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OTTAWA CITIZEN SATURDAY, OCTOBER 8, 2016

SECTION F

AWARD-WORTHY RENOS

Ottawa home builders will show off six stunningly updated homes



ANITA MURRAY

A humble 1½-storey “cottage” in Hintonburg has been transformed into a stunning modern interpretation of its roots that’s now up for five design awards.

But before those awards are handed out by the Greater Ottawa Home Builders’ Association on Oct. 22, the home will be one of the jewels in the association’s tour of renovation projects next Sunday.

Called RenoTour 2016, six homes in the city’s core will be open to the public to showcase the design and expertise of local renovators who are part of GOHBA’s RenoMark program, which offers homeowners the reassurance of pre-screened contractors who must meet strict guidelines regarding things such as insurance, workers’ compensation coverage and credibility.

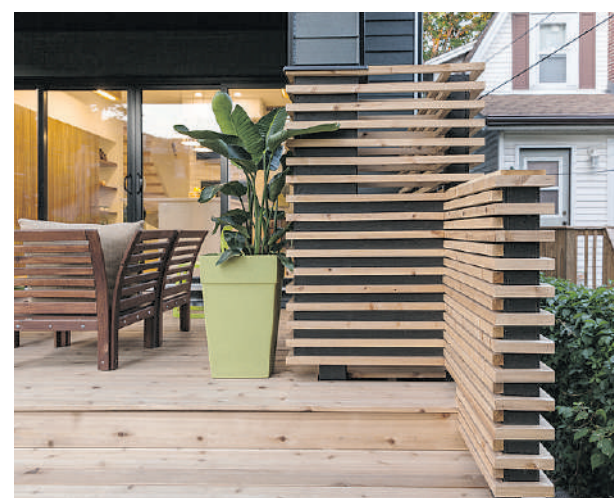
A keen advocate of RenoMark, member Roy Nandram of RND Construction renovated the home at 106 Bayswater Ave. in collaboration with designer Houry Avedissian of Ha2 Architectural Design.

“Whether by luck or design, having the combo of Houry and Roy couldn’t have been better,” says one of the homeowners, who did not want to be identified. Adds his wife: “They do amazing work together.”

Originally conceived as a \$100,000 renovation to repair damage from ice buildup in the very leaky home after the couple’s first winter there, it quickly became apparent that this was no easy fix.

SEE TOUR ON **F2**

For designer Houry Avedissian, “the whole gravitational feel” of the home centres around the vaulted dining room, which includes its sculptural staircase and smoked-glass bridge connecting the two halves of the second floor. **PHOTOS: JUSTIN VAN LEEUWEN**



A generous deck — which had to be rebuilt — extends the living space outdoors. Custom privacy screens make the space cosy without feeling confining.

The kitchen doubled in size to span the width of the home, where before it was a cramped galley space ending at the island. An inefficient patio door was replaced with full-wall sliders for an indoor-outdoor feel that was important to the owners. The kitchen is now where they spend much of their time.

MODERN HOUSE KEPT COSY



Hiding behind what appears to be a full pantry wall in the kitchen are a powder and laundry room and some pantry storage space. It was a challenge designing the doors in the walnut cabinetry to fade away, but the resulting look is tidy and clean and adds a pop to the kitchen. JUSTIN VAN LEEUWEN

TOUR FROM F1

So while they “were protective of our little cottage,” as the wife calls it, they handed over the reins to Avedissian and Nandram for what was ultimately a \$430,000 transformation that virtually rebuilt and expanded the home, making it green along the way.

“Ultimately, I think if somebody else had bought it, it might have even been a teardown, but we didn’t want that. We wanted to make sure we kept the integrity and the feel of it. It was really important,” says the wife.

Major structural issues such as rotten joists and studs and a crumbling foundation, plus a lack of insulation, had to be dealt with. And the roof was removed to raise the second floor to a full storey and expand it over the backyard’s covered deck, adding an extra 500 square feet to the 1,150-square-foot home.

But where many projects might make use of height to increase space on a tight lot, this home was raised no more than five feet, keeping its front elevation in check with others on the street. Avedissian also retained its West Coast/

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cottage feel with of cedar siding and cement board in a clapboard style similar to the home’s earlier facade. Inside, it was another story. An outdated and inefficient layout was obliterated, making way for a thoughtful open-concept space where a sculptural curving staircase is paired with a second-floor industrial-style bridge as the centrepiece. While either element could dominate, Avedissian says the key is “the marriage of the two — it works and it makes it pop.”

Upstairs, windows that stretch from roof peak to floor frame the bed in the master bedroom at one end, while at the other end, a similar window style mimics the look in a second bedroom and its ensuite bath. Transom-like glass panels atop walls help bring natural light into the interior loft, where no windows were added in deference to neighbours.

The goal of the project, says Avedissian, “was to keep the warm feel of (the home), maximize the space, give them the extra living space, but making the circulation functional, that was No. 1.”

The owners, who share the home with their Aussiedoodle, Finn, couldn’t be happier. “Using the small space, Houry did a phenomenal job,” says the wife. “It still has that same — I can’t explain it — you walk into a nice, cosy space. And that’s what it felt like when we bought it.”

OTHER STOPS ON THE TOUR

17 APACHE CRES.
BY AMSTED DESIGN-BUILD



Rearranging the layout and opening up the space saved the homeowners from the cost of an addition in this project, which added a mudroom and laundry room while transforming a dark and inefficient kitchen into one that is bright and functional.

31 PALISADE ST.
BY TEGO BATHROOM SOLUTIONS



Much care was taken to emphasize the architectural features of this ensuite for a luxury spa feel. The project also included work on a walk-in closet and a main bathroom, offering custom elements and innovative solutions to combine form with function.

32 KINNEAR ST.
BY CARLETON KITCHEN & BATH



Meeting the homeowners’ desire for white, bright and wood, Carleton combined white and dark cabinetry, light tile and counters and a new, open-concept design for this kitchen project. A powder room was also added to the main floor.

308 FIFTH AVE.
BY THE CONSCIOUS BUILDER



Virtually everything was increased in this renovation project, from the home’s energy efficiency to the square footage, while the kitchen was opened up and both an entertainment area and bathroom for guests were added.

5 WARRINGTON DR.,
BY LAGOIS DESIGN-BUILD-RENOVATE



Once a dark and cramped kitchen, today the space is anything but, with ample storage and windows that take advantage of river views. Designed to be a cooking classroom for a trained chef, it has four zones: prep; cooking and baking; breakfast area; and cleanup.



Although the roof was raised to create a full second floor, the front elevation does not dominate its neighbours. cedar siding is paired with cement board in a clapboard style. JUSTIN VAN LEEUWEN



The owners were attracted to the home’s West Coast/cottage feel and didn’t want to lose that in the renovation.

IF YOU GO

What: A self-directed tour that showcases renovation trends from six of Ottawa’s RenoMark renovators at homes inside the Green-belt, with proceeds going to Greater Ottawa Habitat for Humanity

When: Sunday, Oct. 16, from 11 a.m. to 4 p.m.

Tickets: \$10, available at either of Habitat’s ReStores (768 Belfast Rd. and 7 Enterprise Ave.), online at www.renotour2016.com or at any of the homes on the tour. Each ticket is also good for 10 per cent off ReStore items.

Bonus: The renovators will be at each of the homes to answer any questions. As well, there will be a fundraising barbecue at the Bayswater home.

Information: www.renotour2016.com