

HOMEVIEW

DES MOINES' HOME IMPROVEMENT AND REAL ESTATE GUIDE



SPRING 2026

Basement provides more living space

Richards family looks to renovation to provide more room for growing family.

FROM SMALL PLANS TO A BIG PROJECT

PAGE 8

KEITH RESTORES CLASSIC RIVER BEND HOMES

PAGE 12

SEVEN HOME DESIGN TRENDS FOR 2026

PAGE 15



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Welcome to HOMEVIEW

For the past few years, we have been publishing a home improvement guide as a special insert inside CITYVIEW magazine. The publication was so popular with readers and advertisers that we decided to expand it into a larger format with more content and its own distribution.

With this issue, we officially welcome HOMEVIEW into the CITYVIEW family of print and digital publications, joining CITYVIEW, SENIORVIEW, RELISH DM and EXPLORE DM. These five publications reach different audiences but all now have a common look and feel, providing a realm of opportunities for our readers and for the owners and operators of local businesses who want to promote their products or services to them. Of course, each publication is also available in digital formats and promoted through our email and social media channels.

We are continuing to provide coverage of home improvement projects by area residents with before and after photos, but we have also included information on home building as well as other real-estate-related information.

Speaking of home improvement projects, you may be able to relate to this story. Yes, some things get better with age like fine wine, cheese and relationships. But, some things don't — like do-it-yourself projects that linger on.

In my younger years, I was quick to tackle most any project, regardless of the scope of it or the amount of heavy lifting required. Today, I have to factor my doctor's bills into the cost of the project.

In theory, I should have more time to work on all the projects around the house now that my wife and I are empty-nesters. In reality, I can think of 20 other things I would rather do. So, I do what many of you do and I reach out to the professionals, many of which advertise their services in this publication. In the end, the projects turn out better, are done faster and I don't need to schedule any related surgeries.

I wish you the best with your home improvement projects or with any of your real estate ventures, and I thank you for reading this issue of HOMEVIEW. ■

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COVER: Derek and Kayla Richards refinished a basement, which includes a bar and kitchen area, along with a family room, bedroom and bathroom. Photo by Jackie Wilson

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Basement provides more living space

Richards family looks to renovation to provide more room for growing family.



Derek and Kayla Richards refinished their basement, which includes a bar and kitchen area, along with a family room, bedroom and bathroom. Photo by Jackie Wilson

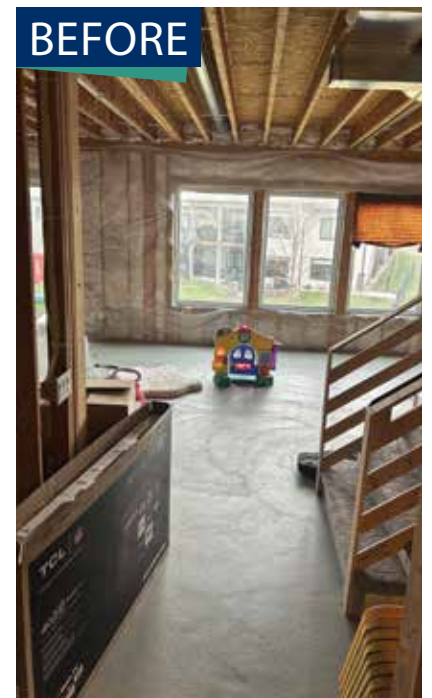
When Derek and Kayla Richards moved to their Waukege home last June, the basement was still unfinished, even after two previous owners had lived there since 2014. With two young kids, they knew they wanted extra space for their growing family.

The Richards contacted several contractors, each of which offered different ideas. They hired Cody Bailey Construction to carry out their final vision.

They built a bar area and rec room, bedroom and bathroom, along with a place for their kids to play. However, the bar area morphed into a second kitchen.

“It transformed into a kitchen, and we put in a dishwasher and a large fridge,” Derek explains.

The island, which serves as a bar and table, turned out larger than they planned. The custom-made, half-round pine wood trim is contained underneath the quartz island.





A kid-sized playroom underneath the staircase offers a space for Derek and Kayla Richards' kids to play. Photo by Jackie Wilson

“The wood underneath the bar was extremely tedious,” Kayla says. “But I love the way it looks.”

Behind a cabinet door is a secret hidden office for when Derek needs some quiet time.

Kayla hired Curated Interiors to help plan the basement space to ensure room for entertaining and for a play area.

