



2024  
REAL SIMPLE  
HOME

# Home Again

For the seventh year in a row, we asked some of our favorite designers to bring their skills to a major reno—this one an 1890s Brooklyn, New York, brownstone. Have a look around!

BY ERICA FINAMORE & HANNAH BAKER

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# Living Room & Lounge

Barry Bordelon & Jordan Slocum, a.k.a. the Brownstone Boys

@brownstoneboys



Meet the hometown heroes who got this whole thing rolling! Barry and Jordan, Brooklyn-based renovators and designers (and bloggers and authors), helped us find this gem of a place by connecting us with developer Adam Dahill (@dahill\_designer\_brownstone) and architect Alexandra Burr. Barry and Jordan have restored more than 20 houses like it, so they were just the guys to decorate the whole first floor, taking on the living room, lounge, kitchen, pantry, vestibule, and powder bath. (Phew. They sure did a lot!)

Their major task was balancing out the serious dose of antique woodwork—absolutely gorgeous but potentially overpowering. “To contrast the heavy wood tones, we chose furniture in soft, romantic shades, creating a more inviting environment,” Jordan says. For the living room (left), they brought in subtle pops of color, with a pink couch, burgundy chairs, and floral pillows they got on a recent trip to Paris. In the lounge (right), they covered the walls with grass cloth paper. “We were inspired by murals and found this wallpaper that felt like an abstract version,” Barry says. “I could see myself lounging on the fainting couch with a martini in hand.”

**TO BUY** *Left and previous spread:* Maxwell Fabric Sofa by Apartment Therapy, from \$1,845; interiordefine.com Printed Pillow Covers; simrane.com for info Form Coffee Table, \$880; sundays-company.com Fresno Swivel Chairs, \$1,999 each, Mari Rectangle Martini Table (between chairs), \$749, and Althea Vase (behind chairs), \$129; arhaus.com Delancey Rug, from \$599; nustory.com Macello Brown Oak Console Table, \$649; cb2.com *Shes Blooming Worth* (left) and *Shes Blooming* by Theresa Bear, from \$34 each; minted.com (see page 8 for a discount) Manhattan Pendant, \$14,000, and Staten Island Sconces, \$2,900 each; blueprintlighting.com Cast Iron Pigeon, \$56; onlyny.com *For the Love of Renovating* by Barry Bordelon and Jordan Slocum, \$31; amazon.com *Upstate* by Lisa Przystup and Sarah Elliot, \$45, and *Café Cecilia Cookbook* by Max Rocha, \$50; phaidon.com *Right: Umbria Dawn Woods* by holli\_zollinger Wallpaper, from \$99; spoonflower.com (see page 8 for a discount) Lilith Chaise, \$1,599; ballarddesigns.com Pillows, from \$15 each; homegoods.com for info Ferdinand Martini Table, \$799, and Jaden Hand-Knotted Round Rug, \$2,599; arhaus.com Koro Medium Pendant, \$1,926; globallighting.com Elizabeth Wall Covering (on ceiling); lincrusta.com for info Wood Finish Oil-Based Semi Transparent, \$13; minwax.com for info

Pick of the Litter 8004-7C by Valspar

ALL PAINT SWATCHES COURTESY OF VALSPAR







# Kitchen & Pantry

The Brownstone Boys & Alexandra Burr

@brownstoneboys @alexallenstudio

The kitchen had some beautiful original details (more woodwork!) but definitely needed updating, so the Brownstone Boys worked with Alexandra to hit that current-but-timeless sweet spot. “We introduced sleek design elements that complement the rich history of the space,” Jordan says, referring to the appliances from Fisher & Paykel (left) and sculptural chandelier over the kitchen island (right). The team also brought the drama with two kinds of boldly veined marble, a major trend. In the pantry, it skews red to match the painted cabinets; on the island, it has a bit of green to match the nearby marble fireplace. “We aimed to honor the historical evolution of the kitchen island from a workstation to gathering area,” Alexandra says. “Two-thirds is dedicated to storage and appliances, and one-third has ample seating.”



