



BEFORE

**SIZE:** 2,363 square feet  
**EXTERIOR:** vinyl siding and fiberglass single-pane windows  
**CURB APPEAL:** a lonely and tiny brick stoop  
**INTERIOR:** a choppy maze of small rooms



AFTER

**SIZE:** 3,546 square feet plus 1,026 square feet of porches  
**EXTERIOR:** fiber-cement lap siding and clad windows  
**CURB APPEAL:** fresh landscaping, wraparound porch  
**INTERIOR:** open and light-filled

FROM

TO

# Our Old Farmhouse

# Your New Dream House!

These **101 IDEAS** from our first-ever renovation of a historic home offer inspiration for floors, ceilings, and everything else—including the kitchen sink!

**THE TOWN:** Just down the road from Atlanta, the small town of Senoia, Georgia, stands a world apart. Main Street offers locally owned shops, and neighbors still gather on their front porches for lemonade and the latest town gossip. If you feel like you've been here before, you probably have. Movies such as *Driving Miss Daisy* and *Fried Green Tomatoes* and AMC's hit TV series *The Walking Dead* have all been filmed here.

**THE HISTORY:** One of the oldest homes in Senoia, our 1830s farmhouse appears on the town's original hand-drawn map. The foundation and walls told us the home had changed owners and designs several times over the years. Through its multiple additions and renovations, it lost some of its historical accuracy and a lot of its visual charm. Today, the renovated house anchors Senoia's Gin Property neighborhood, right in the center of town.

**THE RENOVATION:** We teamed up with the architecture firm Historical Concepts and the designers at Tracery Interiors to rescue this dilapidated farmhouse and restore its beauty. Over the course of seven months, the house was raised up, moved a bit closer to the street, peeled back to its original materials, gutted, reconfigured, added on to, and redecorated. Watch it all happen on our time-lapse video at [southernliving.com/idea-house](http://southernliving.com/idea-house).

BY JENNIFER KOPF PHOTOGRAPHS BY LAUREY W. GLENN STYLING BY HEATHER CHADDUCK, BUFFY HARGETT

## POUR ON THE CHARM

SUBTLE CHANGES IN SCALE AND A WRAPAROUND PORCH ADD A CLASSIC, SOUTHERN FEEL

- 1 **Bring back the welcome mat.** A Georgia farmhouse without a front porch? We couldn't believe it. This wraparound one greets visitors with style.
- 2 **Get the windows right.** We replaced too-small versions with larger clad wood windows and added a third one to the right front side to balance the facade.
- 3 **Upgrade the shutters.** Keep the look authentic with hinged, operable shutters all the way around.
- 4 **Match top and bottom, just this once!** New sidelights added to the second-floor front window mimic the front door and flood the upstairs with more light.
- 5 **Embrace authenticity.** We kept the front entry and its surround (at left) but installed a new door made of antique heart pine and flanked it with handsome copper lanterns.





## SMART MOVES

WHEN YOU'RE RENOVATING AND ADDING ON TO AN EXISTING STRUCTURE, STAY TRUE TO THE ORIGINAL DETAILS AND PROPORTIONS

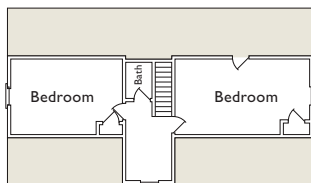
- 6 | Flop the stairs for more light.** The house's original staircase faced the back of the house, cutting up the hallway and blocking light and traffic.
- 7 | Go with the flow.** With multiple access points, a wide and gracious center hallway is the main artery of the house.
- 8 | Open up the floor plan.** Between the kitchen and living room, a structural wall was removed and replaced with columns. It opens up the space but still gives a sense of separation.
- 9 | Embrace generational architecture.** Make new spaces feel like they've evolved over time. The bumped-out dining room, which we added, appears to have been once a part of the wraparound porch.
- 10 | Bring back the anteroom.** Historically, small entry rooms offered a transition from one large space to another. In this home, they're by the bedrooms.
- 11 | Provide a hangout space.** Just off the kitchen, a keeping room adds a family-friendly spot for TV, leaving the living room neat for company.
- 12 | Group hardworking areas.** A new rear addition incorporates a mudroom, laundry room, workshop, and garage.
- 13 | Take advantage of every space.** With its new dormer and cleaned-up design, the second-floor stair hall hosts a light-filled home office and reading nook.
- 14 | Be discreet.** Upstairs, two full baths are tucked away behind the bedrooms.



