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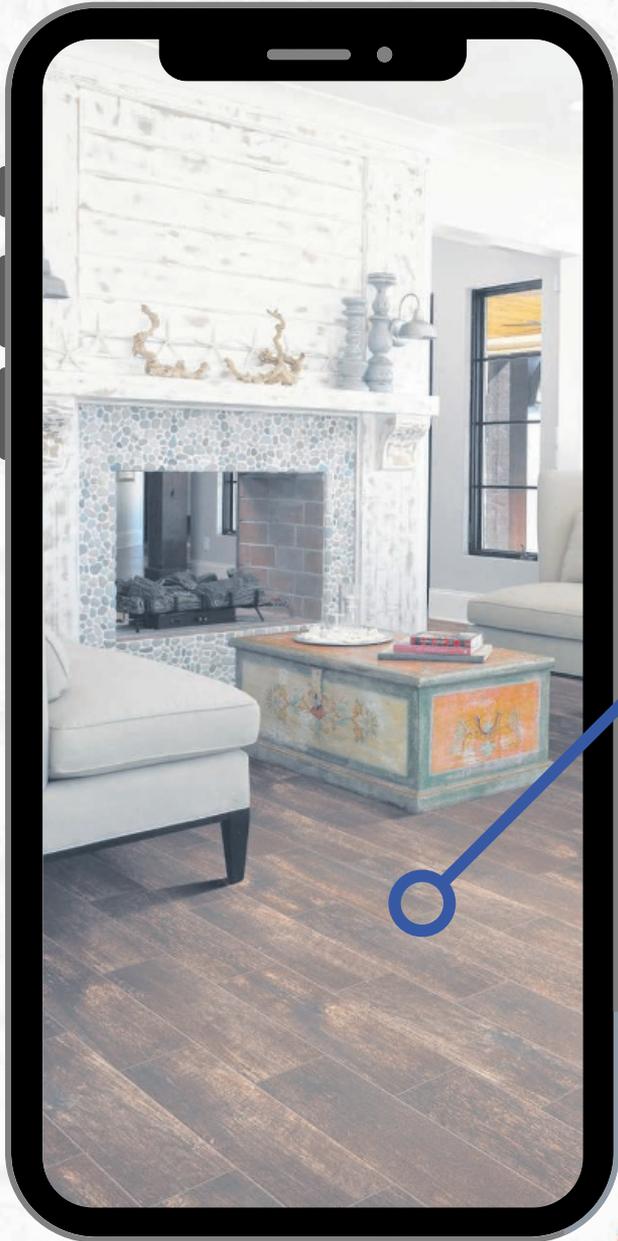


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# HOT PROPERTIES REAL ESTATE AND PROPERTY

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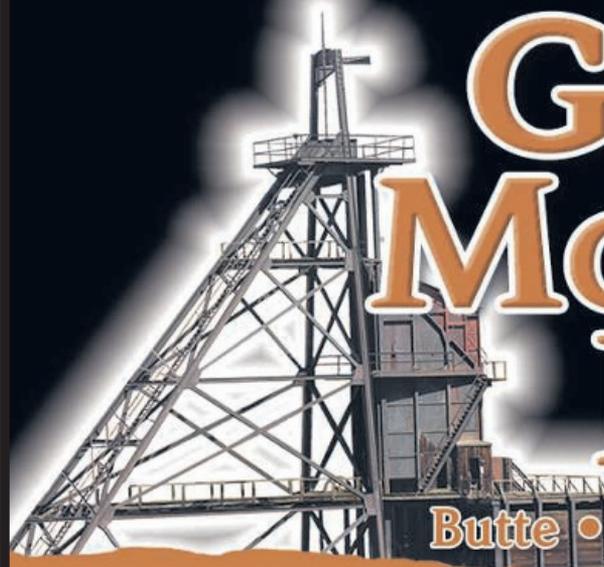
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Keep your interior on trend with earth-toned hues.