**TO BUY** *Opposite page:* Dual Fuel 36" Range, from \$6,999, Insert 36" Range Hood, from \$1,749, and Integrated French Door 36" Refrigerator Freezer, from \$6,899; fisherpaykel.com for info Rivet 27" Workstation Kitchen Sink Undermount with Workflow Ledge and Accessories and Trinsic Touch20 Kitchen Faucet with Touchless Technology, \$929; deltafaucet.com for info Totie Task Lamp, \$479; rejuvenation.com Globe Cabinet Knob, Jasper Cabinet Pull, and Jasper Appliance Pull; emtek.com for info *Left:* Perforated Acacia Baskets, \$65 each, Label Holder Sets, \$30, and Pantry Label Set, \$40; neatmethod.com Glutathione Skin Brightener with Ceramosides Veg Capsules, \$33, Collagen Jelly Beauty Complex Sticks in Sweet Plum, \$20, and Clinically Advanced Hair, Skin & Nails Capsules, \$33; nowfoods.com Hill's Science Diet Adult Sensitive Stomach & Skin Small Bites, from \$25, Adult Chicken & Barley Entrée Dog Food, from \$45, and Adult Wet Cat Food, \$24; amazon.com

Large Baking Cups, \$3, No. 4 Coffee Filters, \$5.50, and Paper Snack and Sandwich Bags, \$7; ifyoucare.com **Above:** Spot Stools, \$1,395 each; store.hermanmiller.com Cane Cluster Light, \$15,250; alexallenstudio.com The Bronx Scoones, \$1,500 each; blueprintlighting.com Pierre Mirror, \$1,299; arhaus.com Pella Reserve Contemporary Inswing Hinge Door and Traditional Double-Hung Window; pella.com for info





# Guest Suite & Patio

Jasmine Roth @jasminerothofficial



An old home was a unique challenge for designer and HGTV star Jasmine, who typically works in California and Utah. "Everything in the West is so new compared with New York City, so I wanted to lean into the opportunity to be a bit more traditional with my design," she says. "I chose patterns and colors that felt old-world but paired them with modern furniture." For the guest room, she combined a classic trellis wallpaper and a Turkish rug with bright blue walls and a chunky, modern nightstand, creating a space with luxe vacation vibes. On the adjacent patio, she slid in a simple sofa (the green cushions play off the surrounding natural landscape) and cute bistro table, adding a couple of bottles of bubbly. "In my opinion, every patio should have a little nod to café style," she says.

**TO BUY** Trellis Wallpaper by ohsoloingly, from \$99; spoonflower.com Pascala Moroccan Wool Area Rug, from \$349; cb2.com Yttervåg Bed Frame, \$534; ikea.com Classic Mattress, from \$1,395; saatva.com Organic Airy Gauze Quilt, from \$130, European Linen Stripe Duvet Cover, \$250, European Linen Stripe Sham Set, \$95, and European Linen White Sheet Set, \$239; quince.com Amici Linen Pillows, \$110 each with inserts; xasmininteriorshop.etsy.com Willy Nightstand by Leanne Ford, \$649; crateandbarrel.com House Story by Jasmine Roth, \$35; jasmine-roth.com Pilot Pen; amazon.com/pilotpen for info Bay Laurel by Khara Ledonne, from \$34; minted.com Fair Oaks 13" Lantern, \$225; hunterfan.com

Cottage Door  
V138-4  
by Valspar

**TO BUY** Advanced PVC Decking Vintage Collection and Impression Rail Express with Drink Rail, Modern, Horizontal Cable Rail, 3-by-3-in. Posts; timbertech.com for info Aby Dravite Reversible Sectional, \$2,199, Marol Washed Oak Dining Chairs, \$299 each, and Reya Limestone Planter, \$149; article.com Round Marble and Metal Bistro Table, \$200; worldmarket.com Hatch Champagne Bucket, \$70; crateandbarrel.com

**TO BUY** Valspar Reserve Angel Sol 8002-43C Paint (ceiling), \$56 per gallon; lowes.com Valley Side Table (nightstand), \$590; houseofleon.com United Nursery Golden Pothos Devil's Ivy, \$34; homedepot.com for info Youth Mattress, from \$795; saatva.com Stonewashed Linen Duvet Cover, from \$289; the-citizenry.com Funky Hex Pillow, \$320, Funky Samosa Pillow, \$325, Funky Hump Pillow, \$350, Commune Shaker Plaid Pillow, \$255, and Jammy Check Pillow, \$240; kufriilife.com Rotor Plug-In Wall Light; palefirestudio.com for info Under the Lining I by Sumak Studio, from \$34, UFO Encounters Nostalgic Retro Woodcut by Roseanne Kenny, from \$30, and Mushrooms Original Watercolor Painting by Alexandra Dzh, \$149; minted.com Euro Pleat Drapery, from \$500; wovnhome.com for info Dagger Stripe Fabric in Pink and Red (divider); schumacher.com for info Noir Lego Sideboard with 3 Drawers, \$4,081; houzz.com Lorinda Oval Mirror, \$160; allmodern.com Nursery Bookshelf, from \$50; myelliebeans.etsy.com Ceramic Table Lamp with Pleated Shade, \$20; target.com Frixion by Pilot Pen; amazon.com/pilotpen for info Nanimarquina Cal Rug, \$755; dwr.com