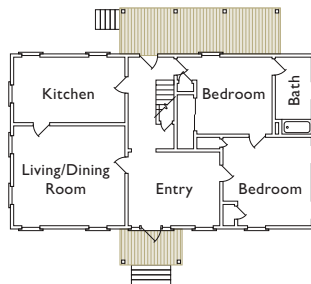
**15**  
**MOVE IT FORWARD**  
Make the most of a lot. Our home moved closer to the street for a more neighborly welcome.



BEFORE



Second Floor

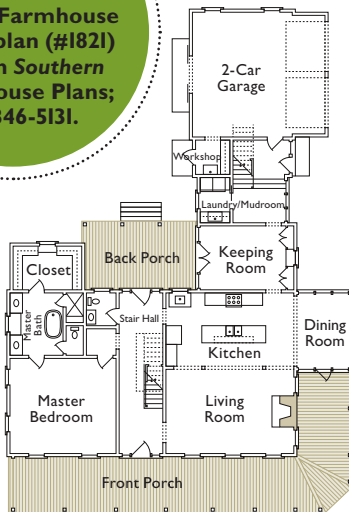


First Floor

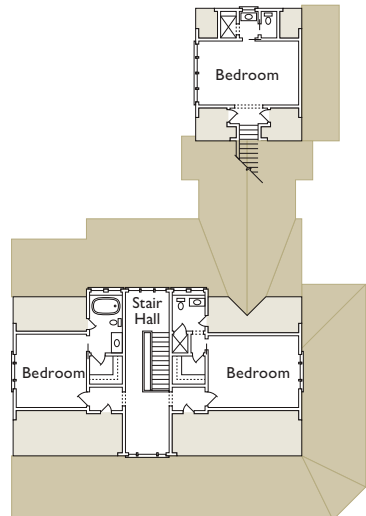
**16**

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AFTER



First Floor



Second Floor

## MEET IN THE MIDDLE

ALL ROADS LEAD TO THE STAIR HALL, WHICH FUNCTIONS AS A FOYER AND READING NOOK

**17 | Open up and say “aah.”**

A wide, dogtrot-like central hallway runs straight from the front door to the back, letting natural light and traffic flow easily.

**18 | Highlight the original materials.**

“The existing hand-planed wood on the walls is so great. We wanted to show it off, not cover it up,” says designer Paige Schnell. A creamy shade of white keeps it light and airy.

**19 | Reclaim lost space under the stairs.**

An upholstered chair paired with a vintage chest provides a cozy landing spot near the door.

**20 | Bring in pattern through fabrics.**

Nothing beats a classic plaid for a crisp farmhouse look. Choose a waterfall-style skirt to give it a modern edge.

**21 | Paint your handrail high-gloss black.**

It’s a look that is handsome and durable. “A touch of black gives a room definition,” says Paige.

**22 | Turn the stairwell into a gallery.**

Start by hanging two or three larger pieces along the wall, and then fill in with smaller ones. Mix the subject matter and frame styles for more interest.

**23 | Frame the doors with portieres.**

Burlap draperies held in place with rope tiebacks add texture and give the entry the feel of a well-appointed room.