# BROWN IS BACK FOR INTERIOR DESIGN

**W**hat's old is new again, and that includes the hero of the 1970s color palette, brown.

The modern versions, though, aren't the wall-to-wall chocolate we saw during the disco era. Here's how to stay on trend with earth-toned hues.

## Accent colors

We're going to skip the wall-to-wall brown carpeting butting up against the brown paneling and the brown couch this time. Instead, use brown in accents to warm up a room. And you can even do it with '70s vintage items you come across in the thrift store for fashion on a budget.

## Pair with trendy tones

It shouldn't be a surprise that brown also plays well with other on-trend colors this year, including bold kelly green and cool blues. Edith Young, an artist, designer and writer who wrote "Color Scheme: An Irreverent History of Art and Pop Culture in Color Palettes," told Architectural Digest that brown stripes are the way to go, along with pairing chocolate hues with light blues.

## Warm and cozy

Brown is a color that can keep you grounded and it's also got a warm and cozy vibe that makes us more comfortable after two years of pandemic uncertainty.

"Everyone is wanting to feel close to and comforted by the earth, whether it's an organic brown linen for a family room sofa or a rich chocolate velvet on bergeres for a living room," interior designer Mark D. Sikes told Vogue. He recently paired rich browns with ivory for the "chicest room ever" in Chicago.

## Minimalism

Brown also fits into the new minimalist movement in a way that other colors can't. It's comforting but still comfortable in a neutral palette.

"Shades of brown bring about warmth, earthiness and calm that feel timeless and

grounding," interior designer Jake Arnold told Vogue. And it's a great base for other, more transitional trends. "It provides a lovely complement and base for other pops of color in a space."

Sikes also believes that brown is here to stay, so you can decorate to your heart's content without a worry for your pocketbook. Look for organic shapes, Vogue says, with natural fibers and finishes. Pieces that harken back to the 1970s are also popular.

"Seventies are definitively on trend in design," designer Giampiero Tagliaferri told Vogue. "And there comes the brown."

# SAVING ENERGY DURING SUMMER

**W**arming temperatures can sometimes also mean much higher utility bills. Here's how to make the most of summer without breaking the bank.

### Watch the thermostat

Every degree of summer-time cooling increases your home's energy usage by 6-8%. Set your thermostat as high as you comfortably can. The recommendation is 78 degrees Fahrenheit or higher.

Turn the thermostat even higher during the day when people are out of the house at work or school, lowering it when everyone returns.

Considering purchasing one of today's smart thermostats, since they can be programmed to make these temperature transitions for you.

### Manage appliance use

Heat-producing appliances can turn a hot summer afternoon into a scorcher. Limit your use of the clothes dryer as much as possible, drying only in the morning when it's cooler — and at full capacity, so there are fewer loads. Consider air drying. If possible, cook outside to avoid using the oven.

Those without grills should increase usage of microwaves and stovetops, since they don't leak heat like an oven does.

### Close drapes and blinds

Windows on western- and southern-facing walls should be covered to halt the sun's greenhouse effect. You don't have to close the drapes or blinds in northern-facing windows, since they let in little glare and smaller amounts of heat.



Maintaining cool temps on the inside can sometimes come down to moving the air around.

### Turn on a fan

Maintaining cool temps on the inside can sometimes come down to moving the air around. An efficient ceiling fan allows you to raise your thermostat an average of some four degrees without impacting comfortability, according to the U.S. Department of Energy. Many fans feature a change-of-direction switch; remember to run yours in a counter-clockwise direction during the summer months, so air is blowing straight down. Look for ceiling fans with the Energy Star logo; they're efficient enough to be run at high settings without impacting your electric bill very much.

### Check your insulation

We lose lots of air-conditioned comfort through leaky insulation around windows and doors, and insufficient insulation in the attic. Seal any area where you feel heat entering the home, either with caulk, rubber sealers or weather stripping. Consult a local repairman or contractor about attic insulation, or if new windows or doors are required.