“Jen (with Curated Interiors) was good at showing us what colors worked,” she says.

They included brushed gold accents throughout the home.

“We didn’t know, but there are 24 shades of gold. Cody was mindful of keeping it matching throughout the place,” Kayla says.

Tucked underneath the staircase is a kids-height play area. A small window and door, which accommodates pint-sized people, opens to the family area. Adults need to duck down to pass through the door.

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BASEMENT REMODEL



The new space offers two large-screen televisions for watching sports.

They couple likes the new area.

“It’s a kid-friendly spot, and we love the open area,” Kayla says. ■



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A guide to growing thriving plants indoors

(Feature Impact) Lush greenery can add a sense of calm to many homes, and bringing it indoors can help transform nearly any room into a relaxing oasis.

Whether you're a seasoned plant parent or just beginning your indoor gardening journey, this guide can help you get started — and succeed in — growing healthy plants indoors.

Choose the right plants

Not all houseplants are created equal, and the first step toward a flourishing indoor garden is picking plants that align with your home's conditions. If your home has several bright and sunny rooms, light-loving varieties will likely thrive. For shadier spots, look for low-light tolerant plants, which are often easier to care for and more forgiving.

Provide adequate light

Most houseplants prefer bright, indirect light — that soft glow when positioned just inside a window (and turned regularly for even light). However, some can tolerate lower light levels. If natural sunlight is limited

where you live, consider grow lights that mimic the sun's spectrum and help plants keep their color and strong growth without plenty of daylight.

Avoid overwatering

Too much water can lead to root rot and is one of the most common mistakes even the most experienced gardeners make. Rather than watering on a strict schedule, check the soil first. If the top inch is dry, it's usually time to give your plant a drink. Add warm or room-temperature water until you see moisture come out of the pot's drainage holes then let the soil dry before watering again.

Consider the soil, pot and space

Use a high-quality potting mix designed for indoor plants along with pots featuring proper drainage. If you prefer decorative planters without holes, consider placing your plant in a smaller pot inside the decorative one to ensure proper drainage. As plants grow, they may need repotted to give their roots room to spread and continue healthy growth.



Photo courtesy of Shutterstock

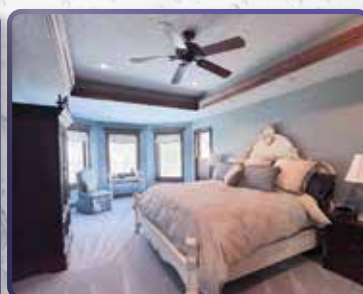
Nourish during the growing season

Plants use more nutrients in spring and summer, so feed them with a balanced, diluted fertilizer every four to six weeks during active months. In fall and winter, most indoor plants grow more slowly and need less feeding. Also remember to regularly prune dead or yellowing leaves to help plants focus on new growth. ■

Find more tips and guidance to help your indoor plants thrive at eLivingtoday.com.

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From small plans to a big project

Bissingers update their 1993 home, one step at a time.



The Bissingers' kitchen went from dated to modern in their renovation.

Live in a home for a while, and one is likely to start thinking, “If only....” If only the bathroom had a walk-in shower.... If only the kitchen had new cabinets.... If only the old flooring could be replaced.... If only the basement was finished.... If only a room could be added.... If only that longed-for home improvement project could be completed ... then the house would be just right.

For Christine Bissinger and her husband, Peter, their renovation project started small and soon grew larger.

“Our original plan was to renovate the kitchen and primary bath, but this turned into a makeover of our entire main level,” Christine says.

And the Bissingers are still not done.

“We will continue with a powder room, den and some updates to our dining room.”



The Bissingers' great room and kitchen now feature a cohesive color scheme and treatments.

AFTER



The remodeled bathroom makes Peter Bissinger feel like he lives in an Airbnb, Christine says.

Her husband's parents built the house in 1993. Even though Christine and Peter have been in the home while making improvements along the way, it still didn't feel quite right.

"We had been slowly updating things like the deck, retaining wall and windows but knew we needed to do much more to make it our own," Christine mentions.

Before they could make these large-scale renovations, they needed other parts of their lives to line up.

"We've been in the home for nine years and dreaming of when we could actually begin making these big changes," Christine says. "Much was dependent on the sale of another property, which we finalized in October of 2024."

They then started interviewing contractors and hired one in November 2024. On-site work began in February 2025.



