



FUNKY HERITAGE

STORY TAIGAN DANCE
PHOTOGRAPHY SANDY MACKAY

WHAT A FEELING OF ACCOMPLISHMENT. AFTER NEARLY FIVE YEARS, GREG AND JESSICA FLYNN ARE SITTING BACK, MARVELLING AT WHAT THEY MANAGED TO ACHIEVE DURING A TOTAL GUT AND RESTORATION OF A PAVILION-LIKE CENTURY HOME IN COLLINGWOOD'S HERITAGE DISTRICT.

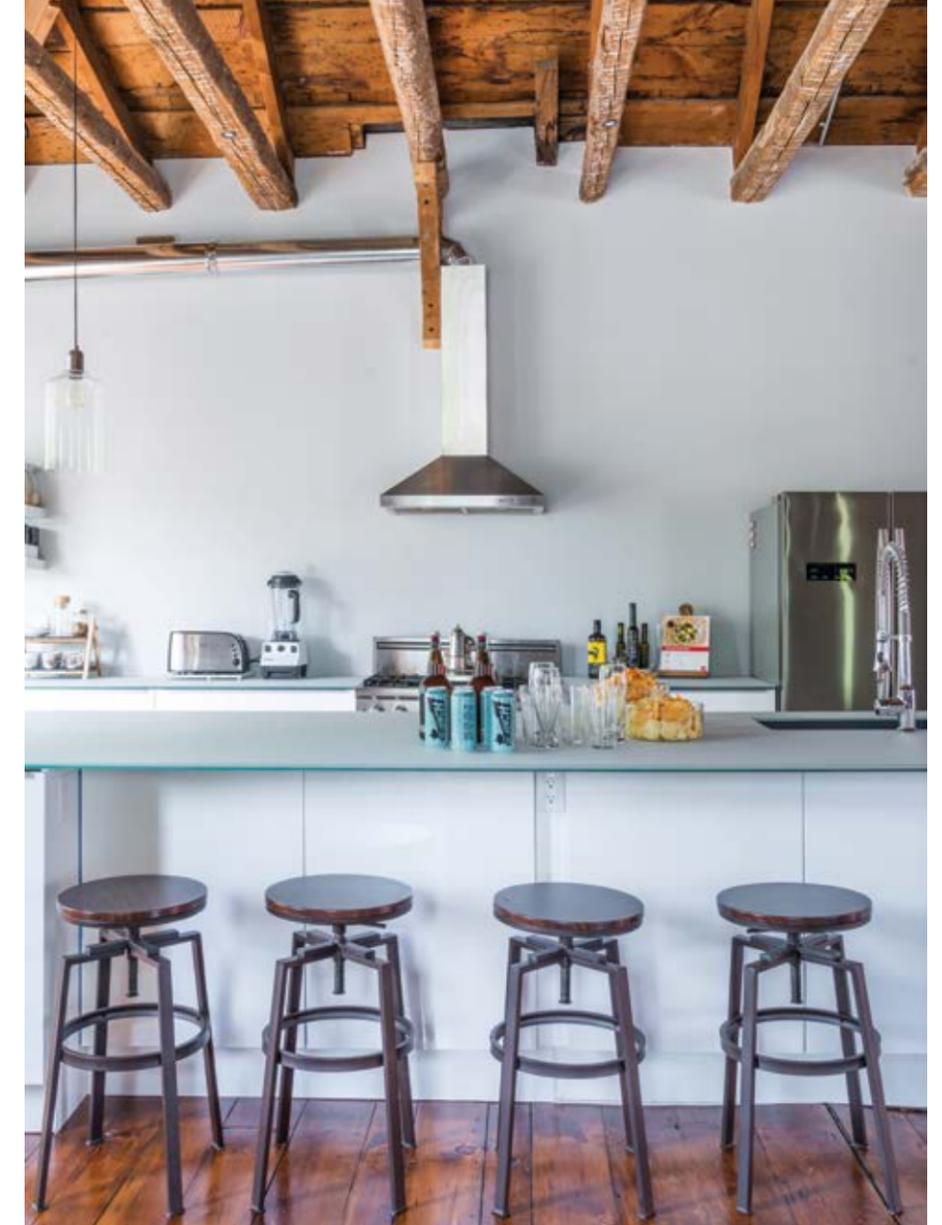
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The entire front of this home was gutted, revealing the original rafters and barn board on the ceiling.
OPPOSITE: The homeowners refinished the home's original floor planks. A large dining table with a bench ensures adequate seating for entertaining. Both arrangements by Paperwhite Flowers.



BELOW: From the original structure, this bay window used to belong to a single apartment with a footprint that included homeowner Jessica Flynn's office. It now allows natural light to warm the kitchen space. **RIGHT:** Modern-industrial stools sit along one side of the glass-topped island, adding contrast to the bright white kitchen. Beer courtesy of Side Launch Brewing Company Inc. **OPPOSITE:** Two layers of floating ceilings were torn out to reveal the height of the room.