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Some flowers actually do better than others in the summer sun.

# Flowers that can beat the heat



**B**right blooms are closely associated with the season, but some flowers actually do better than others in the summer sun.

### Lantana and salvia

Scorching heat is no problem for hardy-growing lantana flowers, and they attract butterflies too. Depending on the variety, you'll see bright yellow, pink and purple clusters that cascade beautifully over walls or across a trellis. Salvia are also a butterfly favorite, and their pink, purple and red spikes attract hummingbirds as well. Both lantana and salvia are drought tolerant, and will return every year in warmer climates.

### Verbena and zinnias

Some of the easiest-to-grow flowers include verbena, which bloom in pretty clusters with lots of colors. They love the sun. Most bloom for a remarkable length of time, lasting from spring until nearly first frost if they're trimmed

a couple of times in mid summer.

Zinnias are also cluster blooms, attractive to butterflies and bees in the garden, and make gorgeous cut-flower arrangements.

### Marigolds and gaillardia

The little gold pompoms associated with marigolds are, of course, very cute. But they also work as a natural pest repellent, warding off hungry wildlife from nearby garden staples. The daisy-like gaillardia, which be yellow and orange, are sometimes referred to as blanket flowers. They bloom early and don't have to be deadheaded in order to prolifically bloom. They'll stick around until the beginning of autumn.

### Celosia, portulaca and canna

Brightly colored celosia can grow very tall, and return perennially in southern zones. Portulaca are a tiny-flowered ground-cover type plant, but they're tough. They love full sun. But

be warned: They seed themselves, so be prepared for portulaca to spread. Canna love hot weather too, but they need consistent watering to produce bright orange, red, pink and yellow blooms.

### Mandevilla and passionflower

Mandevillas are fast-growing, lush trailing vines with trumpet-shaped pink, red and white blooms. They'll climb more than 10 feet. Passionflower, another trailing vine, produces big purple blooms. Attach to a sturdy trellis for best results.

### Plumbago and garden phlox

Plumbago's sky-blue blooms make a great landing spot for butterflies, while the vines can also climb more than 10 feet.

Garden phlox produces round balls of flowers, growing three to five feet tall. There is a mildew-resistant variety that's recommended for more humid areas.



Many vegetables, herbs and salad leaves are very easily grown in patio containers or wall planters.

# Trends for the summer season

**H**ome and garden trends for 2022 will include a return to modern water features and natural settings, with a continuing focus on sustainability and well being that began during the pandemic’s early phases.

Spending more time in our homes meant spending more time in our yards, and that’s spearheaded a move away from high-maintenance looks. Large plantings, pollinator-friendly choices, and styles that mimic the world around us offer comfortable settings while impacting the planet positively. After all, who really liked lawn edging anyway?

### ‘Re-wilding’ your space

Whether called re-wilding or nature-scaping, the trend of allowing your yard to return to some form of its natural state will be a huge trend in 2022. More consciously designed lawns and gardens are giving way

to spaces that mimic the great outdoors. They’re more earth friendly, and much easier to maintain. Pair native grasses, rocks and other plantings with neutral-colored furniture and natural hardscape material, and your urban setting

is instantly transformed into a backcountry getaway.

### Grow your own meal

Modern home and garden choices are increasingly incorporating edible plants so you can grow your own meals. That’s coupled with a trend toward more plant-based diets around the world. In one study, the number of vegetarians and vegans had increased by a stunning 360% over the last decade. Even if you’ve stuck to a more traditional approach to meal planning, home gardening has its benefits: Some take part to avoid rising food prices and pandemic-related shortages, or while others are simply focused on the freshness that organics promise. Many vegetables, herbs and salad leaves are very easily grown in patio containers or wall planters. A greenhouse will yield fresh food all year;

those with smaller spaces may consider beans, peas and squashes.

