SUMMER 2019 STYLE - COMFORT - IDEAS - REAL ESTATE

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GREY & BRUCE COUNTIES





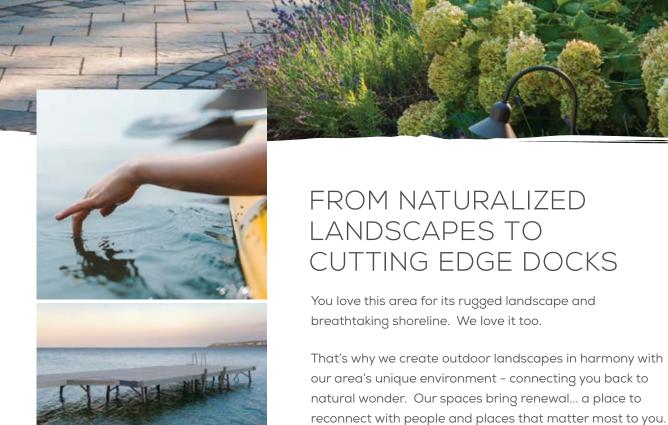


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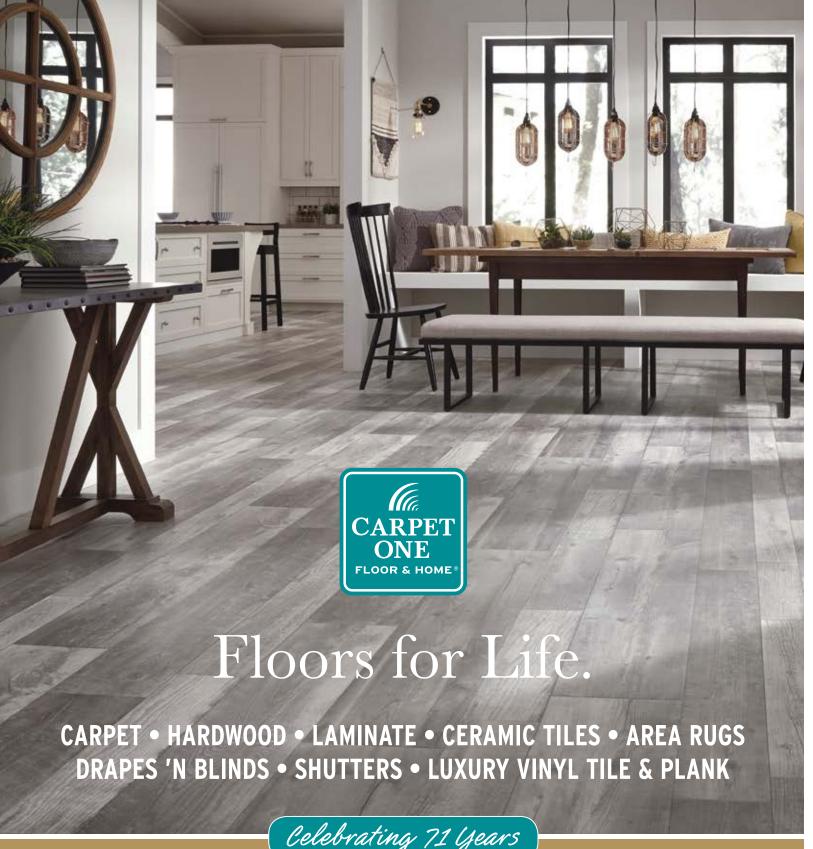
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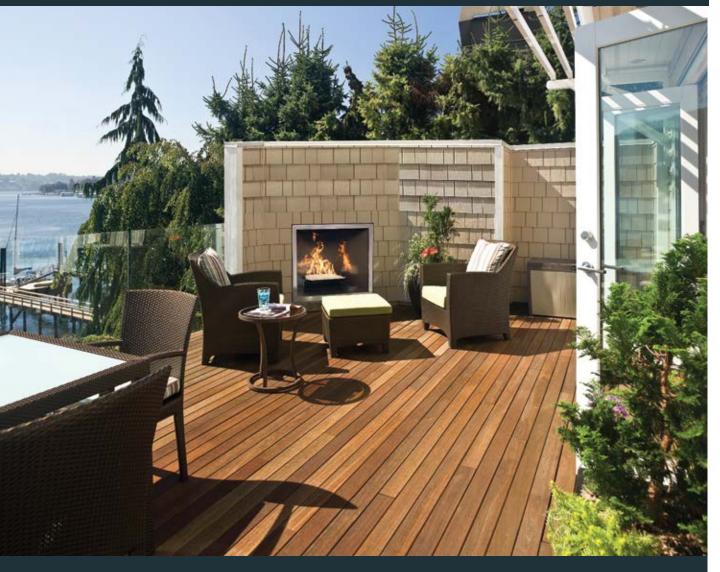
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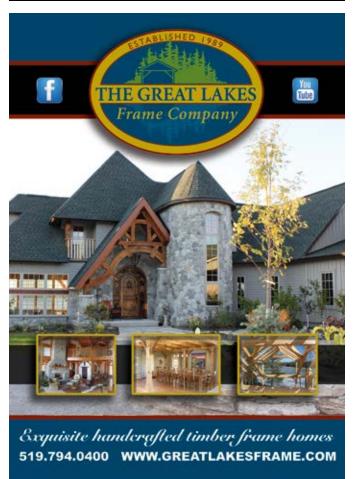
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#### editor's note



### Diggin' it

#### YOU'LL FIND ME IN THE GARDEN this summer.

Although I am not an expert horticulturalist, I love growing flowers and vegetables, and cutting the lawn. Hours can pass as I dig, seed, weed and ride my lawnmower. Some might think it sounds like work, but for me it is pure relaxation.

Sure, I'll retreat inside occasionally from the heat and I'm game for a day at the beach, but exploring my garden and seeing the results of my attention and effort gives me a lovely satisfaction. You won't hear much about my summer vacations – I am all about my garden staycations.

If you need encouragement to spend some time in your own oasis, check out our Style Picks in this issue, I've spotted a few things to add to my outdoor space, too.

If there is a job that is just too big, or it is just too hot to tackle on your own, contact one of the businesses in our People section. They make it their speciality to help you achieve the results you'll love.

We bring you three homes this issue: a little transformed church, a cottage near Sauble Beach that has been rebuilt, and a renovated Port Elgin home. All are thoughtful, beautiful projects that had the owners seek help and expertise to make the journey enjoyable.

Whatever your plans, may you enjoy the beauty and bounty that is summer in Grey and Bruce counties!

Sona Montin

Sara Martin, Managing Editor sara.martin@ourhomes.ca

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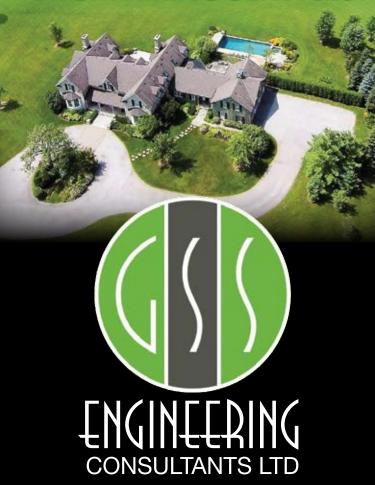


A renovated Sauble Beach cottage is ready for the summer season.

Story, page 36. Photography

by Sandy MacKay.

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## The Ultimate OUTDOOR KITCHEN

Interior Designer **Dolores Pian** shares her ideas.

Our summers may be short, but from March through July and on to November, cooking outdoors allows us to share our food experiences with family and friends while we extend our outdoor play time. More and more people are choosing to invest in their homes and backyards rather than vacation elsewhere.

Before planning and spending on an outdoor kitchen, ask yourself some simple questions:

- How much time do I want to devote to maintenance? Knowing this will save you a lot of grief and disappointment.
- What's critical-to-have, must-have and nice-to-have?

#### Critical to Know

- Safety first. Make sure you meet your region's building and fire codes. There's a difference between a code for building a house and a code for preventing open flames in and near a building. They are two different things.
- Protect combustible materials.

#### **Choosing Cabinets and Materials**

Cabinets and counters need to be corrosion and weather resistant, low maintenance and made with stable materials. All materials

expand and contract with temperature change and moisture. Sun fades colours, and natural materials break down over time. There are three types of cabinetry-based kitchens for outdoor use: HDPE/Polymer, wood and stainless steel.

**Polymer:** Waterproof, sun safe, available in a variety of solid colours, lower maintenance, plastic, variable durability.

**Wood:** Flexible design, requires some maintenance, most affordable, not fire resistant.





**Stainless Steel:** Heat and fire resistant, non-corrorisive, easy to clean, available in powder-coated colours.

#### Things to Consider

**Appearance:** What do I want to see when I look at my outdoor kitchen? Choose your landscaping and furniture for that perfect outdoor style.

**Clean-Up:** Install a sink with water. You may not want to use your indoor kitchen to clean greasy, sooty stuff. Plan ahead for plumbing.

Heating and Electrical: Layer your heat sources. Consider heat lamps, fire pits or a built-in infrared heater. Make sure you put in multiple electrical outlets that meet code. Plan ahead for electrical.

**Shade:** Create shade from the sun and protection from the rain with pergolas, retractable patio covers or tents.

**Stay Cool:** Cool yourself off with fans, misters or rugs to shield you from the hot floor and use light-coloured furniture.

**Layout and Seating:** Transition your rooms with removable screens, doors and walls. Offer a variety of seating – low Muskoka chairs, chaise loungers, stools and benches.

**Storage Space:** The ultimate amenity. Think of what else may need to be stored – equipment, furniture, sports and hobbies. You don't want to run back and forth from the house or garage, to the outdoor living area.

#### Small Spaces – Condo Balconies and Terraces

Electric grills make outdoor eating possible despite strict fire and safety codes. Brown Jordan has fully assembled kitchens for terraces, to be lifted by a crane, or custom units transported by a service elevator.

#### Nice to Have and Trending

- Specialty right-sized appliances replacing mammoth barbecue grills. These can include: Argentinian grills, smokers, side burners, pizza ovens, fridges, dishwashers, beer on tap, espresso machines, ice makers and Kamadostyle grills.
- Lighting schemes, televisions and sound systems. Treat this space like another room of the house.

#### Value to Your Home

Outdoor kitchens seem to be replacing the pool as an add-on feature. It increases your competitive edge when selling because people will imagine themselves having great times in their new backyard.

Good design blurs the lines between the indoors and the outdoors. In what creative ways have you designed your very own private outdoor oasis? **OH** 



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#### INSIDE IDEAS

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829 2nd Ave. E., Owen Sound 519.371.6926 insideideas.ca

#### **6** SMITTY'S FINE FURNITURE

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Available in two sizes and two finishes, place this delightful and handy cupboard right by the door to your garden. Fill it with colourful beach towels and a basket full of suntan lotion and you're ready for the perfect sunny afternoon.

170 3rd St., Hanover 519.364.3800 | smittysfinefurniture.com

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#### Fire Table

When the sun sets on another perfect summer day and the temperature drops, stay outside a little longer with this propane fire table. The perfect end to a perfect day.

717861 Hwy. 6, Owen Sound 519.371.2963 | thefyreplace.com



#### **Flowers**

This petunia is a wonderful addition to your garden or containers. Each bloom is spectacular and will remind you of watching the stars on a summer's evening. This is just one of many happy plants grown at the garden centre.