The project even inspired Jessica's new company, **Funky Bunkies**.

The story starts before the Flynn's married, when a shift in tenancy at one of Greg's rental properties gave the couple an opportunity to start a new adventure. They'd been looking for a place to make their own, and settled on Greg's downtown heritage property. The building has had many lives since being built a century or more ago across from Collingwood's museum off First Street, including operating as a bustling nursing home in the 1970s.

Greg and Jessica set out on a mission to convert the six-unit building into a single dwelling and integrate their own modern style while also honouring the age of the home.

The project began in June 2012 and for the first two years it was all demolition. Just the two of them – a two-person team – because, as Jessica says, “that’s just the kind of budget

we had.” Handyman Greg took on the brunt of the demo and wore many hats and Jessica did her part. Together, they tore away two layers of ceilings, seven layers of flooring and some tricky exterior asphalt siding. “One day I came home from work and my husband and a good friend had just opened up the second ceiling and we discovered the logs and original barn board in the rafters,” Jessica recalls. “We all just kind of sat in our lawn chairs in that demolition area and stared at it,” she says.

Two years and 21 bins of demolition material later, they were ready for stage two – reconstruction. The Flynn's teamed up with contractor **Mike Gray** of **All Around Contracting**, and called **Dan Barill** of **Barill Engineering** and **Adam Vokes** of **Mountainside Design** to consult on the structure. They had left the interior stud walls intact, unsure whether they were needed for

roof support. The verdict was, “that because the beam logs are solid pieces and run all the way across the house, we didn't need any supporting walls,” says Jessica. The bones were strong; they could open the front of the home right up.

It now opens to a great room with soaring wood ceilings. The couple incorporated solid timbers from Jessica's Polish grandparents, Babcia and Dziadzio's 100-acre farm near Caledonia. The room's original floors were refinished and materials from the demolition were used to patch holes. Dark Wiarthon random flagstone from **Maxwell Stone** was installed down the main hallway. Rather than trying to match the flooring in the great room, the Flynn's chose Expresso Vinyl Floor Tile in Alpine from **Collingwood Home Hardware Building Centre** for the floors in the rest of the home. *Continued on page 98*



After three years of work and one gorgeous wedding, Greg and Jessica moved in and started adding the finishing touches. “When you have three-and-a-half years, you have a lot of time to shop around,” Jessica says.

The couple loves to entertain, so having a single space to dine, cook and socialize was essential. **Multi-Electric** helped them define the large great room with light. They selected a sparkling spherical light fixture from **Georgian Design Centre** to hang above the rustic-chic dining table and bench from **At Home Interiors**. The bar area, a necessity for any entertainer, features a cooler fridge and plenty of storage. Stools on either side of the frosted glass-topped kitchen island are ideal for morning coffee. The sun shines onto the glossy IKEA kitchen cabinetry through the home’s large, original bay window.

A french door in Jessica’s office leads to the side porch, one of their favourite spots to host weekly summer cocktail nights. The Flynns looked to preserve the privacy they had in the master suite, situated in the middle of the house, but wanted natural light, so they opened up the attic to add a skylight above the bed. They shopped for all their bedding at **Clerkson’s Home Store**. After removing excess plumbing pipes from the original multiple units, they brought in **Sandy Hamilton Plumbing & Heating Inc.** to connect the home’s two-and-a-half-baths.