### Bolder water features

Water features are typically popular, annually selling more than statues, solar lights and other outdoor accessories. The difference in 2022 will be in design, as many of the most popular styles go sleek and modern. Sphere water features and water blades are increasingly sought after, since they look like sculptures but function like traditional water features. Many are also experimenting with so-called xeriscaping, where gardeners create water-efficient spaces that help minimize irrigation in changing climates. Sensory gardens made huge in-roads as people began spending more time at home, and that trend shows no sign of abating.



BestReviews via Tribune News Service

Avoid corrosive chemicals and chlorine bleach when cleaning your roof. While they might kill algae and moss, they can also damage the roof and nearby landscape.

## BRETT DVORETZ

*BestReviews*

**H**ave you noticed your roof looking a little worse for wear lately? Does it appear dark or discolored in some areas? If so, it is probably time to clean it. Cleaning your roof may sound like an intimidating job, especially if you have never done it before. But this handy guide will provide a breakdown of the process, materials you'll need and the best method to clean your roof effectively.

### What causes roof stains?

Roof stains are a common problem for homeowners. Various types of algae and moss typically cause these stains, but the most common culprit is *Gloeocapsa magma*. *Gloeocapsa magma* is a type of algae that grows on your roof and tends to look like black stains or streaks. The second most common cause is a type of moss called *Ceratodon purpureus*, or fire moss. Fire moss looks like green vegetative growth sprouting out of the rooftop.

### What happens if you don't clean your roof?

If you do not clean your roof, excess algae and moss can cause leaks or shorten the roof's lifespan. Algae buildup can affect the integrity of your shingles by degrading the limestone. If too much moss grows under shingles, it can push them out of place, resulting in open spaces for debris to collect. All these things can seriously compromise the effectiveness of your roof and the safety of your home.

### Tips for cleaning your roof

Before you clean your roof, make sure to check the weather. Most chemicals

require several hours of dry weather to soak into the roof. Ideally, it's best to clean your roof when you have at least 12 hours of dry weather following treatment.

Also, be sure to buy a roof treatment intended for your roof type. Different roofing materials require different treatments. Take time to read the directions carefully before getting started, especially since each cleaning agent requires specific instructions.

### What equipment do I need to clean my roof?

Cleaning a roof can be easy if you have the right tools for the job. Before getting started, make sure you have the following items:

- Full-body harness and rope kit.
- Safety goggles.
- Ladder.
- Garden sprayer.
- Garden hose.
- Mold, mildew, and algae stain remover.
- Scrubbing brush (for metal roofs only).

### A step-by-step guide to clean your roof

Start by protecting the landscaping around your home. Take a moment to ensure any roof runoff directs away from your plants and check your gutters for leaks or blockages. It's also a good idea to spray landscaping with water before you get started. This will lessen the chance of plants absorbing harsh chemicals from your roof.

Mix your roof cleaning treatment in a garden sprayer according to the manufacturer's guidelines. Be sure to note how concentrated your mix should be, how long absorption takes and any

other important details about application.

Fasten your harness's rope to your roof using a roof anchor. Do not secure the rope to gutters or anything that cannot support your body weight. Then put on your harness, position your ladder securely against the roof and slowly climb up.

Start applying your cleaning solution at the highest point of the roof and work your way down. The goal is to cover the roof without over-saturating it. Allow the treatment to soak in, and if you notice areas with heavy staining, reapply a little more treatment to those sections.

If you have a metal roof, you can lightly scrub away excess moss or algae accumulation with a stiff scrubbing brush. Note that you should not scrub shingle roofs since scrubbing can damage the shingles.

When you've finished spraying your roof, climb down and take time to hose off the landscaping close to your house. Spraying down plants will remove any chemicals that may have landed on them. Remember, some roof cleaners do not need a wash-off, so it's best to avoid spraying the roof during this step.

Depending on the cleaning solution and application, you should start to see results within a day or two. Results should improve over the following months with subsequent rainfalls.

