

Foundation first ...and *then some fun!*

by **MARGARET ANNE FEHR**

PHOTOGRAPHY BY JOHN JOHNSTON



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WITH AN ORIGINAL FOUNDATION

dating back to the 1920's, it came as no surprise to Tim and Sherry that their Fort Garry home needed some long due remedial help before they could proceed with their dream kitchen and dining room renovation.

Like many homes of a certain vintage, the original A-frame construction had undergone renovations over the years by previous owners ranging from a ground floor addition to having the roof removed in the 70's to transform the home into a full two storey

Tim and Sherry found All Canadian Renovations (ACR) via a friend who had hired the company and was very satisfied with the results. Tony Teunis, ACR co-owner said, "When we first visited the house, we noticed that the floor was very bouncy so I told them I wanted to get an engineer in there to check things out. So in order to correct the floor, we had to do some structural work in the basement that resulted in new cement pads cut into the concrete and new teleposts to get rid of that bounce. Structurally, we corrected



basically all the stuff that doesn't show, from the basement to the second floor."

Another problem area was the front stairway that was pulling away from the house structure. "We discovered that there were no piles or footings underneath it so we added some. It's a brick house and we ended up having to bolt into the actual surface of the house and it worked out very well," says Tony.

Both Tim and Sherry wanted to convert their old kitchen and dining room into an open concept space by removing two existing walls. Tony brought in an engineer to assess and make recommendations since both walls were load-bearing. "We put in concealed Glulam beams into the upper floor rafters, so it's all hidden without having to construct bulkheads."

At that point, the idea was collectively hatched by Tony and crew of adding dimension to the space by constructing a coffered ceiling in the dining room. "It was really a whole group effort," says Sherry. "I remember standing in the middle of the dining room and saying 'ok, what we are going to do with the ceiling?' Since our ceilings were actually quite high, we had a lot of options."

With structural issues resolved, now it was time for the fun stuff of re-inventing their kitchen. Tim and Sherry chose Shaker style maple cabinetry in the relatively new Slate stain. "It has both grey and brown in it and works well with whatever you decide to pull out. Our dining room set is 65 years old from Tim's parents and it works very well."

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The cabinets, topped with crown moulding, extend up to the ceiling and accessing drawers and doors is whisper quiet thanks to Blumotion soft closure. Brushed nickel pulls provided the aesthetic touch this couple was seeking. "We wanted to keep it simple," says Tim.

The couple chose granite countertops, personally picking out their own slab in a shopping expedition to a warehouse with Tony. "We choose a beautiful multi-coloured piece that has reds, greys, blacks and burgundies throughout. It's like having a living thing within the space," says Sherry.

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The breakfast bar includes a small prep sink while deep drawers house baking accessories as well as a designated space for recycling and garbage containers.

Care was taken to respect the character touches within the home from wide baseboard trims to the retention of an open window that harks back to the 1920's when it was part of the exterior wall of the A-frame construction. Cork flooring in the kitchen carries into the family room.

The upstairs ensuite received its own makeover as well, morphing from a room with a small corner shower and nondescript vanity to a full-fledged Italian porcelain shower stall with bench, rain shower head, hand-held shower and Sherry's favorite, a heated floor.

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Always wearing his contractor's hat, Tony was not surprised that the entire bathroom wall required replacing, having rotted through. "We had to replace the entire exterior wall during the process and insulated it properly before getting on with the job."

Tim and Sherry are happy they listened to their friend's advice about hiring ACR. "This is certainly the most significant renovation that we've ever been a part of," says Tim, "and they really proved themselves to be true professionals."

To learn more about All Canadian Renovations visit their website at www.acrltd.ca or phone 204.779.6900.