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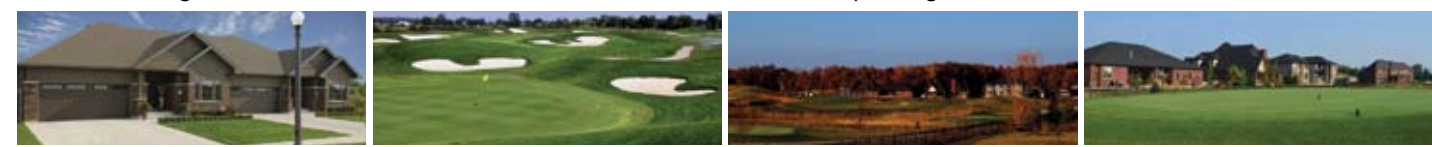
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editor's note



WINTER IS THE LANDSCAPE OF MY CHILDHOOD. I grew up in a northern clime, 150 miles north of Quebec City where Halloween was spent in snow boots and giant plows belching an unbroken stream of ice rumbled through the streets for what seemed like nine months of the year. It was the 50s, so things were pretty simple (at least as I recall through a fog of nostalgia). There were outdoor, backyard rinks where we skated under the Northern Lights until we could barely walk home. There were sledding hills and ski hills and the only way of getting to the top was walking back up after a giddy flight down. There were movie nights run by my dad in the school basement because children weren't allowed inside the real movie theatre (a theatre fire in the province of Quebec had put an end to that some years before). To this day, Roy Rogers and the smell of cigarette smoke in frigid air remind me of my father.

All this is to say, I love winter. Every year when my neighbours pack up their car and disappear to Florida, I wait eagerly for the first snow. I still get excited when the first flake melts on my tongue.

On the weekend my son and I took our dog for a walk around Hillman Marsh. The greys and browns of the bare branches, iced over water and the graceful marsh grasses have a rare, pared down beauty. Back at home my son and I sat in front of the fire, warming our hands with mugs of mulled cider.

Yes, I really love winter.

I'll just duck now as most of you probably want to throw something at me – which is fine – as long as it's snowballs.

Have a gentle, reflective winter. We'll be back in the spring.

Nancy

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contents

winter

18



ON THE COVER

Brilliant. Original.
The Cremascos' New Home.
Story, Page 22.
Photography by Max Wedge.



62

departments

EDITOR'S NOTE	10
ADVICE Thinking Big In A Small Space	16
STYLE PICKS Spa-tacular Bathroom Picks	18
COMFORT ZONE Extreme Roofing	30
PEOPLE Jill Straky Of Housewears	52
HOME RESOURCE DIRECTORY	58
FINISHING TOUCH Warm & Cosy Finds	62

features

FEATURE HOME A Master Craftsman At Work	22
REAL ESTATE Profitable Upgrades	34
HOME & BUILDER Lapico Homes' New Direction	38
COOKING AT HOME The Best Roast Chicken	46
DECORATING Eco-Friendly Paints	48
DESIGN IDEAS White On White	56



22



46



38

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Designer Stephanie Redmond shares her ideas.



A *cosy* LOO

I have a tiny space underneath a set of stairs and would like to create a powder room. The problem is, there is barely enough space for storage or a vanity of any kind.

Do you have any suggestions to make this space work?

- 1. Pharos Modern Pendant Light by Niche Design Inc.,
- 2. Artisanal Wall-Mount Vases by Pottery Barn, 3. Handwash wall mount basin by Agape.
- 4. Oblo® Wall-mount sink faucet by Kohler. 5. Starck 3 Toilet wall-mounted washdown model by Duravit, 6. Aquia II Dual Flush Toilet by Toto.

This is a common area that can either collect dust or be cleverly reworked into usable space. Let's opt for the latter. Don't shy away from small. Small may be a challenge, but with some clever planning, small can also be just right.

Let's start with the obvious. Choose a small-scale toilet like the Toto Aquia II or, for ease of cleaning and the illusion of more floor space, the wall-mounted Duravit Starck 3. Either of these options are compact and well designed. The toilet should sit on the side that is lowest. Measure the space for headroom to ensure that the toilet is far enough back from the underside of the stairs so that when standing, you don't hit your head on the sloped ceiling.

Now that you know how far into the space you have to put your toilet, measure to the back of the tank, allowing a few extra inches. This is where you can build a wall behind the toilet. Use the cavity of space behind this wall (above the height of the tank) to create a cubby for storage or display. Don't let this tiny bonus space go to waste.

One way to really make sure you have everything in order is to think about what goes into this room and what you use in the space. Toilet paper = toilet paper holder. Hand towels = somewhere to store them + possibly hang them. Hand soap = wall hung soap dish, ledge for a dish or side of the sink. Depending on how comfortable you would like to make the space, the list could include a candle and magazines too.