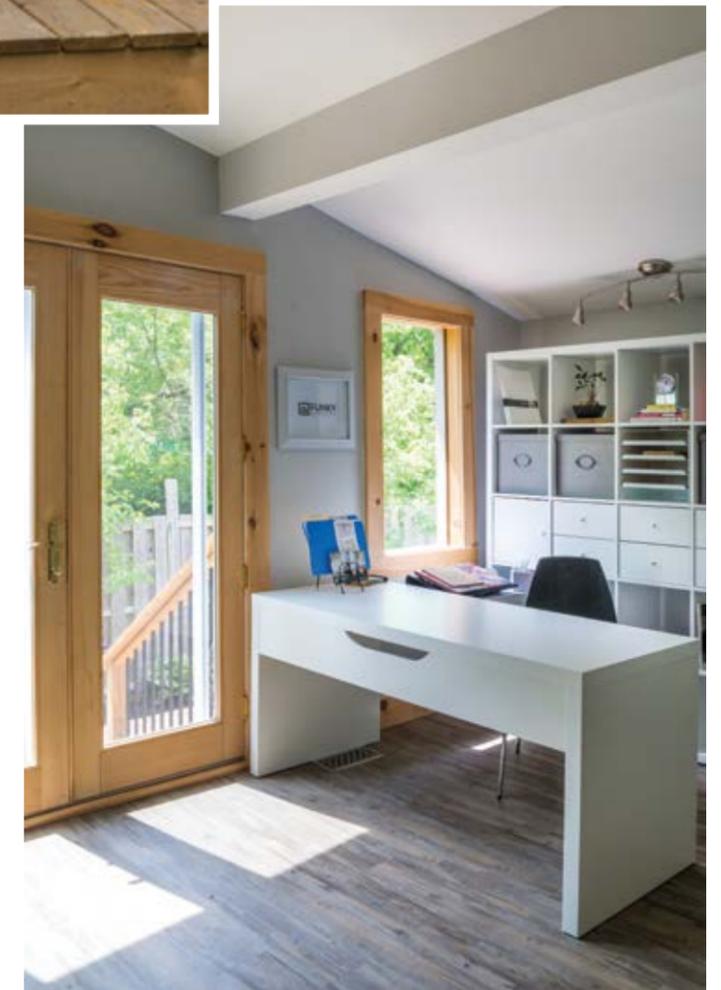


Greg comes from a real estate family; his parents, Bill and Colleen Flynn, have been selling homes in Southern Georgian Bay for over 20 years, now with **RE/MAX Four Seasons Realty Ltd.** Greg has almost always been involved in real estate, and he is handy enough to perform small renovations on his properties. Jessica, however, is the type of person to rip it all down and start over. Just two weeks after they moved in, she was ready to do it all again. Since moving to Collingwood in 2011, Jessica has been involved with Collingwood’s entrepreneurial scene, giving her the opportunity to “meet all kinds of incredible entrepreneurs growing in scale and size,” she reflects. “It was something I had never been exposed to,” but it inspired her. The successful collaboration with contractor Mike Gray on their home renovation piqued her interest in the building industry, but it would be challenging to compete with Southern Georgian Bay’s large-scale builders and developers. So, she started thinking tiny.

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TOP: Homeowners Greg and Jessica Flynn on their side porch. Behind them is Greg’s raised vegetable garden, planted in the home’s repurposed kitchen cabinets. **ABOVE:** From the sidewalk, the home maintains its original pavillion-like cottage frame. **RIGHT:** Jessica’s office and the home base of Funky Bunkies has a walk-out to the side porch. **OPPOSITE, TOP:** The cool colours and rustic look of the hallway are used again in the master en suite, which is furnished with vintage pieces, like the bathtub that the couple refurbished and repainted. A large three-wall, walk-in shower filled with a light floral fragrance from the flowers on the ledge is the focal point. **BOTTOM LEFT:** A skylight allows natural light to enter the master bedroom. A sliding barn door opens to the en suite and Jessica’s walk-in closet. Arrangement courtesy of Paperwhite Flowers; bedding from Clerkson’s Home Store. **BOTTOM RIGHT:** Before the renovation, a hallway like this, which now leads off the great room, ran from the front door to the back of the home to access the six previous separate rental units.



feature

One of Funky Bunkies' many models, this office bunkie has a loft perfect for a 2 o'clock nap mid-workday. The bunkies are also available in recreation and accessory apartment models.



“I get to do everything with Funky Bunkies. I get to lead a team, design, build, renovate – it really is my dream job.”

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feature

Jessica's new business, Funky Bunkies, is all about how tiny thinking can lead to living large. Each bunky is custom built and in compliance with municipal bylaws and the Ontario Building Code. Different from tiny homes, Jessica says, "these are accessory buildings, so they have to be accessory to something." As Funky Bunkies' founder, Jessica acts as the lead project manager, and she works alongside lead contractor and creative mind, Mike Gray. Her brother, **Zack Popper**, helps with the design concepts. All of Jessica's experiences and her background have come together to create this business. "I get to do everything with Funky Bunkies," she says, "I get to lead a team, design, build, renovate – it really is my dream job."

Framed in Jessica's home office where she meets with Funky Bunkies clients is the floor plan of her and Greg's heritage home, dated before the summer of 2012 when they set out on this adventure. Now bitten by "the renovation bug," as Jessica calls it, the pair is hoping to renovate another home, perhaps a more rural location, in the near future. Jessica and Greg reflect on their incredible project that was, "so much more than just a flip," says Jessica. It inspired teamwork and growth, and continues to grow into Collingwood's small business community. **OH**



ABOVE: The bunky's tongue-in-groove interior has an instant cottage vibe while modern accessories keep it on task for a workspace.
FAR LEFT: Two of the three faces of Funky Bunkies: owner and project manager Jessica Flynn and Mike Gray, lead contractor. Not pictured: designer, Zack Popper.
LEFT: Small but stylish, the bunky bathroom is all white, with a group of modern, octagonal mirrors above the sink.

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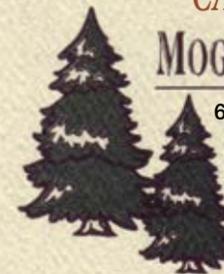
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