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BEFORE



Christine and Peter Bissinger have been remodeling their home gradually over the years since moving into it. Peter's parents built the home in 1993.

"We chose Mullins Renovation and Construction for this project," Christine says. "From the moment we met to go over the plan, I could tell that Derek Mullins had far more vision and personal connection to his projects than others we were considering."

Christine says it is difficult to pick what part of their home improvement she likes the most.

"Choosing which improvement we like the most is much like picking which child we like most; it just depends on the day," Christine says. "Both the kitchen and primary bath are spectacular, and my husband still feels like he's in a fancy Airbnb."

Christine has advice for those looking at doing a home improvement project.

"The most important part of the home improvement process is beginning with someone you can trust — someone who fully understands your expectations — and always having a contingency budget. Be open to change and ready for the unexpected. Finally, patience, patience, patience."

When starting a home improvement project, Christine is adamant about not forgetting one step.

"Always make sure to get your 'before' pictures." ■



Three ways to refresh your home entryway

(StatePoint) Curb appeal is all about first impressions, and your home's entryway plays an important role in that. This spring, consider making a splash where it counts with these three entryway updates:

Add potted plants or planters

Flank the entryway with colorful potted flowers, lush greenery, or even small topiaries to create a fresh and inviting look. This will provide a wonderful transition between the outdoors and your home's interior.

Refresh outdoor lighting

Good lighting will not only boost visibility and safety for household members and guests, it can also enhance the beauty of your entryway. Replace outdoor light fixtures for a cozy evening ambiance. If it's not time to replace fixtures just yet, simply cleaning them can go a long way toward sprucing up the space and improving illumination.

Upgrade to a modern entry door

Transform the entire look of your entryway by installing a sleek, modern entry door. Consider options with glass panels for natural light or bold designs that make a statement. The new 2026 Ensemble Entry Door Trends Collection exclusively from Renewal by Andersen was made to help you find an entry door that feels just right. The collection prioritizes aesthetics without compromising durability, enhanced security or comfort. From earthy neutrals to modern minimalism, nature-inspired details to quiet luxury, there are countless ways to refresh your space with an Ensemble entry door. In fact, the collection offers more than 38 panel styles, more than 20 colors and stains, a variety of glass and grille options, and multiple hardware finishes, giving you the flexibility to create a front entrance that suits your style and stands up to real-life use. To explore the collection, visit: renewalbyandersen.com.

If you're looking for an impactful home project for the spring, start with your entryway, where simple updates can vastly improve the functionality and beauty of the space. ■



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Keith restores classic River Bend homes

The northside Des Moines neighborhood resident has been putting her renovation skills to work.

Des Moines is home to some incredible and underrated architecture from the beautifully designed buildings at the Des Moines Art Center to the towering heights of 801 Grand — and the 515 Walnut Tower soon to be added to the skyline. Sitting in the shadows of those cascading feats are works of residential art located throughout various neighborhoods. From the mansions south of Grand Avenue to the classic Sherman Hill homes, one neighborhood is often forgotten: River Bend. One of its residents, Tanya Keith, is seeking to change that.



Tanya Keith in front of her own restored River Bend home.

She began her business, Hat Trick Renovation, but not without some roadblocks.

Keith's vehicle was rear-ended the very day she received her new business cards. The accident led to her having post-concussive syndrome, which sidelined her from renovation work for nearly a year. Then, the pandemic hit. Then, struggles with the city. All in all, though, Keith never stopped pursuing her renovation and restoration goals for old homes.

"We've not just been facing the normal challenges of working in 120-year-old buildings; we've been facing these really formidable challenges," Keith said.

On her first day back to work after recovering from post-concussive syndrome, a mistake from a citywide initiative ended up seeing architectural salvage taken from the home that was going toward the restoration. Despite those challenges, the house was completed.

"I cried so many times toward the end of it, because it was like I had just been through so much in that house. It was really my dream project in the end. A huge multi-generational immigrant family bought it. I took a house that had terrible burn damage, had been cut up into eight apartments, and we brought it back to single-family. We created housing from basically nothing," Keith said.

Where did Keith learn all of her skills to start renovating and rehabbing these historic homes, which often come with outside-of-the-ordinary issues? She looked to the experts.

"I asked a lot of questions. There's an amazing guy, Bob Yapp. He's a Roosevelt High School grad, but he now has a Belvedere School for Hands-On Preservation in



Before and after the renovations and restorations done by Tanya Keith and Hat Trick Renovation.

