

Houzz Tour: From Detached Garage to First Solo Studio

Postcollege, a daughter stays close to the nest in a comfy pad her designer mom created from the family's garage



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Each time Debbie Glikzman's daughter, Lianna, returned home from college, Glikzman's two younger boys at home would have to bunk together to free up a room. She knew the family needed an extra room but didn't want to move. "My family feels an attachment to our home. We really love the property," she says. So before Lianna moved back after college, Glikzman, a designer, thought outside the box of her own house and looked across the way to the family's detached garage, which she converted into a chic and cozy studio.

Houzz at a Glance

Who lives here: Lianna Glikzman

Location: Los Angeles

Size: 400 square feet

Budget: \$23,000, including furniture, TV and outfitting the kitchen



The stucco exterior fits in nicely with the stone elements of the pool and its hardscape. Glikzman converted the garage's walkout space into an organic area with potted plants and stone. Across from the garage and pool is the main house's backyard. "I wanted the two sites to speak to each other through the linking elements of stone and greenery," she says.

The corrugated aluminum exterior adjacent to the studio marks the storage and laundry room.



BEFORE: The garage housed unused cabinets and miscellaneous boxes and castaways from the main house. "It was a cold, unused space. We still can't believe how light filled it is today," says Glikzman.

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She bought the shower door — also via Craigslist — before beginning the garage conversion, and based the shower area's width around the door's size.



"I like that the space can be used by my mother in the future or perhaps by a renter. It's flexible enough to change with our needs over time," she says.



Gliksman bought most of the bedroom furnishings, bathroom fixtures and mosaic tiles from a contractor in West Hollywood who had listed the items online.

For a consistent look, she chose faux wood porcelain tiles for the flooring throughout. "It's amazing how much like wood they look. The tiles are great for the bathroom, because they're waterproof," she says.



Although there are pops of color in the accessories and decor and a few splashes of pattern, Gliksman went with white walls and cabinetry and stuck with a mostly neutral base. "There aren't a lot of windows in the space, so the white walls and cabinetry help visually enlarge and lighten up the place," she says.



Lianna wasn't home for the conversion, but Gliksman always kept her daughter's design aesthetic in mind throughout the redesign.

"I knew that she wanted a more modern space, one that would be different from our traditional house. She also needed an elegant, self-contained space to entertain friends, and I think I was able to give her that," says Gliksman.



Gliksman scoured Craigslist for good deals on appliances, finishes and decor. The KitchenAid microwave is an overstock item from Habitat for Humanity, which had hundreds of them for sale. A vintage parson's table, a 1970s hand-me-down from Gliksman's mom, pairs well with Ikea's Gilbert dining chairs.

Gliksman offers the following tips for shopping on Craigslist:

- 1. Play around with the keywords.** "Sometimes I would look up an actual item, like 'cabinet' or 'dining chair.' But sometimes I would look up different phrases, like 'left from a remodel.' That's how I found some really good stuff," she says.
- 2. Give yourself plenty of lead time.** She started sourcing items little by little before the start of the conversion.
- 3. Gauge the seller's trustworthiness through correspondence.** You can usually get a feel for sellers' reliability through emails and phone calls. How prompt are they in responding to your requests? How much detail do they provide? Do they give information willingly?