**24**  
**WE LOVE THIS!**  
A grouping of vintage trophies is an inexpensive collection that’s rich with patina.





## THE NEW OLD KITCHEN

A TRADITIONAL PALETTE REFERENCES THE PAST, WHILE AN OPEN LAYOUT FUNCTIONS FOR TODAY

- 25 | Opt for symmetry.** The main working part of the kitchen lines up front to back with twin cabinets capping both island ends and flanking the range.
- 26 | Keep cabinets simple and straightforward.** Shaker-style cabinets by IKEA have a modern-vintage look that works in a classic farmhouse setting.
- 27 | Give the backsplash an update.** Stack subway-style tile up to the undersides of the cabinets, and use dark grout for a modern look that's easy to clean.
- 28 | Mix metals with ease.** As in fashion, it's okay to pair gold and silver. Unlacquered brass on the lights works with IKEA's stainless steel appliances and chrome hardware.
- 29 | Choose two, not three.** Frame a large island with a pair of overscale hanging pendants to maintain a sight line between rooms.



30

**WE LOVE THIS!** A freestanding prep sink provides an out-of-the-way spot for washing produce or rinsing dirty dishes.

31

**EDITOR'S TIP** Wrap the vent hood with custom millwork for a more seamless look.





## CASUAL DINING

ENCLOSED WITH WINDOWS, THE DINING ROOM AND ADJACENT PORCH MAKE ENTERTAINING A BREEZE

**32 | Mix the seating for a collected look.**

A combination of styles including wing chairs, a curvy settee, and burlap-topped benches circles the dining table.

**33 | Dress a room in white linen.**

Flowing draperies frame the dining room's three sides of windows to soften the space. A continuous curtain rod keeps the look unfussy.

**34 | Try an asymmetrical centerpiece.**

Add height and color to your table with an assortment of vases and pedestals.

**35 | Use rugs as anchors.**

Rugs define the dining room as a separate area from the connecting kitchen and ground the arrangement of chairs on the porch.

**36 | Look up for some inspiration.**

The porch ceiling's pale blue hue is carried through to the pillows and rug. Stools stand in as side tables.

**37 | Break with tradition.**

A gathering of four woven chairs (at right), instead of the usual sofa-and-chair combo, makes the porch better suited for conversation.



38

**EDITOR'S TIP**  
Skip the chandelier and give an everyday dining space a casual vibe with a large hanging lantern.







39  
**EDITOR'S TIP**  
Reinvent vintage finds in a new setting. Here, an old flat file cabinet works as a coffee table.

## LAYERING FOR WARMTH

NOTHING MAKES A ROOM MORE COZY THAN COMFY SEATING AND CURATED COLLECTIONS

- 40 | **Start at the top.** A chandelier gives the living room a visual center.
- 41 | **Use the full range of neutrals.** From white fabric to dark wood, a neutral room is made more interesting when you mix various tones.
- 42 | **Choose a statement sofa for a large room.** A tufted chesterfield sofa covered in family-friendly Sunbrella fabric adds scale and traditional style. Tip: A large sofa needs large pillows—ours are 26 inches square.
- 43 | **View a pretty focal point from the entry.** Whenever a sofa is floating in a room, put a console table behind it for a more finished look.
- 44 | **Sprinkle in a mix of tables.** We abide by the rule that every guest needs a place to set a drink!
- 45 | **Unify the look.** Use the same fabric throughout a room in different applications. Here, a stripe hangs vertically as draperies and is mitered for pillows.
- 46 | **Add a ventless gas fireplace.** A modular masonry unit has an authentic feel with an Eldorado fireplace surround and a wood mantel.
- 47 | **Top off your mantel with a collection.** Instead of one large painting, arrange a grouping of framed and unframed pieces.



BEFORE



48  
**WE LOVE THIS!**  
For DIY rope curtain rings, add buttonholes to drapery panels, thread rope, and knot in front.





## A LITTLE TUFT LOVE

SOFT LINEN CURTAINS, CURVY LAMPS, AND A RESTRAINED COLOR PALETTE MAKE THE MASTER BEDROOM FEEL WORLDS AWAY

**49 | Preserve the patina.**  
The house's original pine floors were sanded by hand and then simply sealed and waxed for luster.