Sinks come in all shapes, and most importantly in this case, sizes. Like the toilet, you can wall

mount a sink that is smaller in scale and has a bit of storage space underneath. The Agape Handwash is a wonderful solution. A quick tip to keep in mind: If you wall mount the faucet, you can reduce the necessary depth of the counter/sink. You can also achieve this by mounting the faucet to the left or right side of the sink.

Reflection works wonders in cramped quarters. A wall-to-wall mirror above the vanity – or even the entire wall – will give the illusion of much more space. Instead of installing wall sconces, hang a single pendant from the ceiling (above the sink) to free up the mirror space.

Be particularly careful where light switches and electrical outlets are placed in order to minimize on visual clutter. Mount the light switches around 44-inches to centre. It may seem low compared to the old standard, but it eliminates unsightly switching at eye level. If an electrical outlet is required, place it on the same wall as the door and in the baseboard. If you're using wallpaper, you won't have to cut around it and scar a beautiful paper with an ugly switch plate.

Wallpaper, paint or floor-to-ceiling tiles, whichever is the preferred solution; this is where you can add a lot of power to the space. Bright or dark colours, large or small-scale pattern – it all works to create the overall effect. This depends on your personal style. What we've already accomplished is a space with enough room to move, where you won't bump into a sink corner or trip over the toilet. If the space planning is correct, the decorating is simply the icing on the cake. **OH**

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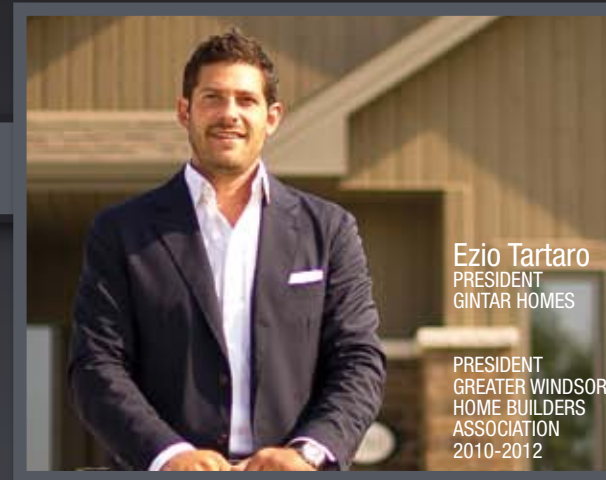
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Continued on page 20



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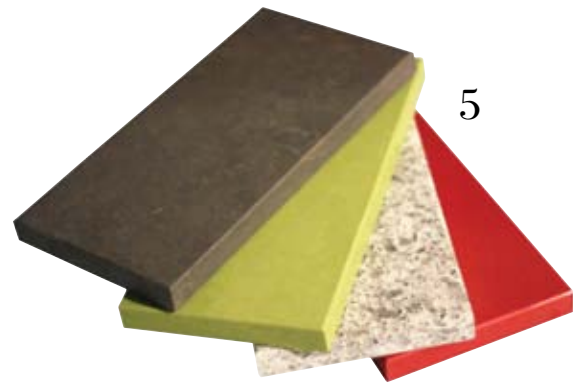
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4



5



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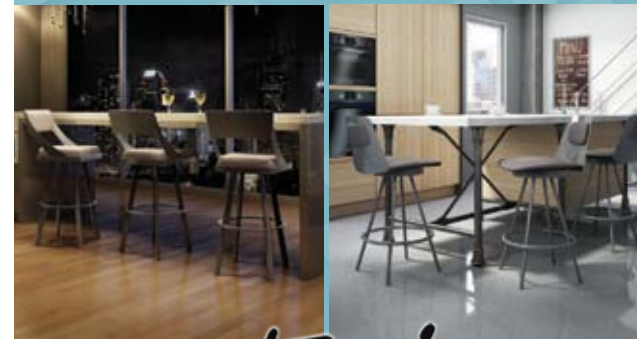
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feature

THE MAESTRO REVISITED

BY NANCY BELGUE
PHOTOGRAPHY BY MAX WEDGE



The curved bar, the round table, the circular wall-mounted wine rack and the linear blinds from Made To Shade Window Covering Ltd. keep the geometry of the home simple but interesting. **RIGHT:** Frank Cremasco.



Our very first issue of OUR HOMES featured the residence of Frank and Lana Cremasco – which is why it is such a pleasure to return five years later to catch up with them. And indeed, in five years much has changed. *Continued on page 24*



Not only has the family expanded with the birth of two sons, they have recently moved into a brand new home. The Cremascos' new residence is a complete departure from the carved woodwork and mouldings of their previous house. "I wanted clean, uncluttered sight lines and sleek European design," comments Frank, owner of **Frank Cremasco Fine Cabinetry**. "I had a pretty clear vision of what I wanted this house to be."

When it came to creating his new home, Frank, who is a kitchen designer, cabinet maker and carpenter, took on the challenge of multi-tasking as designer, carpenter and builder (with, as he says, a little help from his friends). Given such a hands-on approach one would think it was pretty much guaranteed he'd get exactly what he wanted – but even so, Frank says, "things turned out better than I could have hoped." This modest assertion is an understatement. The home is unique, special and a true reflection of the full range of capabilities that makes Frank's company so unique.