Hannibal, Missouri. I went down there, and the first class I took was building wood storm windows. I took a class in historic wood window restoration so that we can redo the windows on our house. I took a class in stained glass restoration and a class in passive restoration of wood floors. I took a class on historic plaster repair," Keith said.

She also gained advice from David Sweet, an expert who had also done repairs in her neighborhood. He helped her learn how to mimic historic wood finishes, how to use shellac and how to restore wood finishes so they look like they did 100 years ago.

"It's just basically being willing to learn and talk to these guys who have been doing these trades forever. I've just kept on asking questions and then taking classes when I'm able. We now teach those classes in my spare time," Keith said.

With her learned knowledge of the trades, Keith and her business have been doing all types of renovations from bathrooms and living rooms to entire houses.

"We have done 1813 Seventh Street. We call it the Brick House on Seventh. We think it was built in mid 1800s. It's listed as 1890 on the assessor's page, but the brick is earlier than that, so we think it was built earlier than that," Keith said. "We just



finished the house down the street at 1926 Seventh St. It was hidden behind trees. We totally scraped and painted the exterior, redid the interior, and we've got people moving into that house this month.

"We saved this house that used to be a fraternity house for Drake University. They're still living there. I drive by every once in a while, and their kids are out playing on the front porch. It makes me so happy," Keith said.

Keith and Hat Trick Renovation are now focusing more on restorations and less on full-blown house renovations. But, that hasn't changed their processes.

"I always think of it as like peeling back an onion. You have to take off the years of neglect and disarray, kind of get down to the bones of what is still functioning in this house and what needs to be repaired," Keith said.

A raw onion can be bitter and harsh, just as a downtrodden building. But, after some hours of caramelization — or, in Keith's case, hours of restoration — the results of both are sweet and satisfying.

Keith knows she is going to make mistakes, and she says that's part of the process, too.

"You have to undo past mistakes and then put it back together the right way. A lot of it is you learn as you go. I made mistakes at the Drake house. I took down plaster that didn't need to be taken down. I listened to the wrong people. They're like, 'Oh, you can't restore that.' Yes, you can. It may not be the easiest thing, but it's often the right thing," Keith said.



The finished exterior of the Drake neighborhood home.

An important aspect for Keith that she wants builders, renovators and customers alike to understand is that patience is a virtue.

"I think the thing that people, both municipalities and customers, need to understand is that doing it right isn't always doing it fast," Keith said.

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Inside the restored Drake home with original fireplace, an upgraded bathroom and the renovated kitchen.

As for why River Bend, when Keith was moving to Des Moines, she was looking for a larger home to fit her desire for a big family but was priced out of the other neighborhoods in the city. A friend recommended the neighborhood to her and a house that fit her needs.

“I came to just absolutely fall in love with River Bend. It’s a neighborhood that looks so much like my hometown. It’s like a 90% discount on living in my hometown, in Montclair, New Jersey. I love living in an immigrant neighborhood. I love that my kids get to play with kids who speak different languages at home. I love that they’re growing up with diverse neighbors.

I feel like River Band gets such a reputation for being like the bad part of town, and to me, it’s the best part of town, because the people that live there really care about other people, and they look out for each other,” Keith said.

Sure, the renovations and restorations are part of her passion for keeping classic Des Moines homes alive, but helping grow the neighborhood community into something similar as others in the city is important to her, too.

“I am trying to create a stable neighborhood where people can stay and we can all live together,” Keith said.

For Keith, there are benefits to the local economy and environment when restoring old homes. Shrinking the carbon footprint, while also using older, more stable architectural salvage, helps make for better homes, in her opinion.

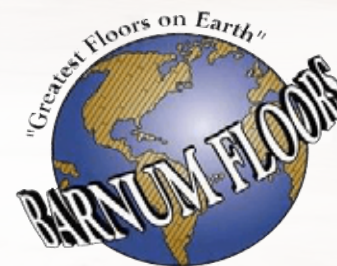
“There’s something really unique about a historic home. It’s irreplaceable... I feel like this is my way of making the planet better. There are so many layers to how much historic preservation impacts a community. It’s sustainable housing for the people who live there. It’s good-quality housing,” Keith said. ■

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Going beyond aesthetics

Seven home design trends for 2026

(Feature Impact) Home design is once again evolving. Homeowners are blending comfort, personality, sustainability and connections to the outside world this year. More than just aesthetics, these trends are warm, intentional and rooted in real life. Whether you're refreshing a room or planning a full-blown makeover, consider these ideas for inspiration that feels both timeless and fresh.