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*Brett Dvoretz is a writer for BestReviews. BestReviews is a product review company with a singular mission: to help simplify your purchasing decisions and save you time and money.*



# MATTE METAL FINISHES ARE TRENDING

Matte finishes are the latest trend for hardware metals.

**M**ost of our homes contain gleaming metal fixtures in whatever metal was on trend at the time it was built.

Shiny brass, nickel or chrome, usually, or if you have a newer home, rubbed bronze or even black. But the latest trend doesn't focus on the metal's color so much as the finish. Nowadays, it's a matte world.

### Types of matte finishes

There's more to matte than just flat. You can brushed finishes, where there's a movement to the metal, or satin finishes, that lack the brush strokes but have a slight glimmer to the metal. The good news about these flat finishes is that they are somewhat easier to keep clean in that they hide scuffs, marks and fingerprints. But the bad news is that most cleaners can damage that trendy finish.

Matte finishes are versatile, too, and match almost any decor, and by choosing a neutral shape and color, you can have a fixture for life. Choose simple lines and minimal detail to get the most value out of your new fixtures.

### Caring for matte finishes

Matte finishes, especially the popular darker colors of black and rubbed bronze, can easily show scale from water and spots. They may also be rougher than shinier finishes, meaning their quicker to get damaged.

To properly care for your matte fixtures, avoid abrasive cleaners and harsh detergents with bleach, acids, solvents and waxes. Don't allow soap scum, toothpaste or hard water deposits to build up on your fixtures as they may wear away any surface coating and damage the finish. Consider using microfiber cloths, which are less likely to scratch. Lastly, follow the manufacturer's instructions on proper care for your new fixtures.

Also be careful during any installation and repairs. The matte black finish, in particular, is prone to scratching. Put a cloth between your tools and the fixture itself and make sure any professionals you hire take the same care.

### Mixing metals

A while back, fashion embraced mixing metals in

jewelry, and home designers are now doing the same thing with fixtures. Color, finish, it can all be mixed and matched tastefully with the right choices.

Just about any metal can be done in at least one type of matte finish, so if you love it, don't be afraid to mix and match colors between rooms.

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# Beauty, charm of historic homes

**B**usiness and tech growth is bringing waves of new talent to revitalized areas, where historic older homes await. They provide several notable advantages.

### Holding value

Well-preserved houses in historic districts have long outpaced newer homes in value increases.

In fact, an historic home is valued as much as 26% higher than other homes in the average market, and typically isn't

subject to larger economic downturns. That stability is reflected in studies from New York and Pennsylvania to Georgia and Texas showing that historic designations increased property values between 5% and 20%. Some areas in South Carolina saw even greater growth.

### Historic districts

The United States is home to more than 2,300 local historic districts. The first dates back to 1931 in Charleston,

South Carolina. Another sprouted up a few years later in New Orleans. These preservation efforts swept across America in 1966 when U.S. Department of the Interior first established the National Register of Historic Places. The listing is honorary, but is typically paired with local regulations that may include design and renovation guidelines.

