upstairs.


About the project downstairs: "We love the results," the couple attest. "The house is more open...before, we couldn't communicate between rooms. We can sit in the living room now and be aware of the backyard. The house feels bigger."

"Most important, we have a functional kitchen that includes a dishwasher, under-cabinet lighting, a hood, a big sink...the tile and the open staircase are bonuses."

FOR RESOURCES, SEE PAGE 79.

# RADIATOR ENHANCEMENTS

PAINT THEM, ENCLOSE THEM, DITCH THEM? YOU HAVE OPTIONS. **By Patricia Poore**

 You can love your radiators, hide them, even replace them with something less obtrusive. Those upright Victorian cast-iron beasts, often with ornate castings, can be downright ornamental, and take to decorative **paint effects**. Then again, the old radiator may be an unfortunate eyesore or taking up valuable space. Perhaps all it needs is a **shelf**. Set on top, a remnant piece of marble or Corian (or perhaps a precut marble saddle for door thresholds) looks elegant and won't warp, but it *will* get warm when the radiator is pumping. You might hang a shelf on the wall six inches above the radiator. Another solution for reclaiming the space is to tuck a narrow **console table** on legs around it. Those with scrolled or plain iron legs and a stone top look particularly good and won't warp.

Radiator **cabinets** are noth-

ing new. Companies like ARSCO Manufacturing and Monarch Products offer metal radiator covers in the cloverleaf, cane, and Grecian patterns of the 1920s and '30s. Several companies are making stock or semi-custom wood covers and cabinets, some with integrated shelves or bookcases. Radiator-cover manufacturers have considered optimum heat output, offering insulated tops and sides, and often a radiant sheet to go against the wall. Grilles in front direct the heat into the room.

A finish carpenter or cabinet-maker can create a truly **custom solution**, building a wood cabinet perfect for the room's trim and period style. Solutions go beyond the simple radiator cover: the radiator may be hidden under or beside a window seat, tucked below a staircase, integrated into an entertainment cabinet or wall of bookcases. The Wooden Radiator Cabinet

Co. specializes in custom units that look like furniture but are perfectly spec'd to maximize heat output and minimize warping.

Baseboard heating units, so often bent and rusted, may be "slipcovered" with a decorative cover or **sleeve**. These, too, come in wood as well as metal. On the other hand, you may want to replace an upright radiator with a modern **baseboard unit**; these are quieter and less obtrusive than the 20th-century versions.

Another option for replacement is with a European-style **radiant unit** like those made by Runtal. These close-to-the-wall radiators are available with horizontal or vertical fins—efficient, attractive, and easy to clean. Under the window in a tiny bathroom, it will disappear. A larger unit hung higher on the wall—in one of their designer colors—makes a modern statement.

A decorative grille turns a radiator into furniture; the radiator can be built into a larger piece, as well (below).



## THE NAKED RADIATOR


U.S. Boiler still makes Burnham cast-iron radiators, a classic updated for functionality, for hot-water or steam systems. These can be overpainted or glazed and wiped for decorative effects. Plain and unobtrusive radiators may be painted to make them stand out or blend in. You might consider a brass, bronze, or silver paint, flat black, or the wall color. Inexpensive Krylon metallic spray paint is fine. Studies show that the type of paint and its color have little effect on radiant performance. Before you paint, remove rust and chipping paint with a wire brush, rough sandpaper, or chemical rust remover. Remove oil with a degreaser or denatured alcohol. Lightly sand the surface and wipe with a tack cloth. Apply multiple light coats of paint for the best results.





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ORIGINAL



A = RED OUTLINES, GOLD FILL  
B = BLACK OUTLINES, GOLD FILL  
RED MOTTLED FIELD



TOP Forensic evidence: a carpet fragment.

ABOVE Preliminary sketch of the missing pattern.



Reproduced Brussels carpet runner at Historic Hanley Farm, which was established in 1857.

## WHEN THERE'S JUST ENOUGH TO WORK WITH

How we reproduced an 1890s stair carpet runner from a fragment. **By Dan Cooper**

**Using forensic evidence** works with carpets, too. In my consulting on the reproduction of historic carpets, I've relied on not only period photographs but also existing samples. A recent job at Hanley Farm in Jacksonville, Oregon, presented a special challenge: only a small, triangular scrap remained, and it appeared that we didn't even have an entire pattern repeat.

Because it's been industry standard for 200 years, I knew that their runner should be 27" wide. With a little detective work, I was able to discern the entirety of the pattern. The body comprises a repeating series of octagons, emulating those found in traditional Bokhara patterns. I could tell that the two outer motifs on any

given row were the same, and eventually I figured out that the pattern shifts towards the center diagonally for four octagons, drops down one medallion, and then begins to repeat again. If you look very, very carefully at the fragment, you can see tiny amounts of extant medallions that confirm my decisions.

The artwork was created on a computer program at The English Wilton Company's art department in England. The carpet was woven as a Brussels, or loop, pile, as it was done originally. It graces the staircase and hallway at Hanley Farm.

*More at [historic-carpet.com](http://historic-carpet.com); [hanleyfarm.org](http://hanleyfarm.org)*

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AN EXTRAORDINARY ONE



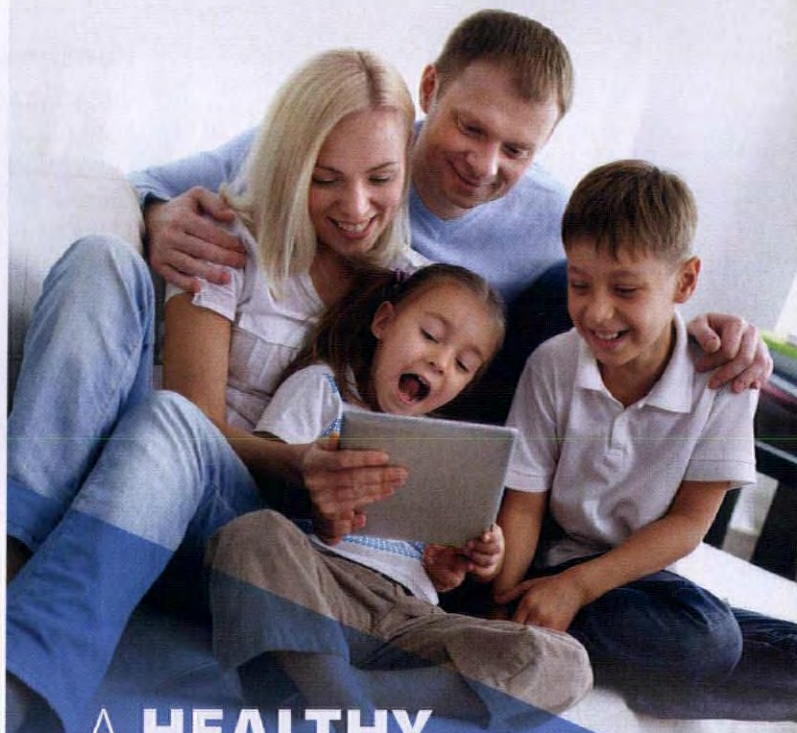
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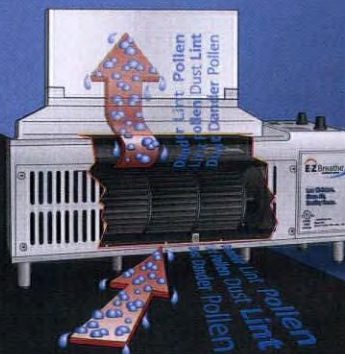
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**CLASSIC FROM THE START**

An astonishing number of the old houses survive, including the Clara Bond Preston House, a law office in 1807, probably designed by architect William Nichols. The house on a corner lot has entrances on two streets. Greek Revival additions and trim came later, and it got its present Colonial Revival facelift during a 1920s enlargement.

**VICTORIAN DOUBLE**

Dating to the 1850s, the double-gallery porch repeats itself in the district. The continued use of the town's traditional—and practical—double-tier porches is seen in the Byrum–Jackson House, dating to 1896. This late-Victorian porch has especially fine ornament, with distinctive porch brackets that feature a star as the central element.

**GRAND ITALIANATE**

Built in 1851, Wessington is the grandest Italianate in the district, its design adapted from William Ranlett's book *The Architect*. It is noted for its splendid cast iron and traditional double porch and side balconies. Most of this neighborhood in the town center is recognized as a local historic district and listed in the National Register of Historic Places.

1807 WITH  
LATER TRIM



*"I found this house 13 years ago,  
and I just finished restoring it;  
it took 12 years!"*

DARRYL ADACHI

**THE CUPOLA HOUSE (1758),**

now a National Historic Landmark and museum, shows its age through holdover Jacobean-influenced features, such as the over-sailing second floor. Georgian-era interior woodwork is especially fine. (Original first-floor trim went to the Brooklyn Museum, but was carefully reproduced for this house.)



# Edenton/ *Inner Banks, North Carolina*



The 5,000 residents of this town on Albemarle Sound aren't offended when it's referred to as a backwater. The state's first colonial capital, this seaport town lost its ocean access after a hurricane silted the Roanoke Inlet in 1795. It was already filled with the homes of prosperous sea captains, lawyers, thinkers—and the craftspeople who supplied them. Today the historic center is a mixed-use neighborhood with architecture (humble and grand) spanning more than two centuries. A few Gothic Revival and Italianate houses mark the mid 19th century. Renewal came with the railroad in 1881, bringing prosperity and houses with sheltering, two-storey porches, then cottages and bungalows. With its mild climate, surrounded by rivers, creeks, and marshes, the town is on the verge of another boom.

By Shirley Maxwell & James C. Massey



## DOUBLE GREEK

Preserved by Pembroke Hall Preservation Partners, a group of Edenton citizens, this important example of Greek Revival style was built in 1850 by Dr. Matthew Page. The impressive Doric and Corinthian porch is a fine example of the two-storey porch, a distinctive feature in Edenton's historic area. Its elaborate parapet has been lost.

## A BARBER HOUSE

Edenton is fortunate to have two of planbook architect George F. Barber's Queen Anne designs. The William J. Leary House, built in 1897, was customized by Barber from his "Design Number One" to incorporate interior features of a house previously built on the site. The tall tower with a faceted roof is a common motif in houses by the Knoxville (Tenn.) architect.

## A GAMBREL ROOF

Gambrels are unusual in the historic district. The most interesting is the Booth House, built ca. 1779 as a one-room structure; the second half dates to ca. 1791. Both sections have the full porch. This was the front of the house before it was moved and the façades reversed in 1942. Owner Darryl Adachi has been restoring the house for more than a decade.



Inspire

## WINDOW SHOPPING

### Jewel Boxes

Petite treasures of all eras make the most of limited space without compromising period charm.



Peter Thornton, Legacy Properties, [legacysir.com](http://legacysir.com)

#### LONG ISLAND, ME / \$469,000

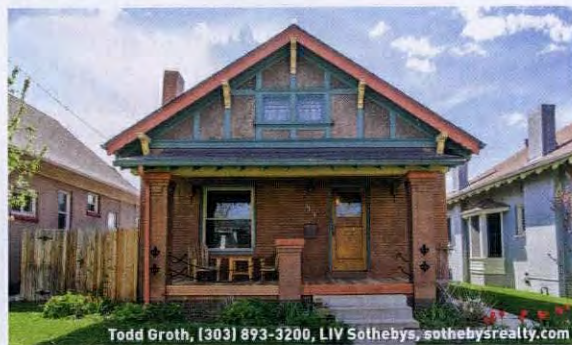
Porches on three sides of the ca. 1900 Folk Victorian effectively double the living space of this tiny seasonal oceanfront cottage with bracketed porch posts, cottage shutters, and original front door. Inside is a brick fireplace; most walls and ceilings are finished in beadboard.



Marcia Guthrie, Daniel Ravenel, [danielravenelsir.com](http://danielravenelsir.com)

#### CHARLESTON, SC / \$685,000

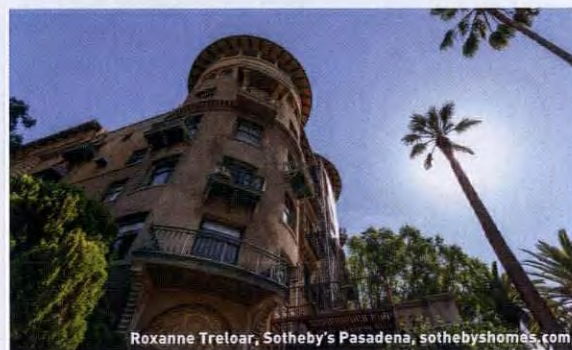
Built as servants' quarters in 1840, this diminutive one-bed, one-bath Charleston Single stucco townhouse has the classic side entry, rear garden, and standing-seam roof. Interior includes two fireplaces with period mantels, deep window and door wells, and original pine floors.



Todd Groth, (303) 893-3200, LIV Sothebys, [sothebysrealty.com](http://sothebysrealty.com)

#### DENVER, CO / \$437,500

A brick and stucco 1907 Arts & Crafts Bungalow with carved rafter tails, detailed brick columns, and a bracketed and half-timbered gable. Inside are original unpainted doors and woodwork, archways, and a quarter-sawn oak mantel with embossed fireplace surround.