Warm, earthy palettes

This year, say goodbye to whites and cool grays. Instead, cozy earth tones like clay, sage, caramel and rich neutrals create a grounded, inviting atmosphere. Refresh walls or cabinetry with these earthy hues or try color-drenching — using a single hue in varying tones across walls, trim and ceilings — for a bold new vibe that feels both timeless and modern.

Flowing, curved shapes

As homes trend more toward feeling lived-in rather than staged, hard edges and rigid forms are taking a backseat. In 2026, curves are everywhere: soft archways, rounded furniture and curved statement pieces — think circular mirrors or oversized armchairs — create fluid, comforting spaces.

Natural materials and textures

Designs this year celebrate materials that age beautifully, like natural stone, reclaimed wood and textiles that tell a story. Consider woven pillows and throws, handmade pottery, textured walls and wood with visible grain to enrich rooms with sensory detail and an artisanal feel.

Personalized nostalgia

Blend vintage finds with contemporary art to create a space that's truly your own. That means vintage finds, heirloom pieces and decor that evokes memory — even quilted textiles or classic checkered tiles — styled in fresh, modern ways to add warmth and individuality.

Attention to statement details

Small details are getting big attention this year. Swapping out basic cabinet hardware and lighting fixtures for artisanal, tactile metals can help elevate kitchen cabinets or bathroom vanities, turning them into design statements.

Flexible, multifunctional spaces

With hybrid work and lifestyle blending continuing into 2026, rooms should be designed to serve multiple purposes. Reading nooks can double as workstations. Living rooms effortlessly transition from day to night. Adaptable furniture, hidden storage and smart layouts help make multifunctional spaces feel intentional and uncluttered.

Outdoor-inspired interiors

The connection to nature grows stronger inside homes with greenery, natural light and materials that echo the outdoors. From indoor-outdoor flow to plant-rich spaces that feel alive and tranquil, biophilic design promotes calm, comfort and connection. ■



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How to introduce contemporary design in a bathroom remodel and make it work within budget

(BPT) For years, bathroom design was defined by straight lines, sharp corners and a sense of heavy minimalism. The 2010s were all about clean chrome fixtures, glossy tiles and match-everything finishes. But like all trends, the pendulum is swinging back. Today, we're seeing softer curves inspired by mid-century design, tactile textures that add depth to flat surfaces and finishes that don't need to match perfectly to feel cohesive. The bathroom space itself is also shifting from utilitarian to something reminiscent of a personal retreat. With so much changing, the big question becomes: How do you bring these contemporary touches into a remodel in a way that feels fresh, functional and most importantly, within budget?

Shape: The rise of curves

Today, straight, rigid lines are giving way to softer, more organic shapes. Arched mirrors, rounded shower openings and curved vanities are showing up everywhere, immediately making any bath space feel more inviting and full of character. With curved designs becoming a go-to choice, faucet fixtures are one of the easiest ways to experiment and introduce this trend. The new Ezra™ Curve Spout Expansion from Peerless® Faucet, for example, includes a curved, arched spout and clean handle design that strikes the perfect balance between modern edge and approachability. All at a price point that makes an elevated, contemporary bathroom refresh achievable.



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Surface: Texture and tactility

Flat, high-gloss surfaces are losing ground to materials with dimension. Fluted wooden cabinetry, ribbed tile and natural stone with dramatic veining are all on the rise. Introducing these textures in your next bathroom remodel can add visual depth and craftsmanship that plain finishes can't deliver. Pairing them with softer silhouettes can also help keep the space from feeling too heavy-handed, creating a layered look that feels thoughtful rather than busy. If premium materials stretch your budget, mix in textured laminates, patterned tile or stone-look alternatives, as these affordable options still bring warmth, movement and modern sophistication to the space.

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Finish: Mixing metals with intention

The “everything must match” rule is officially out. Today, mixing metals is not only acceptable, but recommended. If you’re renovating a bath space with limited resources or maybe can’t decide between metal finished accents, this design trend is for you. Matte black faucets can ground a space — making all the difference when paired with a brushed nickel or charming bronze finished mirror, for example. The trick is choosing one finish as your anchor and layering the others as accents to give you a collected and curated feel.

