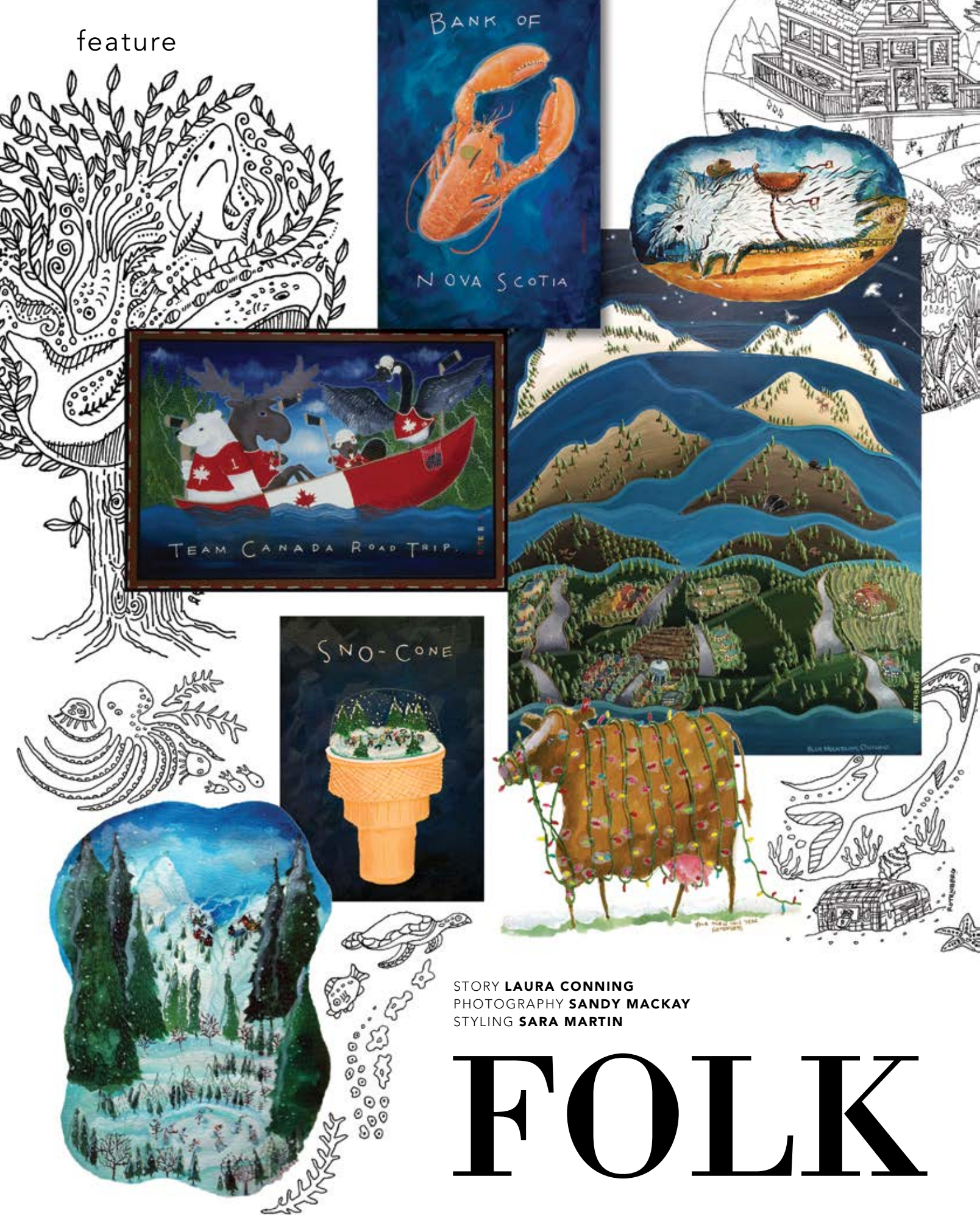
