

HISTORY OF THE HOUSE

1880s, 1900s, 2017/2018, 2020

The original house was built in the 1880s (using square nails), which had a coach house (opened into the current laneway) of similar vintage (also with square nails). Of historical note, square shank nails were phased out during the 1880s in favour of round shank nails. The basic construction of the 1880s house is double brick with period details. Originally, the house had a wrap-around porch east and south (the laneway was originally part of the property), and the 3 floor-to-ceiling windows in the living room were large/tall sash windows which were opened upwards, like doors, to access the porch. These windows were replaced with the current arched mullioned windows by the previous owner. The 1880s house has an attic space which now houses the air conditioning system (space pack installed in 2017). We found evidence (old wallpaper trim) that the original stairs (first floor to second floor) went upwards from west to east and the original basement stairs went downwards from east to west. We have retained/renovated all period windows that came with the house when we bought it.

In the early 1900s, the double brick “extension” (using round nails) was built between the coach house and the 1880s house. This 1900s extension has an attic and full basement, as well as a reduced height basement under the coach house. When the 1900s was built, they retained the brick wall between the 1900s and the 1880s structures. As such, the middle wall of the house is solid double brick with a brick chimney (exposed in the kitchen). At the time of building the 1900s, the stair directions were reversed. We exposed the fireplace in the family room (now closed off) and found evidence that it was discontinued during the FLQ crisis (due to the newspaper stuffed up the old flue).

The 1880s/1900s house
Renovated in 2017/2018
(*"new" meaning 2017/2018 vintage*)

- New electrics with new panel
- New plumbing (both supply and drain)
- Restored heritage windows and stained glass
- New insulation, vapour barrier and drywall throughout
- New hardwood floors (3/4" quarter sawn oak installed over 3/4" plywood), not prefinished rather finished onsite
- New natural stone tile
- Georgian bay limestone in kitchen
- Carrera Marble in primary and secondary bathroom
- Painted tile in powder room
- New gas boiler with three zones (provision for fourth zone to sunroom) with potential for hot water heater add-on
 - o First zone services all cast iron radiators
 - o Second zone services heated floor in ensuite bathroom
 - o Third zone services heated floor in kitchen
- New central air conditioning unit servicing all second floor rooms
- New custom kitchen and pantry (made by Mennonites), solid wood cherry kitchen cabinets with solid wood maple island and solid wood maple pantry cabinets
- Quartzite stone counters
- Heated floor (off of boiler)
- Wolf stove
- Kitchenaid built-in fridge
- Miele dishwasher
- Built in bar fridge in pantry
- New fixtures in ensuite bathroom, including custom marble shower, toto wall hung toilet and restoration hardware vanities
- New fixtures in family bathroom, including custom marble shower, toto wall hung toilet and restoration hardware vanity
- New fixtures in powder room, including toto wall hung toilet and restoration hardware vanity
- New built-in ceiling speakers installed in living room and kitchen (connected to Sonos equipment under family room TV)
- New porch lighting, cedar ceiling cladding, front stairs and lower surround enclosure, as well as installed watering system for hanging planters
- New exterior paint and trim work

The 1880s era coach house
Renovated in 2020 to its current level as a lounge/media room.

- All new drywall
- Original wide plank pine flooring renewed/restored
- All new insulation/vapour barrier (walls and ceiling)
- New exterior cladding with Tyvek
- New gas fireplace installed with brickwork surround
- Closets built
- New windows with new trim work interior/exterior
- Original beams and brick wall refinished
- New 7.1 surround sound system installed plus projector (aimed at north wall)
- Three front wall speakers are Goldenear ribbon tweeters (Invisa 650), four ceiling speakers are Klipsch SLM-5400
- Roof was reconditioned via seals were restored and roll roofing coated with bitumen based protective coating

List of plants in the gardens

Mature front garden was built from scratch (except for the two original chestnut trees), including the planter feature and circular brick and crushed brick walkways.

The list of plants are as follows:

- 1 x Japanese maple
- 2 x Serviceberry
- 2 x Rhododendron
- 3 x Annabel hydrangea
- 1 x Oak leaf hydrangea
- 1 x Hydrangea
- 1 x Variegated Chinese dogwood
- 3 x Japanese quince
- 2 x Cotoneaster
- 2 x Holly
- 1 x Yew
- 1 x Juniper
- 1 x Euonymus
- 2 x Northern oat grass

Variety of: ostas, astilbe, Solomon's seal, ostrich ferns, geraniums, sweet woodruff

Also in spring: a variety of bulb flowers including tulips, crocuses, alliums

Mature back garden was built from scratch (except for the original chestnut tree, Viburnum and Rose of Sharon), including the water feature, decking, garden sculpture, and circular brick and crushed brick walkways. The garage and fencing were also upgraded for cedar and bamboo cladding respectively.

The list of plants are as follows:

- 1 x Magnolia
- 1 x Ornamental cherry
- 2 x Chinese dogwood
- 1 x Lilac
- 1 x Serviceberry
- 1 x Red osier dogwood
- 1 x Tree peony
- 2 x Juniper
- 2 x Pine
- 1 x Bamboo
- 1 x Rhododendron
- 1 x Annabel hydrangea
- 1 x Japanese forest grass
- 1 x Karl Forester feed grass
- 2-3 x Northern oat grass