**50 | Create a calming effect.** Layer white draperies over white walls to add elegant softness without distracting from furnishings.

**51 | Make a statement.**  
In a large master bedroom, choose a fully upholstered headboard and footboard to anchor the room.

**52 | Upgrade your linens.**  
Punchy poppy-hued stripes add unexpected color to an otherwise neutral room.

**53 | Mix, don't match.**  
Break up symmetry with bedside tables of the same height but different materials. A skirted table with tailored box pleats adds pattern.

**54 | Keep paintings unframed.** A piece of modern art (at right) is juxtaposed with rustic finishes used throughout the room.



55

**WE LOVE THIS!**  
Gray velvet and a driftwood finish update the look of these classic spool chairs by C.R. Laine.

56

**EDITOR'S TIP**  
Hang a grouping tightly to make it read as one element instead of a lot of different items.





## BATHE IN THE LIGHT

THE WARMTH OF WOOD AND CLASSIC DETAILS GIVE THE MASTER BATH HISTORIC CHARM

**57 | Maintain a plank position.** The new wood walls and ceiling, used in lieu of drywall, give extra character to this bath.

**58 | Cover up.** Customize a recessed medicine cabinet by hiding it with a hinged framed mirror.

**59 | Link your bedroom and bath with flooring.** Continuing wood floors into the master bath connects the rooms and warms up the space. Keep tile contained in the shower area.

**60 | Find a close match.** New wood flooring by Shaw Floors provides the convincing look of heart pine where the old floors weren't salvageable.

**61 | Layer color and pattern underfoot.** A large woven rug carries the bedroom's neutral palette into the bath and adds both softness and practicality.

**62 | Choose a freestanding vanity.** A hand-painted, marble-topped sink base feels like antique furniture rather than a standard built-in bath cabinet.

**63 | Soak in classic farmhouse style.** A deep, cast-iron, claw-foot tub is only natural in a house like this. "Even though it's new, it looks like it's always been here," says Paige.

64

**EDITOR'S TIP**  
Use the same white paint on ceilings, walls, and trim. Try it: Pearly White by Sherwin-Williams.





## BRING THE INDOORS OUT

INVITING PORCHES AND PATIOS SURROUND THIS HOUSE, MULTIPLYING THE LIVING SPACE

**65 | Bump out the back.**

The only change to the original structure's roofline occurred in the back with a large new dormer that created space for the new guest baths.

**66 | Frame the backyard.**

Because the addition is only one-room deep along the side, the rear areas aren't seen from the street and feel private.

**67 | Mix old and new.**

Add instant character to a new porch with a pair of vintage metal chairs painted with two coats of an exterior oil-based color.

**68 | Retreat to the back porch.**

"The front porch is for gathering with friends and neighbors, but the back should stay cozy and intimate," says architect Terry Pylant.

**69 | Make a slight change.**

Board-and-batten walls on the back porch (far right) and addition offer a subtle departure from the lap siding.

**70 | Give your porch a center.**

Visible from the front door, the back porch's centered round table offers a pretty place for flowers or serving during a party.

**71 | Enhance the exterior with authentic lights.**

Classic wall-mounted and hanging lanterns by New Orleans-based Bevolo surround the home with historical charm.

**72 | Keep away the spirits.**

Or the bugs, depending on which legend you believe. "We had to go with 'haint blue' paint on all the porch ceilings," says Terry. "It was critical to keep that tradition alive."



**74**  
**EDITOR'S TIP**  
Add all-weather curtains to outdoor spaces to give them the feel of a finished room.

**73**  
**WE LOVE THIS!**  
A black-painted porch swing, piled with various pillows, looks great with the shutters.





## ALL CHECKED OUT

GRAPHIC PATTERNS AND FUN ACCESSORIES  
WAKE UP THE SECOND-FLOOR BEDROOMS

**75 | Make it good—but not perfect.** When renovating, allow some quirks to remain. This home's upstairs rooms are slightly askew because that's the way they were originally built.