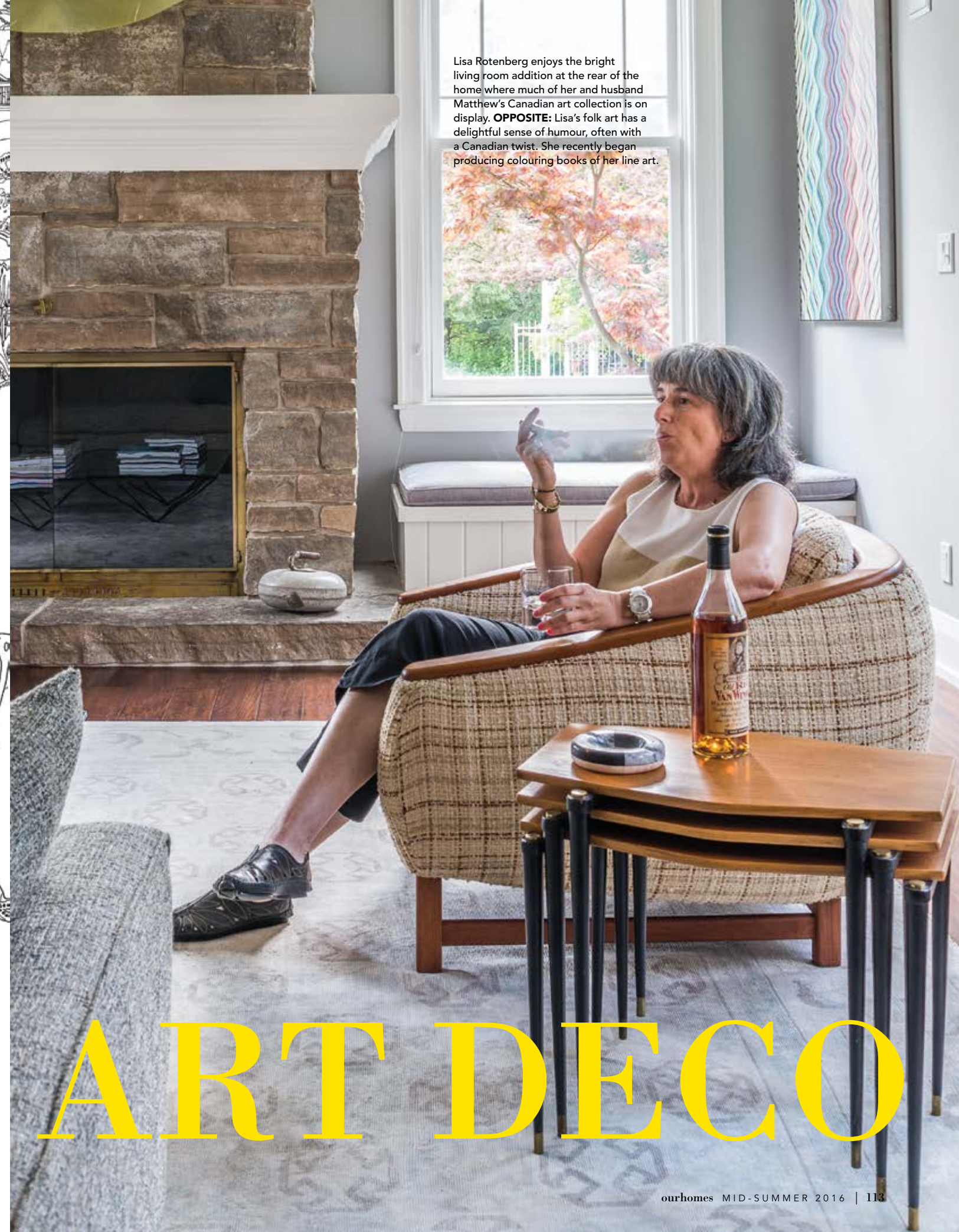