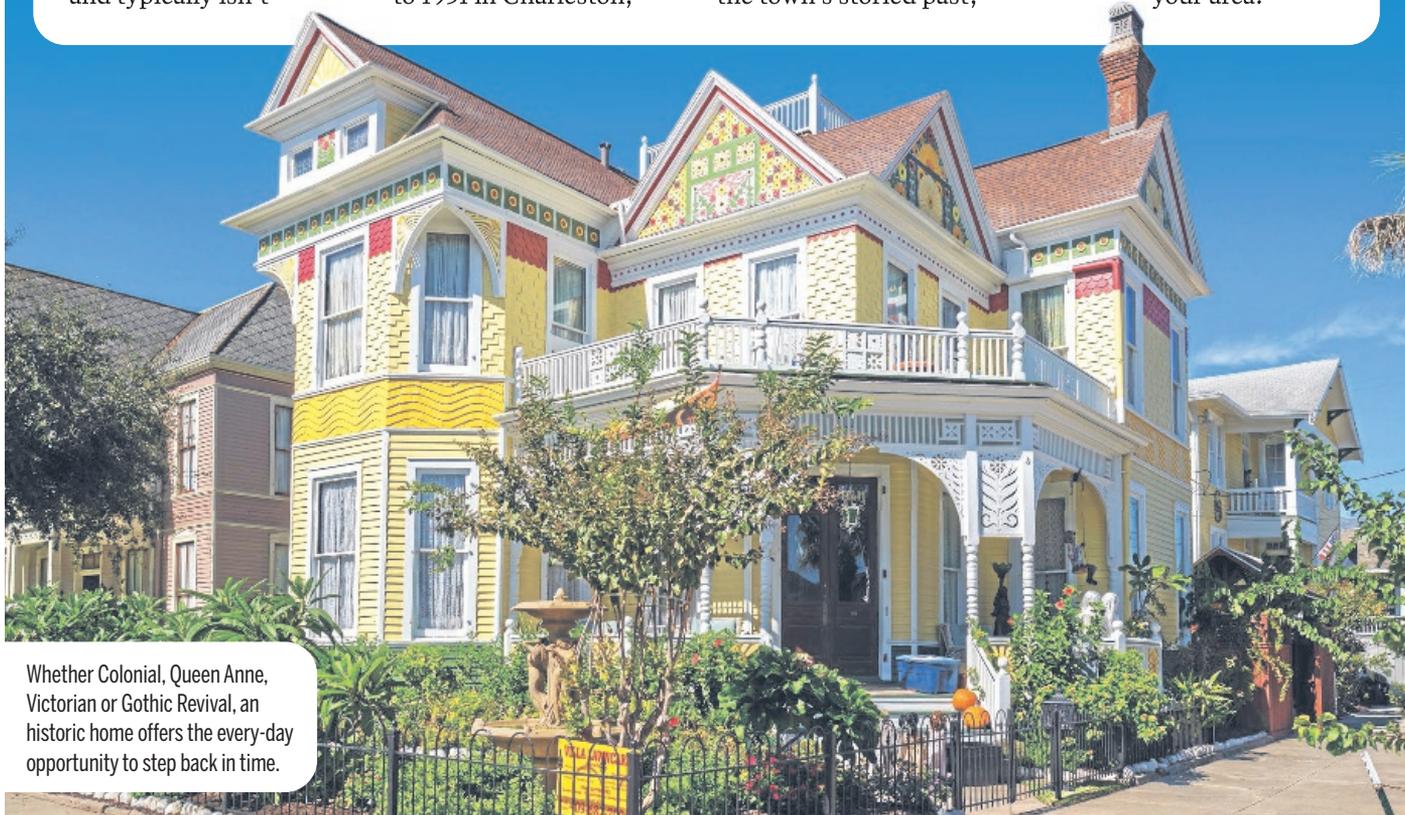
### Beauty and charm

Whether Colonial, Queen Anne, Victorian or Gothic Revival, an historic home offers the every-day opportunity to step back in time. The craftsmanship, intricate details, rarer materials and, of course, the distinctive architecture have always made these properties stand out – and these unique charms often aren't present in newer builds. History buffs and those with "old souls" will love becoming a part of the town's storied past,

learning the stories of previous owners while making their own indelible stamp.

### Grants and loans

Homes that earn designation on the National Register of Historic Places may be eligible for loans, grants and tax incentives. These funds are provided through federal, state and local organizations, and can be used for preservation and maintenance. The Federal Historic Preservation Tax Incentives Program has offered a 20% credit specifically for rehabilitating properties on the National Register that are being used for income, such as inns and cafes. Some states have also declared property-tax freezes for certain historic properties. Historic preservation groups, planning agencies and historical societies are a great resource for information on what's available in your area.



Whether Colonial, Queen Anne, Victorian or Gothic Revival, an historic home offers the every-day opportunity to step back in time.