Encore  
8002-45G  
by Valspar



A good night's sleep is a sure thing in this bedroom dreamed up by the Atlanta-based designer. "My concept was a whimsical kids space that feels like something out of a modern fairy tale," Jessica says. She transformed the tiny room (it's just 14 by 6 feet!) by dividing it into two zones. One is the sleeping area, designated by a painted wood platform and featuring an on-the-floor bed, kid-approved gallery wall (peep that UFO print!), and nightstand that doubles as book storage. A theater-style curtain closes it off from the rest of the room, offering lots of performance potential and major coziness. On the other side, the world's coolest dresser provides storage and a home for a table lamp with a floral design hand-drawn by Jessica. The space is big on the charm and, most importantly, ready for play.

## Kids Room

Jessica Davis @atelier\_davis





# Primary Bedroom

Mikel Welch @mikelwelch



Behold! A truly spacious city bedroom with loads of natural light. Ever the overachiever, Mikel gave himself two ambitious goals for his space. First, he wanted to marry the home's vintage charm with his more modern aesthetic. Second, "I wanted to create a relaxing haven that felt like a hotel suite and an escape from hectic city life," he says. To make it all happen, he started with a neutral palette that blended with the woodwork. He incorporated contemporary vibes with curved-edge furniture and layers of lighting, including bronze sconces, wicker floor and table lamps, and an art-deco-style chandelier. He then painted the ceiling (the fifth wall!) in a red-brown called Potter's Rock to add an element of surprise and extra warmth. For even more of that boutique-lodging touch, he staged zones throughout the room to fill awkward spaces—the window nook is now a sophisticated sitting area, and an empty spot along a wall became an "office," featuring a narrow console table as a desk and a rolling chair that looks like a lounger.

**TO BUY Above:** Adalynn Bed, \$3,449, Sonoma Upholstered Chairs, \$1,850 each, and Aviana End Tables, \$1,399 each; arhaus.com Four Hands Sophie End Table (between chairs), \$249; perigold.com G2 by Pilot Pen; amazon.com/pilotpen for info Stonewashed Linen Bed Bundle, from \$647, and Signature Down Alternative Duvet Insert, from \$249; the-citizenry.com Barrett Pillow, \$495, and Everest Pillow, \$195; jaysonhome.com Casaluna Reversible Chambray Coverlet, \$119; target.com Classic Mattress, from \$1,395; saatva.com Chunky Jute Rug, from \$199; potterybarn.com Corbett Lighting Hopper Chandelier, \$6,222; hvlgroup.com Trafalger Table Lamps, \$250 each, and 14-inch Cone Shades, \$95 each; us.pooky.com Flock by Yohaku Oshima, from \$34; minted.com Trent Austin Design Pellerin Plant Stand, \$620; wayfair.com Persia Footed Bowl, \$275; jaysonhome.com Litton Lane Black Glass Vases, \$45 for 2; homedepot.com Euro Pleat Drapery in Ivory Linen, from \$500; wovnhome.com for info Pura Diffuser, \$50, and Studio McGee Santal Vanilla, \$17; pura.com Call It Home by Amber Lewis, \$40; penguinrandomhouse.com

**Opposite page:** Four Hands Marnie Chaise Lounge, \$1,699; perigold.com L'Union Black Metal Arc Floor Lamp with Rattan Shade by Athena Calderone, \$399; crateandbarrel.com All Modern White Marble Barrett Slab Table, \$460; wayfair.com Saja Undyed Melange Sheepskin Rug, from \$800; slow-roads.com Kelly Clarkson Home Beatrice Console Table, \$480, and Rosalind Wheeler Brenston Linen Upholstered Armchair, \$1,199; wayfair.com Linear Original Mixed Media by Kimberly George, \$865; minted.com

Potter's Rock  
1007-9A  
by Valspar

Savoury Beige  
3002-10C  
by Valspar





## Laundry Room

Amber Guyton @blessedlittlebungalow

More like a laundry lounge, this utilitarian spot features pattern, color, and yes, a washer and dryer. We challenged Amber to fit in as much storage as possible without making the space feel like a locker room. The challenge she gave herself: Make it fun! "I wanted there to be inspiration at every turn: the grape and chartreuse giraffe wallpaper on the ceiling, the tortoiseshell hardware, the artwork, the purple cabinetry, the geometric tile," she says. A stone countertop over the appliances provides room for folding, and floating oak shelves hold supplies, books, and even cocktail glasses. "I wanted to encourage people to stay for a while," she says, because laundry takes a while—and you might as well take a load off and enjoy the spin.