Function: Wellness and performance

For any bathroom remodel, it’s important to keep in mind that design conversations aren’t just about looks anymore; performance and responsibility are now part of the package. Wet rooms and spa-style showers are redefining what a bathroom can be, and they don’t have to cost a fortune. Using simple upgrades like a rainfall showerhead, frameless glass panels or budget-friendly waterproof wall panels can create that spa-like feel without a full gut renovation. Accessibility is also increasingly important, especially as about 75% of adults over 50 want to stay in their current homes or communities as long as possible. Features like ADA-friendly handles ensure the bathroom works for everyone, both now and in the future. For this, the latest Peerless® Precept® Bathroom + ADA expansion fits perfectly. It offers functionally designed options that combine style, ease of use and efficient performance.

A contemporary blueprint

Bathrooms today are about balance: Curved lines soften bold textures, mixed finishes create layers of personality and efficient fixtures deliver performance and functionality without compromising style. Taking inspiration from current bathroom remodel trends makes it easier than ever to recreate a space that feels contemporary and thoughtfully designed without requiring a large investment. By embracing these trends and crowdsourcing the right fixtures and/or products, bathroom remodels can achieve the ideal combination of contemporary appeal, lasting value and affordability. ■

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Now is the time to give your mower a tune-up

(StatePoint) As the weather starts to turn in early spring, giving your mower a tune-up is a must for performance, safety and efficiency.

“Before the spring season truly kicks off, take stock of your mower’s maintenance needs. Paying a bit of attention to your machine now will set you up for a smooth and easy cutting season, and extend the life of your mower,” says Exmark marketing manager, Lenny Mangnall.

In addition to consulting your owner’s manual to determine tasks specific to your model, you can also follow this checklist from Exmark to make sure your mower is in top shape:

- Change the oil.**
A healthy engine is a happy engine.
- Sharpen or replace blades.**
Fresh blades cut faster, smoother and cleaner.
- Give the mower a deep clean.**
Use a putty knife to remove caked grass from under the deck.
- Replace old fuel.**
Never use fuel left in the tank from the last season.
- Check on the tires.**
Low tire pressure is a performance issue and a safety hazard.
- Inspect engine belts.**
Check belt tension and wear to help your engine perform at its best.
- Replace spark plugs.**
Fresh spark plugs help your mower start and run smoothly.

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For additional details and instructions on each item on this checklist, read the full article “Is Your Lawn Mower Ready for Spring?” The article can be found at Exmark’s Backyard Life, a unique multimedia destination focused on helping homeowners improve their outdoor living spaces. There you can find more articles, DIY project ideas, and view Exmark Original Series videos on topics ranging from lawn and grass care to gardening, landscaping and even fishing and barbecuing.

Work smarter, not harder in your yard. Give your mower a little love at the start of the season to help ensure you get reliable performance all spring and summer. ■



Spring is the perfect time to put a fresh edge on mower blades.

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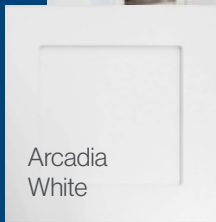
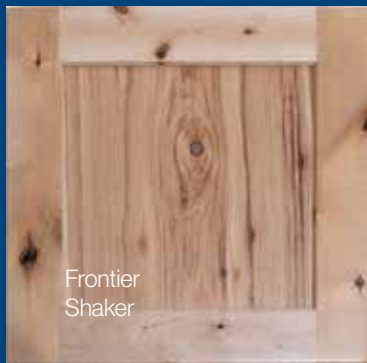
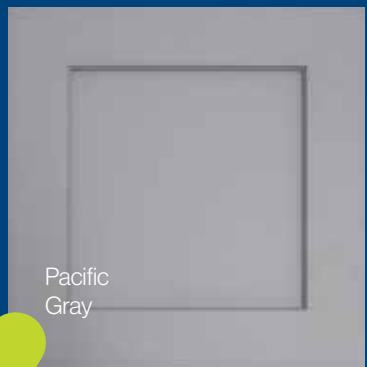
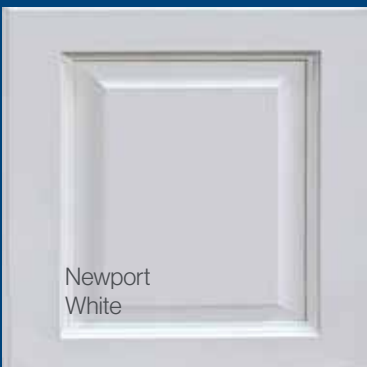


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