**76 | Start out with a bold pattern.** In the bedrooms, classic patterns (a large check and a ticking stripe) directed the color palettes and design styles.

**77 | Keep beds simple.** A black metal bed from

IKEA (at right) is a modern version of an antique iron bed, while IKEA's unassuming white-upholstered headboard (below) blends in seamlessly with its surroundings.

**78 | Flank a bed with chests.** When there's enough space, a pair of small-scale chests adds extra storage conveniently at bedside.

**79 | Ground a space with texture.** Jute rugs go well with wood floors and don't detract from the furnishings.



80

**WE LOVE THIS!**  
Vintage items hung as art add one-of-a-kind Americana style.



81

**EDITOR'S TIP**  
Display a collection of family photos by hanging matching frames in a random pattern.



## VINTAGE CHARM

THE UPSTAIRS BATHS DELIVER BIG IDEAS FOR SUCH SMALL SPACES

**82 | Give a new room instant age.** A perfectly worn painted table breaks up the sea of white tile and carries on the farmhouse look.

**83 | Keep tile classic.** White subway-style tiles by Daltile pair with octagonal tiles on the floor. The charcoal-colored grout remains true to the period style.

**84 | Coordinate your colors.** Let an antique find inspire your wall color. The pretty pale green walls (at right) are painted Spinach White by Sherwin-Williams.

**85 | Give your sink the best light.** A pair of sconces flanking the mirror provides flattering light without casting awkward shadows.

**86 | Be a basket case.** Tuck extra storage into small rooms by using woven baskets. The natural material also adds warm texture to the space.

**87 | Build in a landing spot.** A pedestal sink leaves much to be desired when it comes to storage. Extending the windowsill into a built-in ledge stylishly solves the problem.

**88 | Let there be light.** Rather than hanging flush against the window and blocking all the light, this tall, narrow mirror (far right) casually leans above the pedestal sink.



89

**WE LOVE THIS!**  
A modern vessel sink by Kohler is a stylish upgrade for this vintage table.



BEFORE



90

**EDITOR'S TIP**

Try wallpaper in a small space to kick it up a notch.



## THE RIGHT MATERIALS

OUR SPONSORS OFFER UNIQUE SOLUTIONS

**91 | Get the look without the work.** Decking by Trex mimics the style of a painted porch floor in a low-maintenance material. [trex.com](http://trex.com)



Trex

**92 | Lay new "old" floors.** Shaw's hand-brushed hardwood flooring has a rough suede finish. [shawfloors.com](http://shawfloors.com)



Shaw Floors

**93 | Keep out the bugs.** Enclose an open porch in an instant with Phantom's retractable screens. [phantomscreens.com](http://phantomscreens.com)



Phantom Screens

**94 | Choose crisp, clean furnishings.** Furniture and accessories by IKEA give the upstairs bedrooms comfy, casual style. [IKEA-usa.com](http://IKEA-usa.com)



IKEA

**95 | Wow with blooms.** Gorgeous agapanthus blooms from the Southern Living Plant Collection greet guests. [southernlivingplants.com](http://southernlivingplants.com)



Southern Living Plant Collection

**96 | Add dimension.** Using paint by Sherwin-Williams, artist Katie Hesse covered the keeping room in an overscale gingham pattern. [sherwin-williams.com](http://sherwin-williams.com)



Sherwin-Williams

101

**DO IT YOURSELF!**  
For instructions on painting your wall in a gingham pattern, visit [southernliving.com/idea-house](http://southernliving.com/idea-house).