Rexanne Treloar, Sotheby's Pasadena, [sothebyshomes.com](http://sothebyshomes.com)

#### PASADENA, CA / \$799,000

At Castle Green, an 1898 Moorish Revival apartment complex, a tower one-bedroom is modest in size but not details: see a circular living room with polished concrete floors, original cedar mantels and woodwork, vintage lighting, and an encircling balcony.



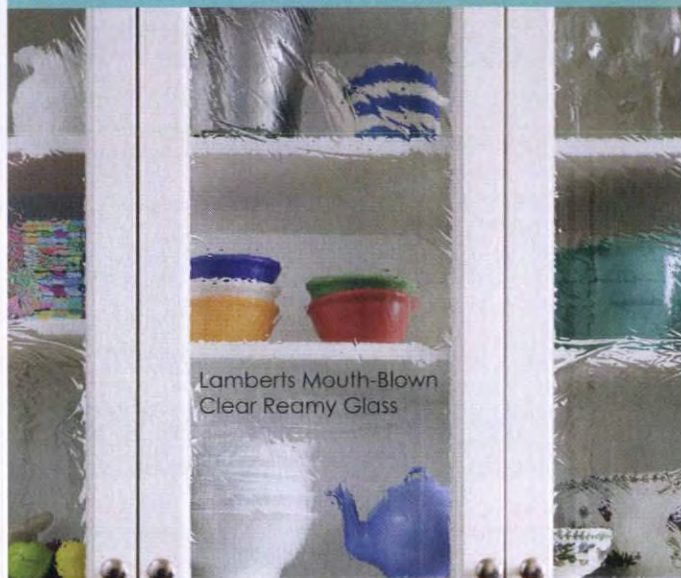
Brenda Dean, Cove Real Estate, (508) 776-6401, [capedcove.com](http://capedcove.com)

#### PROVINCETOWN, MA / \$669,000

Surrounded by a white picket fence, this 900-square-foot, ca. 1800 Cape retains its clapboard siding and Greek Revival door frame. The three-bedroom, two-bath interior features exposed ceiling beams, original wide pine floors, and plank closet doors.

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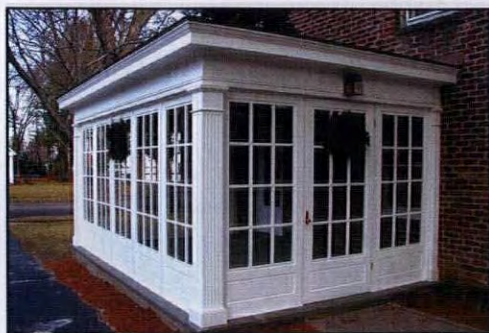
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# Restore

## UH-OH! PREVENTING BASEMENT WATER

PAGE 36

42

### QUICK MAKEOVERS: DEAL WITH PESTS

How to keep mice outside; rid floors and more of pet odors; prevent bird damage.

+

### 44 TOOLS + MATERIALS

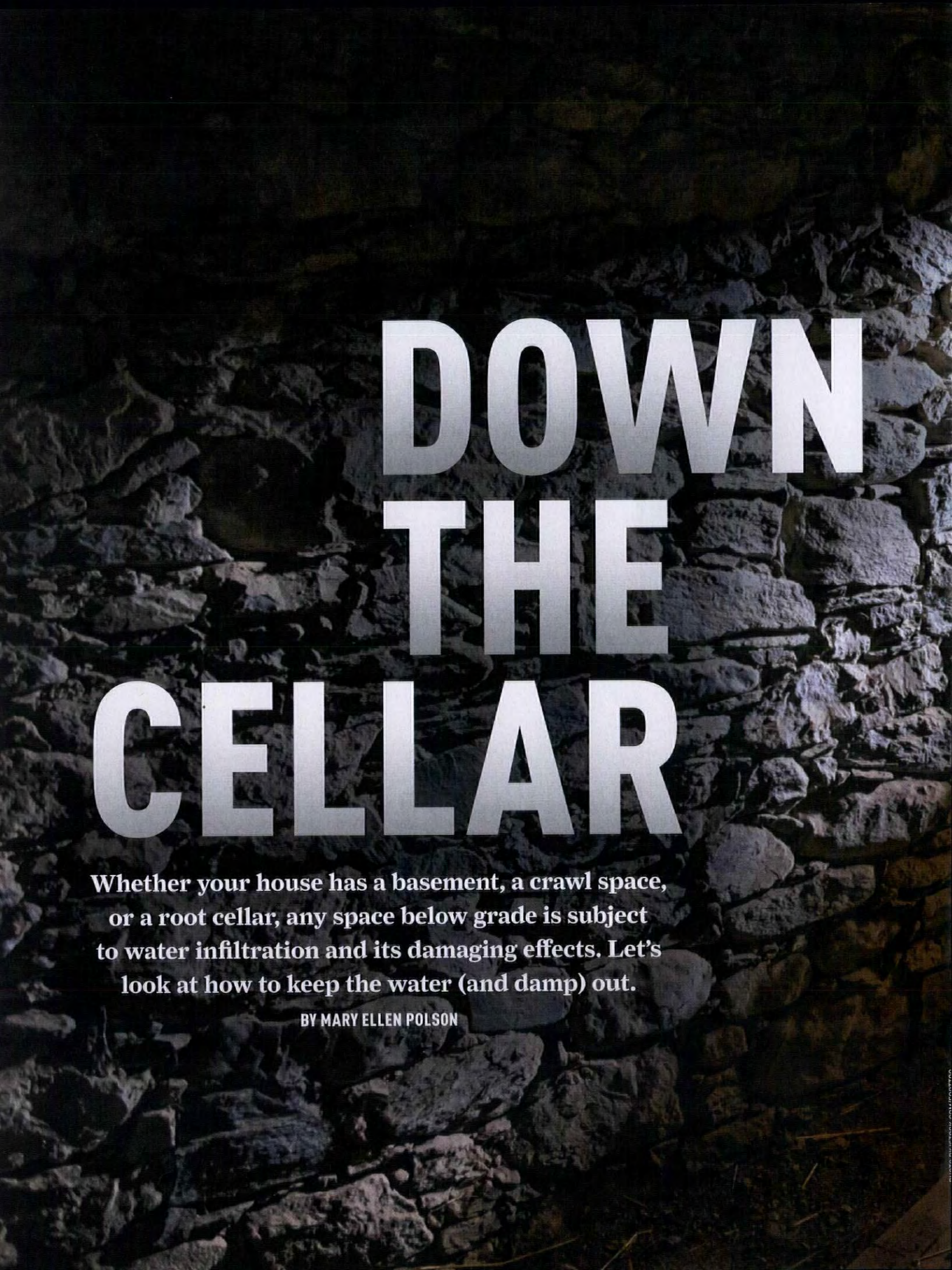
### 46 KNOW-HOW

### 48 STUFF OLD TECH SCREWED UP

### 50 SALVAGE IT

### 52 DO THIS, NOT THAT

### 54 ASK OHJ



# DOWN THE CELLAR

**Whether your house has a basement, a crawl space, or a root cellar, any space below grade is subject to water infiltration and its damaging effects. Let's look at how to keep the water (and damp) out.**

**BY MARY ELLEN POLSON**

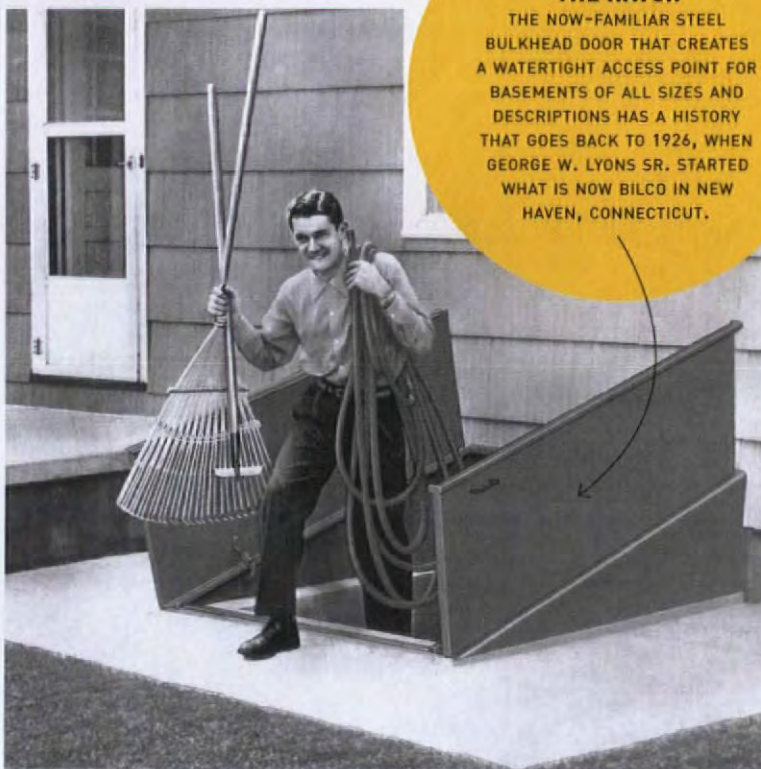




Basements in older homes are desirable and undesirable in roughly equal measure. On one hand, many of these subgrade spaces offer room for storage, mechanical systems, and potential living space. On the other, any hole in the ground tends to fill with water. No matter what age the house, trying to have the benefits of the former without the problems of the latter is a continuing challenge.

Basements are common in some areas and rare in others, depending on when and where the house was built, the climate, and the difficulty of excavation. Types of below-grade space vary as well, from crawl spaces with four feet of headroom or less, to full-height “daylight” basements built at grade (see “Subterranean Terminology, p. 41). Whatever type of basement you have, if the water that wants to collect there isn’t vented or drained away, it will inevitably make its impact felt in one undesirable way or another.

Even if you’re not interested in adding a man cave or media room, dampness in the basement is not harmless. It creates an optimum environment for the growth of harmful mold, water penetration that can ultimately undermine the foundation, and wood-boring insects that can eat the house from within.



### DOWN THE HATCH

THE NOW-FAMILIAR STEEL BULKHEAD DOOR THAT CREATES A WATERTIGHT ACCESS POINT FOR BASEMENTS OF ALL SIZES AND DESCRIPTIONS HAS A HISTORY THAT GOES BACK TO 1926, WHEN GEORGE W. LYONS SR. STARTED WHAT IS NOW BILCO IN NEW HAVEN, CONNECTICUT.

## THE BIG FIVE

There are five leading causes of moisture problems in basements and crawl spaces. Solving a moisture problem in the basement may be as straightforward as repairing a few leaky gutters, or as complex and costly as installing a subsurface drainage system. The best approach is to remove or control the source of the moisture, not to try to stop it at the last line of defense. If obvious fixes don’t completely solve the water problem, get a professional assessment from a well-regarded masonry or waterproofing company in your area.

### 1 MISSING GUTTERS

A well-designed and maintained gutter system directs water away from the house when it rains. When gutters or downspouts are missing, plugged, or improperly hung, rainwater follows the path of least resistance, often percolating—or even flowing directly—into the basement.

**THE FIX** Repair or replace missing or damaged gutters. Make sure they’re installed on a slight slope that encourages the water to flow toward the downspouts, which should be placed at corners and at least every 50’ of run. Position the downspouts so that they direct water away from the house, either with extenders or splash blocks. Extensions should discharge water at least four feet beyond the foundation wall.

### 2 CONDENSATION

When condensation appears on cold water pipes or other basement surfaces only when it’s warm, that’s a sign that the basement needs more ventilation.

**THE FIX** Open up any obstructed vents and make sure they’re screened to keep out pests. Add new vents as needed to increase air circulation. It’s especially important that fresh air reaches areas where wood sills are close to the soil, such as corners. To discourage insect infestations, the moisture content of exposed timbers should be 20 percent or less.

### 3 STRUCTURAL CRACKS

Masonry is porous—that's one reason there's such a big market for waterproofing sealers, which create an impervious barrier on the surface of a brick, concrete, or stone wall. If there's enough water making its way through the wall, however, even the thickest waterproofing material may ultimately allow water to pass into the basement. In some cases, sealants that stop up pores in the masonry can actually cause water pressure to build up behind the foundation wall, leading to cracking and the flaking or pitting known as spalling. Shifting soil, frost heaves, or the expansion of water-saturated earth can cause movement in a foundation wall, especially old ones constructed without footings. All of these forces can lead to cracks in the wall.