14 Budvet Rd., Lions Head 519.793.3979 penoutofdoors.com

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Create a resort feel to your outdoor dining with this Turkish table runner and rattan placemats. Just add some colourful napkins for a beautiful summer table.

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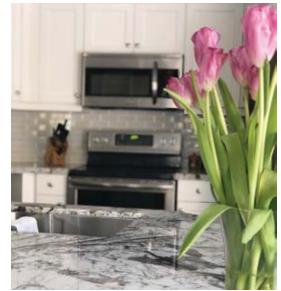
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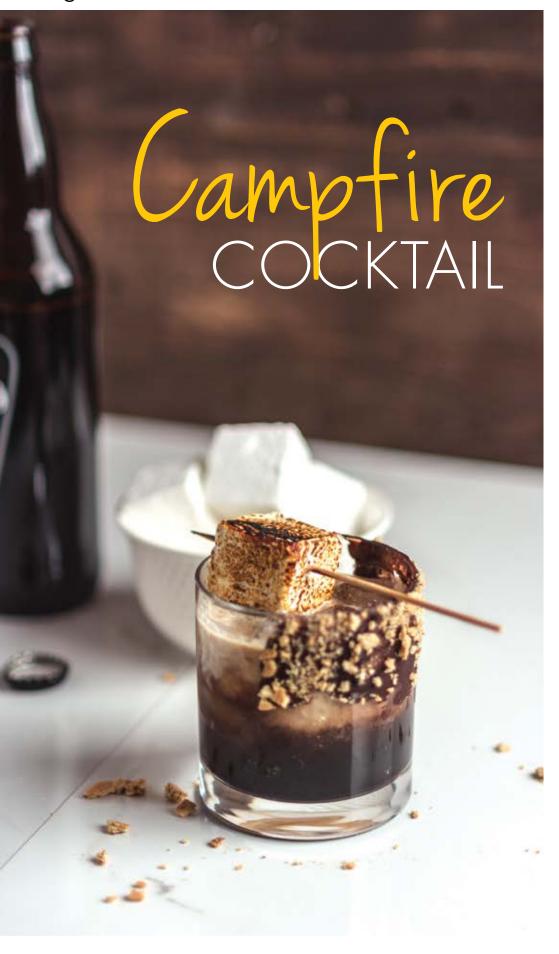
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RECIPE AND PHOTOGRAPHY JENELLE MCCULLOCH

You don't need an open flame to create this campfire-inspired summer cocktail.

#### **INGREDIENTS**

Chocolate chips

Graham crackers

Amaretto

Bourbon

Stout of choice

Roasted marshmallows

#### **DIRECTIONS**

To prepare rim, melt chocolate chips (in the microwave, on the stove or over the campfire). Crush graham crackers on a plate. Spread the melted chocolate along rim and dip into graham crackers to coat. Fill glass with ice and add ½ ounce each of Amaretto and bourbon. Top with stout and garnish with a roasted marshmallow. он



Get more recipes at ourhomes.ca/mag/cook



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# **PUSY**ARRANGEMENTS

Get creative with your flowers. Simple arrangements will look great on a table, mantel or counter. Think parties, showers or weddings.

#### **MATERIALS**

5 Clear vases, your choice
Water
Food colouring

Gerbera daisies

#### JUST ADD COLOUR

#### DIRECTIONS

Add water to each vase. Squeeze a few drops of food colouring into each vase and stir.

Out flowers to fit vase. Display and enjoy!

#### MATERIALS

Cylindrical vases in three sizes Small river rocks

Water

3 Flowers on stems

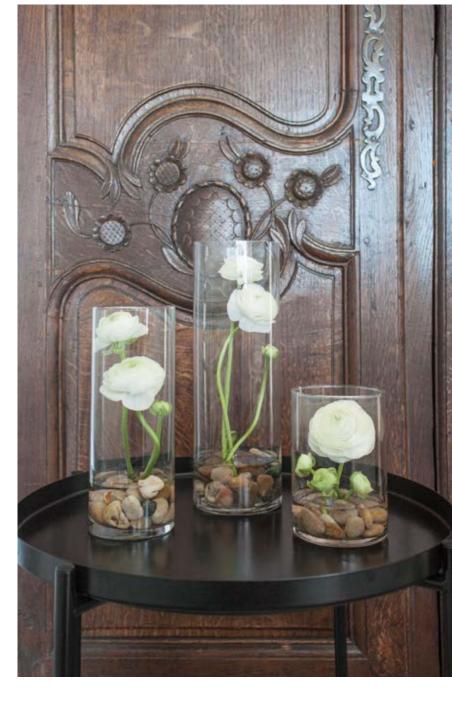


### THROUGH THE LOOKING GLASS

#### **DIRECTIONS**

Place a handful of rocks on the bottom of each vase. Cut flower stems in various heights.

Arrange stems between rocks on bottom of the vase. Fill vase with water. Enjoy!





Get creative with water colours. Mix it up or go with just one hue. on

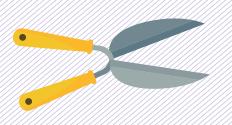
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#### gardening

STORY MELANIE REKOLA



Clipped and formal hedgerows have charmed society for centuries. Used to create living privacy walls, boundaries and attractive garden borders, hedges have many practical uses and also add value to any property.





# YOUR INVESTMENT

The use of hedges dates back to 4000 BC in ancient Egypt where the first boxwoods were clipped for ornamental purposes. Amazingly, this style has some serious staying power as they are still being used present day. As mentioned, hedges can serve multiple purposes: they can conceal unsightly views, create privacy from nosy neighbours and significantly cut down on noise pollution. Hedging can make a patio space warm and cosy by acting as a windbreak and it can cut down on snow accumulation by acting as a snow fence. It can delineate property lines and formalize gardens that contain more unruly plant life by creating a tidy edge.

Hedges can be planted in a range of types and sizes depending on the required result. Select the plant that meets your needs.

THYME: One of the shortest hedge plants available and sometimes called edges instead of hedges, these borders look especially smart in formal herb gardens when acting as dividing lines between other, wilder looking herb species.

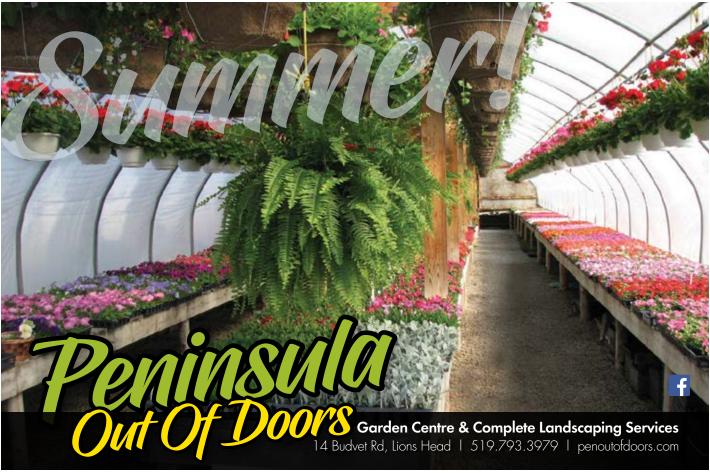
BOXWOOD: The "little black dress" of the garden world (meaning everyone should have one), boxwood is the perfect small to medium size hedge. Its pretty evergreen leaves take very well to pruning. Korean Littleleaf Boxwood (Buxus microphylla var koreana) is one of the heartiest, just be sure to plant it in an area that isn't exposed to high winds or road salt.

YEW: Yews make gorgeous hedges but range wildly in height from two-and-ahalf-feet to over 50-feet so read the plant

Continued on page 32









labels carefully. As with most evergreens, it can be susceptible to wind burn and needs to be protected from strong winter winds.

**CEDAR:** Probably the hedging you are most familiar with, cedar is an ideal choice where a tall, slim, year-round privacy screen is needed. White cedar, black cedar, even emerald cedar will work well. Rest assured, cedar trees don't specifically attract mosquitoes though any moist and shady spot will! Prune annually in mid-July for best results.

HEMLOCK: Although Canadian hemlock grow as large trees in the wild, they are sometimes sold in shrub form for use as hedges. Prune hemlock hedging twice per year, from late June to late August, for the first three years to encourage dense growth. After three years, prune once in late June, just don't cut the leader until it's at the desired height.

**NORTHERN PRIVET:** A lovely fast-growing deciduous hedge of about six feet in height. It has small bright green leaves and enjoys getting trims.

ALPINE CURRENT: A very hearty mid-sized deciduous shrub with interesting leaf shape. It also tolerates high winds, cold and road salt well.

PYRAMIDAL ENGLISH OAK, HORNBEAM, DAWYCK BEECH: Perhaps not the typical scenario that most people think of for hedging, but really, any narrow deciduous tree can be planted tightly in a row to style a tall hedge. These work well where a tall screen is needed but spacing is

#### LILAC, DOGWOOD, ROSE OF SHARON. SPIREA. BURNING BUSH. HYDRANGEA.

WEIGELA: Many garden variety deciduous shrubs can be trained as hedges, just be sure to prune yearly to achieve the desired height and width. It's also imperative that if you'd like your hedge to flower, prune at the correct time of year so that you aren't removing the flower buds prematurely. A good rule of thumb is prune late-flowering shrubs in early spring and spring-flowering shrubs after flowering.

The amount of space you have and how dense you'd like your screen will determine the number of rows you plant. For large spaces, consider planting a double row to make a hedge fill in twice as fast. Spacing between rows is based on crown width, but at a minimum try to avoid root crowding by setting at least

12- to 24-inches apart, measuring from the centre of the plant. Spacing will depend on the type of shrub or tree chosen, how close you'd like them at maturity, and your patience level. Keep in mind, when planting in rows close together, trees and shrubs will not spread out as wide as if they were a single species in a landscape.

Start training your hedge after it is established and growing vigorously. Generally this takes one to two years after planting. To train, trim top and sides as required for the species, removing about one-half the length of new shoots. Ideal hedge shapes are wider at the base than the top to allow sunlight to reach the lower leaves.

It can take a few years after planting for a new hedge to take shape and start looking great. Be patient, they are worth the investment! OH















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tight. They can look very stately.









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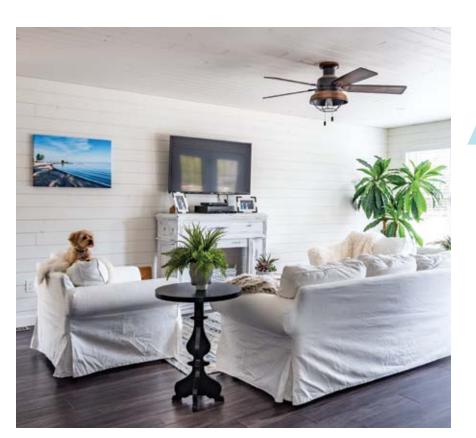
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**RIGHT:** Slip-covered seating in the living room adds to the casual elegance of the cottage and muddy dog prints are easy to wash out. **BELOW**: A picture perfect summer's day at Sauble Beach, captured by Bruce. **BOTTOM**: Using a faux fireplace surround as a focal point on the living room wall not only provides a spot for the television but establishes the seating area in this large multi-function room.







At 11 kilometres long, Sauble is the world's second longest freshwater beach (after Wasaga Beach). Sauble hosts thousands of visitors every year who come for the sandy beach, warm, clean water and nature's most spectacular show, the setting sun. At the end of a summer's day, activity on the beach slows down and beachgoers sit back and watch pink, red and yellow colours shoot across the water as the sun slowly sinks on the horizon and sets on another perfect day.