**TO BUY** Valspar Reserve Purple Fury 4001-4C Paint, \$56 per gallon; lowes.com Gentle Giraffe Wallpaper by Blessed Bungalow, \$98 for a 2-by-10-ft. roll; mitchellblack.com Harvest Ceramic Tiles, \$30 per 8-by-8-in. tile; fireclaytile.com Dekton Limbo Onirika 2-cm. Countertops; cosentino.com for info Ryleigh Rug, from \$78; anthropologie.com Veneto Table Lamp by Kelly Wearstler, \$238; visualcomfort.com Festooned by Marabou Design, from \$35, and *At the Laundromat* by Maja Cunningham, from \$28; minted.com Signature, Whites, and Darks Detergents, \$26 each; thelaundress.com Art Decortif White Vases, \$640 for 2; curreyandcompany.com *Styled* by Emily Henderson, \$32.50, and *AproChic* by Jeanine Hayes and Bryan Mason, \$35; penguinrandomhouse.com Reeded Rattan Bins, \$48 each, Grid Baskets, from \$30 each, Canisters, from \$13 each, and Acacia Turntable, from \$20; neatmethod.com ForceFlex Tall Kitchen Drawstring Trash Bags; glad.com for info Small Metallic Hooks; command.com for info

Renew Blue  
8003-37D  
by Valspar

## Den

Jessica Davis @atelier\_davis

Does this space look familiar? It's the room on our cover. Jessica calls it a "snug," which is a British and Irish term for a small, cozy room meant for relaxing. She created a Victorian-meets-modern situation by giving the room two focal points: the traditional fireplace and the eclectic gallery wall over the console. And she clearly went big on color, with a marigold yellow to play off the earthy tones of the woodwork and a barely-there blue ceiling to emphasize the room's height. "The space is warm, layered, and rooted in tradition—but still fun and funky," she says.

**TO BUY** Valspar Reserve Summer Rain 8003-41B Paint (ceiling), \$56 per gallon; lowes.com Catherine Rug, from \$3,395; sohome.com Bovisio Smoked Glass Coffee Table by Gianfranco Frattini; cb2.com for similar Everyday Sideboard, \$2,540; sundays-company.com Tubular-06R Hardware (sideboard handles), \$100 each; neststudiocollection.com Noir Corum Round Dining Table, \$2,415; perigold.com The Teeny Swivel Dining Chairs, from \$825 each; coleyhome.com Alonzo Mirror, \$1,395; sohome.com Lolli Cordless Table Lamp, \$220; us.pooky.com 1-Light Pendant in Natural Brass, \$408; lampsplus.com Crosley Voyager Bluetooth Record Player, \$99; urbanoutfitters.com *Desert Roadtrip* by Lisa Sundin, from \$34, *Draped Figure Study in White* by Rachel Nelson, from \$28, *Yellow Cliff* Original Painting by Alison Jerry, \$80, *Joseph* by Jinhee Lee, from \$34, *Elossa III* by Jinhee Lee, from \$34, *Paper Pattern* by Alisa Galitsyna, from \$34, *Minimalist Landscape* by Bethania Lima, from \$34, *Spreading the News* Original Mixed Media by Bethania Lima, \$80, *One Thousand Steps and Some Jazz* Original Mixed Media by Bethania Lima, \$100, *Abstract Interlocking Shapes* by itsjensworld, from \$28, and *Folds of Grace* by Sarah Lund, from \$28; minted.com Brighter Blooms Fiddle-Leaf Fig Tree, \$90, and United Nursery Golden Pothos Devil's Ivy in Sustainable Ecopots Pure White Pot, \$34; homedepot.com Wood Finish Oil-Based Semi-Transparent, from \$13; minwax.com for info

Umbra  
8002-20G  
by Valspar

## Organization

Neat Method @neatmethod

This home isn't just pretty; it's also incredibly organized, thanks to our friends at Neat Method. Throughout the brownstone, they corralled essentials into baskets, grouped like with like, lined up supplies on trays, and more. Their best tip: Give every item a designated home on a shelf or in a drawer, bin, or basket. No excuses!