**THE FIX** The best way to stop water from entering through cracks or fissures in the wall is to plug them. To patch voids less than 1/2" wide, use a high-performance exterior masonry caulk. The material should be injected into the crack

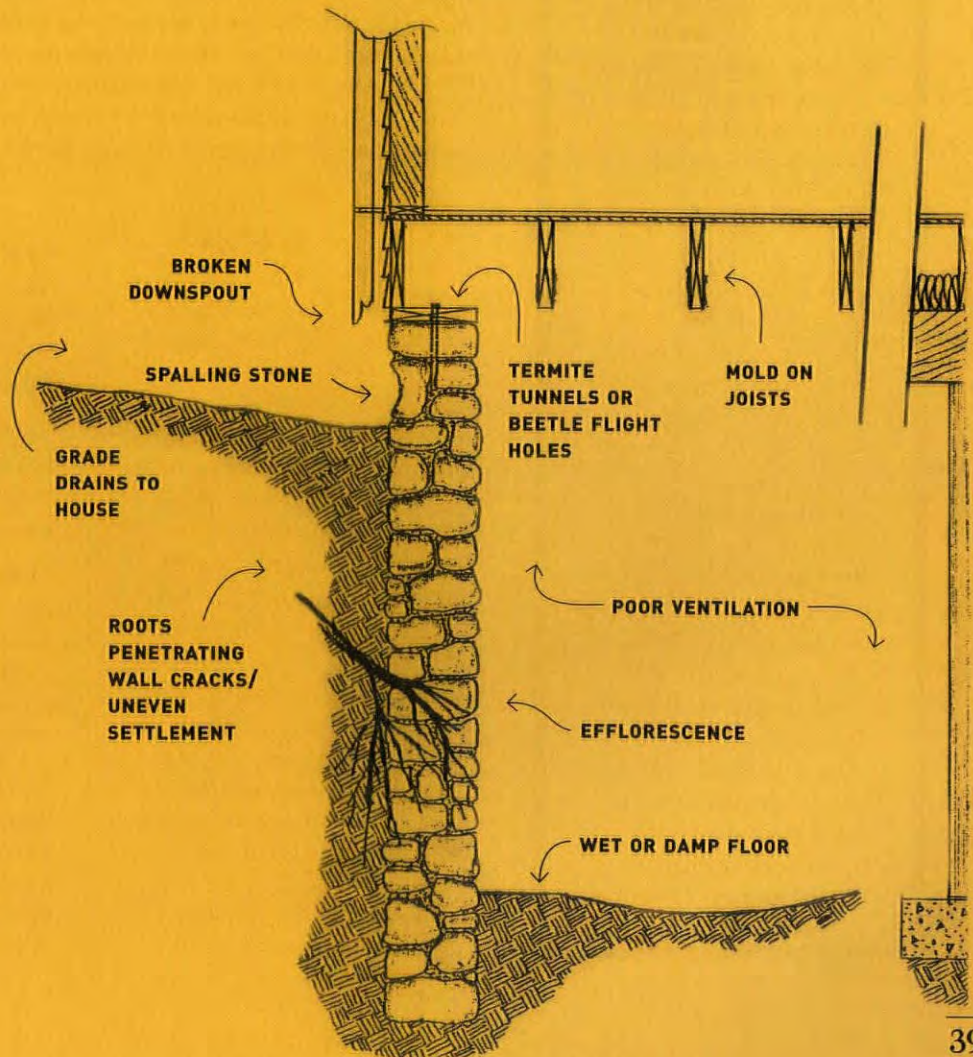
with a grout gun. If the crack is deeper than it is wide, pack it with epoxy mortar or hydraulic cement, which cures even when wet. Patching small cracks may fix the problem permanently, for a short while, or not at all; water may simply enter through another weak point in the wall.

For larger cracks or failing mortar, repointing is the next logical step. To repoint a damaged area, remove the old mortar to a depth of 1" to permit adequate bonding between the old mortar and the new. Where possible, use a hammer and chisel to remove old mortar; power tools can easily damage the edges of masonry, especially old brick.

If the foundation is more than 100 years old, use a softer, lime-rich mortar that closely approximates the proportions and chemical balance of the original, available from specialists in historic and material-specific mortars (see Resources, p. 79). Off-the-shelf premixed mortars are higher in Portland cement than historical mortars and are too hard for historic repair work.

## WHERE THE WATER COMES FROM

Water can enter the basement from above, below, beside, or even from inside the house. Even if the roof is sound, rainwater that isn't channeled away from the foundation can eventually trickle or seep into and through basement walls. Water can enter from the ground itself, either from deep below ("rising damp") or laterally. Moisture produced within the house—from clothes dryers, showers and running water, or steam produced by cooking—can make its way to the basement if the area is not properly vented. Last but not least, heavy, humid air in warm months may drop to the basement and condense on cooler surfaces.



## 4 POOR GRADING

When the ground around a foundation slopes even slightly toward the house, water is directed toward the lowest possible point. Proper drainage is especially important around entry stoops and bulkheads. In older houses, the soil below concrete or brick steps has often settled or eroded away, creating an opportunity for water to enter the basement.

**THE FIX** Correcting grading problems may require anything from minor landscaping to full-scale reshaping with a backhoe. The goal is to create a gentle grade that slopes gradually away from the house.

Sometimes all that's needed is a bit of contouring of the soil at grade to create the necessary relief, along with the creation of swales—shallow depressions in the landscape—to accommodate larger amounts of water from heavy rains. A swale with as little as 2" of drop across a distance of 5' can channel large amounts of surface water effectively.

Where areas under steps have eroded or compacted, back-filling or even reconstruction of the stoop may be required to meet modern codes. Bulkheads and hatchways should be in good, airtight condition. Make sure the doors are out of the path of water runoff, and adequately flashed to divert rainwater.



Back-filling a French drain around a foundation.

## WHAT'S FRENCH ABOUT DRAINS?

Also called a perimeter drain, a French drain is an ingenious method of rerouting subsurface water. The name likely comes from its 19th century proponent, Henry Flagg French, who popularized an underground drainage system in his 1859 book *Farm Drainage*. French made his drains from ordinary clay roofing tile laid with a  $\frac{1}{8}$ " gap between the sections to allow water to percolate.

Perforated drain tiles and pipes soon followed. Since the perforations could easily clog, the pipes had to be embedded in coarse gravel or rock, with finer materials on the outer edges of the trench to act as filters. Today, most French drains are installed with liners made of geotextiles that effectively block the intrusion of soil or particulates, while still allowing water to percolate through to the drainage pipes.

The newest piping materials offer a much greater flow capacity and are made of two 21st century materials: a geotextile drainage fabric and a molded plastic core, or "dimple board."

86

**Rn**  
Radon

### ON RADON

Radon is an invisible, odorless radioactive gas that occurs naturally in soil. It's found all over the United States and Canada, especially along the northern tier of states and most of the West. The radioactive particles from radon filter up through ground sources such as unfinished basements and cracks in the foundation and walls. When inhaled, these particles can damage the cells that line the lungs. Long-term exposure to radon can lead to lung cancer. If your house is in a radon-prone area but hasn't been checked, buy a test kit. Radon levels in excess of 4 pico-Curies per liter are considered potentially dangerous.

### Quick Fixes

**ADD A DEHUMIDIFIER** While not a solution for a chronically damp basement, a dehumidifier that plugs into an electrical outlet can help clear dampness after a heavy rain.

**VENT THE DRYER & BATHROOM** If your home lacks vents in the bathroom or laundry room, call a plumber to install them. Vents in these areas are required by most local building codes.

**TURN ON THE A/C** If condensation appears on pipes, joists, or other basement surfaces when it's warm and humid outside, close off the vents and turn on the air conditioning. HVAC systems are designed to cool by removing excess water from the air.

**REVERSE THE POLARITY** Using a device that's smaller than a household dehumidifier, a proprietary system from Aquapol utilizes natural energy forces to reverse the electrical polarity of water molecules in old walls, driving the water back where it came from.

## Subterranean Terminology

**BASEMENT** The lowest storey of a building, usually at least partially above grade, with windows and exterior ventilation.

**CELLAR** A traditional term for underground spaces used to store food (as in root cellars) or coal, or a below-grade space with a dirt floor; used regionally as a synonym for basement.

**CRAWL SPACE** An unfinished space below the first floor that's less than a full storey in height, normally enclosed by the foundation wall, often for plumbing or mechanical systems.

**EFFLORESCENCE** Encrustations of soluble salts deposited on masonry, usually white and typically caused by alkalies leached from mortar as moisture moves through it.

**FRENCH DRAIN** Popularized by Henry Flagg French in the mid-1800s, a French drain is a trench filled with loose stones containing a perforated pipe that directs surface and ground water away from a structure.

**GEOTEXTILE** Permeable fabric designed to separate, filter, reinforce, and drain when in contact with soil.

**RAISED BASEMENT** Sometimes called an English basement, this is properly the ground floor of a house, used for service and utility areas.

**SPALLING** The result of water entering brick, concrete, or stone and forcing the surface to peel, pop out, or flake off.

**SUMP PUMP** A pit, tank, or receptacle installed below grade that receives water or waste, and equipped with a pump to empty the water mechanically.

## 5 POOR SUBSURFACE DRAINAGE

A house that still has water in the basement after all the obvious remedies have been explored may be a candidate for a subsurface drainage system. If there's a history of water in the basement, you may find evidence of an old clay pipe drainage system; often these have failed because they're broken or become filled with dirt or roots.

**THE FIX** The purpose of a subsurface drainage system is to collect and channel water out of the basement, usually by means of a pump connected to one or more drains. In interior systems, the drains are recessed below the basement floor, usually near the perimeter. In exterior systems, the drains are embedded in a trench around the perimeter of the house and back-filled with a layer of gravel and sand.



### INTERIOR

Drop a marble to find the lowest point on the floor. Place the sump pump there. Dig shallow trenches (about 12" deep) along the walls leading to the pump, allowing several inches of clearance between the foundation wall and the trench.

Paint a waterproofing membrane on the basement wall from top to bottom. The membrane will create a moisture barrier to help prevent seepage. Then install dimpled membrane sheeting at the base of the wall to allow any water that collects to flow into the drainage system.

Line the bottom of the trench with 2" of gravel, sloping it toward the sump pump. Cut and lay sections of drain pipe to run the length of the trench. Wrap them in landscaping fabric as you work. For later access, install a PVC elbow at the end of the trench furthest from the sump pump. Cover the drains with more gravel until the trench is flush with the floor.



### EXTERIOR

Dig a trench along the outside of the foundation. The trench should be a minimum of 2' wide, and ideally as deep as the basement (less for a crawl space). Lay perforated drainage pipes over a layer of clean soil at the base of the trench. Options include rigid PVC with predrilled holes, or flexible drain pipe cut with slits. For extra protection against clogs, line the trench with a geotextile liner (see "Subterranean Terminology") and add a soil particle sock to the pipe.

To get a proper gravity feed, the pipe should slope from a higher point to a point at lower elevation—at least 1" for every 8' of pipe length. Cover the pipe with at least 12" of washed stone, then layer with permeable geotextile landscaping fabric to keep weeds or soil from clogging the pipes. Back-fill the trench with top soil or pea gravel to bring it back to grade height.



# Pest & Pet Problems

How to prevent nesting birds and mice infestations around the house; eliminating pet urine odors and stains on hardwood floors.

By Lynn Elliott

## HOUR

### Keep Mice Out

Block their favorite paths of entry—before the cold weather sets in and they come looking for food. Simple as it sounds, tightly close doors or windows and repair torn screens. Mice slip in through tiny entry points. Store food, particularly pet food, in lidded metal, glass, or heavy plastic containers. Fill cable-cord or pipe holes with stainless-steel pads covered with caulk. Cover the openings of drainage pipes, vents, and chimneys with screening. Next, check your foundation for cracks. Seal any openings that are a  $\frac{1}{4}$ " or larger with concrete mortar or sheet metal—materials mice can't chew through. Finally, inspect garage doors and the wall where the garage meets the house for openings, and seal them. Replace cracked garbage pails and keep them covered tightly. If possible, store garbage away from the house, or raise receptacles up on a 6" high platform.



## DAY

### Rid Wood Floors of Pet Odors

When a pet has an accident in the house, the urine can seep into hardwood floors. Three home remedies—vinegar, baking soda, and hydrogen peroxide—are at hand to get rid of pet odors, so your wood floors smell fresh again. Get to it as soon as possible.



## NEW STAINS

For a new wet spot, cover the area with kitty litter to absorb the urine. Wipe up with paper towels or a dry cloth, and then sprinkle baking soda on the affected area. Let that sit overnight and then vacuum. If kitty litter isn't available, wipe up the urine and go straight for the baking soda. Sprinkle it directly on the area or make a poultice of equal parts baking soda and water. Leave overnight and vacuum.

## OLD STAINS

For older stains and set-in odors, mix a cup of white or cider vinegar with a gallon of water and mop the affected area. Let it dry. The vinegar smell will dissipate, or you can add a drop or two of grapefruit essential oil to the solution to mask the vinegar scent. Vinegar can affect the finish on your floors, so the area may need refinishing. Another option is hydrogen peroxide. When working with it, wear gloves and make sure the space is well ventilated. Wipe the area with a peroxide-soaked rag and let dry. For black stains, place the soaked rags over the spot, cover with plastic wrap, and leave overnight. Hydrogen peroxide can bleach hardwood floors, so the wood may need to be refinished after treatment.