feature



STORY **LAURA CONNING**
PHOTOGRAPHY **SANDY MACKAY**
STYLING **SARA MARTIN**

FOLK



Lisa Rotenberg enjoys the bright living room addition at the rear of the home where much of her and husband Matthew's Canadian art collection is on display. **OPPOSITE:** Lisa's folk art has a delightful sense of humour, often with a Canadian twist. She recently began producing colouring books of her line art.

ART DECO



A Hitchcockian wrought-iron gate swings open to the brick, Arts and Crafts-era home of Lisa and Matthew Rotenberg.

The architecture of the Thornbury house remains traditional to 1928, when the home was built, and Lisa, Matthew and their silver lab Blue, are just the third homeowners. The couple transplanted from Toronto in July 2015, but Lisa says that she already feels like a local. With a history in the Grey Highlands and a passion

for Canadian art and the southern Ontario landscape, she is well versed in the area.

Lisa is a prolific folk artist. She is currently represented by Gallery de Boer – Fine Art in Owen Sound, and has a multi-decade background in a variety of artistic positions. After graduating from the Ontario College of Art and Design, Lisa worked in graphic design, and became an account director. “I needed a creative outlet, so I began painting at night.” This turned into a full-time career. Her vibrant paintings have evolved time and again, but have maintained the ability for commercial application. She has illustrated with several companies, painted the labels for her own

coffee company, rocketfuelcoffee.com, and even wrote and illustrated a children’s book, *Rodeo Pup*, published in 1999. Many of Lisa’s paintings are hugely inspired by the southern Ontarian landscape and culture, capturing the beauty of the area and the people’s history.

Today, Lisa’s studio is tucked behind carriage-style doors in the home’s carport. Easels, paints and recent work fill the space. Inside the house, Lisa and Matthew’s passion for Canadian art is on display. Recognizable Canadian artist Norval Morrisseau commands attention on the walls, alongside Flo Campbell, Robert Markle, and Travis Schilling, to name a few. *Continued on page 117*



Cigar aficionados Lisa and Matthew have a humidor to store and preserve their collection.



THIS PAGE: Lisa and Matthew have converted the home’s carport into Lisa’s art studio. Carriage doors open to fill the space with natural light. Lisa’s works fill the walls. **OPPOSITE:** The 1920s brick home is styled with accents such as the eyebrow arch over the front door. The roof in red metal looks like terracotta tile from the era.



feature

RIGHT: Stained-glass transoms in the home's addition were created to match those on the original front windows. **FAR RIGHT:** A Scandinavian room divider is an impromptu library. B.C. artist Christina Nick's metal sculpture of a golden retriever greets visitors at the side door. **BELOW:** Mid-century modern furnishings work in the transitional room. Pedie Wolfond's large pink canvass and Angela Leach's wavy *Vertigo* brighten the room.