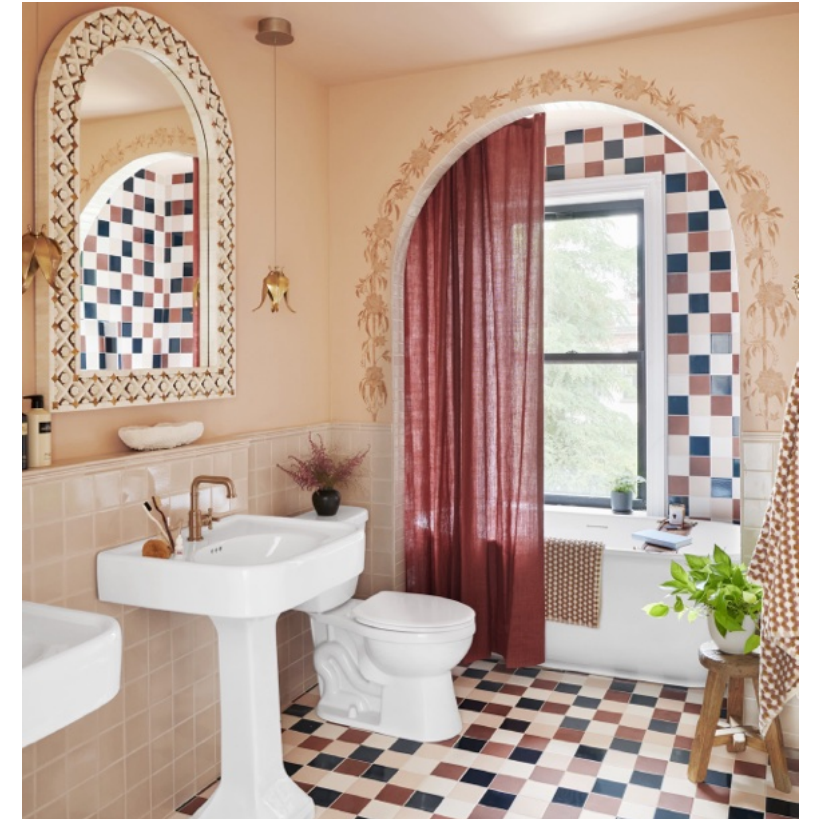






# Bedroom & Bathroom

Hema Persad @hemaapersad



Funnily enough, Hema channeled Barbra Streisand for this chic bedroom and bathroom. "Much like the movie sets and costumes in *Funny Girl*, I wanted my spaces to feel opulent, a little art deco, and eclectic," she says. In the bedroom, Hema opted for a tone-on-tone look, with the mauve bedding, curtains, and paint setting a soothing and polished backdrop for pops of flora (the lotus light and dried floral arrangement) and fauna (the tiger pillow and snake table). She brought similar pink, purple, red, and tan hues to the adjoining bathroom to make the two spaces feel cohesive. She also DIYed a clever pattern, laying four-inch tiles in four colors on the floor and walls. "Creating your own mosaic design is a great way to give simple tile a unique look," she says. The sculptural arch in front of the tub, with its hand-painted cranberry trim, adds a little drama to the space. We think Babs would approve!

**TO BUY Left:** Eastern Accents Kyler Upholstered Bed, \$5,795; perigold.com Stella Faux Silk Velvet Bedspread, \$380; hiendaccents.com Brushed Cotton Sheet Set, \$299; parachutefurniture.com Animalier-Leopard Fabric by pamelandia, from \$20 per yard; spoonflower.com Euro Pleat Drapery, from \$500, and Custom Curtain Rod, from \$350; wovnhome.com for info Birds of Paradise Chandelier, \$3,020, Repertoire Floor Lamp, \$970, Serpent Accent Table, \$570, Lady Anne Bronze Sculpture, \$390, and Garson Armchair, \$2,970; curreyandcompany.com Cerise Wall Mirrors, \$4,699 for 9; arhaus.com Saber Large Tassel Velvet Cushion, \$395; houseofhackney.com Alderwood Hand-Knotted Rug, from \$699; rejuvenation.com Amalfi Curved Cabinet, \$2,699, Anabella Table Lamp, \$699, Onyx Beads, \$199, and Lotus Taper Holder, \$129; arhaus.com **Above:** Antique Feldspar, Caspian Sea, and Tumbleweed 4-by-4-in. Ceramic Tiles, from \$30 per sq. ft.; fireclaytile.com Broderick Single Handle Bathroom Faucet in Lumicoat Champagne Bronze, \$556; deltafaucet.com Ellaria Rectangle Mirrors, \$3,190 each, Iota 1-Light Multi-Drop Pendants, \$700 each, and Island Ivory Tray Set, \$260 for 2; curreyandcompany.com Custom Drapery in Belgian Linen, \$400, and Custom Brass Curtain Rod, \$350; wovnhome.com Round Accent Stool, \$165; juniperandbros.com Organic Cotton Mosaic Towels, \$59 each; parachutefurniture.com Grand Chester Hanging Hook, \$129; arhaus.com Claudia Bath Caddy, \$148; anthropologie.com Holy Ficus Candle, \$70, I Don't Know What Body Soap, \$80, and I Don't Know What Body Lotion, \$80; dsanddurga.com Systane Complete Preservative-Free Eye Drops; systane.mylcon.com for info