Sunbrella

**97 | Take away the worry.** Upholster furniture in indoor/outdoor Sunbrella fabrics for durable style. [sunbrella.com](http://sunbrella.com)

**98 | Choose authenticity.** Artisan lap siding by James Hardie impresses with its deep profiles and strong shadow lines. [jameshardie.com](http://jameshardie.com)



James Hardie

**99 | Flood with light.** Style and efficiency combine in the double-hung clad windows by Marvin. [marvin.com](http://marvin.com)



Marvin

**100 | Program with ease.** Use your smartphone to control Lennox's icomfort Wi-Fi thermostat. [lennox.com](http://lennox.com)



Lennox



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[clipaydoor.com](http://clipaydoor.com)

**Daltile**

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**Eldorado Stone**

[eldoradostone.com](http://eldoradostone.com)

**Icynene**

[icynene.com](http://icynene.com)

**Kohler**

[us.kohler.com](http://us.kohler.com)

**Rinnai America Corporation**

[rinnai.us/tankless](http://rinnai.us/tankless)

**Torrey Spray Foam Insulation**

[torreysprayfoam.com](http://torreysprayfoam.com)

**FURNITURE AND ACCESSORIES**

**Ballard Designs**

[ballarddesigns.com](http://ballarddesigns.com)

**Barbara Cosgrove Lamps**

[barbaracosgrovelamps.com](http://barbaracosgrovelamps.com)

**Bevolo Gas and Electric Lights**

[bevolo.com](http://bevolo.com)

**C.R. Laine Furniture**

[crlaine.com](http://crlaine.com)

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[circaighting.com](http://circaighting.com)

**Fusion Hardware**

[fusionhardware.com](http://fusionhardware.com)

**J. Tribble Collection**

[jtribble.com](http://jtribble.com)

**Original Charleston Bedswing**

[originalcharlestonbedswing.com](http://originalcharlestonbedswing.com)

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**EMPIRE Turf**

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[hansonbrick.com](http://hansonbrick.com)

**North Georgia Brick Co., Inc.**

[northgeorgiabrick.com](http://northgeorgiabrick.com)

**TrexPergola**

[trexpergola.com](http://trexpergola.com)

**MISCELLANEOUS**

**Georgia Department of Economic Development**

[exploregeorgia.org](http://exploregeorgia.org)

**Saturn Security Systems**

[saturnsecuritysystems.com](http://saturnsecuritysystems.com)



**Meet the Team**

**Front:** Paige Schnell, Bess Marshall, Kristina Cook, and Hannon Doody of Tracery Interiors  
**Middle:** Anna Kay Porch of Tracery Interiors, Terry Pylant and Claire Smith of Historical Concepts, and Doug Davis of Tracery Interiors  
**Back:** John Bynum of John Bynum Custom Homes, Scott Tigheelaar of Historic Development Ventures, Tom Slay of John Bynum Custom Homes, and Brian Jagt of Historic Development Ventures  
**Not pictured:** Jason Somerville, Ada Love, and Rob Martin of Get More Curb Appeal

TEAM PHOTO: CHRIS LINDER

**DEVELOPER:** Historic Development Ventures, LLC  
[historicsenoia.com](http://historicsenoia.com)

**BUILDER:** John Bynum Custom Homes, Inc.  
[johnbynumcustomhomes.com](http://johnbynumcustomhomes.com)

**ARCHITECT:** Historical Concepts  
[historicalconcepts.com](http://historicalconcepts.com)

**INTERIOR DESIGNER:** Tracery Interiors  
[traceryinteriors.com](http://traceryinteriors.com)

**LANDSCAPE DESIGNER:** Get More Curb Appeal  
[getmorecurbappeal.com](http://getmorecurbappeal.com)

**CHARITY:** Camp Southern Ground  
[campsouthernground.org](http://campsouthernground.org)



**Come See It in Person**

Our 2012 Idea House in Senoia, Georgia, is open for tours through December 23. For directions and all the details, visit [southernliving.com/idea-house](http://southernliving.com/idea-house).



**StainGuide**

TOP LEFT: LAUREY W. GLENN; ALL OTHER PHOTOS (4): CALEB CHANCEY

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