# GO RETRO

## on the patio this summer

**KATHRYN WEBER**

*Tribune Content Agency*

Summer has a way of making us nostalgic about picnics, Fourth of July parades and chasing fireflies in the backyard. Recapture some of the magic of nights spent cooling off outdoors before air conditioning was so prevalent by giving your patio or porch a retro feel. Your porch will transport you back in time and create just the kind of nostalgia suitable for summer nights sipping lemonade and eating watermelon.

### Grandma's porch

There's a quintessential patio chair that almost everyone's grandmother had, and it's made resurgence in popularity again. What once was rusty and thrown in the back of the garage is now cool and on-trend. It's the metal patio chair that has a single piece metal tubing that's bent to create the feet and the arms of the chair. It's this single piece of tubing that gave the chair a great bouncy type of feel. At home on any porch, the patio throw-backs come in both round and shell-shaped backs.

Today, these trendy retro chairs can be found in a wide variety of colors and price ranges. There's even a two-toned variety with a single color seating and white tubing. You can find the chairs in singles, doubles, rocking varieties and gliders. Pair these up in the kitchen for a bistro set with an indoor-outdoor feeling. Or bring out the full-on retro porch with coordinating

vintage-inspired coolers loaded with iced bottled drinks for a patio that will transport you instantly back in time ([www.retrometalchairs.com](http://www.retrometalchairs.com)).

### More retro style

Going back even further, patio furniture could be found in a square style with cut outs on the seatbacks to give added ventilation in the summer. The cutouts are often in different patterns such as diamonds and squares. Like the round and shell-shaped retro chairs, these can also be found in chairs, glider chairs and glider sofas. Their large and roomy seats are both comfortable and stylish, and make a terrific addition to any summer porch or patio. Add a coordinating metal table and you'll have a full retro patio (search "Retro Squares" at [www.grandinroad.com](http://www.grandinroad.com)).

### The vintage touch

If you want to create the real feel of your grandmother's porch, be sure to add some cushions in a trendy stripe or even more on-trend kitschy oilcloth. Oilcloth has all the bright colors and charming floral patterns of yesteryear and really ups the volume on a full retro look. With its wipe-clean ability, oilcloth is a terrific option for outdoor use. For a custom look, take out the sewing machine and create your own vintage-inspired cushions using a wide array of oilcloth patterns available online ([www.oilclothbytheyard.com](http://www.oilclothbytheyard.com)). Or, buy chair cushions ready-made with coordinating table cloths ([www.freckledsage.com](http://www.freckledsage.com)).

Be sure to serve up some

cold drinks with some vintage-inspired drinkware. Take your guests back in time with an aluminum tumbler and pitcher set, available at [www.amazon.com](http://www.amazon.com), to cool off your guests with some iced tea. To pull your whole retro look together, simply add in a braided rug. Braided rugs have that old-fashioned look that will unify your whole retro seating area. Find braided rugs for outdoor use online at retailers such as [www.dfohome.com](http://www.dfohome.com) and [www.plowhearth.com](http://www.plowhearth.com).

For more information, contact Kathryn Weber through her website, [www.redlotusletter.com](http://www.redlotusletter.com).



Fotolia via Tribune News Service

Oilcloth has all the bright colors and charming floral patterns of yesteryear and really ups the volume on a full retro look.

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Experts regularly list exterior improvements such as decks and patios as one of the most profitable for home sellers.



# BUILDING A DECK OR PATIO

Extending your living space into the backyard is smart financially, and it also tends to encourage an exciting new assortment of leisure activity. But getting there isn't always easy, especially if you're unsure about how your family might use a deck or patio – and how much you'd like to spend.

### Range Of Options

A deck might be anything from a wooden rectangle off the backdoor to a sprawling composite space with installed seating and integrated lighting. Patios can be a simple slab of concrete or a specially designed hardscape of natural stone with devoted areas for a fireplace or grill. First, be realistic about how, when and why you and your family will be using this space. Will this

become a family gathering spot? Is it facing the afternoon sun? How much space are you willing to give up in the backyard? Answers to these questions will guide you toward a more focused option. Then it's time to start budgeting.