## Basement

Kate Pearce @katepearcevintage

What was dark, dank, and totally skippable before Kate got her hands on it? The basement! This space has zero natural light, but instead of trying to fight that, the Chicago-based designer leaned into it. “The concept was a moody speakeasy,” she says. She installed drywall on the ceiling so it looked more polished, then painted the walls and exposed stone a warm brown to give the room all the feels of a swanky Prohibition-era watering hole. She softened things up with lots of textured seating—bouclé benches, hide chairs, and cane stools. For the bar (arguably the most important part!), she went custom, with a ceramic tile facade. Behind it, she wallpapered the shelves and stocked them with vintage barware she scored around New York City.



**TO BUY Top left:** Petite Montera Pendants, \$1,095 each; blueprintlighting.com Domino Counter Stools, \$535 each; industrywest.com Basalt 2-by-8-in. Ceramic Tile, \$30 per sq. ft.; fireclaytile.com Hugs and Kisses in the Autumn Forest Wallpaper by rhondadesigns, from \$99 per roll; spoonflower.com *Lady in Blue* by Claire Abbiyesuku, from \$34; minted.com Ripple Glasses, \$65 for 4; fermiliving.us Marble Footed Bowl, \$100; brookeandlou.com

**Above:** Marlow Bouclé Armless Sofas, \$1,599 each, Cassidy Swivel Chairs, \$359 each, and Tribeca Round Dining Tables, \$499 each; castlery.com Navi Chairs, \$995 each; jaysonhome.com Dixon Cordless Rechargeable LED Mini Lamps, \$249 each; frontgate.com Ayana Rug, \$5,800, and Simone Rug, \$9,250; sixvintagerugs.com Petite Fibonacci Chandelier in Seaweed, \$6,700; blueprintlighting.com Crissey Sconce, \$249; rejuvenation.com Sureau Mirror, \$499, and Bettie Tapenade Velvet Throw Pillows, \$40 each; cb2.com

Brown Velvet  
1011.10  
by Valspar

## Backyard

Brooklyn Grange  
@brooklyngrange

It would be far too kind to say this yard started as an urban jungle. Luckily, the pros at Brooklyn Grange were able to weed through the overgrowth to cultivate a space that’s beautiful and useful. They created four gathering zones, using curved lines to keep visitors’ eyes moving around the landscape. And they added lots of hardscaping—in the form of TimberTech decking and pea gravel pathways—to help define each space. “The boldness of the decking, fencing, and steel edging accentuate the delicate leaves of the native species, including sweetbay magnolia and alumroot,” says lead landscape designer Travers Martin. Who needs a cool house when you’ve got a yard like this? That’s a trick question. Both, please!

**TO BUY** Advanced PVC Decking Vintage Collection in English Walnut; timbertech.com for info Dunes 2-Piece Teak Sofa Set, \$1,999, Dunes Teak Dining Table, \$1,299, Dunes Teak Dining Bench, \$499, and Dunes Teak Dining Chairs, \$699 for 2; burrow.com Angled Obelisk Chiminea, \$528, and Fiber Concrete Barrel Pot, \$98; shopterrain.com Santo Folding Lounge Chairs, \$199 each, Haskel Shield Teak Coffee Table, \$629, Solina White Terrazzo Umbrella Base, \$129, Rutbeek Green Coast Umbrella, \$449, and Reya Concrete Planter, \$99; article.com