A few lucky cottagers can walk back to their homes close to the beach, while others pack up and drive back to their hometowns. For years, that was the routine for **Bruce** and Peggy Sickel and their girls, Randi and Kristin, who hail from Hanover. Peggy is the owner of **Temptations Gifts & Home Decor** and **Bridal Temptations**. Bruce is a busy sales representative with **Royal** LePage RCR Realty, Brokerage. Kristin owns **Pampered Paws** while Randi operates Gather and Graze. Continued on page 41





On one of their drives home from the beach, they made a decision to find their own piece of paradise for their family at Sauble.

Bruce worked as a contractor for 20 years, so that served him well on his search for a perfect family getaway. He discovered a small cottage on leased land at the south end of the beach. With his experience in the building trade, he knew the cottage had seen better days and was a teardown, but its proximity to the water was ideal. They bought the property and tore it down the next day, with Bruce taking the first ceremonial swing at the old building. So began the opportunity to create a family gathering spot with a blank canvas.

Knowing exactly what they wanted and needed for their family cottage, Bruce and Peggy designed the floor plans for the home. The three-bedroom, two-bath cottage would have an open-plan living and kitchen area, and would include two large decks to extend the indoor space. They didn't forget about the family dogs and planned for a fenced spot where the pets could relax as well.

This project became a labour of love for Bruce, who built the whole cottage with help from a few friends, **Karl Plumbing** and **Wayne's Electric**. Building supplies came from **Miller's Home Hardware Building Centre** and **Rona Hanover**.

 $Peggy\ of fered\ moral\ support\ and\ design$ 

Continued on page 42





ourhomes SUMMER 2019 41

#### feature







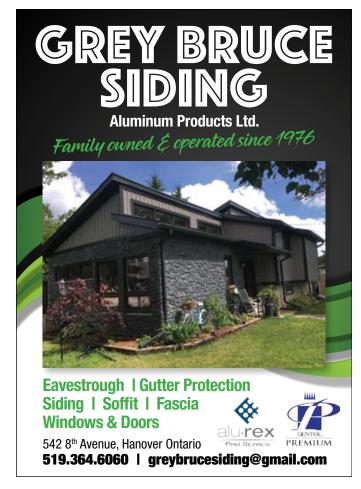
decisions that kept the project moving.

The cottage has a four-foot foundation by **CreteWorx** and a new furnace that allows the family to use the cottage throughout the year. The large kitchen island is topped with quartz from **The Old Barn**. The roof is from **McClement & Shewfelt Construction** Ltd., the windows are from Van Dolder's **Custom Exteriors** and the Gentex siding is from **Grey Bruce Siding.** The outside elements protect the home and are low maintenance, which means more family time. Pavers and hardscapes were sourced at Owen Sound Ledgerock Ltd.

Keeping the interior finishes in the style of older cottages in the area was important. Board-and-batten and shiplap were used to finish the walls, and then the entire cottage was spray painted **Benjamin Moore**'s Polar White by Carl Noble Barn Painting Ltd.

Continued on page 46













feature





**ABOVE:** A little yellow duck perched on the top of the mirror in the quest bathroom had a long journey, and story, from Nashville, but has found its happy place at Sauble Beach. TOP **RIGHT:** Tranquil grey bedding in Randi's bedroom promises a good night's sleep. **RIGHT:** Peggy made the wall hanging above the antique iron bed. All of the bedrooms have wardrobes instead of closets to create that feeling of being in an older cottage.



With the retro style kitchen appliances from **Elmira Stove Works** in a custom shade of blue, the atmosphere is nostalgic, but this new build has everything to make every stay carefree. A pantry off the kitchen is large enough to hold a washer and dryer. The master bedroom has an en suite and air conditioning can keep everyone comfortable if the summer's day is just too hot – if that's even possible. All lighting is from **Living Lighting**.

Peggy used her decorating finesse and many items from her store to furnish the cottage. The beachy, comfortable look has the family gathering all year long to enjoy each other's company and the beautiful sunsets that are now within walking distance.

There's no more packing up and driving home. Evenings are now spent on the large front deck, talking to neighbours out for a night stroll and savouring the cottage they've built and decorated. OH

Want to know what's new in home improvement?

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about updating your home with an awning or sunroom.



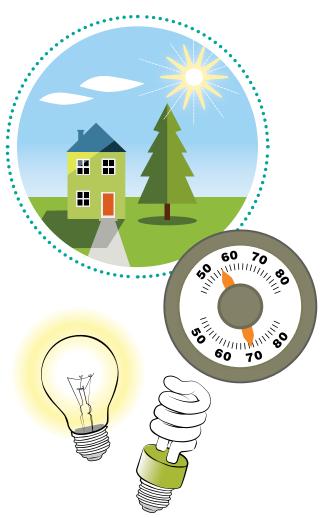


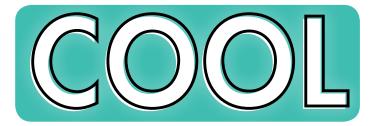


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#### **ENERGY SAVING**



Summer has finally arrived with longer days and irresistible pool decks, but it can also bring the sting of pricey air conditioning. The experts at Sustainable Buildings Canada (SBC) have come up with 10 tips for avoiding a sunburned wallet this year.

SBC is a Canadian non-profit advancing "the environmental and energy performance of the built environment." Its executive director Michael Singleton and board director Larry Brydon suggest homeowners balance old-school wisdom and eco-friendly practices to optimize savings.

#### **AVOID THE DEEP FREEZE**

Set the thermostat a little higher than the standard 22°C. Michael suggests 26°-27°C instead. "You know how you go into a mall in the summer and it's freezing? There's no need for that.'

#### **PAY ONLY TO PLAY**

"Turn off the air conditioner when you're not home." It may seem obvious, but Michael says many people forget. Programmable thermostats can automate the change for regular outings, like going to work.

#### **CALL ON MOTHER NATURE**

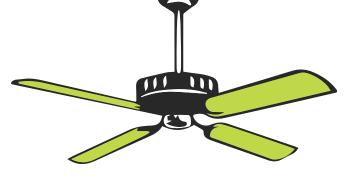
Open the windows at night when it's cooler outside, and close them by lunchtime when it's cooler inside. Taking advantage of crossventilation by opening two or more windows in a room or house can be particularly effective. "That's free cooling," adds Michael.

#### **CREATE A WIND CHILL**

Overhead fans generate a cooling breeze and use the same amount of electricity as a 75-watt light bulb, according to Michael. "Put them on counter clockwise and get the air moving." Again, he reminds homeowners to turn all fans off when not at home.

#### LANDSCAPE STRATEGICALLY

"It's most effective to shade from the exterior," Larry says. On the west side of a house, where the sunshine is most intense, he advises planting a maple tree. Not only will it help in summer, but in winter it'll drop its leaves and let the sun shine through for additional heat.



#### **BE AN INFORMED CONSUMER**

Air conditioners are ranked based upon their Seasonal Energy Efficiency Ratio (SEER) between 13 (the current minimum) and 21. "A 16 to 18 is fine," Larry advises. "Or purchase an Energy Star if you don't want to bother with SEER."

#### **KEEP A SUMMER CHECKLIST**

Larry's list starts with checking and replacing filters. An annual cleaning and inspection will extend an air conditioner's lifespan by ensuring all parts work and air flow is uncompromised.

#### **PUT THE FIRE OUT**

Check gas fireplaces and turn off any standing pilot lights. This task also made Larry's checklist. Although these pilot lights were more common 10 years ago, many are still in operation and give off the equivalent heat of a big candle, he warns.

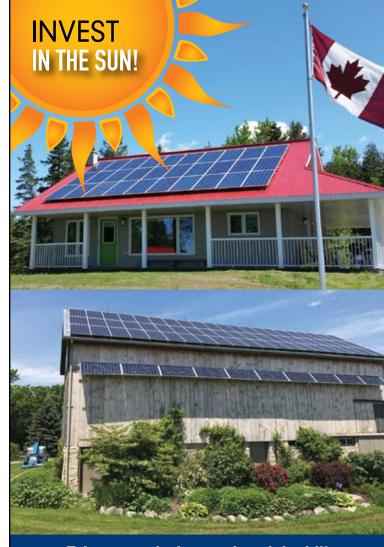
#### TURN DOWN THE HUMIDISTAT

Adding moisture to dry winter air can keep wooden floors from buckling and cabinets from warping, says Larry, but it's unnecessary in summer. If the humidifier continues to run all summer, cooling appliances have to work harder.

#### **REPLACE INCANDESCENT LIGHT BULBS**

Cool compact fluorescent lamps or lights (CFLs) and light-emitting diode bulbs (LEDs) save money in two ways, Larry reminds. First, they draw less electricity than their incandescent cousins, which has an immediate impact. Second, they don't produce heat that air conditioners have to remove.

When it's lovely outside, that's a good place to be. Outdoor cooking and living can lower the heat generated inside and the need for expensive cooling options. A final option: when it gets too hot, you can always grab a jacket and head to the mall. OH



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STORY KATHLEEN DUNCAN | ILLUSTRATION SHEILA BRITTON

# CEILING DRAMA STORY SARA MARTIN

Look up. Is a popcorn ceiling staring back at you? If so, it might be time for a change. Here's some inspiration for that overlooked "fifth wall" in every room.



Reclaimed barn boards add rustic, textured character and provide an interesting colour palette to draw from. Plywood is another choice and when sealed with a gloss varnish, adds warmth and simplicity to a space.





#### BEADBOARD

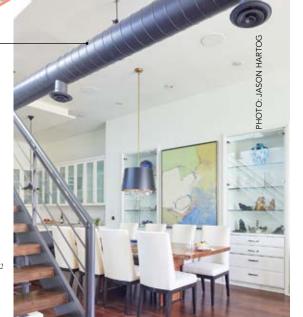
No longer just for the cottage, use it on any ceiling. In a peaked ceiling, try running the boards vertically towards the peak, it will draw the eye upwards. A real time saver if placed right over a popcorn ceiling.

#### COFFERED DIMENSIONAL

You need ceiling height to get the full effect of this style of finish, as the elements can overwhelm a nine-foot ceiling. This design adds formality and looks best in a living or dining room.

#### **INDUSTRIAL**

The unfinished, finished look is not for everyone. Exposed duct work and wiring can be a turn off to some, while others are excited by the conversion of industrial spaces into housing. Continued on page 52







#### TOO MANY DECISIONS?

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#### design ideas



#### **METAL**

Metal ceiling tiles were introduced in the 1800s as an affordable alternative to detailed plasterwork. Today, reproductions are plastic and come in a variety of patterns. Of course, if you can find the antique tiles, their patina and dented appearance will add incredible character.



#### LIGHTING

LED lights come in many options these days. Pot lights are smaller and directional and bulbs come in cool and warm light. LED strips or tape come in several lengths and colours and are waterproof.



In some ways, paint is one of the easiest ways to finish a ceiling, but try to move away from white. Stencils, stripes, faux finishes and glazes will add that extra touch or just use a high-gloss paint in a rich dark colour.



#### PAINT-



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MOULDING

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can start the design and highlight a hanging fixture.

#### BEAMS

If beams are existing and need an update they can be re-clad. You can paint or stain existing beams. Faux wood beams can also be added. OH











Raised planters are popping up in backyards everywhere, for good reason. Raised gardens can be as big, or small, as you want. Plants are easier to take care of and organize. They can help keep out critters and they're great for beginners. You can make your own raised planters or buy one in any size, shape or material. We've selected some good ones to consider.