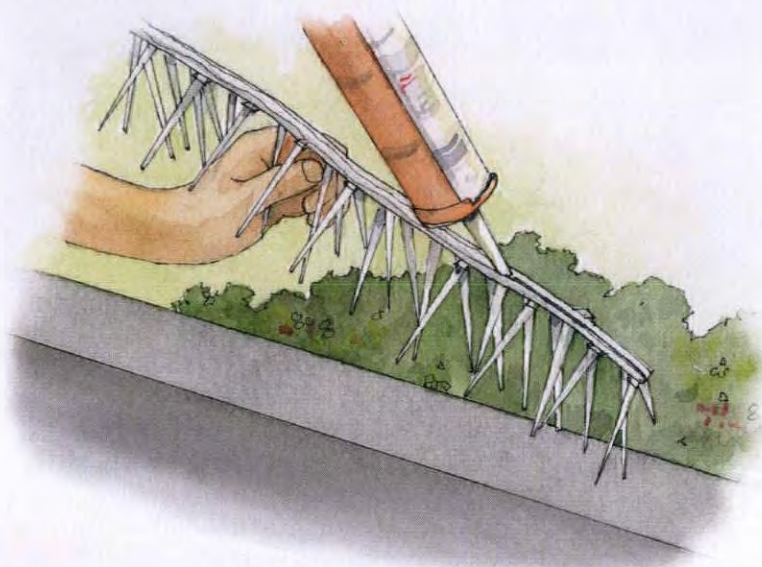
WEEKEND

## Prevent Birds from Nesting

Acidic bird droppings are not only unsightly, but may also harm painted surfaces, wood, and soft masonry like limestone. Keep them away from eaves, ledges, cornices, and window wells with bird netting or spikes.

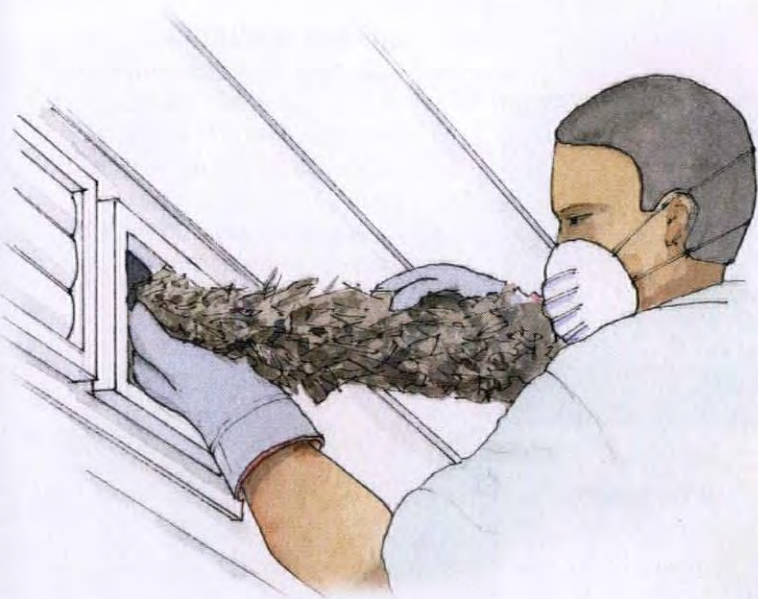
### STEP 1

Bird spikes, plastic or stainless steel, can be attached with either screws or adhesive. They come in 2' sections 1"–8" wide. Choose a width that completely covers the area—you don't want to leave any space for birds to land on. First, clean the area of any droppings using a bleach solution (one part bleach to nine parts water). Predrill holes for wood screws or masonry anchors, securing at both ends and in middle of each strip. If you're using adhesive, apply a polyurethane adhesive meant for outdoor use along the back of the length of the strip's spine and firmly press it into place.



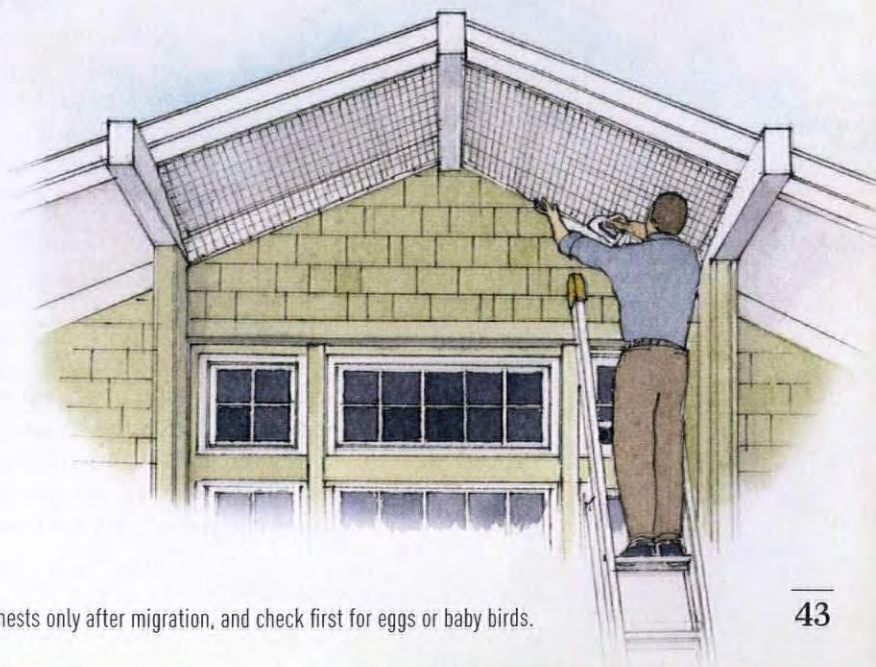
### STEP 2

In roof eaves, clean any nests and droppings by power washing with a hose. Sweep up and dispose of any material that lands on the ground so that the birds don't try to rebuild the nest. On a secured ladder, climb up and check for holes and hidden nests in vents. Wear a mask and gloves. Seal the holes with caulking or attach screening over open vents. Measure the length and depth of the eaves so that you get enough bird netting.



### STEP 3

Measure and cut the netting to size with a utility knife. Pick netting with  $\frac{1}{4}$ "– $\frac{1}{2}$ " mesh size—in polypropylene, which is durable and almost invisible. If the netting will go near a light fixture, chose a non-flammable type. Drape the netting from the outer eaves to the wall at a 45-degree angle. Attach with a staple gun every 4" and keep the netting taut. Close up any gaps so that the birds can't get through.





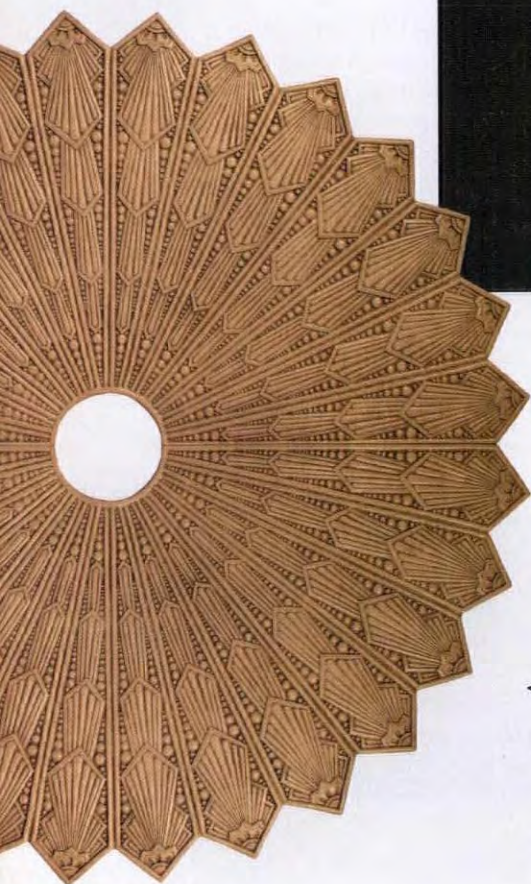
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# Let There Be Skylight

Here's a problem-solving overview of options for bringing more natural light (and ventilation) into a residential interior. **By Brian D. Coleman**

 Skylights or, historically, roof lanterns are a time-honored way to bring daylight and ventilation to difficult areas like back stairs and bathrooms. The past few decades have seen a lot of innovation in "daylight technologies," from domes to efficient roof lights to solar tubes.

Any of these new technologies ensure a watertight, energy-efficient, and long-lasting installation, often with automatic operation. A common complaint with old skylights was temperature regulation: they let heat escape in winter, and overheated rooms in summer. Today, double and triple glazing, sunblock and blackout shades, and retractable blinds address this. Velux, for example, has a huge range of options; AiA Industries' Heatblock 365 acrylic skylight reflects infrared (solar) radiation.

Electrochromic glass is becoming increasingly popular. A self-tinting glass that changes from transparent to opaque



Skylight innovations include retractable mechanisms (below) —and even walkable glazing for roofs that are also decks.



GLAZING OPTIONS	PRO	CON
<b>ACRYLIC</b>	Most economical choice; good glare and heat control, stronger than glass.	Less aesthetically pleasing; becomes brittle with age.
<b>POLYCARBONATE</b>	Flexible, can be used in any type of skylight; resistant to hail and the elements; made from 100 percent recycled materials.	Needs ribs; noisier; less clarity.
<b>FIBERGLASS</b>	Energy efficient, filters harmful UV rays, long-lasting, holds up well to the elements.	More expensive.
<b>GLASS</b>	Most traditional; many options in thickness, tints, and coatings; holds up best to the elements.	Harder to clean; most expensive.



## SOLAR TUBES

Tubular skylights are also called TDDs, for tubular daylight devices. These are practical for hallways, closets, stairwells, bathrooms, and laundry rooms—areas with poor exterior access for a traditional window. Solar tubes capture light on the roof through a small dome, transferring it down a reflective tube through a diffuser in the ceiling. Easy to install, they typically require only four to six inches of clearance (depending whether insulation is blown or batts) and can be placed around plumbing, framing, and other obstructions. Drawbacks are that they can collect moisture, and the acrylic ceiling diffusers may not be as aesthetically pleasing, as they are similar in appearance to can lights.

by passing a low-voltage current through the pane, it automatically adapts to changing sun intensity and can modulate from four percent to 60 percent visible light transmittance. Another popular glazing choice is Suntuive glazing from Pleotint, a self-tinting glass that darkens as it's heated by the sun.

Many building codes now require ventilation for all skylights. Ridge and eaves vents are the traditional way to meet these requirements. You might consider newly designed retractable skylights. Available as single or multi-paned systems, the panels retract upward and stack atop one other. Don't worry if it starts to rain: the skylight can be outfitted with rain sensors that detect moisture and automatically close. And if you want to "go green" and be eligible for a 30 percent Federal energy tax credit, consider solar-powered skylights: a solar panel captures daylight to charge a battery that opens and closes the skylight, avoiding any need for wiring and electricity. A screen to keep out insects and debris is a good idea for all vents; if you install a motorized unit, be careful operating it in winter, as the weight of snow and ice buildup can damage the motor.

Caulking, too, has improved; silicone weatherproofing sealants such as GE Silpruf or Dow 795 are used to

provide long-lasting protection in a variety of weather conditions, without the deterioration and cracking associated with traditional caulks. If you want to completely enclose your unit, a protective skin such as Solar Innovations' Flexible Glazing System can be applied to both existing and new skylights for a tighter, more waterproof seal. The protective glazing is screwed to the substrate, gaskets applied on both sides of the extrusion, the glass set with a pressure plate, and the unit sealed for a watertight fit.

Some of the new-tech skylights look remarkably like the old iron-framed roof lanterns. But innovative new products and applications have come to market: consider skylights glazed with monolithic laminated glass and an anti-slip frit pattern to allow walking on them. Typically placed on a balcony or the flat roof of a second-storey porch, they brighten an enclosed porch or sunroom underneath and are not readily visible from the street.

If you are adding a skylight visible from the street, choose a location that doesn't alter the profile of your roofline and that is easily serviceable—near a window for access is best. If you choose a motorized unit, avoid keeping anything underneath you would not want to get wet, just in case the power goes out in a storm.



## VINTAGE SKYLIGHTS

Early skylights in, say, Federal buildings were typically just wood-framed window sash with muntins aligned to prevent pooling water and debris. It wasn't until the late 19th century and the advent of metal fabrication shops that skylights became commonplace. By the 1890s one could order a skylight in copper, sheet metal, iron, or even aluminum. Architectural lantern roofs protected skylights on sloped roofs, while just about every style from domed, gabled, or pyramidal were available for skylights on flat roofs to better shed water and add architectural detail. Colored or stained glass was popular for Victorian skylights in entries and stairs.

If you have a vintage skylight, begin with a professional assessment, as the cost of restoration may exceed replacement. The most common problem is leaking. Water may back up if debris clogs weep holes, or the glass itself cracks; exposure to high winds and temperature extremes cause the seals and putty to crack and water to penetrate or condense, giving glass a cloudy appearance. Frames can be damaged or weakened by rot or corrosion.

Metal-cage and tempered-glass skylights (flat, gabled, pyramid, dome, etc.) are still available, now better made, and may be fixed, retractable, or operable (manual or electric). Fabricators tend to call the old-fashioned raised skylights "roof lanterns," because "skylight" is associated with those acrylic clamshells or bubbles.



“ Why would anyone install heat vents on the second floor, then close them off? ”



We moved into our two-storey Colonial Revival in summer. When the weather got cold, we were surprised to discover that the pretty, original heat registers upstairs were completely closed off. Since we live in a moderate climate, it's hasn't been much of a problem. Still, we're not looking forward to any cold snaps! —*Wendy Kaufman*



### Share Your Story!

What have you, your spouse, pet, contractor, previous owner (you get the picture) screwed up? Email us at [lviator@aimmedia.com](mailto:lviator@aimmedia.com).

