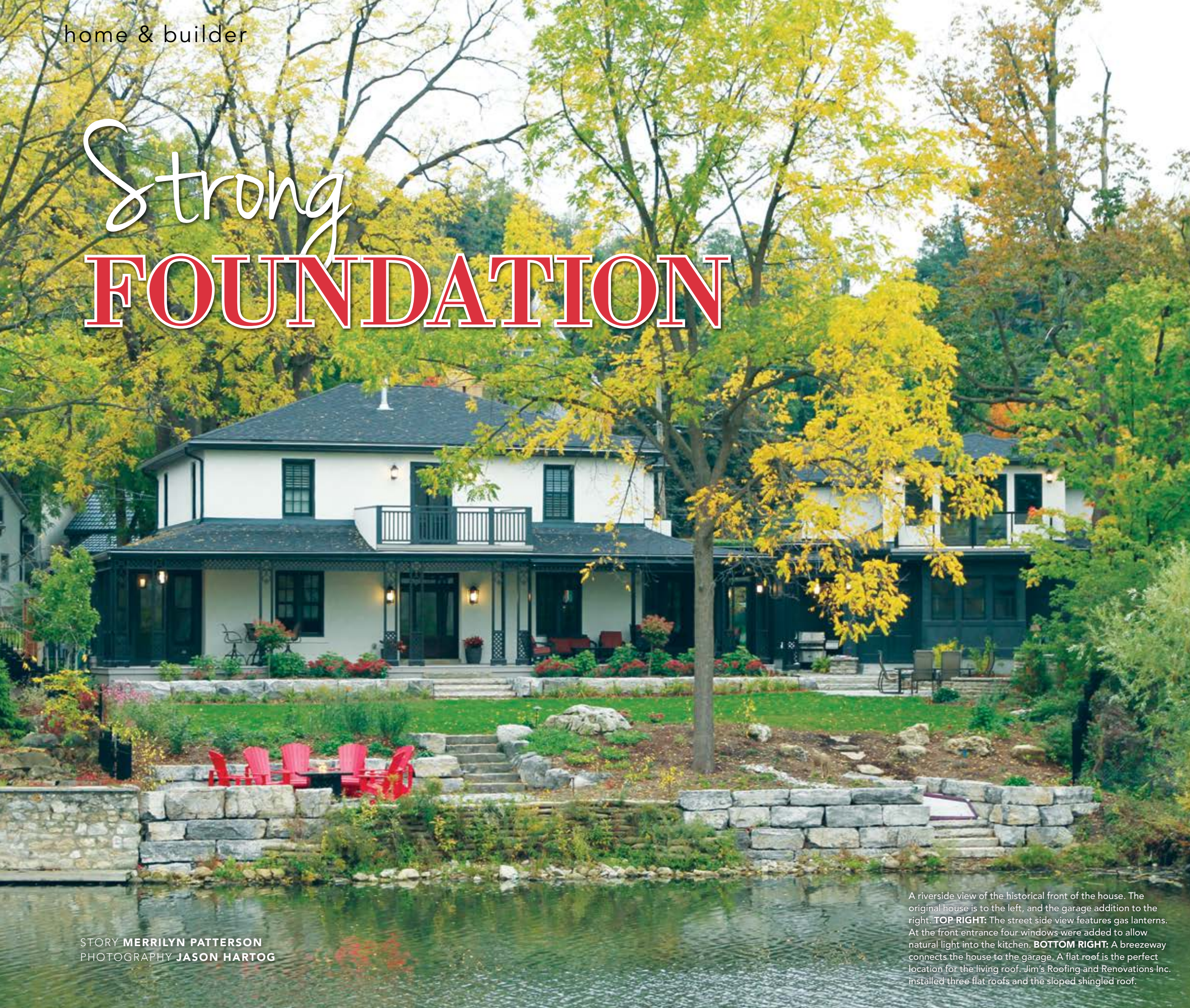


Strong FOUNDATION



STORY **MERRILYN PATTERSON**
PHOTOGRAPHY **JASON HARTOG**

A riverside view of the historical front of the house. The original house is to the left, and the garage addition is to the right. **TOP RIGHT:** The street side view features gas lanterns. At the front entrance four windows were added to allow natural light into the kitchen. **BOTTOM RIGHT:** A breezeway connects the house to the garage. A flat roof is the perfect location for the living roof. Jim's Roofing and Renovations Inc. installed three flat roofs and the sloped shingled roof.