#### **GARDEN BED TIPS**

- Vegetables and herbs need lots of sunlight to thrive. The best place to position your raised bed is on the south side of your home.
- Line your garden bed with landscape fabric to make the bottom more durable. Fill with rich organic garden soil.
- Tomatoes, peppers, beans, squash, melons, cucumbers and eggplant, need at least six hours of direct sun a day for good yields.
- Other veggies that thrive in raised beds: root vegetables, leafy greens, onions and potatoes. Don't forget to plant your herbs too! **o**H

**ABOVE:** This large garden bed by Cedarcraft lies flat on the ground and is easy to assemble. **BELOW:** Make your own veggie ladder. Find out how at: ourhomes.ca/mag/planterladder





Double duty: potting benches become bar carts for easy outdoor entertaining.

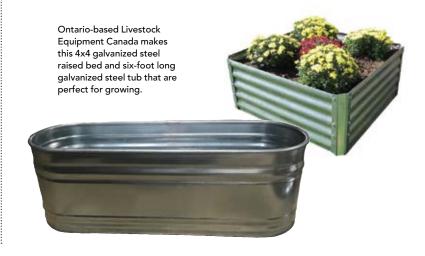






LEFT: Every gardener needs a bench. This folding table from Cedarcraft is versatile. MIDDLE LEFT: This herb garden by VegTrug has individual sections for planting a variety of herbs.
BOTTOM LEFT: This medium VegTrug may be all you need this summer.





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# **CANNABIS: A WHIFF OF**

STORY MARTIN THOMAS | ILLUSTRATION SHEILA BRITTON

HILE SOME CANADIANS believe growing marijuana at home will hurt property values, there's little evidence it will. "It's still a little bit early," says David Reid, past-president of the Ontario Real Estate Association (OREA). "I haven't seen a real impact as of yet." In October 2018, Canada's Cannabis Act came into force, legalizing the use, possession and sharing of small amounts of marijuana for recreational purposes. It also permits Ontarians to grow up to four marijuana plants per residence. So far, realtors have not seen a lot of marijuana growing inside homes, says David. "But we'll see what happens," he says.

#### **Survey Says**

A survey, released last fall by real estate company Zoocasa.com, identified a stigma associated with cannabis. The national poll of 1,300 Canadians found that 64 per cent of respondents identified as homeowners expect that smoking marijuana at home would harm its resale value. Fifty-seven per cent expect that growing up to four marijuana plants would negatively impact the home's value.

A little over half of survey respondents indicated they'd be less likely to buy a house if they knew legally-allowed cannabis had been grown in it. That stigma increases with age. Only 38 per cent of millennials (people aged 23-38) said legal cannabis, grown at home, would reduce their willingness to buy a property, but 58 per cent of baby boomers indicated they'd be less likely to buy a home where marijuana was grown.

#### Cannabis vs. Tobacco Smoke

Currently, the Ontario Real Estate Association has no data that indicates smoking marijuana at home will affect its value, says David, a sales rep and co-owner of Enjoy Muskoka Realty Inc. Brokerage. However, some prospective homebuyers will walk away when they get a whiff of a home where tobacco was smoked, he says.

Smoking might not impact the value of a home, but it may impact the number of people interested in a property, says David, a 15-year veteran of the business.

#### **Grow-Ops vs. Home Growers**

Long before the Ontario and federal governments permitted growing marijuana at home, realtors were warning that growing cannabis indoors can spur the growth of mould and fungus, causing property damage and posing health risks to seniors and children. OREA is pressing for measures to protect homebuyers from purchasing houses used as illegal marijuana growing operations. "If a home is deemed to be an actual grow-op and gets busted by the police, we want that put on title," says David. Realtors want municipalities to register remediation work on properties used as illegal grow-ops. Once remediation work is done, the registration will come off the title, he explains. "That way nobody unknowingly purchases a home that has been used as an illegal grow-op."

#### **Insurance Impacts**

Growing the legal limit of four plants might negatively impact a home because conditions in which the plants grow best - high heat and moisture - are not what you want in a house, David predicts. But at the University of Guelph, Mike Dixon, an environmental science professor, says four plants won't produce enough moisture to encourage mould. As for electricity, Mike estimates that one 200-watt LED light will provide enough light to safely grow

Mario Fiorino, legal director and senior counsel at the Insurance Bureau of Canada, expects existing home insurance policies are adequate to cover four marijuana plants. "I suspect that growing up to four plants, from an insurance perspective, will not have a significant impact," the lawyer says.

Under the new law, people are also allowed



to possess up to 30 grams of dried cannabis. Existing insurance policies will adequately cover loss or destruction of dried cannabis, but it may be difficult to assess the value of lost plants, Mario expects. Policies may evolve with specified limits for marijuana coverage, he says. Some insurers, he says, may want to know if a homeowner is growing marijuana. Those people certified to grow more than four plants for medical purposes should inform their insurer, Mario advises. Tenants growing medical cannabis have a legal obligation to inform their landlord, he says.

#### **Condo Residents**

Condominium owners and tenants may be prevented from growing or smoking cannabis. Ontario's Condominium Act allows condominium corporations to prohibit growing marijuana or smoking cannabis in individual units or the complex. Many condo corporations have already done so. David sees the wisdom in that. If residents of 15-20 units on one floor of a building are all growing four plants, the smell and possibly mould will affect the living environment, he predicts. "So our suggestion to the provincial government is to reduce it from four to one in multi-residential units because it could have a real impact."

Mario warns that homeowners should also be aware of the risks and consequences associated with cannabis and impaired driving. Currently, homeowners who serve guests alcohol could be held liable for damages or injuries when alcohol is a contributing factor in a motor vehicle accident. "Consumption of cannabis will fall into that category as well," he says.

To further protect buyers, OREA would like to see home inspectors trained to spot evidence of marijuana cultivation. OH



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#### **MATERIALS**

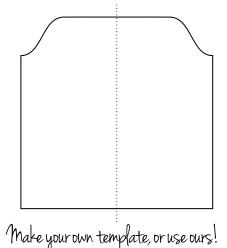
- 1 Pine board measuring one-inch thick and eight inches square.
- 4 3-inch Hose clamps
- 4 500 ml Mason jars
- 1 Cabinet handle with screws
- 4 ¾-inch Woodscrews

#### **TOOLS**

- Jigsaw (if shaped corners are desired)
- Sandpaper
- Cloth
- Paint (colour of your choice)
- Paintbrush
- Screwdriver

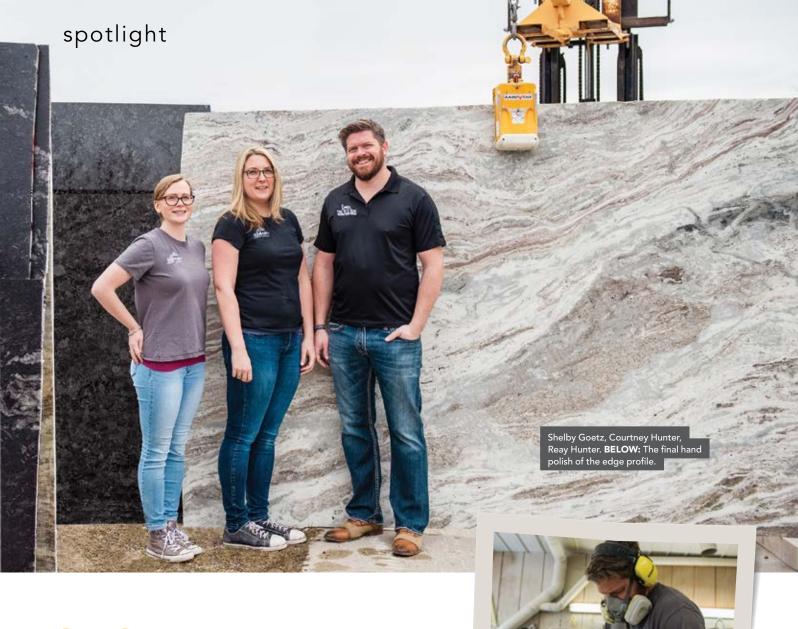
#### **DIRECTIONS**

- Sand, and if desired, using a jigsaw, cut decorative corners out of the pine board. Wipe to remove dust.
- Paint board and let dry thoroughly.
- Fasten handle to the top edge of the board.
- Place rings on jars loosely, mark placement of the rings on both sides of the board. Remove jars and attach rings to the board with screws.
- 5 Slip jars into rings and tighten the rings to a snug fit.
- Fill with cutlery and napkins. OH



Visit ourhomes.ca/mag/cutlery





# SOLID SERVICE

PHOTOGRAPHY SARAH TACOMA

THE PLACE: Just outside of Hanover, a tree-lined driveway leads to The Old Barn. Under its roof is a full-service custom stone countertop business run by Reay and Courtney Hunter. Reay's father Ted started the business. After working with Ted over 10 years, Reay and Courtney bought the business and continue to offer the excellent craftsmanship and customer satisfaction The Old Barn is well known for in the region.

THE STYLE: The showroom has an extensive section of quartz samples from Hanstone, Caesarstone and Silestone that offer various price points for customers. Because quartz is a manmade product, the small samples reflect exactly what a large surface will look like. For granite, you have to head out to the slab yard. Since Granite is a natural product, you have to look at each individual slab to see the variances in the stone. The

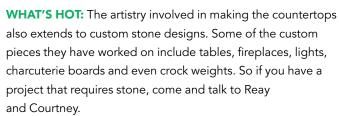


selection is impressive, so be prepared to spend some time wandering and dreaming. Also available are stainless steel kitchen sinks, porcelain vanity sinks and a selection of faucets.

**THE PROCESS:** They do it all at The Old Barn, from a laser template of your countertop project that ensures an accurate fit, to the fabrication and installation. This level of service offers peace of mind, so all you have to do is pick the stone you want, get a laser template, then wait for the delivery and installation of your new beautiful stone countertop.







Cutting the edge into the stone



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# heautiful HARDSCAPES

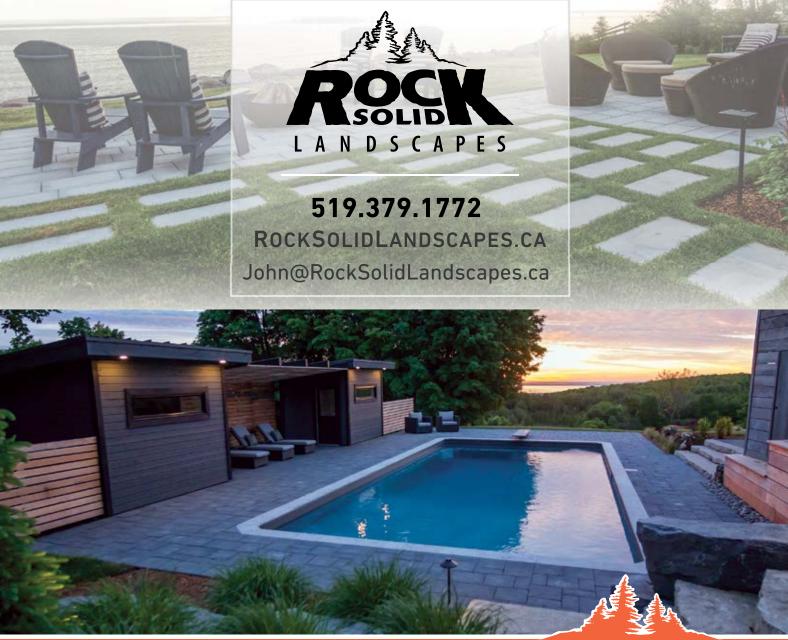
Living outside is what we do in summer. It's true, outdoor recreation rooms are a huge splurge. Just imagine the possibilities. We've picked a selection of must-have hardscape materials to create your backyard oasis.