### THE FIX

Given the age of your house, it's possible that the original ducts in the walls are wrapped in asbestos, which was commonly used as a fire prevention measure in the first half of the 20th century. Abestos-containing materials that aren't damaged or disturbed are unlikely to pose a health risk, according to the EPA, but the ducts may have been closed off as a precautionary measure.

If you'd like to add heating or cooling to your second floor, consider a supplementary source that doesn't rely on ductwork, such as electric baseboard heat or a mini-split system. The electric solution is the least expensive to install initially, but may have a higher impact on energy bills if it's used frequently.

Mini-split systems like those from Fujitsu Halcyon ([fujitsu-general.com](http://fujitsu-general.com)) are one of the newest ways to add heating and cooling to one room or many. These energy-efficient ductless systems consist of a HVAC delivery unit that mounts on an inside wall, ceiling, or floor, along with a power pack that installs outdoors. Each unit can be controlled individually and turned off when the room is not in use.

If at a future point you will be considering a major addition or a remodel, a good whole-house HVAC option is a mini-duct system, like those from Space Pak ([spacepak.com](http://spacepak.com)), Unico System ([unicosystem.com](http://unicosystem.com)), and Hi-Velocity ([hi-velocity.com](http://hi-velocity.com)). Using flexible mini-duct tubing that's small enough to thread between studs in walls and in cavities under floors and above ceilings, these retrofit-friendly systems circulate warm air in winter, and cool air in summer by aspiration. Whichever system you choose, stay warm!

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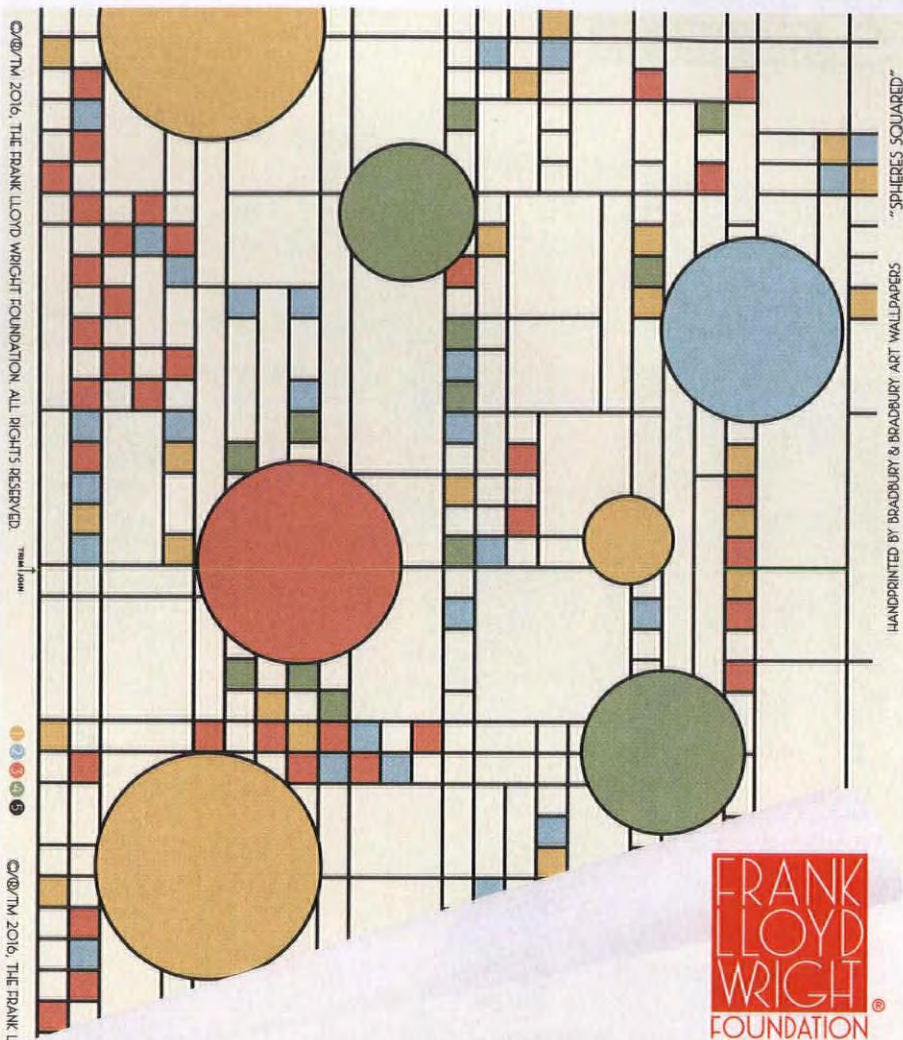


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## Barbershop Bathroom

The town barber in Randolph, Vermont, was retiring, and his iconic 1919 shop was for sale. **By Brian D. Coleman**

 The barbershop “front”—8' tall x 10½' wide with sinks, countertops, drawers, and mirrors—miraculously never had been altered. It remained one of the finest in the state, with gleaming marble walls, beveled mirrors, and cabinets of wood and glass. The songwriter Bobby Gosh and his wife, Billi, were building a neo-Victorian home nearby; they'd just framed in the master wing. So Bobby paid a visit to the old barbershop and bought the marble front with fixtures on the spot, for \$500.

### THE COST

BARBERSHOP FRONT	\$500
SCREWS, MINWAX, ETC.	\$50
TOILET, SHOWER, FITTINGS	\$750
HEX-TILE FLOORS	\$250
<b>TOTAL</b>	<b>\$1,550</b>

### salvage operation

Removal was straightforward. The entire unit, solidly built, simply had been screwed into the wall. The carpenter carefully dismantled the components, making sure to save the screws, and packed everything securely in moving blankets. Two helpers held the large wall mirrors steady between plywood sheaths in the back of a van, and the whole unit slowly made it to its new home without damage.

### installation & finish

The carpenter arranged framing studs to line up with the old screw holes in the marble panels; thus he was able to simply mount the entire unit along one long wall, using the original screws. The original plumbing for the pair of pedestal sinks was in good shape and was reinstalled, along with the old arched hair-washing faucets.

The antique Chisco Sterilizer wood cabinets had been painted white. So they were chemically stripped, and finished with Minwax's Helmsman polyurethane varnish in satin. White hexagon mosaic floor tiles with grey grout tie the old barbershop front into the rest of the classic bathroom, which has new porcelain fixtures and a modern showerbath. Pendant light fixtures with vintage Holophane shades complement the period fittings.





## LIVING WITH MARBLE

There's nothing like cool classic marble in a bathroom. The stone is, however, relatively soft, porous, and easily scratched and stained. Tips:

1. Treat marble counters like a fine wooden tabletop; protect them from accidents. Use coasters and mats under glasses and bottles to prevent stains from acidic juices or alcohol; a vanity tray works well for bottles of perfumes or toiletries to avoid stains. If you have a slab marble floor, slip coasters under chairs, tables, and heavy appliances as well. Quickly vacuum any dry powder spills that can stain.
2. Be careful how you clean marble. Don't use ammonia, vinegar, or lemon products as these may corrode and etch the surface. Avoid bathroom cleansers with abrasives because minute scratches will dull marble. The safest route is to wash the stone gently with hot water, moving a soft sponge in circular motions. Rinse thoroughly and buff with a soft, dry cloth. Don't leave standing water on marble. Dustcloths and mops are fine, but avoid scratching with vacuum attachments. To preserve luster, clean occasionally with a marble-specific cleaning product like Stone Plus Cleaner.

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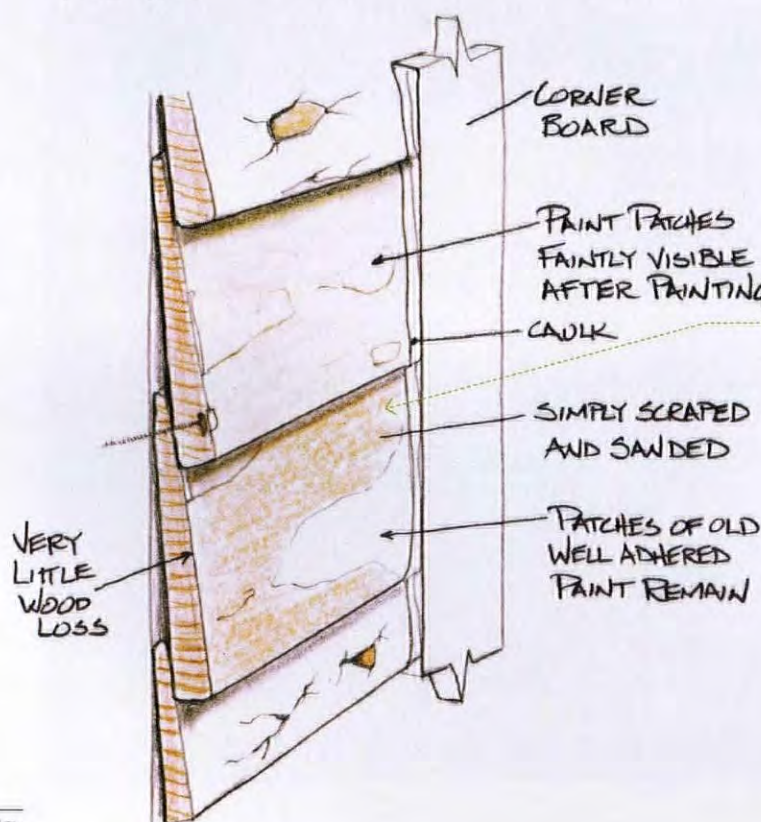
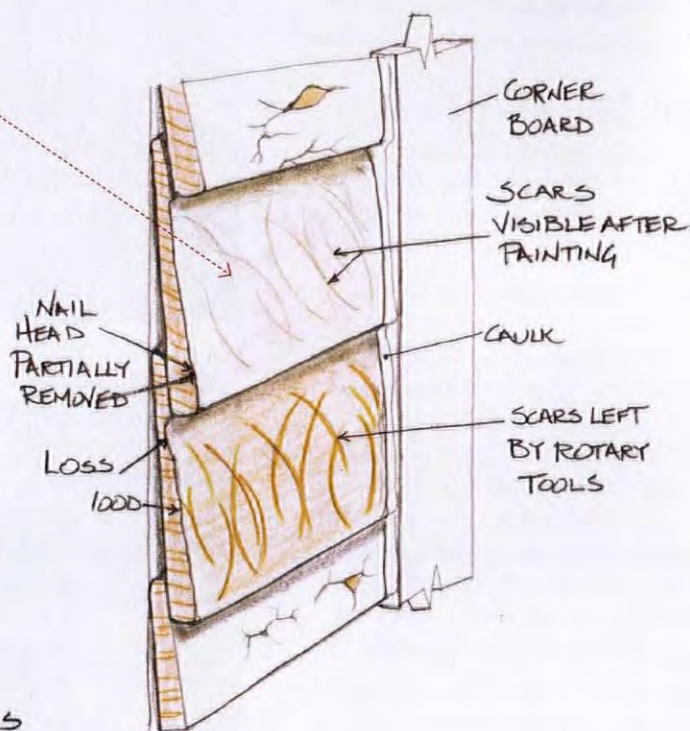
# Paint Removal on Wood Siding

In contemplating a daunting amount of work, or in haste, we may take shortcuts. Nowhere is that more prevalent than in the preparation needed before repainting the outside of the house. Two or three storeys' worth of peeling paint is enough to discourage anyone. Professionals control labor costs by introducing techniques that speed up the prep work, whether that's high-pressure power washing or use of rotary sanders. Even though they have professional equipment and lots of practice, they'll admit (to each other) that high-powered shortcuts result in a surface inferior to that obtained by careful scraping and sanding. Handled by a novice, rotary sanders or power "paint shavers" can make a mess. For a large portion of the cutting phase, the blades or sand grains cut across the grain of the wood, tearing wood fibers and scarring the surface. Also, in removing all of the paint (rather than just loose paint), inevitably there is some loss of wood. **By Ray Tschoepe**

## WRONG WAY

### POWERING ON WITHOUT PRACTICE

It's tempting to buy or rent a power rotary paint remover to save labor. Many people regret it. Without training and a lot of practice, you will probably permanently damage the wood. Under certain lighting conditions, hundreds of swirls will show up behind your new paint. And it's best not to use a latex primer on old wood. These shrink as they dry, and the ensuing tension will cause remaining patches of old paint to detach, starting the peeling process all over again.



## RIGHT WAY

### TAKE IT SLOW AND EASY

Big projects like exterior paint scraping present a psychological obstacle. Break up the job into smaller areas that can be finished in a few hours each. Keep your hand scrapers sharp. Follow the scraping with sanding—and lighten your burden during this step by using a pad or random-orbit (oscillating) sander, using paper no coarser than 100 grit. Flaking and poorly bonded paint will come off; it's fine that firmly adhered patches of old paint remain. My advice, still, is to paint all surfaces with an oil-alkyd primer. You can finish-coat with your favorite compatible alkyd or latex paint.