KATE AND DARYL HOLMES WERE LOOKING FOR A SPECIAL PROPERTY IN DOWNTOWN GUELPH. THEY BOTH LOVED LIVING IN THE COUNTRY, BUT COMMUTES WERE GETTING LONGER AND LONGER.

A PROPERTY ON THE EAST BANK OF THE SPEED RIVER, which had been divided into four apartments, had been on the market for years. They knew the renovation would be daunting, but this tired stucco-over-stone house, known historically as Mavis Bank, kept calling to them. They decided to put in an offer, and by October 2017 the coveted 1865 heritage house became home. *Continued on page 65*





ABOVE: Seth Wyga of Centrix Building Group with Daryl and Kate Holmes collaborating at the prep station in the new kitchen. **RIGHT:** The mosaic encaustic tile backsplash was inspired by a family trip to Morocco. **BELOW:** Kate loved choosing light fixtures for the house. These two from Fashion Lighting.



Daryl's must have built-in coffee station is at the ready morning, noon and night.



They consulted Fergus firm **Crozier Designs Inc.** to draw up the plans. **Kevin Crozier** recommended two builders he trusted to take on the extensive renovations. Kate and Daryl had only to meet with **Seth Wyga** and **Ian O'Keefe** from **Centrix Building Group** to know they'd found the right fit. Seth became the designer and project manager, and his father Otto Wyga the on-site supervisor. They were both involved at every stage of the process. Seth recalls that first meeting and talks about his philosophy. "Undergoing a huge renovation like this is almost impossible for a

client to fully grasp on day one. The number of decisions to be made is uncountable and overwhelming. The best way forward is to get a team working with you – a designer who can communicate well and show you your home's potential in an exciting new way, and a contractor who is willing to engage with you early on and walk with you in a totally transparent process." **Flannery Electrical Inc.** installed all electrical elements in the home, including Smart Home technology and landscape lighting. There is energy efficient lighting throughout the house.

The entire house was gutted to the original two-foot thick stone walls, being mindful and respectful of the property's heritage status. Historically being a waterfront property, where the front of the home faces the water, the street side of the home had no windows. Four large windows were added to allow natural light into the new kitchen and second-floor bedroom space. **Bavarian Window Works** sourced a beautiful and historically accurate double-hung window that was used throughout the old spaces of the home. Kate and Daryl wanted open spaces and a main-floor bedroom. *Continued on page 67*



The open concept dining area is the gathering spot for evening meals and lively conversation.



“Everything we need is on the main floor, a house we can grow older in,” says Kate. Hence the spacious open-concept kitchen/dining/family room area that spans from the front to the rear of the house. They wanted the space to feel warm without being cavernous. All cabinetry in the home was custom designed and installed by **Homestead Woodworks**.

The family shares a love of cooking. Kitchen elements from their previous home, including multiple prep stations, steam oven, warming drawer, induction cooktop and secondary dishwasher were must haves.

All kitchen appliances were purchased with thoughtful consultation at **AMG Studios**. Seth recommended them saying, “AMG gives clients all of the knowledge necessary to make a decision, without being pushy.”

The dark textured surface of the countertop on the island is leathered granite and the amber sapwood from the walnut waterfall adds warmth to the upper island and kitchen table top. All counter surfaces in the home from **Stonex**, installed by Homestead. The painted beams in the milled ceiling define the space and ground the contemporary design, created by Centrix carpenters.

Hardwood flooring in the house is reclaimed elm, sourced from Infinity Flooring.

Continued on page 68



LEFT: Lucy, the family's German short-haired pointer, in her favourite spot – the sunny breezeway. **ABOVE:** The main floor powder room. **TOP:** The living room offers a view to the river and casual family living.

Floors upstairs and down, including the polished concrete in the kitchen, master bath and laundry room have radiant heat by **Fritz England Plumbing & Heating**. There are eight heating zones in the house. The entire second floor can be shut off when the kids are away, to save on energy.