#### focus

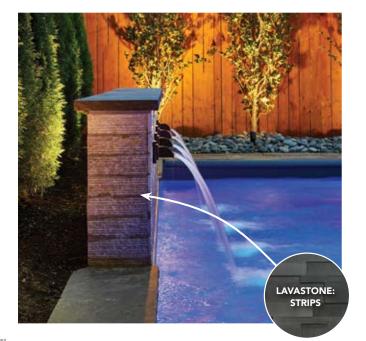


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RIGHT: Andrew Hill Of Hill Build, Joe Allen, Julia Rutledge-Allen and the family dog Pluto enjoy the sunshine on the front porch. OPPOSITE: The formal living room at the front of the house is peaceful and elegant. The sleek audio system was installed by Balaklava Audio.



The real estate market is never perfect. It's always full of homes we feel could be a perfect fit for us. Yet, they're often incomplete. The people who take on the task of renovating these houses all have one thing in common: they can read between the lines and recognize the beauty in what's yet to come. They identify with the fractures and imperfections and seek to fill in the blanks with their own identity, creating beauty from nothing.

Similarly, the ancient Japanese art of *Kintsugi* is the centuries-old practice of fixing broken pottery with lacquered gold, silver or even platinum. The aim of the art form is to celebrate and draw awareness to the imperfections of the piece rather than hiding them, or replacing the pottery outright. The artisans responsible for this art form see between the lines as well. That's what Julia and Joe Allen's home is all about; believing there's something there – whether you see it at first, or not.

Their home off the main drag in Port Elgin is impeccable. But there's been a lot of change.

Hailing from Oakville, the Allens laid roots in the Saugeen Shores area 30 years ago when they purchased a 260-acre Paisley farm built in 1869. The property became their cottage and a home away from home – but it was their teenaged son, George, that prompted the full-time move to Port.

"It was becoming time for us to decide about grade 8

going into grade 9, so there was going to be a natural move in our life one way or another," says Julia. "It was decided he was going to go to school in Port Elgin, which started the whole ball rolling. Then came the Julia-panic, because I come from the world of fashion and the interior design industry, 'If we move to Port Elgin, what am I going to do?' '

The initial search for a home revealed an opportunity to purchase a local restaurant, and within a weekend, the Allens quickly found themselves owners of The Woodpecker, without a home in town, and with a son who still needed to finish junior high in the city. They were fortunate to stumble upon a home that had been on the market for a year-and-a-half. It was the perfect storm – the house, the school, the restaurant – it was all waiting for them.

The house was left by its previous owners. Trees had been allowed to grow wild close to the foundation, the yard was unkempt and it needed some serious help.

Continued on page 72

#### home & builder







"It was a horrible disaster," says Julia. "We went around and around. We were going to build and do whatever – we finally circled back here because of the location of the school and the restaurant. We pulled the trigger and I told Joe if we buy it you have to let me renovate it."

The build was championed by **Andrew Hill** of **Hill Build**, an uncompromising design-build firm well known locally for its dedication to building not only stellar homes and renovations, but for manifesting meaningful relationships with clients, and for working nearly exclusively with local suppliers. Aside from homes and renovations, Hill Build is responsible for the upcoming Powerlink

advanced office space in Port Elgin, as well as the Edinburgh Club, a 16-suite luxury condominium in Saugeen Shores.

"Andrew is great," says Julia. "He's more than a general contractor, he's a creative guy with an excellent eye."

To begin an extensive renovation that would end up lasting 10 months, three main-floor walls were immediately slated to be torn out, opening up a previously narrow alley to create a harmoniously open new dining/living room space adjacent to a gorgeous gourmet kitchen. Around the bend from the front foyer, the new space unites a plethora of styles and design sensibilities – the collaborative efforts of Julia and

### Jae's Interior Images Inc. Building supplies came from Port Elgin Home Hardware Building Centre.

A tornado a few years back pulled down a few hundred old maples on the Allens' Paisley property, so when they came out of the bush, so did the century-and-a-half old barn that lives on in the heart of this home in multiple applications. The kitchen island/bar is guarded by hand-hewn barn beams, which add ample structural rigidity as well as a refined rustic element that helps to differentiate the spaces, while simultaneously uniting them. The living room wall is adorned in barn board from the family's barn, installed with a shiplap aesthetic in mind.

Continued on page 74

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#### home & builder

The live-edge mantel crowns a beefy black gas fireplace, and dark woods and cow hides accent the room.

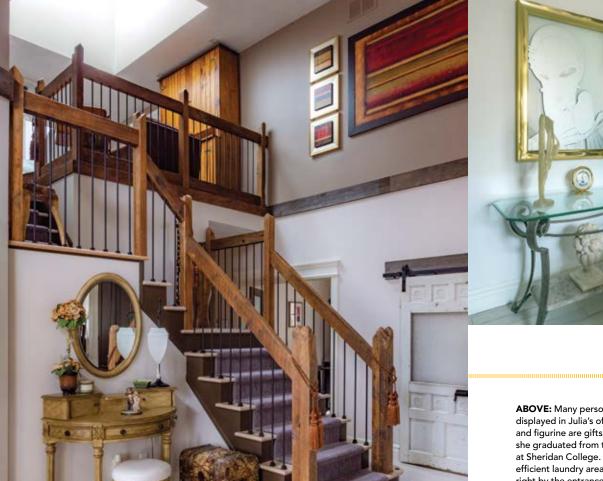
"We paid to have the barn taken down to save the wood for something like this," says Joe. "Wherever you see something that looks like it's out of a barn – it is. This is the real stuff."

Joe is no stranger to whipping up a gourmet meal, so in the kitchen, Cambria quartz countertops embrace gunmetal KitchenAid appliances from Southampton's **Square Deal Neil's TV & Appliances**, perched atop cabinetry from **Ziegler Lumber Ltd.** and Bamco, while custom 10-inch wide engineered wood flooring from Speer's Flooring lay underfoot. An antique transom from the family's Oakville home hangs overhead, completing a geographic mosaic that tells a unique story.

**ABOVE RIGHT:** Son George's space upstairs gives him somewhere to do homework and watch a movie. The large skylights give the illusion of a higher ceiling and bring in lots of light. **RIGHT:** The stairs to the second floor were rebuilt using timbers from the family's former barn. Simple metal balustrades favour the wood's patina. **BELOW:** Blue walls and large-format tiles are the backdrop for the standalone tub.









**ABOVE:** Many personal mementos are displayed in Julia's office. The deco picture and figurine are gifts that Julia received when she graduated from the fashion program at Sheridan College. **ABOVE RIGHT:** The efficient laundry area, with heated floors, is right by the entrance to the garage. Cabinets are from California Closets.

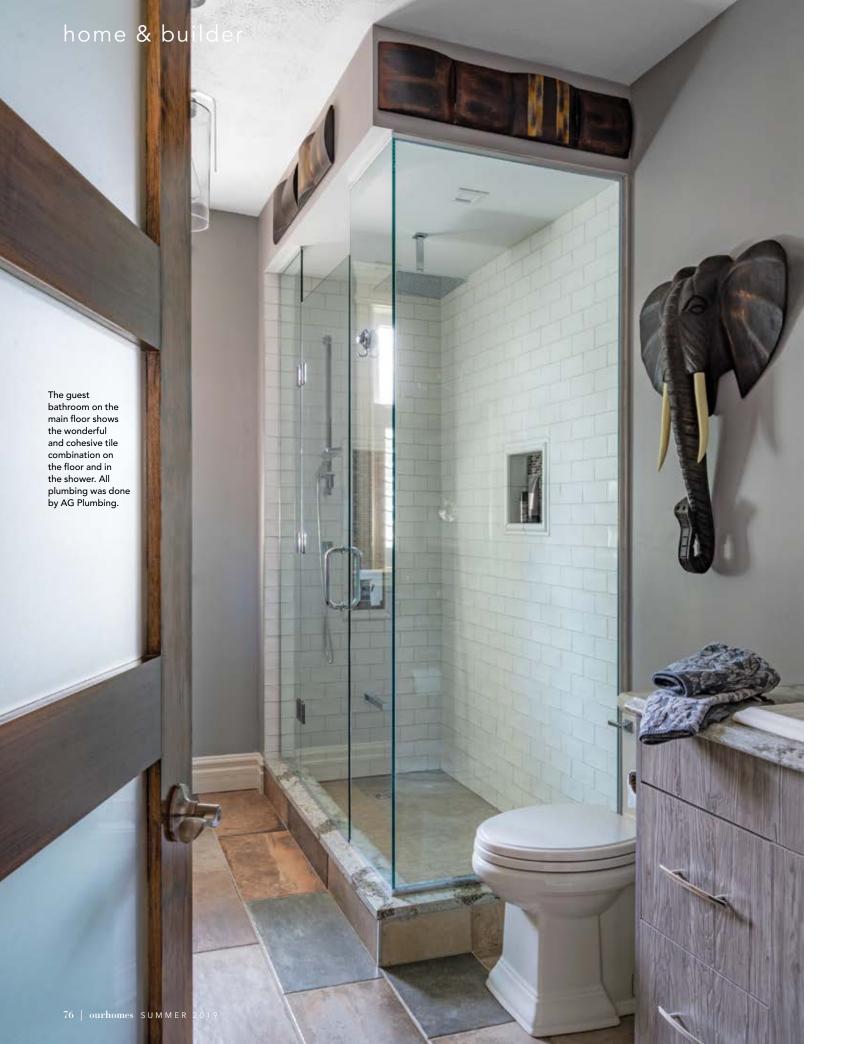
The barn lives on throughout the house, where the raw-cut red pine timber trusses now make up the staircase railings, giving a humble warmth and intimate personality to the grandeur of the second-floor loft – which is also the teenage lair of George, who's been granted amnesty from the adult world with a killer space drenched in natural light courtesy of absolutely massive skylights from Ziegler Lumber Ltd. Windows used in the renovation came from **Van Dolder's Custom Exteriors**.

Back on the main floor, Julia and Joe each have custom office spaces, dressed

in garb that perfectly complements their personalities. The home is outfitted with new square pot lights and fixtures, many from **Living Lighting** in Owen Sound. Next to those potlights? A house-wide TFI home audio system from **Balaklava Audio** that allows music to pump throughout the home's entirety. "That was something I just had to have," expresses Julia. "I love music." They shopped for furniture at **Smitty's Fine Furniture**.

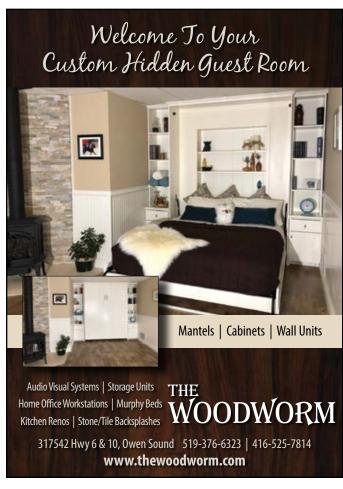
Audie's Electrical and Aaron Geiger of AG Plumbing completed all the electrical and plumbing. Continued on page 78

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#### RIGHT: Julia took over a bedroom to create her closet. The piggy bank on the sheepskin came from Julia's late mother, who was always saving money. The square spotlights were installed by Audie's Electrical. FAR RIGHT: The quiet and serene master bedroom overlooks the rear garden. Reflected in the mirror is a photo of Julia and Joe on their wedding day.





