

HGTV

magazine



CURB APPEAL
Little updates,
big difference!

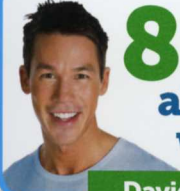
Quick makeovers

Incredibly easy perk-ups
for all your rooms

PLUS Fun DIY projects!

Color-packed kitchens

55 style tricks and
bright ideas



8 colors
that
always
work

David
Bromstad



30 finds under \$30



DE-CLUTTER!
Clever ways
to store stuff

SEPTEMBER 2012 \$3.99
0 74851 08581 3

before



yes, that's

CHEERFUL NEW COLORS

Royce preserved most of the original wood siding and updated the look with fresh paint colors: Iron Mountain on the siding and Pale Avocado on the shutters, both by Benjamin Moore. The trim is Gypsum by Pittsburgh Paints.

CAMOUFLAGE TRICK! HE PAINTED HIS GAS METER THE SAME COLOR AS THE HOUSE.

HARDY PLANTS

The Amerishade grass thrives under the yard's mature trees because it's so shade-tolerant. Royce chose the small boxwoods since they require minimal water, and he can hedge them as they grow to maintain a sculptural look.

FRIENDLY FRONT PORCH

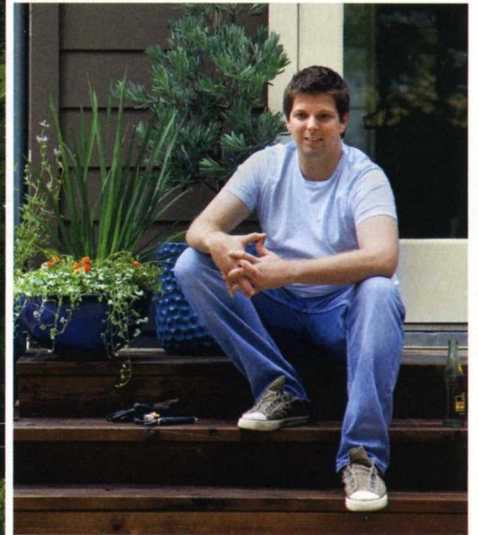
The comfy, deep-seated swing from Design Within Reach is made of recycled plastic, so it's fade-resistant and waterproof. Royce painted the concrete floor gray. Try Pelican by Valspar.

mission makeover

the same house!

after

A 1939 Austin, TX, cottage gets a major overhaul. It's practically unrecognizable—in all the right ways.



PRIVACY FENCE

The home is on a corner lot, so Royce enclosed the backyard. The fence's cedar slats run horizontally, like the house's siding. "Cedar turns gray as it weathers," says Royce. "So over time the fence will look even better against the house."

REJUVENATED LIMESTONE

Royce power-washed the original limestone chimney to restore its clean, textured look and built a matching limestone wall to surround the property (see it on the next page).

FEWER PLANTS, LESS WATERING

Overgrown shrubs that once blocked the porch got the ol' heave-ho. In their place: a bed of limestone gravel. It requires zero maintenance, and it matches the chimney to boot.

Leave it to home builder and remodeler Royce Flournoy to have the coolest new home in his neighborhood...and it's 73 years old! Some people wouldn't think twice about tearing down and rebuilding from scratch. Not Royce. He gave this shabby-looking house a second chance. "I wanted a clean, modern look, without sacrificing the original architectural charm of the place," he says. So with a few coats of paint, lots of limestone, and some inventive landscaping, his cottage got a curb appeal boost that extends all the way to the backyard. By converting a rickety carport into a media room and an office, which he connected to the house, he also boosted his quality of life (and his home's value)! "Covering my car wouldn't make me nearly as happy as kicking back and watching TV in my new space," he says.

PHOTOGRAPHS BY **RYANN FORD**
PRODUCED AND WRITTEN
BY **JENNIFER BERNO**
STYLING BY **ELIZABETH DEMOS**

before



LOTS OF BLUE POTS
For a cool pop of color against the brown house, Royce went with ceramic planters in shades of blue, from bright turquoise to deep cobalt.

OUTDOOR EATING
"I love to barbecue and entertain—luckily Austin has warm weather most of the year," says Royce. He filled the empty space by the back door with a teak dining table and weatherproof plastic chairs.

PARKING PAD
Royce poured concrete for a parking space that's surrounded by gravel. He gave it texture and skid resistance with a salt finish, a treatment that creates small pockets in the concrete. "I wanted it to look a little worn down, not like a new parking lot," he says.

STONE WALL
The limestone wall looks pretty from the street and is a buffer between passing traffic and the yard. Royce hired a skilled mason who put up the wall in a week. "It makes for a nice cozy, private feeling in the backyard," he says.





after

BRAND-NEW ROOMS

Royce kept the roof of the original carport intact, but he reframed the layout and enclosed the space to create an office and a media room with cottagey windows running across one side.



year-round plant picks

The landscape was designed with ease of care in mind: hardy grass, sturdy boxwoods, and fuss-free gravel. The same goes for the decorative pots, which Merrideth Jiles of Austin's The Great Outdoors nursery filled with practically invincible plants. "They won't wither in the heat or drown in heavy rains, so they're perfect for challenging climates like we have in Austin," says Merrideth. "And they'll thrive all year, so you don't have to change out your containers."



1

CLEVELAND SAGE

An evergreen perennial, it has a sweet fragrance from the foliage and the purple flower.



2

'ICEE BLUE YELLOW-WOOD'

This conifer tolerates strong sun and stays fresh with regular pruning.



3

AFRICAN IRIS

Its tall, thin leaves don't go dormant in the winter, and its white flowers open in early summer.



4

CALIBRACHOA 'TEQUILA SUNRISE'

These "mini petunias" have great color and bloom most of the year.



5

DICHONDRA 'SILVER FALLS'

(a.k.a. Silver Pony-Foot) It's popular for its drought tolerance and silver foliage.