Suzanna Geerlinks from **Refined Painting** painted the entire home using a warm, neutral colour palette from **Benjamin Moore**, including Collingwood, Escarpment and Chantilly Lace.

The family loves to entertain. When there are guests in the house, they spill over into the lounge off the master suite. There's an inviting orange velvet chaise and a deep windowsill that make for easy conversation or a place to have coffee and watch the river flow by.

A stunning, textural, porcelain-tile wall from **Bigelow Flooring** features in the master bath behind a Mirolin acrylic freestanding tub from **The Ensuite Bath & Kitchen Showroom**, where all the bath fixtures were sourced. A double hanging vanity and walk-in glass shower with programmable shower and steam features complete the en suite. Large walk-in closets with clever his-and-hers storage are off the shower area.

Continued on page 70



AMG Studios
THE LUXURY APPLIANCE SPECIALISTS
111 Watson Road South Guelph, Ontario N1L1E4
www.amgstudios.ca | 519.763.3264

Canada's leading retailer of
GAGGENAU

ALSO PROUD TO SELL:
AGA ★ BLUESTAR FISHER & PAYKEL **Miele** LA CORNUE Thermador ★ AEG NEBHERR BOSCH



ABOVE: A mirrored display area was created in the original window space. **LEFT:** Located in the original veranda space, this contemporary master en suite has poured concrete and radiant-heated floors. **BELOW:** The windows above the tub allow treetop views from the front yard.



Bavarian
WINDOW WORKS
UPGRADE
YOUR VIEW
Let us inspire you.
Visit us at:
2236 Shirley Dr. Kitchener
519-578-3938
bavarianwindows.com

LEPAGE
MILLWORK
REMODEL • REPLACE • RETHINK



ABOVE: The second floor family room is where kids and friends congregate.

BELOW: The *waka waka* room is a popular place for family to hangout. The Murphy bed in Kate's office pulls out when guests arrive.

Kate's tree-top office.



Upstairs there are three bedrooms and two bathrooms. Sons Carter and Evan's rooms are divided by a shared bathroom, decorated with more masculine finishes, while daughter Elyse's bath has textured brocade tile with a feminine mirror and pretty vanity.

Also upstairs is a large family room with walkout to a deck overlooking the river. It's a great place for the kids to gather with friends. A cosy fireplace by **Fergus Fireplace** warms the room in the winter months. They also supplied the fireplace in the living room.

The garage loft is a special space. The aptly-named *waka-waka* is a place set aside for family to let loose; gym equipment for workouts and comfy furniture for movie nights with friends and family. A stocked beverage station and sink complete the amenities.

Kate's office occupies part of the space. It can be closed off by a barn door when guests sleep over. One of the walls disguises a Murphy bed.

The 11-month renovation came to an end and Daryl reflects on the experience, "We were lucky to have a cohesive team with Otto on site for the technical side, and Seth, our designer, helping us through all the product choices and coordinating with suppliers to take that responsibility from us. In the end, we got exactly what we wished for."

A strong foundation was laid between builder and homeowners. The result is a thoughtfully-designed, custom built family home where the Holmes' enjoy living in the heart of the city. **OH**

Architectural Design & Finishing

Design/Build by Mafcohouse

HOMESTEAD
WOODWORKS

519.699.4529
3575 Broadway Street, Hawkesville ON
www.homesteadwoodworks.ca

PAINTING
is more than what we do...
It's who we are.

Refined PAINTING
RESIDENTIAL & COMMERCIAL

519-993-7800
hello@refinedpainting.ca
www.refinedpainting.ca

Winner of the 2018 Guelph Chamber Excellence in Business (under 50) Award.

Light Up Your Home with **Flannery ELECTRICAL INC**

Trust Flannery Electrical Inc. for all your residential electrical needs! Locally-owned, fully licenced, insured and ESA approved!

Flannery ELECTRICAL INC

519.830.6000
adam@flanneryelectrical.com | flanneryelectrical.com

Electrical Contractor Registration Agency
of the Electrical Safety Authority