## We sweat the details.



The laundry room is centrally located on the main floor, polished with California Closet cabinetry – one of seven such closet spaces in the house - which reaches critical mass in the master bedroom walk-in.

"This was one of the bedrooms," adds Joe. "Now it's Julia's changing room." The main-floor bathroom door was sealed off to create a succinct master bedroom compound equipped with an electric fireplace, a huge walk-in en suite with a TV and a stunning floor-to-ceiling shower. Access to the backyard hot tub is via the master as well. Window coverings throughout the home are from **Sunset Blinds**.

The original home that the Allens encountered is nowhere to be seen. Through an immense reimagination of space, function, identity and character, they've managed to meld a plethora of styles, ideas, feelings and personalities into one space. They read between the lines and chose to embrace the fractures of a home that needed a serious overhaul, building a rustic and modern urban mosaic more beautiful than the original builders could have ever imagined.

In the process, they became up-and-coming restaurateurs, completed a big move, a year-long renovation, and a barn teardown thanks in part to a natural disaster – emerging with not so much as a knick or a scratch - but if they did, they're clearly the type of people who would choose to repair it with the authenticity of Kintsugi in mind. он











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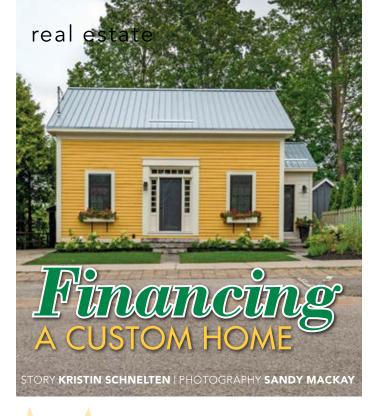


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My husband and I spent years making rough sketches of our dream home, bookmarking photos, discussing features we admired in other houses, visiting building lots. We had a fairly specific idea of our wants and needs, but the reality of building a custom home

When a cottage we purchased as an investment proved structurally unsound, our plans changed and we found ourselves digging through our stack of magazine clippings and feverishly researching details. The cottage had to come down. In its place we'd build the custom home we

While the ins and outs of design decisions and project management would come easily to us, financing a home build was utterly perplexing. With the mortgage we had in place for the cottage, and modest savings, how could we fund the needed construction? Would a lender approve us, a couple with no prior homebuilding experience, to be the general contractor of our own construction?

We were fortunate enough to enlist the help of Treena French, mortgage specialist with RBC, our everyday bank, who answered our questions, quelled our fears and walked us through each step (and there are many).

Yes, we could act as general contractors, as we had gathered and presented detailed cost estimates and drawings. Yes, our financials were sufficient for approval of our small home build. But just how would our construction mortgage operate?

Ours was the most common type, a construction draw mortgage. The first draw was enough to replace our original mortgage and gave us sufficient funds to begin the building process. Then, as work progressed on the house, we made three further draws against our final mortgage amount. Each time we reached a milestone in construction, we contacted Treena, who set the process in motion for the next draw.

That draw process was straightforward. An independent appraiser stopped by to evaluate the percentage of completion, and his report indicated that number to the bank, who released the next set of funds

Those funds could take anywhere from days to weeks to arrive, during which time contractors required payment. In addition, each draw had its own holdback - a percentage of the funds that are held

#### **CONSTRUCTION MORTGAGES** AT-A-GLANCE

#### COMPLETION

A completion mortgage is one in which the builder receives all funds only after the home is complete – therefore all costs for the build are shouldered by the builder during the construction process. These types of mortgages are more common for homes with fewer customizations, as most lenders require construction to be complete within 120 days in order to lock in your interest rate.

With a completion mortgage, your application is approved before building commences. But, as the mortgage will not be registered in your name until completion, your financial position must remain unchanged during this period. A change in employment, a new car purchase, additional loan, etc., could jeopardize the mortgage of your home.

#### DRAW

With a draw mortgage, your mortgage is registered before the building process begins. Your builder receives payment throughout the build, via periodic draws on the final mortgage amount. The interest rate is locked in from the initial draw of funds, and you hold the title.

Each time a draw is initiated, an appraiser assesses the progress of the build, and funds are released through a lawyer. As a result of these steps, additional fees can be associated with a draw mortgage. In some cases, a larger down payment may be required up front to purchase land for the project, as well.

Your mortgage specialist will walk you through the details of both options, and help you choose the right plan to suit your needs.

by lawyers until project completion. For these circumstances, we were able to utilize our existing line of credit, which was required for the construction mortgage's approval.

If our line of credit had not been sufficient, or if we were otherwise not a good fit with our bank, where could we have turned for our mortgage? I contacted Gerard Buckley of Jaguar Mortgages to gain some insight.

As an independent mortgage agent, Gerard works to match the objectives of his clients with the strengths of his various lenders. In the case of an insufficient line of credit, the right fit might be a lender who offers far more than three or four draws throughout the construction process – perhaps on the order of 25 or 30. Buckley describes these draws as buckets, noting, "Thirty buckets is less precise and gives more flexibility to the homebuilder."

In our case, four buckets was exactly what we required. We hit no snags on the way, only asked a handful of needless questions of our lender, and somehow finished on budget.

I often mention, and speak highly, of the team who built our custom home - the tradespeople who spent weeks and months drilling, sawing and painting. But, although she was never on site, one of the most important players was Treena, our lender. Having an accessible, supportive mortgage specialist was crucial to the success of our build, and we found that finding someone we could trust and with whom we had a comfortable rapport was just as important as choosing tradespeople. on



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PHOTOGRAPHY SARAH TACOMA

#### AT HOME

Ice Cream Cone: Vanilla praline and Dutch chocolate.

How Do You Worry Less And Relax

More: I am not very good at relaxing, but I do try not to sweat the small stuff as much as possible. Most Used Item: Our ultra-comfortable sofa and the coffee maker – we love Netflix and coffee.

#### AT WORK

**Interesting Products:** We see just about everything you need at home come through the doors at our stores. Speciality: Offering high quality products at the lowest possible price, tax included and returnable as always. Current Projects: We are bringing in a an exciting new furniture line.



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#### AT WORK

Most Interesting Listing: All of them. Trending: Technology. Out-of-area buyers need all the information, including mapping, drone aerial, immersive floor plans plus more. Technology helps me provide more information for my clients. **Specialty:** Rural properties

#### AT HOME

Ice Cream Cone: Chocolate mint in a waffle cone. Neighbourhood: Meaford (North Sydenham).

**How Do You Relax More And Worry** Less: Outdoors with my children and once a year, cutting hay for our animals. Charcoal Or Propane: Propane.

#### **SCOTT CROWTHER**

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Selling? Start with a plan, your goals and timelines and then sit back and let me do what I do best! Buying? I'll do the planning, research and help you make decisions to find the perfect property. We'll have fun along the way.

Continued on page 84

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#### AT HOME

Ice Cream Cone: Mike: Blueberry in a flat bottom cone.

Neighbourhood: Mike: Lake Rosalind. Tanya: Hanover. How Do You Relax More And Worry Less: Mike: Metal art worry hobby. Tanya: Swimming in the pond. Most Used Item: Mike: Water tap. Tanya: Coffee maker.

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Continued on page 86



but helping from the first visit, to

the final delivery.



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OYAP is a School to Work program that opens the door for students to explore and work in apprenticeship occupations starting in Grade 11 or Grade 12 through the Cooperative Education program.

The goals of OYAP are:

- To provide students with the opportunity to start training in a skilled trade while completing the requirements for an Ontario Secondary School Diploma.
- To enable students to make the school to work transition by direct entry into apprenticeship training.
- To provide employers with the opportunity to train the skilled workers they require.
- To provide a viable solution to address the problem of skilled tradespeople shortages in general, and specifically the lack of young people joining the trades.

#### **Contact Dave Barrett at Ontario Youth Apprenticeship Program**

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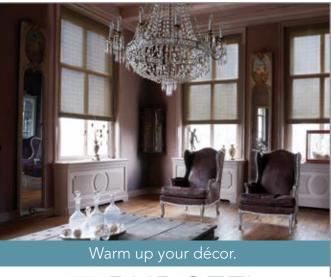


Propane: Propane.

Continued on page 88







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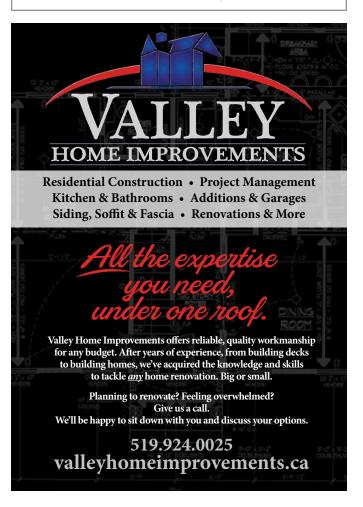
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#### AT WORK

**Current Trend:** So many uses for wood and natural materials or feature walls. Interesting Application: Epoxy wood countertops. Current Project: A modern industrial custom home.



Ice Cream Cone: Heidi:

Coffee gelato in a cup.

Neighbourhood: Hanover, in a work in progress 1939 Craftsman home.

How Do You Worry Less And

Relax More: Heidi: Dock my phone for the weekend. Kevin: Go golfing. Charcoal Or

Propane: Propane.



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Continued on page 90



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Geothermal



#### **CHRISTIAN** AT HOME

Neighbourhood: Owen Sound.

#### **How Do You Worry Less And Relax More:**

Everything seems to come together after a good cup of coffee (thank you Frog Pond). Charcoal Or Propane: Taste the meat not the heat. Only the finest propane and propane accessories will do.

#### WORK

#### **Current Projects:** Rewarding community projects like the Salvation Army, OS Waste Water treatment plant, downtown City Hall and the OS Library renovation. Specialty: Adaptability. Customers leave the store with the right products to achieve their vision, armed with the knowledge of how to do it right and the confidence to know they can.

Continued on page 92



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#### AT WORK

**Most Interesting Project:** Custom built contemporary ski chalet. What's Trending: Cool geometric patterns and

fabulous floral prints. **Specialty:** Bringing designs to life using 3D computer renderings.

#### AT HOME

#### Ice Cream Cone: Courtney:

Chocolate peanut butter in a cup. Donna: Moose tracks in a waffle cone.

**How Do You Worry Less And Relax More:** 

Courtney: Exercise, Netflix and chill. Donna: Organize and exercise. Most

Used Item: Courtney: Washer and dryer. Donna: The television.

#### **COURTNEY MAHON** & DONNA HALL

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Continued on page 94



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> > **Jennifer Johnson**

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#### AT HOME

Ice Cream Cone: Vanilla ice cream in a waffle cone. **Neighbourhood:** Huron County near Gorrie. **How Do You Relax More And** Worry Less: Spending evenings on the deck around the fire, grilling some food and enjoying my family. Charcoal Or Propane: Propane.