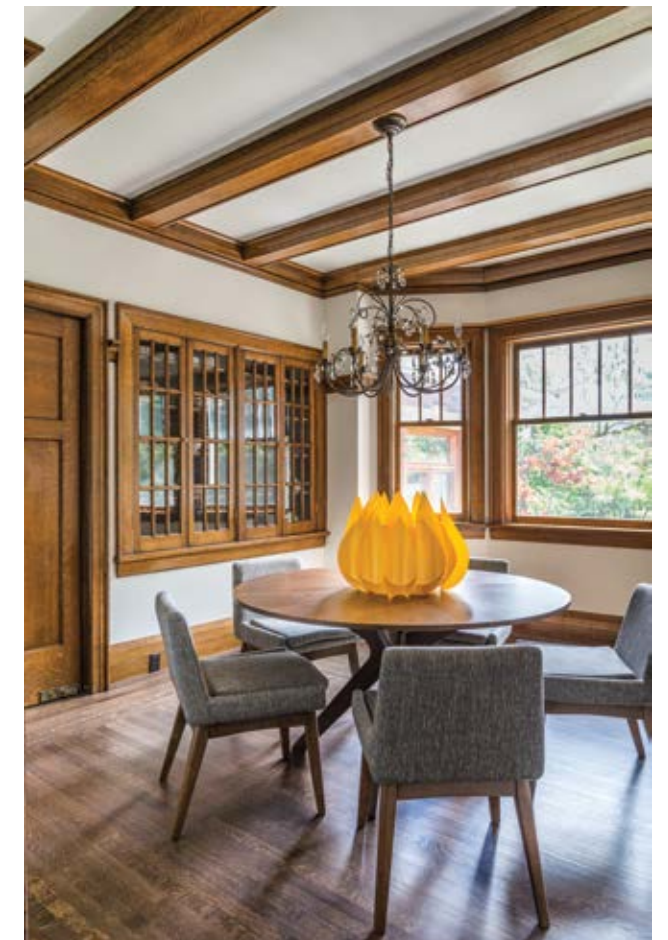


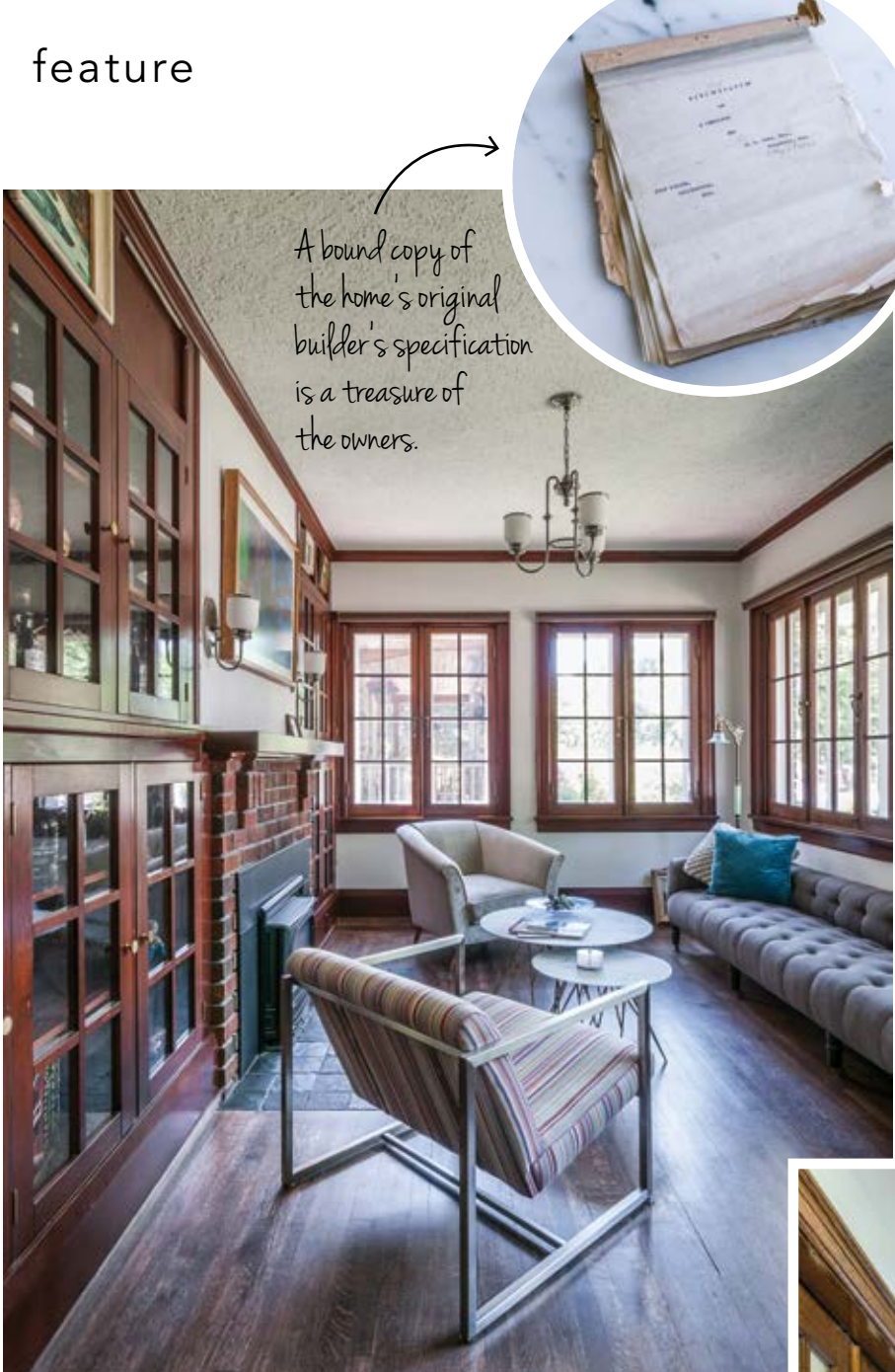
RIGHT: The kitchen addition in greys and stone is a chef's delight. The breakfast table pops with the brightly upholstered Kartell dining chairs. **BOTTOM:** Original solid wood trim and artisanship can be seen through the main floor, including the double swinging door that connects the dining room to the kitchen.