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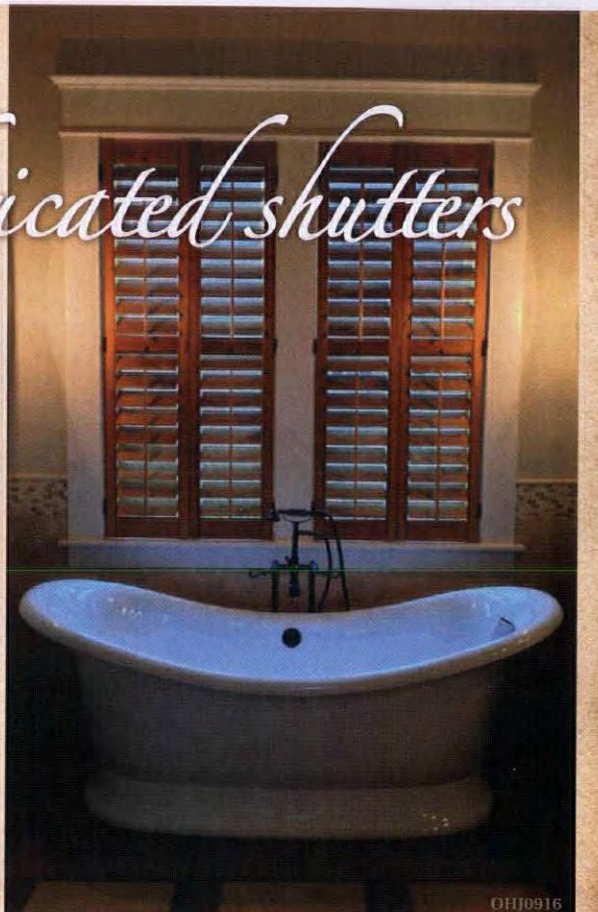
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The Sea Grass is on the boards at The Bungalow Company: just 859 square feet plus porches, with lots of detail.



**Q:** We're looking again at the restored cottage in OHJ's September 2015 issue. We are thinking of downsizing—but we live in Indiana, not New England, and don't want to relocate. Are house plans available that mimic the style shown in your article? Online plans seem considerably more modern.

—Ivan and Margi Jabns, Zionsville, Indiana

**A:** That dreamy little house was a Cape Cod cottage built in the late 18th century, in rural New Hampshire. For a livable replica, the company that immediately comes to mind is Connor Homes ([connorbuilding.com](http://connorbuilding.com)). They provide plans, custom homes, and full building "kits" in styles that include Cape Cod, Saltbox, and Greek Revival. Every company, Connor included, showcases their fanciest stuff online, but be assured Connor does build small, simple, architecturally sound homes, too.

At the other end of the timeline, you might consider a historical bungalow (see illustration above). The Bungalow Company was begun by architect/writer Christian Gladu ([thebungalowcompany.com](http://thebungalowcompany.com)). You can buy just a house plan from them, or commission more. Other house-plan companies offer period-inspired homes, some better interpretations than others. Take a look at Southern Living's plans ([houseplans.southernliving.com](http://houseplans.southernliving.com)), Authentic Historical Designs ([historicaldesigns.com](http://historicaldesigns.com)) and see the collection of Classic Cottages, all under 2,000 sq. ft., at [houseplans.net/historical-house-plans](http://houseplans.net/historical-house-plans). Good luck! —Patricia Poore



**Q:** In my house, an old floor of the 1920s–30s remained under vinyl and plywood. I experimented with ways to remove the residue and found the Paint Shaver does an outstanding job, covering about 100 sq. ft. in an hour. Compared to the methods you've suggested in the past, this one is faster and less aggravating, if not cheaper.

—Phil Bernnard, New York State

**A:** That "at last" moment when something finally works! The Paintshaver® Pro ([paintshaver.com](http://paintshaver.com)) is used for stripping coatings—generally, paint from siding and trim. A cutting head removes material and the debris can be collected by a wet/dry vac. It has an adjustable cutting depth. The problem is, many different kinds of mastics were used over a hundred years, making it hard to predict what might soften or remove them. Some mastics and lining felt contained asbestos. This rules out machine sanding (which clogs the paper anyway) and other operations that release fibers into the air.

We've always suggested starting with hot water, soaking the mastic until it's soft enough to be mopped or scraped. Adding vinegar or a high-strength commercial citrus degreasing solvent may improve effectiveness. Or try soaking glue and backing in commercial wallpaper remover, scoring the mastic for better penetration. Spic-n-Span sometimes does the trick. —the editors

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# Design



A GARAGE  
DILEMMA  
SOLVED  
PAGE 58

64 VINTAGE VISION: KITCHEN MEMORY | 66 KITCHENS + BATHS | 68 FAVORITE THINGS: CHAIRS | 70 THEY STILL MAKE: GASLIGHT FIXTURES

# Making the Connection



THE DETACHED GARAGE ECHOES THE ROOF STYLE AND MATERIALS OF THE ORIGINAL 1931 TUDOR.

WITH MATCHING STUCCO, THE MODEST KITCHEN ADDITION (ONCE A SMALLER BAY) BLENDS IN.



The homeowners wanted a garage, an improved kitchen, and easy access—but historic district guidelines were stringent. Those very rules led to a brilliant design that marries convenience and seamless period style.

**By Donna Pizzi**

**Photos by Blackstone Edge Studios**

THIS 1930S ENGLISH TUDOR sits in a little corner of paradise known as East Moreland, in Portland, Oregon. Molly Reed had the good fortune to be born here—in this very house, in fact; her parents were its third owners. Well-used white metal cabinets and blue Formica countertops fill her childhood memories of the kitchen. “My parents remodeled it in the late 1970s,” Molly says, “with very dark cabinets, avocado linoleum, and wallpaper.” Her mother redid the kitchen in 1995, this time with square-tile countertops, whitewashed cabinets, and a wood floor. Then Molly married Blair (BJ) Reed, they started a family, and bought the house for themselves.

“BJ made drawings of the direction we wanted to go, for the kitchen and its connection to the backyard,” Molly says. They wanted a covered patio with a fireplace. The couple interviewed three general contractors, asking for recommendations for designers. It was Matthew Roman, known for upholding the integrity of period homes, who rose to the top.

Matthew says that when he met Molly, he didn’t know she’d grown up in the house. “But one of my aims always is to reference original elements, reiterating the architecture in any new design—and I think that made her happy.”

Molly confirms it. “Matthew noticed the Tudor arches in the front room,



### *More on the iPad*

Learn about different types of garage uses.



**ABOVE** The original windows were reused in the extension that allowed for a breakfast nook. Past the gate (the moon motif copied from living-room shelving), pergolas cover the walkway.



## **SOLVING THE GARAGE DILEMMA**

Designer Matthew Roman's biggest challenge in designing a detached garage on the property line, given a height limit, was tying the new structure to the old house. Here's what he did:

- ▶ To suggest the steep pitch of the main house, he created clipped gable ends and used scissor trusses to vault the ceiling to the maximum that engineering would allow. The average height is still 15'.
- ▶ As a result, built-in attic lofts four feet deep provide storage for camping gear.
- ▶ To meet the challenge of local zoning restrictions, which prohibit an attached garage on historic houses, a covered walkway from garage to house is provided by independent pergola structures that don't touch.
- ▶ The garage serves as a workshop, too, with handsome storage provided by the 1995 kitchen cabinets recycled from the house during the kitchen remodeling (above).





PICKED UP FROM OTHER ROOMS, THE TUDOR ARCH SUBTLY SEPARATES THE NOOK FROM THE KITCHEN.



## KITCHEN DETAILS

Countertops are a quartzite marble that comes close to granite in its hardness, and looks like Alaskan marble, but without the staining or acid etching to which marble is subject. The painted school-house glass shade was found on eBay. The cabinets are Eastern walnut, the recycled butcher-block top is redwood. The island is painted grey.

A generous cooking island topped by a custom hood divides the kitchen triangle from the breakfast room beyond the wide Tudor arch. Note how the mosaic "flowers" in the tile floor are connected to create a diamond-motif tile rug in the eating area.

CABINETS AND TILE ARE OLD-FASHIONED; THE ISLAND WORK TABLE IS PAINTED GREY.

**TOP** An 1800s Romanian kitchen hutch and a vintage church pew add farmhouse charm in the breakfast room. Turn-of-the-century chairs came from an Ohio lodge. Vintage lighting fixtures are wrought iron.



## OUTDOOR CONNECTION

Homeowner Molly Reed loves to cook and entertain. By connecting the extended kitchen to the outdoor room tucked next to the new garage, she gained usable square footage and a connection to her garden.

One wall of the garage creates enclosure for the outdoor room. A second, uncovered outdoor seating area is anchored by a fireplace. It's trimmed in basalt to reiterate the basalt columns found in the shared driveway.

From the kitchen, a Dutch door and large windows open to the outdoor dining room.



THE GARAGE  
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FOR AN OUTDOOR  
ROOM UNDER A  
SUNROOFED  
PERGOLA.





THE FIREPLACE  
OPENS TO BOTH  
THE COVERED  
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dining room, and hall, and he echoed them in the kitchen, even using the same corbels that are on the façade.”

Right Angle Construction was the general contractor. Their network included the plasterer who matched the hundred-year-old stucco, the tile company who took on the mosaic kitchen floor, and a fine cabinetmaker. “It was a good experience,” says Right Angle’s Tom Corvi, “because Molly knew what she wanted and Matthew (Roman) had good ideas that were not necessarily the norm, and a good set of plans.”

Roman’s design sought to connect the house, a new outdoor room, and a detached (but close-by) garage with a covered walkway that met the zoning board’s standards, which don’t allow attached garages on the property line.

A larger bumpout was built in place of the small breakfast bay to create a room within a room with space for a farmhouse table made from 1907 floorboards salvaged nearby. Its turned legs match those on the island. Molly’s father, who was a lumber broker with a penchant for natural wood, inspired the kitchen’s walnut cabinets that nod to an English Tudor feeling. Molly suggested using painted grey cabinets inset with milky glass on one wall, breaking up the expanse of walnut and tying in the painted island.

Wallpaper in the alcove balances the white floor. Roman used BIM (building information modeling) to import scans of wallpaper patterns into the virtual room, so Molly could choose. She chose Sanderson’s ‘Palladio Sunflower’ (1961) by English textile designer Pat Albeck.

Outside, “for the pergola’s beams, I wanted to repeat the scalloped beams found on the front of the house,” Roman says, “but it’s expensive custom work and I thought it might not happen. Tom Corvi did an excellent job within the budget.”

“The exterior design was a challenge,” Corvi says, “but Matthew and I worked together to hide the conduit wiring, and to add flashing to make it weather resistant.” Corvi reclaims or recycles everything his team demolishes, removing it to such venues as Portland’s Rebuilding Center; in this case, the original windows were reinstalled in the new breakfast area.



**TOP** UV-resistant, insulated, double-layered polycarbonate roofing keeps the new outdoor room from getting blistering hot in summer. The designer reintroduced the scalloped beams from the original entry here. **ABOVE** The old garden was formal, with topiary and brick paths but no place to gather. Now an uncovered patio occupies the space behind the double-sided fireplace incorporating basalt.

A metal shield can be used to block one side if wind is causing downdraft smoke. The chimney is capped by a very English clay pot (not visible here).

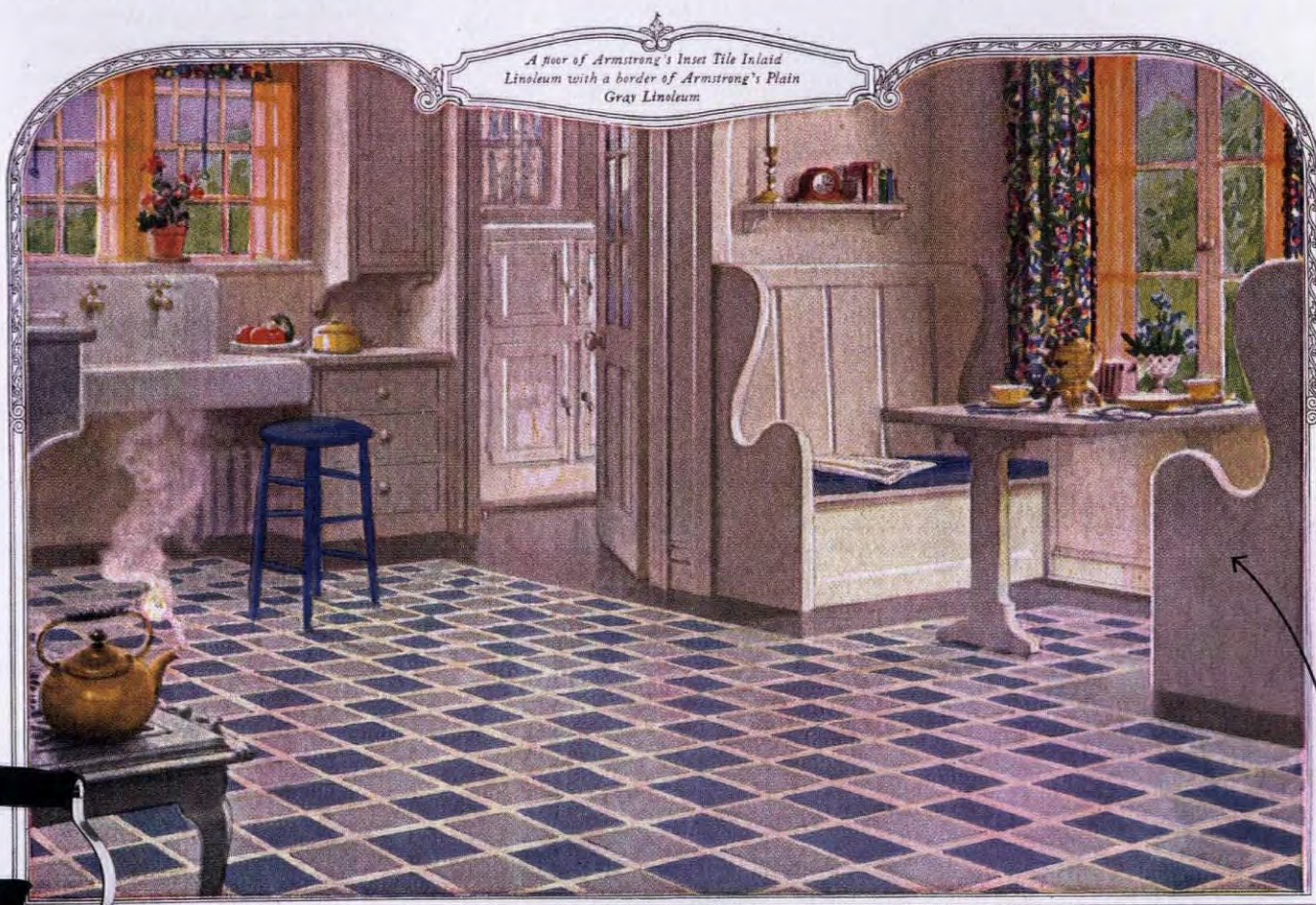


Design

VINTAGE VISION

# A Kitchen Remembered

Evoking grandma's or something in an old movie, this domestic scene was part of an Armstrong ad in a 1926 edition of *House Beautiful*.