#### **PHIL MARTENS OWNER**

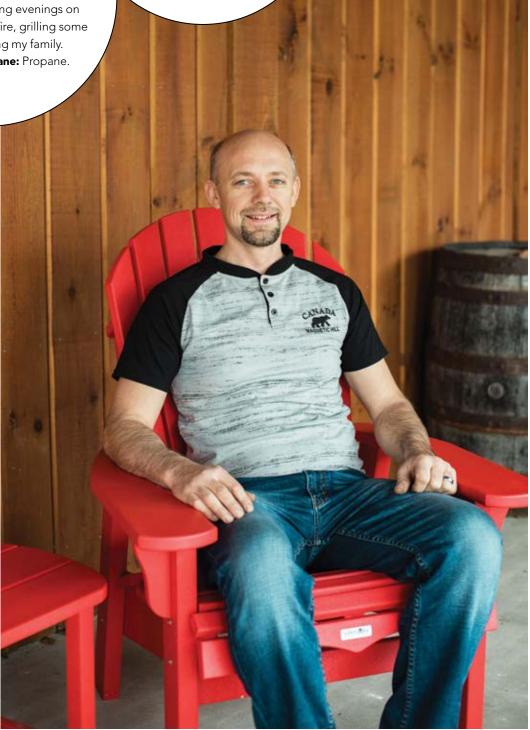
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Continued on page 96

#### AT WORK **Most Interesting Product:**

Beautiful river tables. **Trending:** Live-edge tables and furniture. Cool Project: A 10-foot table with coordinating chairs, buffet and a large hutch. Speciality: Custombuilt solid wood furniture.









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## **Perfect Ice Cream Cone:** We both love orange sherbet in a waffle cone. How Do You Worry Less And Relax More: Spend time with our family and a nice cold cocktail. Most Used Item: The remote control.

#### AT WORK

**Most Interesting Product:** Konik Laser Cut Panels that are stunning and breathtaking. Trending: Various styles of ornamental wrought-iron fencing. **Specialty:** We pride ourselves in installing superior products with first-class workmanship.

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AT HOME

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Continued on page 98

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#### AT HOME

#### Ice Cream Cone: Linda:

Plain cone with a double scoop of black cherry ice cream. Rob: Waffle cone with a double scoop of pralines and cream. Neighbourhood: Lake Charles area. How Do You Worry Less And Relax More: Linda: Work in my gardens. **Rob:** Spend time with my horses. Charcoal Or Propane: In our home, propane!

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WESTLINKS

A recent survey of Canadians who purchased a newly built home shows walk-in closets topped their list of must-have features. Surprising? Not really says Tim Bailey, division president of Avid Ratings Canada Ltd., a customer satisfaction company that works with Canadian homebuilders to determine what buyers want in a new build.

"The 2018 Canadian Homebuyer Preference Study revealed three themes," Tim says, storage solutions, energy efficiency and kitchen design.

New home buyers across the country are asked to answer 190 questions based on a recent new home purchase. It's the largest survey of its kind in Canada. The result is a comprehensive report by region, buyer type and demographics that Canadian homebuilders can use to plan new housing projects based on consumer wants and needs. Continued on page 102

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WHAT HOMEBUYERS

#### real estate





Avid Ratings is currently compiling results for 2019 but Tim doesn't anticipate dramatic changes. There's only been moderate changes in the four years Avid Ratings has been conducting the survey.

Consumers clearly want energy efficiency, Tim says. "But they also want granite and quartz and all the fine features so it's really about trying to strike a balance between what buyers can afford to spend. Energy efficiency is a hot button for consumers, especially with the carbon tax and rising utility costs. Buying a home is one thing but then carrying the cost of that home is another thing."

Homebuyers also want storage, lots of it. "We're a four-season country," Tim explains using his family as an example. "We're a Brady Bunch family with four kids and storage is critical. We have off-season gear, four seasons of clothing and four seasons of sporting goods."

People also want open-concept kitchens with an island. "Quartz countertops and smart home technology score high on the survey as well," Tim says. Other wants include a single-detached home, doublecar garages, brick exteriors, tankless water heaters, LED lighting and a main-floor master suite.

What's surprising is the renaissance of the formal dining room. According to the survey, formal dining rooms have increased in importance since year one of the study.

What isn't a priority for new home buyers is outdoor spaces. Tim figures it's because landscaping isn't an immediate concern, it's not part of the purchase and new home buyers have to save and budget for outside projects that happen a couple of years down the road.

The 2018 study found the largest cohort of today's Canadian homebuyer is the growing family with kids followed by single couples with no kids. Millennials have edged out Gen Xers as the largest group of homebuyers.

How does the survey translate for resale homes? Tim believes new homes inspire renovations to older homes and stimulate the resale market. OH

#### "MUST HAVE" **NEW HOME FEATURES**

- 1. Walk-in closets
- 2. High-efficiency windows
- 3. Energy-efficient appliances
- 4. Overall energy-efficient home
- 5. Kitchen island
- 6. Linen closet
- 7. Open-concept kitchens
- 8. Large windows
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CORNER OF THEIR FARM IN VANDELEUR
TO THE CHURCH OF CHRIST FOR THE
CONSTRUCTION OF THE LOCAL
CONGREGATION'S NEW GATHERING PLACE.

Completed in 1965, the small church was a bustling centre of activity for many years. But, as decades passed, attendance declined.

The once-full parking lot slowly dwindled to one lone vehicle, and the time finally came to close the doors for good. When the church made the decision to sell, they reached out to Morgan and his wife, Barb, current owners of the family farm.

"We immediately said yes," says Barb. Her husband's family history and the building's location and charm helped to make their decision an easy one.

Their vision for a renovation to the 1,000 sq. ft. structure was of a small home, a comfortable cottage in the country. In order to bring this vision to reality, they enlisted the help of **Dorothy Smith**, whose skills and knowledge had been put to the test in their recent kitchen renovation.

From demolition to drywall finishing, painting, flooring, and trim, "Dorothy did nearly all of the work here. She really is amazing – she just gets everything right," Barb gushes. Continued on page 107







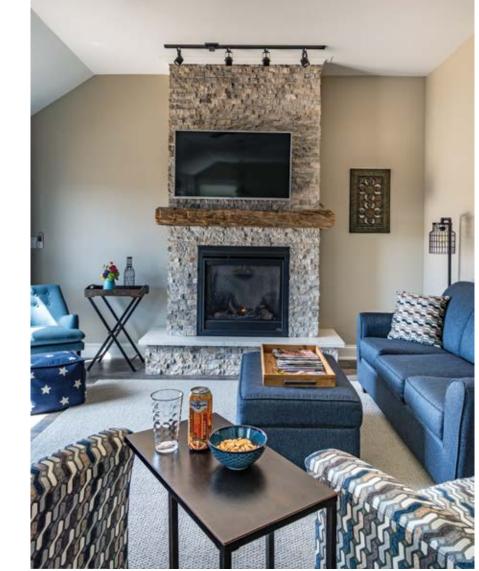
**ABOVE:** A live-edge shelf in the front foyer is handy for hanging jackets as you step into the home. **FAR LEFT:** Industrial wood-topped shelves in the kitchen hold practical items and some decorative pieces sourced at Peek Through My Window. LEFT: Concerto quartz from The Old Barn is from Q by MSI and was used on the perimeter cabinets. A coffee station at one end keeps everyone except the cook out of the kitchen. Cabinets are painted Benjamin Moore's Cloud White.



Supplies came from Centre Grey
Builders & Supplies and Markdale Home
Hardware. The renovation process, which
spanned a year, began with two full months
of cleaning and gutting. With multiple
people working full time, the crew cleared
out decades of collected clutter, furniture
and construction materials, enabling the
rebuilding process to begin almost from
scratch, with just the church's envelope and
basic framing remaining. Grey Northern
Powerline upgraded the electrical service.

Barb, Morgan and Dorothy collaborated on most of the planning. Together, they devised a floor plan that optimized the space, finding room for two bedrooms, two full baths, a sizeable kitchen and comfortable living area.

South Gate Cabinets Inc. built and installed the white shaker kitchen, which was largely designed by Barb, with input from Carla Pavlov of CR Designs. Carla also supplied all the bedding, furniture and light fixtures. Open shelving and broad countertops, installed by The Old Barn, create a crisp, clean and open feel. The appliances and audio visual equipment came from Macdonald's Furniture and Appliances. The fireplace is from The Fyre Place & Patio Shop.







The home's soft, welcoming interior palette, including furniture choices, window coverings, fixtures and bedding, is a product of Carla's design savvy and Barb's hope to bring soft colours to the space. "Carla was just amazing to work with," remembers Barb.

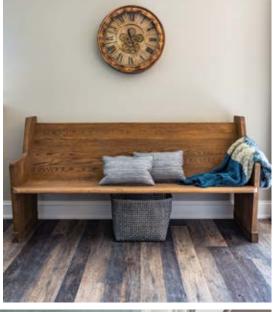
With a love of local art, Barb has adorned the walls with photographs and paintings from around the region, including work sourced at Light House Photo Gallery and Van Allan Design Centre.

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#### feature

**RIGHT:** An original pew from the church was shortened by Mike Millard of Millard Bautista Designs and now has pride of place in the living room. Flooring throughout is Harrison Pine luxury vinyl. BELOW: Glass from the church windows was reused as transoms in the interior doors, Dorothy added the patterned film. Accessible hooks and lots of shelves keep things organized in this open closet just up the stairs from the front door. FAR RIGHT: Stairs lead down to the lowerlevel laundry room. The Bear is from Light House Photo Gallery.







Custom closets, by **Bob Wilson** of **Wilson Solutions** throughout the home optimize and organize small spaces, while barn doors customized by Dorothy - add charm.

It took some time, but Barb finally won over Morgan with her vision of adding a window to the facade of the church - a window that offers sweeping views of the surrounding farmland and Beaver Valley below. The church's original windows, replaced by Ralph Taylor of Taylor Made Windows & Doors, found new life when Dorothy suggested using them as transoms above the interior doors. All kitchen and bath fixtures are from **Knights' Home Building Centre.** 

The many former church pews are now scattered about the region, as they were sold one by one during the renovation. Just a single pew remains, although in a shortened form, thanks to Mike Millard at Millard Bautista Designs. Continued on page 110







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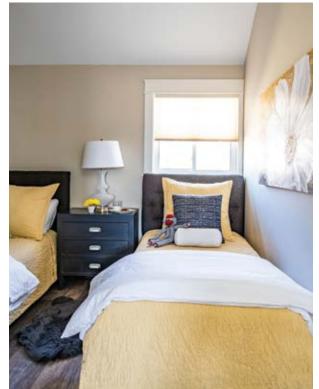
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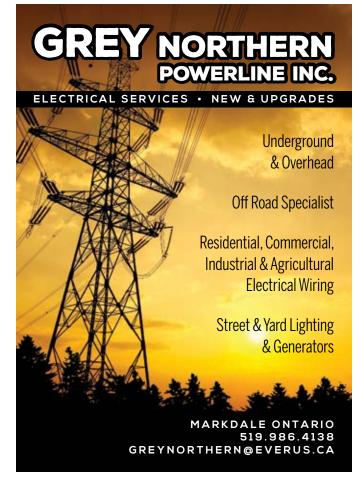
Although the couple purchased the building and undertook renovations solely as an investment property, Barb says, "I really made it as if I was going to live here." Moving into the space would mean downsizing quite a bit from their current home, but the primary loss would be her treasured gardens. Fortunately she was able to bring her thoughtful gardener's sense and eye for detail to the church property, filling the nooks and crannies with personal touches and extra amenities. Postech Screw Piles installed the deck posts. Temple Black Dog Landscape created walkways and paths.

Barb thoroughly enjoyed the process of appointing each room with anything a guest might need during their stay. As one guest noted, "She really hasn't missed a thing!"