Twenty-five years ago, a modern addition was put on the back of the home. The combination of mid-century modern style with the original architecture brings unique character to the space. Lisa credits **Lindsay Herbert** of **Baywood Designs** for the interior colour palette. Dark hardwood floors contrast with a neutral wall palette of white and pale grey, a backdrop for the Rotenbergs' art collection. The modern kitchen on the back addition of the home – “Matthew’s kingdom,” describes Lisa – adds contemporary sophistication against the traditional architecture of the front portion of the house. Unique Kartell dining chairs are works of art on their own, with varying abstract prints upholstered onto clear plastic bases. A few steps down into the living room, a mid-century occasional chair and curved sofa surround a coffee table covered in art books (Kandinsky and Matisse among them).

In the cosy, square dining room off of the kitchen, a round, wooden table is accented with pale grey upholstered dining chairs. The centerpiece is a yellow lighting fixture that Lisa and Matthew repurposed, which elevates the traditional room and brings a bright pop of colour to the space. *Continued on page 118*





A bound copy of the home's original builder's specification is a treasure of the owners.

At the front of the house are two smaller rooms with atmospheric charm. Vintage mid-century furniture fits in the music room, including a miniature salesman sample chair placed beside an antique piano. A portrait of a hockey player by Charles Comfort, purchased by Lisa and Matthew as a special anniversary present to themselves, is proudly hung in their “scotch and bourbon library,” the name a play on New York City’s Brandy Library in Tribeca. This is where Lisa displays her impressive whisky collection, and a sleek, modern grey sofa from **Leuk Bij Hermas Interiors** sits underneath the large front-facing windows.

Between the library and music room is the front door to the house, accented with original stained glass. A whimsical owl sculpture by artist Viktor Tinkl greets visitors, and contemporary work by Heather Cook hangs on the wall.

“It’s the most incredible hide-and-seek house,” says Lisa. Secret doors, rooms, quarter-sawn oak finishings, narrow doorways and unexpectedly large closets are some of the many vintage charms that come with owning a nearly century-old house. She gushes, “Sometimes Matthew and I look at each other and I say, ‘Can you believe we live in this house?’ ” *Continued on page 120*



Yellow and orange mid-century chairs work with the leaded glass and large trunk in the front sitting room. **OPPOSITE TOP & BOTTOM MIDDLE:** The home’s original library now houses the owner’s scotch and bourbon collection from around the world. **BOTTOM LEFT:** Each room in the original home has its original door knob; keys are tagged and kept in a small, discreet cupboard built into the woodwork in the hall. **BOTTOM RIGHT:** The front entry hall showcases beautiful woodwork and high wainscoting of the era. A metal owl by artist Viktor Tinkl spreads its wings in invitation to visitors.



Upstairs, the master bedroom oozes calmness. A south-facing balcony is steps away from the bed, flanked by portraits of the couple photographed in 1983. Lisa describes their morning ritual: “Whoever goes and gets the dog in the morning has to make coffee and bring it upstairs. Then we sit out here and have coffee. It’s like being in a hotel.” The balcony overlooks the mature backyard with its intimate trees, lush gardens and bright blue pool. A rare butternut tree is thriving.

When the Rotenbergs began the restorations in the garden, they wanted to keep the original home in mind. What would the gardens have looked like in 1928? Skilled gardeners worked with the couple using this vision during the planting and re-establishing process. The home is surrounded by a multitude of perennials: peony, hydrangea, fuchsia, 40 varieties of tulip and nine varieties of narcissus (daffodil), for starters. Original rosebushes remain lively, having been nurtured over the years. Lisa plans on having fiddlehead ferns and mint planted in the front gardens this year. *Continued on page 122*



TOP: Double doors in the master bedroom open to a balcony overlooking the rear gardens. Arrangement courtesy of Paperwhite Flowers. **ABOVE:** This willow chair beneath the rare butternut tree in the backyard has grown into the surrounding gardens. **TOP LEFT:** Pink petals descend to the pathway leading to the gazebo and swimming pool. **LEFT:** A fire pit table from Squire John’s brightens and warms the evenings spent under the gazebo.