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Le Creuset calls its color Hibiscus, but this enameled steel whistling **tea kettle** perfectly matches that clay pink of the 1930s-'50s! Old-fashioned loop handle and round body, 1.9 qt. About \$99, [lecreuset.com](http://lecreuset.com)

The Sideboard wall-hung enameled cast-iron **sink** with drainboards and backsplash is a close copy of a 1920s original, with improvements like a deeper basin. It's 5' wide, and \$2,550 with optional legs. From Bathroom Machineries, [deabath.com](http://deabath.com)



Separate taps are for purists (Elkay makes a similar pair), but most will prefer a mixer **faucet**. The solid-brass Chesapeake centerset wall-mount faucet with porcelain cross handles comes in five finishes. \$219.90, [houseofantiquehardware.com](http://houseofantiquehardware.com)

Bungalow-era specifications for "white paint" didn't mean bright white, but rather old **ivory colors** like this, leaning toward beige-tan, bisque, coffee cream, even pinkish. Note the refrigerator on the kitchen porch, ready for ice deliveries from outside.

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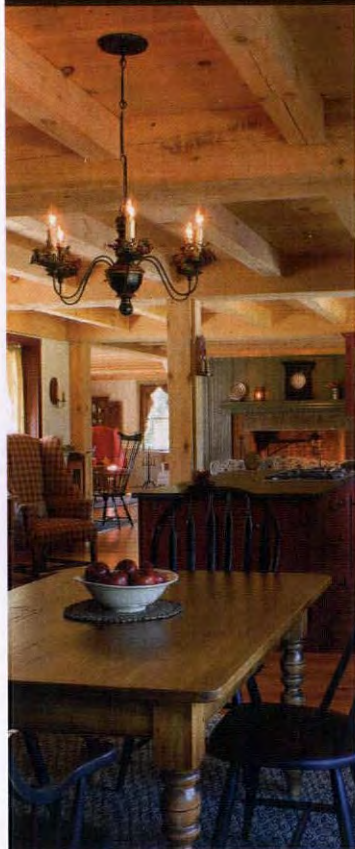


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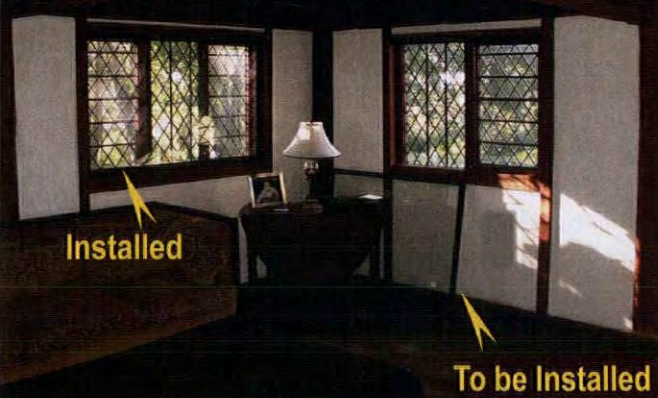
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# Serene as Calm Seas

For a classic bathroom in a new addition, a nod to period design is all that's needed.

By Patricia Poore

This house was built ca. 1800, perhaps as a tavern, in the fishing village that was old Newburyport, Massachusetts. With only two bedrooms, the house was small for a family of four. It sits close to the water, and Conservation Commission restrictions prohibited expanding the footprint. The only way to add on was to go up.

To meet the clients' needs, Frank Shirley Architects ([frankshirleyarchitects.com](http://frankshirleyarchitects.com)) replaced the gable roof with a double-pitch gambrel to create a third floor. The modified roofline respects the period vocabulary. Although gambrels are not prevalent here, they are a roof form that was used in New England during the Georgian and Federal periods, and again in the area's Shingle Style houses.

The design dramatically increased attic headroom, allowing space for a master bedroom, sitting area, full bath, walk-in closet, and laundry. A private viewing deck off the sitting area overlooks the mouth of the Merrimack River.

The serene bathroom features marble, a classic material that has accompanied fine cabinetwork for centuries. The owners selected the slab at the stone yard, and also chose the misty, blue-grey wall color. The window seat is within one of the new dormers on the building's façade. Wainscoting on the perimeter is wide beaded boards. The bathtub sits at an angle to offer some privacy from the large front-elevation window. Lighting is invisibly recessed in the ceiling.

The ethereal bath echoes the sea beyond the warm, wood-lined bedroom, where the gambrel roof is open to rafters and collar ties.



## 1. MONOCHROME EASE

White is both soothing and sanitary, a natural choice for bathrooms since the turn of the 20th century. The soft greys of natural marble and a light pastel wash on walls avoid sterile harshness. The palette seems to echo the ocean-front view outside.

## 2. CLASSICAL STONE

Marble (as well as porcelain tile) is traditional for bathrooms fitted with high-quality materials that last. Note the different effects on floor and backsplash, all in a consistent palette. The floor center done in a basketweave mosaic creates a tile "rug."



### 3. STYLISH CABINETS

Every detail of the cabinets echoes the era of this Georgian house: proportions, panel doors, the moulding, a suggestion of furniture legs. The wainscot's top trim is consistent over the marble backsplash and the beadboard. Ivory paint bridges design eras.

### 4. DORMER IN A GAMBREL

The break in pitch of the gambrel roof creates a slope inside, which only adds to the old-house ambiance. A dormer affords headroom and space for a recessed nook with a view. Note the unobtrusive radiator correctly placed under a window (and for a warm seat!).

## BE INSPIRED...



Search for the perfect **faucet** to complement

Victorian through Colonial Revival houses and the Chesapeake line sold by House of Antique Hardware always comes up. Here with porcelain lever handles, nickel finish. \$350.90. [houseofantiquehardware.com](http://houseofantiquehardware.com)

For privacy in bathrooms, **interior shutters** are versatile and practical. Americana makes these custom raised-panel shutters familiar from Georgian homes. [shutterblinds.com](http://shutterblinds.com)



Runtal's **wall radiators** go under windows or wherever you don't want the radiator taking up floorspace—perfect for bathrooms. Custom sizing, with 10 standard colors and designer options. [runtalnorthamerica.com](http://runtalnorthamerica.com)

Walker Zanger's Tribeca collection of **stone mosaics** is inspired by those early 20th-century bathrooms found in Manhattan town houses and hotels. White-grey-black palette, for use on walls, floors, and in wet areas. [walkerzanger.com](http://walkerzanger.com)





Design

FAVORITE THINGS



Serial restorer **Mary Ellen Polson** is known for her discerning eye for period furnishings.

# Take a Seat!

The Windsor and beyond—arms with golden wings, a chair that grins.

By **Mary Ellen Polson**

## 1. TAKE FLIGHT

With a nod to the Egyptian Revival, the Empire Angel chair from the Icarus collection takes its cues from early 19th-century French designs. It's carved entirely out of walnut; with leather upholstery. \$3,180. Jonathan Charles Fine Furniture, (252) 446-3266, [jonathancharles.com](http://jonathancharles.com)

## 2. LATE BLOOMER

The three-legged Shell chair was designed by Danish furniture designer Hans J. Wegner in 1963, but it didn't catch on until a 1998 reintroduction. Made from form-pressed hardwood laminates, it measures about 29" high x 32½" wide. \$2,730 and up. Hive, (866) 663-4483, [hivemodern.com](http://hivemodern.com)

## 3. BACKSPLAT STYLE

Built to order by Amish craftsmen, the Metro side and arm dining chairs come in a full range of woods and finishes. They're shown in rustic cherry with a rich tobacco stain. \$253 to \$315; \$290 to \$365. Gish's, (615) 410-7350, [gishs.com](http://gishs.com)

## 4. A ROCKING WINDSOR

With its broad rounded back, the Master's rocking chair has maple turnings, oak bendings, and a 22"-wide pine seat. Adapted from a classic Windsor design by the maker, it's 44½" high x 28¼" wide. \$1,570. D.R. Dimes, (603) 942-8050, [drdimes.com](http://drdimes.com)

## 5. GRACIOUS REVIVAL

The Bradford arm and side chairs in cherry from the Finger Lakes collection are well suited to a wide range of early 20th century interiors. Starting at \$719 and \$817. Shown with the 60" Geneva table. \$4,749. Stickley, (315) 682-5500, [stickley.com](http://stickley.com)

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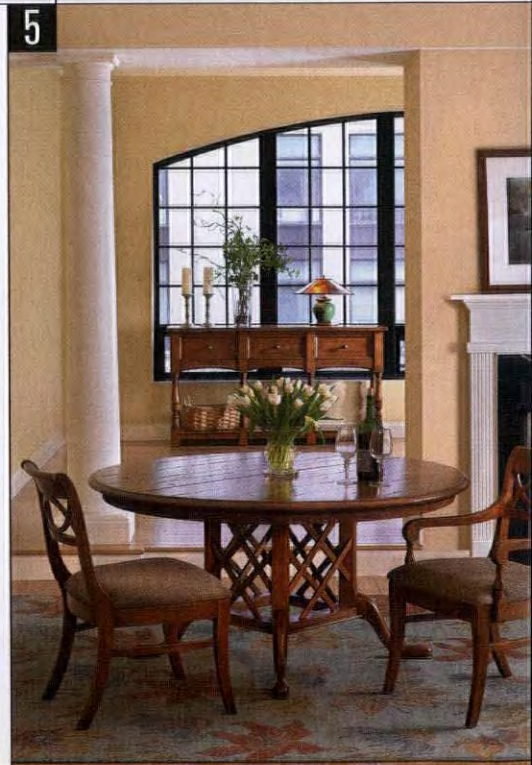
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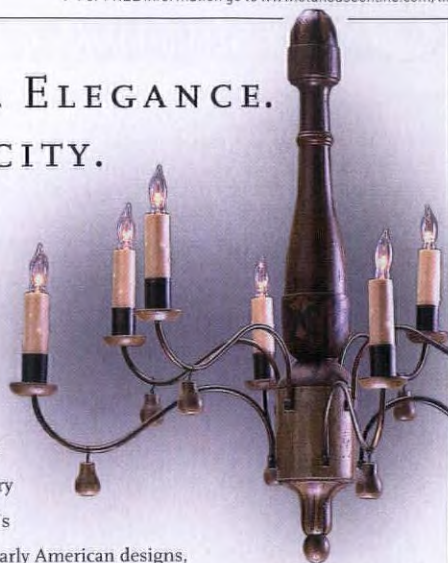
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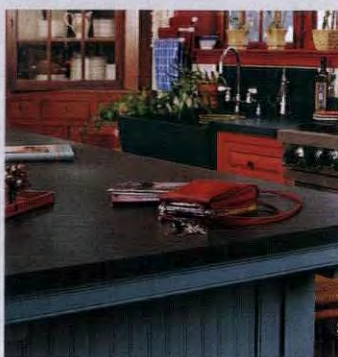


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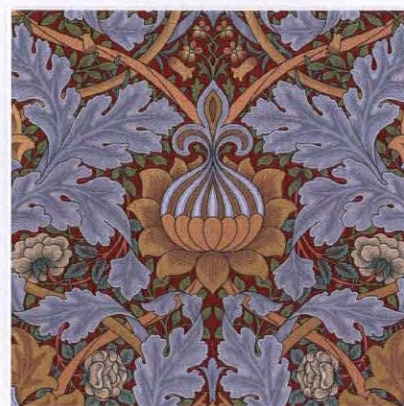