### Factoring In Costs

Patios typically cost about half as much per square foot as decks. The price can balloon in both cases, however, when you start adding in design extras. A fire pit might up the price by thousands of dollars, while upscale options like stamped concrete or pavers pack in hidden costs, too. Natural stones will inevitably cost more, but they'll also last longer. Wood requires far more maintenance that wood. Sun shading might night to be factored in. Get quotes on a variety of looks, and with and without

extras that are more “wanted” than necessarily “needed.” Then you'll have all of the information you need to move forward.

### Return On Investment

Check HOA rules and local code requirements before building a patio or deck, since some neighborhoods and cities don't allow them. Others place certain requirements on outside improvements. Once you've cleared those hurdles and seen the job to completion, a new patio or deck will immediately improve your every-day lifestyle. These kinds of outdoor projects usually provide pay off big in the long run, too. Experts regularly list exterior improvements as one of the most profitable for home sellers, with estimated returns on investments between 50 and 70 percent.

# How to edge a lawn

**ANTHONY MARCUSA**  
*BestReviews*

A well-manicured lawn provides a healthy environment for flowers and plants to grow, as well as an aesthetically pleasing sight for homeowners and passersby. One of the more important aspects of lawn maintenance is achieved through edging, the process of cutting vertically into the soil to create necessary boundaries that protect and highlight certain areas.

These boundaries may vary in depth and width but are necessary in a healthy yard. They typically border driveways, sidewalks and gardens, preventing weeds and grass from encroaching.



**BestReviews**

You may only need to edge your lawn once or twice a year, depending on the climate and growth rate of your lawn.

## Before edging

- Mow first
- Plan your route
- Check the area

## During edging

If it is your first time using an edger of any kind, you may want to practice in an area of your lawn that isn't particularly noticeable.

## Wear protective gear

Proper shoes, gloves and glasses will protect your body from any flying debris, such as little rocks and twigs that may come loose. Long pants or jeans can protect your ankles and legs, as well. If you're edging on a hot day, guard yourself

against the sun — that means staying hydrated, taking breaks as necessary and donning a hat and sunscreen to protect your face and skin. For those using loud, gas-powered edgers, earmuffs may be a worthy investment, as well.

## Using an edger

When operating a handheld edger, wield the machine by drawing power from your core, keeping your legs slightly bent and arms straight. This will relieve tension on your back and provide the most precise cut. Wheeled edgers should require less effort, but you'll want to adjust the handle so that you're not leaning over and straining your back.

Adjust the height of a wheeled edger or the length of the spool on a nylon string trimmer. Most users opt for a depth of two inches; you may decide to go deeper than that or more shallow but be sure you have enough power if you're opting for a depth beyond two inches.

Move slowly and methodically along your traced path.

*Anthony Marcusa is a writer for BestReviews. BestReviews is a product review company with a singular mission: to help simplify your purchasing decisions and save you time and money.*



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  - Scalloping on the bottom of the board reduces weight while maintaining structural integrity



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- Pre-Finished LP Smartside- allows siding to withstand extreme temperatures, heavy humidity, freezing/thaws and everything in between
- 30 Year No Fade Paint Warranty
- 50 Year Limited Warranty on Siding Materials



## GAF **TIMBERLINE** LIFETIME HIGH DEFINITION SHINGLES

- Beautiful Look
- High Performance-
- Stay in Place Dura Grip- each shingle seals tightly to reduce blow-off
- Peace of Mind, Lifetime Limited Warranty

LET'S BUILD IT TOGETHER



# TRIPLE "S"

BUILDING CENTER

*Butte, Montana 496-3900*

100 E. Front Street,  
Butte, Montana

**496-3900**

[www.triple-s-bld.com](http://www.triple-s-bld.com)

Monday thru Friday  
7 AM to 6 PM

Saturday • 8 AM to 5 PM