2016 MARKET SNAPSHOT - 2nd QUARTER IN REVIEW

For residential single family homes and condos, the WESTERN DISTRICT of Southern Georgian Bay continues the one year trend of a Sellers’ market with the lowest level of inventory in more than a decade and down 37% from Q2 ‘15. 5 years ago, we needed over 12 months to sell all listed inventory, now it would take only 2.7 months. Values are up - June ‘16 surpassed \$150M for residential transactions - a first for our area, and sales are brisk - 62% of listings sold. The average price for a home is currently \$362,232, up 11% from a year ago. The majority of sales took place in the \$250,000 to \$300,000 price range but the \$900K-\$1M category doubled its unit sales numbers. The luxury market (\$1.5M+) is up 70%.

Our focus will be on single family homes and condos in the 3 trading areas in which we have the most experience: Blue Mountains, Collingwood, and the areas of Clearview nearest to Collingwood & Blue. There were 169 listings of which 113 sold - a 68% sale to list ratio (was 64% for Q1 ‘16), and the average property price is currently \$384,463 or about 6% higher than the Western District’s average. The average amount of time between listing and selling was 69 days on market (DOM), no change from Q1.

Collingwood highlights:

- The high sale of Q2 was a downtown Heritage home for \$1,106,000. Worth noting is a condo sale in Lighthouse Point for \$1,100,000, a first!
- The low sale was an east side of Town small condo at \$102,000.
- The average price for a resale residence in Collingwood was: detached - \$403,404, condo - \$281,578.
- Q2 (vs Q1): Condos - 30 listed, 30 sold (25 listed, 12 sold); avg DOM 37 (63); avg sale to list price - 98.6% (98.4%)
- Single Family Homes - 55 listed, 36 sold (22 listed, 22 sold); avg DOM 31 (35); avg sale to list price - 98.6% (97.8%)

The Blue Mountains highlights:

- The high sale of Q2 was a waterfront home near Christie Beach, Thornbury at \$1.6M.
- The low sale was a bachelor in a condo-hotel at Blue Mountain for \$109,000.
- Q2 (vs Q1): Condos - 20 listed, 17 sold (15 listed, 6 sold); avg DOM 164 (143); avg sale to list price - 96.7% (95%)
- Single Family Homes - 25 listed, 15 sold (24 listed, 8 sold); avg DOM 80 (107); avg sale to list price - 94% (93.4%)

- The average price for a resale residence in Blue Mountains was: detached - \$538,582, condo - \$308,429.

Clearview highlights:

- The high sale of Q2 was a new, modern home on 50 acres near Devil’s Glen for \$2.5M.
- The low sale was a 2 bedroom, 2 bath home near Creemore for \$200,000.
- The average price for a resale detached residence was \$628,260.
- Q2 (vs Q1): Single Family Homes - 11 listed, 11 sold (9 listed, 5 sold); avg DOM 105 (41); avg sale to list price - 94% (92.4%)

For a detailed analysis of the property you wish to sell or buy, please contact us at your convenience. We are here to help and to save you time.



All data has been gleaned from statistics provided by CREA’s MLS system via the Southern Georgian Bay Association of REALTORS® and is believed to be accurate.

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LEFT: Interlocking brick pathways wrap around the side and backyard of the home. Mature trees blend with bursting annuals on the grounds. **BELOW:** Two sets of double french doors open off the rear addition to the tea garden. Gorgeous woodwork and stained glass transoms match the style of the original home. **BELOW:** Bird feeders and a bird bath draw in winged visitors, while the boxwood hedge is a sanctuary for the resident groundhog.



Their lawns are cared for by **Georgian Bay Landscaping & Property Maintenance**, **David Whalen** of **WillowStone** is responsible for the care of trees, bushes, and gardens, while arborist **Tobias Effinger** of **Arboreal Tree Care Professionals** handles any pruning. Just behind the house, an outdoor dining area sits amongst a tea garden, complete with boxwood hedges and a garden of rabbit's ears, poppies, and juniper. **Jessie Frey** has been taking care of the interlocking brickwork throughout the backyard. The garden is an inspiring backdrop for the couple and the neighbourhood. **OH**



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