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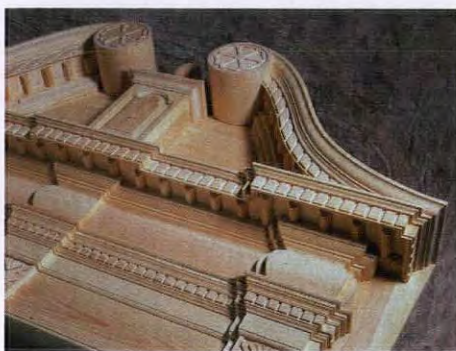
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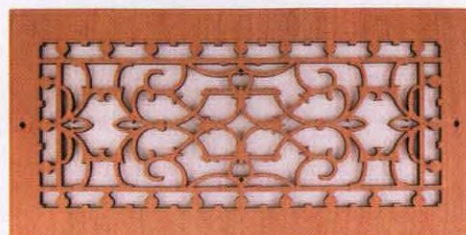
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## ADVERTISING INQUIRIES

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## A STORIED OLD HOUSE

**INTERIOR DESIGNER**  
Sally Wilson ASID, **Wilson Kelsey Design**, Salem, MA: wilsonkelseydesign.com

**DESIGNER/BUILDER**  
Bob Weatherall, **Weatherall Design**, Ipswich, MA: weatheralldesign.com

**p. 13 SCONCES** 'Flemish' sconce **Scofield Historic Lighting** through **Remains Lighting** remains.com  
**PAINT** 'Oat Straw' **Benjamin Moore** benjaminmoore.com

**p. 15 CARPET** 'Brooklake' in **Olivia Landry & Arcari** landryandarcari.com **CHANDELIER** French-style single tier **Scofield Historic Lighting** through **Remains Lighting** **CHAIRS** Heirloom **CHAIR FABRIC** 'Palatina' by **Osborne & Little** osborneandlittle.com **HOST CHAIRS** Hickory Chair hickorychair.com • **FABRIC** velvet 'Gainsborough' **Schumacher** fschumacher.com **DRAPERY** 'Bandhura Indienne' in Fawn, **Schumacher PAINT** 'Oat Straw' **Benjamin Moore** **STOVE** Jotul jotul.com **FURNITURE** Personal antiques

**p. 16 CARPET** 'Trellis' in Buff by **Karastan**, through **Landry & Arcari** **UPHOLSTERY** **Schumacher OTTOMAN** Hickory Chair **SOFA FABRIC** 'Palmilla' in Sand, **Cowtan & Tout** cowtan.com **DRAPERY FABRIC** 'Hampton Court' **Schumacher PAINT** 'Putnam Ivory' **Benjamin Moore** **WING CHAIR** Hickory Chair • **FABRIC** 'Semois' in Cobalt **Kravis** kravis.com **DRAPERY** 'Scenic' **Kravis FURNITURE** Personal antiques **PAINT** 'Montgomery White', 'Safari' **Benjamin Moore**

**p. 17 FLOORING** 'Highland Ridge' **American Olean Tile** americanolean.com **DIAMOND WINDOW** Custom **Shards**, Peabody, MA: shardsstudio.com **PAINT** 'Healing Aloe' **Benjamin Moore**

**p. 18 WALLPAPER** Designer's **Guild** designersguild.com **FIXTURES** **Kohler** kohler.com **FAUCETS** **Sigma** sigmafaucet.com **SCONCE** **Visual Comfort Lighting** through **Circa Lighting** circalighting.com **MIRROR** Custom design by **Wilson Kelsey Design**

## Related Resources

**EARLY HARDWARE**  
**Acorn Mfg.** acornmfg.com  
**Barn Door Hardware Store** thebarndoorhardwarestore.com  
**Historic Housefitters** historichousefitters.com

**COLONIAL LIGHTING**  
**Garber's Crafted Lighting** garbers-craftedlighting.com  
**Heritage Lanterns** heritage lanterns.com  
**House of Antique Hardware** houseofantiquehardware.com  
**Lanternland** lanternland.com  
**Period Lighting Fixtures** periodlighting.com

**PRIMITIVE/EARLY KITCHENS**  
**Crown Point Cabinetry** crownpoint.com  
**Kennebec Company** kennebeccompany.com

**CUSTOM HOMES**  
**Connor Homes** connorbuilding.com

**BETTER WITH A BUMP-OUT ARCHITECTURAL DESIGN**  
**David Heide Design Studio**, Minneapolis, MN: dhdstudio.com

**BUILDER**  
**Next Level Reno**, Minneapolis, MN: nextlevelbuilders.com

**p. 22 CABINETS** Red oak **Alpine Cabinetry**, St. Cloud, MN: alpinecabinetry.com **TILE SOURCE** **Tile x Design Inc.**, Plymouth, MN: tilixdesign.com **HOOD** Custom red oak with stainless-steel venting liner by **Vent-A-Hood** ventahood.com **CABINET KNOBS** **Timely Hardware/B&M Hardware Co.** through **Nob Hill Hardware** nobhillhardware.com **SINK** Shaws Original RC-3018 apron-front in Biscuit by **Rohl** rohlhome.com **FAUCET** 'Country Pull-out Faucet' in satin nickel **Rohl LIGHTING** Custom design by **DHD Studio**, fabrication **Lightworks Lighting**, Minneapolis, MN: lightworkslighting.com **WINDOWS** **Marvin** marvin.com

**p. 23 WINDOW** (back hall) **Pella** pella.com **CARPET** **GuildCraft** guildcraft.com **FURNITURE** **Stickle** stickley.com **RADIATOR COVER** **Wooden Radiator Cabinet Co.** woodenradiatorcabinet.com **PAINT** Kitchen & DR ceiling 'Gray'; back entry wall & ceiling 'Split Pea' **Benjamin Moore** benjaminmoore.com

**p. 24 BACKSPLASH ART TILES**  
**Motawi Tileworks** motawi.com

**p. 25 CEILING FAN** **Minka Aire** through **Southern Lights Inc.**, Burnsville, MN: southernlightsinc.com

**Related Resources**  
**PRAIRIE-STYLE CABINETS**  
**Crown Point Cabinetry** crownpoint.com  
Custom cabinets in period styles, including **Craftsman** & **Prairie School**

**20TH-CENTURY HARDWARE**  
**Vintage Hardware & Lighting** vintagehardware.com

**RADIATOR ENHANCEMENTS**  
**RADIATOR COVERS**  
**ARSCO Manufacturing** beautiful radiators.com  
Custom-fit steel covers in three grille patterns & many powder-coat colors **Bornmann Mfg.** customradiatorcovers.com  
Custom covers with louvers or grilles **Fichman** fichman.com  
Custom covers with slats or grilles in traditional designs **Monarch Products** monarchcovers.com  
Enclosures ranging from a basic grillwork design to one including shelves, in a choice of colors & wood finishes **SMK Enterprises** smkenterprises.org  
Powder-coated metal or wood covers **Wooden Radiator Cabinet Company** woodenradiatorcabinet.com  
Furniture-quality enclosures in **Shaker** & **Prairie** pattern, most in oak

**BASEBOARD SLEEVES**  
**Mission Woodworking** mission-woodworking.com  
Baseboard-unit covers in **Mission** & traditional styles from a **Prairie-style** furniture maker; specify any **Benjamin Moore** color. **Overboards** go-overboard.com  
Aluminum covers that look like traditional millwork **Radiant Wraps** radiantwraps.com  
Interlocking steel or aluminum slipcovers for baseboard units in several patterns **SMK Enterprises** smkenterprises.org  
Powder-coated steel baseboard & fan-coil covers

**METAL REGISTERS/GRILLES**  
**Acorn Manufacturing** acornmfg.com  
**Architectural Grille** archgrille.com  
**New Craftsman Industries** newcraftsmanindustries.com  
**Reggio Register** reggioregister.com

**RADIATORS**  
**Myson** mysoninc.com  
Compact panel radiators, electric & hot-water towel warmers in traditional styles, towel bars with built-in radiators **Rinnai** rinnai.us  
Ductless & vent-free heaters **Runtal North America** runtalnorthamerica.com  
Euro-style towel warmers & wall-hugging radiators, also baseboard units, electric & hot water **Steam Radiators** steamradiators.com  
Close to wall radiators for one- or two-pipe systems **US Boiler/Burnham** usboiler.net  
Reproduction 'Classic' Victorian cast-iron radiators

**DOWN THE CELLAR**  
**WATERPROOFING**  
**Aquapol** aquapol-us.com  
System uses natural forces to rid basements of water **Basement Waterproofing Specialists** basementwaterproofingspecialists.com  
Waterproofing, foundation repairs, exterior drainage, mold mitigation in Mid-Atlantic region **BuildBlock** buildblock.com  
Dimpled waterproofing membranes **DryLok (UGL)** drylok.com  
Masonry waterproofers & hydraulic cements **Edison Coatings** edisoncoatings.com  
Natural & historical cements and putties, incl. **Biolime** & **Rosendale** cements **Grace Construction/GCP Applied Technologies** gcpat.com  
Specialty construction materials & chemicals **Superseal Construction Products** superseal.ca  
Dimpled foundation membranes **US Heritage Group** usheritage.com  
Traditional lime putties & mortars **Yankee Construction** masonrygroutinjection.com  
Specialist in reinforcement/restoration/waterproofing of structural stone & brick

**BULKHEADS**  
**The Bilco Company** bilco.com  
Bulkhead basement doors, roof hatches, window wells

**RETROFIT HVAC**  
**eHeat** eheat.com  
Envi wall-mounted, electric panel room heater **SpacePak** spacepak.com  
High-velocity cooling/heating for older homes **Unico** unicosystem.com  
Mini-duct central heating & AC, old house specialists

**LET THERE BE SKYLIGHT**  
**HISTORICAL SKYLIGHTS**  
**Albert J. Wagner & Sons**, Chicago, IL: albertwagnerandson.com  
**J.S. Wagner Co.**, Hyattsville, MD: wagnerroofing.com  
See also **Glass House LLC** and **Solar Innovations** below

**MODERN ROOF LIGHTS**  
**AiA Industries** aiaindustries.com  
**Glass House LLC** glasshouseusa.com  
**Oldcastle Building Envelope** obe.com  
**Rollamatic Roofs Inc.** rollamatic.com (see residential)  
**Solar Innovations** solarinnovations.com  
**Velux** veluxusa.com  
**Wisconsin Solar Design** wisconsinlsolar.com

**SOLAR TUBES**  
**House Logic** houselogic.com  
**Natural Light Tubular Skylights** nltubular.com  
**ODL Tubular Skylights** odl.com  
**Pure Energies** pureenergies.com  
**Solatube International** solatube.com  
**SunScope Systems** sunscope.com  
**US Sunlight** ussunlight.com  
**Velux (Sun Tunnel)** veluxusa.com

**MAKING THE CONNECTION**  
**DESIGNER**  
**Matthew Roman, Assoc. AIA**, Portland, OR: roman-design.com

**CONTRACTOR**  
**Tom Corvi, Right Angle Construction**, Portland: rightangleco.com

**p. 61 CABINETS** **Blakeslee Woodworking LLC**, Milwaukie, OR: (503) 310-7194 **REDWOOD BUTCHER BLOCK FABRICATION** **Green Mountain** greenmtwood.com  
**TILE FLOORING** **Hawthorne Tile**, Portland, OR: hawthornetile.com  
**WALLPAPER** 'Palladio Sunflower' in yellow **Sanderson** sanderson-uk.com  
**FARM TABLE** **Malachai Milhorn**, Against the Grain, Portland, OR: againstthegrainpdx.com  
**VINTAGE CHAIRS** **Aurora Mills Architectural Salvage**, Aurora, OR: auroramills.com  
**KITCHEN HUTCH** **Sesame and Lilies**, Cannon Beach, OR: sesameandlilies.com

**Related Resources**  
**Hahn's Woodworking** hahnswoodworking.com  
Period styles in garage doors

## GASLIGHT-ERA LIGHTING FIXTURES

**Related Resources**  
**House of Antique Hardware** houseofantiquehardware.com  
All periods, including **Victorian**  
**PW Vintage Lighting** pwwintage lighting.com  
Lighting from 1840s to modern **Restoration Lighting Gallery** myrlg.com  
Vintage & reproduction lighting, restoration services **Revival Lighting** revival lighting.com  
Antique & repro **Vintage Hardware & Lighting** vintagehardware.com  
Reproductions

# Remuddling

## DON'T

...add to the primary façade of a house without consulting a designer. Ham-fisted additions—the boxlike projection, that window, the vertical siding, the 20th-century wrought steel rail—are just plain degrading.



### REALTY NON FEALTY

Not even its sunburst disposition could save this little Queen Anne row house from a fate so sad. (The house is south of Market in downtown San Francisco.) Scars remain from trim that has fallen off, but they're nothing compared to what was grafted on. A real-estate office calls this place home! Clients beware, the agent's heart may not be in it. Let's hope the company is merely a tenant, and not the perpetrator.

OHJ's long-time friend Bob Buckter sent us this one; as a color consultant who often specifies paint schemes to improve commercial buildings, this must have made his eyes water.

“Somebody put the gingerbread in a crackerbox.”

—Nancy Rutman

**TWO WAYS TO WIN!** If you spot a classic example of remuddling, submit it at [oldhouseonline.com/remuddling](http://oldhouseonline.com/remuddling). We'll give you \$100 if your photos are published. If you want to see your witty words on this page, enter our monthly caption contest at [facebook.com/oldhousejournal](https://facebook.com/oldhousejournal).