Envisioning the final product, designing the space, working with a multitude of contractors, making decisions - the entire process was a pleasure for Barb. Especially working with Dorothy. "We really did have an awful lot of fun," says Barb. "It's easy when you have an amazing support team." oh

ABOVE: A painting of a flower by Kim Whalen directed the colour choice in this bedroom. All bedding is from CR Designs. FAR LEFT: After a long day of hiking, a beautifully-made bed awaits guests in the master bedroom. LEFT: Bob Wilson of Wilson Solutions outfitted the closets in the bedrooms and doubled the available storage.





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After graduating school, I moved to Alberta where I worked as an administrative assistant at the Government of Alberta. It was a great experience and a beautiful place to live but the call in my heart to "go home" is what I did. In 2004 I took an opportunity in another administrative role working for a local realtor. While working and raising my three children, I attained my real estate licence in 2005 and continued as a licenced assistant until 2013. That year, I felt I was ready to fly with my own wings. Since then I realized how much I loved the real estate career. With years of living and working in Grev Highlands and West Grev. I feel I have a great knowledge and understanding of what this beautiful and diverse community has to offer. Please feel free to contact me or visit my website to reach me and thank you for reading my bio.

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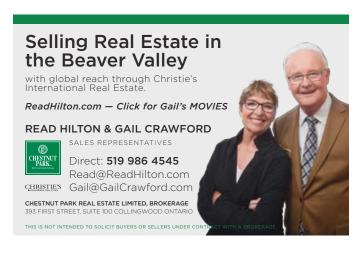












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(Please see ad on pg 13)

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OUR HOMES attracts the area's finest businesses to advertise in our pages, and utilize our unparalleled distribution and coffee-table appeal to market their products and services. We're making it easier for you, our readers, to become educated as you plan your home- and real estate-related purchasing decisions. View these business ads online at ourhomes.ca/greybruce. The listings below are organized alphabetically by industry.

OUR HOMES is committed to ensuring the businesses below appear under the correct headings. To make a correction, or to have your business listed under more than one heading, please email bettyann.fawcett@ourhomes.ca. To have your business listed in our Home Resource Directory, call us to advertise at 519.986.2599.

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## PAVLOVA with citrus curd

THIS MERINGUE-BASED
DESSERT IS CRISPY ON THE
OUTSIDE AND SOFTER INSIDE.
CITRUS JUICE AND BERRIES
MAKE IT SUMMER FRESH.

RECIPE AND PHOTOGRAPHY

JENELLE MCCULLOCH



#### **INGREDIENTS**

4 egg whites

Pinch of salt

1/4 cup cold water

1 ¼ cup sugar

1 tsp vanilla extract

1 tsp vinegar

1 Tbsp + 1 tsp cornstarch

#### **DIRECTIONS**

Preheat oven to 300°C. Line a baking sheet with parchment paper. Draw a six-inch circle in the centre on the side of the parchment that will face down. This will be your guide when you shape the pavlova.

Combine egg whites and salt in a stand mixer and beat on medium-high until stiff peaks are formed. Be careful not to over-whip the egg whites at this stage. The egg whites will be thick and foamy and a peak will form when the beater is lifted out of the egg. Turn the mixer to low and slowly add the water and then the sugar. Turn the mixer back up to medium-high and beat until stiff peaks are again formed. The eggs will be thick and glossy. Remove bowl from mixer and fold in vanilla, vinegar and cornstarch.

Pile the meringue onto the circle on the baking sheet. With a spatula, smooth edges and top of the pavlova so it almost forms a dome. If preferred, create ridges in the side of the pavlova by swiping the sides in an upward motion.

Bake the pavlova for 30 minutes. Do not open oven! Turn oven down to 275°C and bake for another 45 minutes. Let cool completely in the oven for an hour or overnight. It is normal for the pavlova to crack and the centre to sink in.

Remove from oven when cool.

#### Citrus Curd

#### **INGREDIENTS**

4 egg yolks

1/4 cup citrus juice of choice (lemon, blood orange, etc.)

1 tsp citrus zest

⅓ cup sugar

3 Tbsp unsalted butter

#### **DIRECTIONS**

Combine all ingredients in a double boiler and heat on medium-high, stirring continuously until mixture thickens and coats the back of a spoon. Strain curd through a fine mesh sieve into a bowl. Cover the top of the curd with plastic wrap directly on the curd and chill until cooled.

#### **GARNISHES**

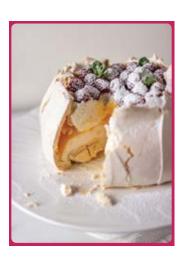
Fresh whipped cream Berries Mint Powdered sugar

#### **ASSEMBLE PAVLOVA**

Assemble shortly before serving. Fill the centre of the pavlova with curd, whipped cream and berries. Garnish with mint and powdered sugar. **oh** 

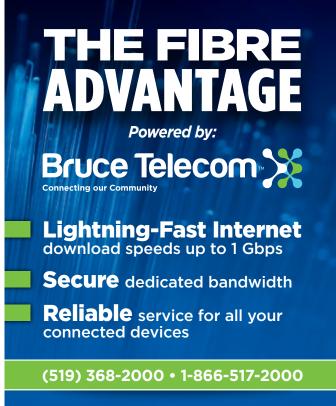
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Light up the summer night with easy-to-make solar light posts. Store-bought solar lights, commonly used on pathways or flower beds, become task lights in a cluster. Use on the deck, around the pool or at the lake.



#### **DIRECTIONS**

- Cut post into three lengths measuring 38, 32 and 26 inches each. Your lumber yard can make cuts for a small charge.
- Using a drill paddle, drill a hole 2-inches deep in the top centre of each post for the solar light stem.
- Paint posts and let dry thoroughly.
- Arrange and attach posts together with brackets and screws L brackets for inside corners, flat brackets on the back side.
- Attach rope around the middle of the post bundle. Tuck ends in behind wrapped rope and nail end in place. Using finishing nails, tack rope into post in random areas to hold in place.
- Cut solar light stems to 2 inches or desired length. Insert light stems in posts, attach solar lights to stems. Enjoy. **OH**



#### **MATERIALS**

- 1 6x6-inch post, 8-foot length
- 3 Solar lights with stems
- 4 L brackets
- 2 Flat brackets
- 24 1-1/2-inch woodscrews
- 15 feet of rope (pick your desired thickness)
- 1-1/4-inch finishing nails

Paint or whitewash

#### **TOOLS**

Saw

Drill

Drill paddle (of the same diameter size as the light stem)

Screwdriver

Finishing nails

Hammer

Paintbrush or roller

finishing touch

## TREAT YOUR





Painted drywall is the traditional interior wall finish in new home builds and renovations. However, there are countless alternative materials and finishes for walls that can create a significant visual impact while also defining your style. Here are seven wall treatments and the areas of your home you might want to splurge on for the best investment.





## 1. WALLPAPERS OR WALLCOVERINGS

Material: Rolls or sheets of grasscloth, paper, cellulose or vinyl. Whether foil, flocked, embossed, block printed or textured paper, there is an endless selection of patterns and colours.

Installation: It is generally recommended to hire a professional, but if you're up for a challenge, do-it-yourself types often hang their own paper. Ensure you do the proper prep work – plot out the install, level everything, smooth the surface, have all the tools required and know whether you have a pre-pasted wallpaper or if you require an adhesive. Always check the pattern repeat, as it will affect the coverage provided per roll.

**Pros:** Natural fibres breathe and add an element of Mother Nature to the space, while vinyl is highly durable, stain and moisture resistant, colourfast and scrubbable. You can completely change the overall look and feel of a space with a wallcovering.

Cons: Natural fibres are more delicate, less scrubbable and more susceptible to sun fading. Vinyl cannot breathe. If selling is in your immediate future, perhaps give wallpaper a pass as some potential buyers can be hesitant.

**Application:** An entire room or a simple accent wall. Powder rooms are a great place to try out a bold print.

#### 2. TILE

Material: Porcelain, ceramic, slate, limestone, glass, mosaics, cement encaustic or marble.

**Installation:** Professional installation is generally recommended. Labour cost will vary depending upon size and style of tile and design of pattern and layout.

**Pros:** Easy to wipe up and clean, durable finish, waterproof when installed correctly.

**Cons:** Cleaning grout lines. Natural stones require a sealant to be applied a couple of times per year, or more frequently depending upon use and exposure.

**Application:** Great for bathrooms, powder rooms, kitchen backsplashes or fireplaces.

#### 3. BARN BOARD

Material: Weathered boards, generally but not exclusively sourced from a barn.

**Installation:** Can be a DIY project with the proper tools.

Pros: Texture, visual interest, improved durability of walls in high-traffic areas. Provides a natural, rustic aesthetic. Commonly planks are installed horizontally but can be used to create various patterns such as herringbone.

Cons: Can collect dust.

**Application:** Great for accent walls, mudrooms or laundry rooms.

Continued on page 126





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#### finishing touch

#### 4. SHIPLAP

Material: Typically either long planks of MDF or a paint-grade poplar, installed horizontally. Traditional shiplap has a special rabbet or notch cut on the long edges of the boards to aid in spacing.

**Installation:** Can be a DIY project with the proper tools.

**Pros:** Texture, visual interest, improved durability of walls in high traffic areas. Typically white, but shiplap can be painted any colour you desire. Gives a farmhouse or coastal vibe.

Cons: Can collect dust.

**Application:** Great for accent walls, mudrooms or laundry rooms.





## 5. WAINSCOTTING OR APPLIED TRIM

Material: Tongue-and-groove wainscotting, bead board, board-and-batten and traditional applied-panel details are available in wood or MDF.

**Installation:** A trim carpenter is generally recommended however, depending upon the complexity of the installation, an avid DIYer can attempt with the proper tools.

**Pros:** Instant character and charm to a room, adds an element of elegance, great texture for visual interest and is more durable than drywall.

**Cons:** Can collect dust, can be costly depending upon species of wood selected and installation method for desired aesthetic.

**Application:** Dining rooms, dens, bedrooms or hallways.

Natural or manufactured stone can provide a good return on investment

## 6. STONE OR BRICK VENEER

**Material:** Natural or manufactured stone and brick, generally sold in pieces by square foot or in sheets.

Installation: For masonry work, hiring a stonemason is recommended. Labour cost will vary depending upon the stone and method of installation. Sheet veneers can generally be managed by the average DIYer.

**Pros:** Strong visual impact. Can provide good return on investment. Noncombustible and available in a wide variety of styles and colours.

Cons: Can collect dust. Manufactured stone veneer products are formed and often a repeating pattern will emerge. With a natural material every piece comes from the earth and has its own uniqueness but requires cutting and fitting.

**Application:** Focal walls or fireplaces.



#### 7. PLASTER

**Material:** Clay, lime, Venetian, gypsum or tadelakt plaster each has its own pros and cons.

Installation: Professional trowel installation recommended. Pre-planning is required to ensure proper backing is installed as some plasters require wire mesh or blue board, while clay plaster requires a primer with added sand for adhesion.

Pros: Beautiful, timeworn aesthetic adds a depth and luminosity to walls that is impossible to achieve with paint and drywall. Plasters are generally more durable than drywall. Generally sanding is not required and therefore dust is limited at time of install. All-natural materials and low VOCs.

Cons: Costly and time-consuming to install.

Application: A splurge for rooms you'd really like to highlight. For tadelakt, use it in areas that require waterproofing (showers or perhaps a kitchen or bath backsplash). OH







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