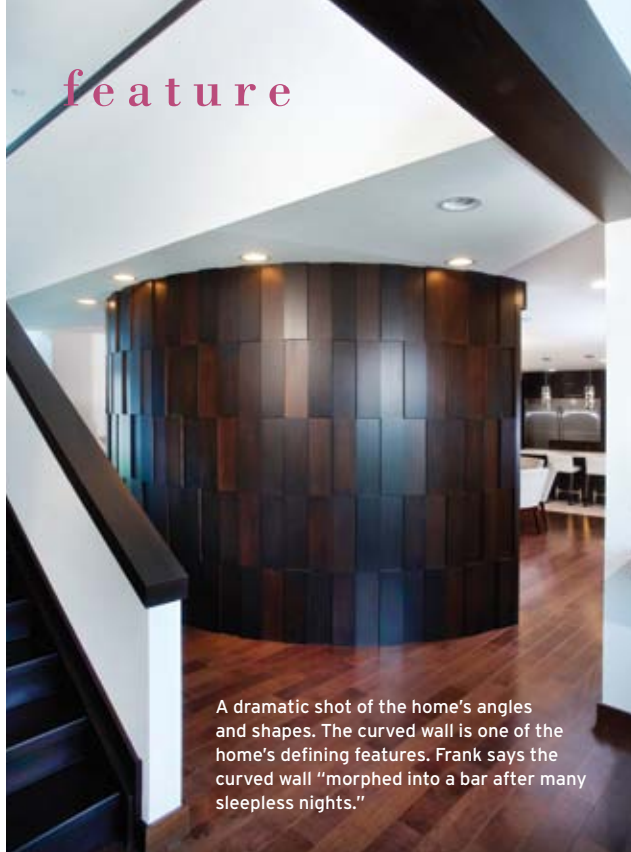
To make his vision a reality, Frank worked with architect **John Gillis of John Gillis & Associates** to create a modern version of Frank Lloyd Wright's signature prairie style. The prairie style hallmarks are all present in the home's exterior: generous, wood-framed, multi-paned windows and doors (**Pella**), horizontal lines and natural materials. Frank also added a number of personal touches starting with an industrial grade sand-coloured brick (**Santerra Stonecraft**). "I couldn't find what I was looking for in the residential section," he says, "but the minute we went to the industrial section we found what we wanted – brick with this flat, clean face." The dark brown ipe wood trim finishes the home perfectly as does the exposed aggregate driveway and extra-wide front walkway. Frank imagined the large, square blocks with grass inlay, the linear ipe wood address sign and the sculptural boxwood hedging – and worked with Ryan Pawluk of **Lakeshore Landscaping** to make it happen. *Continued on page 26*



ABOVE LEFT: The cabinetry along one wall in the kitchen is high-gloss, touch-latch and conceals a ton of storage. Every square opens. The centrepiece is a built-in espresso machine. **ABOVE CENTRE:** The circle wine rack with mirrored back was designed and built by Frank Cremasco. **ABOVE RIGHT:** The Italian white ebony cabinets are a striking and unique wood choice. **LEFT:** The Prairie style, re-imagined by Frank Cremasco. **OPPOSITE:** The kitchen may be pared down in design but it does contain two islands – one for serving and one for eating.



feature



A dramatic shot of the home's angles and shapes. The curved wall is one of the home's defining features. Frank says the curved wall "morphed into a bar after many sleepless nights."

The interior of the home serves both as an interesting contrast to the traditional images evoked by the home's exterior as well as a complement to the linear, hand-made traditions to which it pays tribute. Because Frank is a gifted designer and artisan, the "arts and crafts" movement, re-imagined for this century couldn't be a more perfect playground for his talents.

The 3,000 sq. ft. home is open concept and, true to his vision, Frank kept the sight lines uncluttered – with one absolutely outstanding exception. "We didn't want to be able to see the front door from the great room," he says. "Our architect suggested a curved wall and I built on that idea by making it into a bar." This type of creative solution is where he excels and one of the ways his company sets itself apart. Playing off linear shapes and textures, the back of the curved bar is crafted from espresso-stained, rift-cut walnut and pieced together in staggered widths. It is breathtaking.

On the other side of the bar is one of the home's wittiest, most unique features. Simple black and white, almost childlike art depicting an urban street scene creates a fun, hip focal point. The bar features a curved display shelf showcasing underlit Grey Goose vodka bottles. It is an art installation doubling as a fully functional wet bar.

The kitchen design, which is where Cremasco Fine Cabinetry has built its reputation, is as stunning as would be expected. It has two islands – an eating island and a serving island. The ultra-modern vent above the

Continued on page 28



The great room is simply but elegantly furnished. The homeowners worked with Richard Pursel of Lionheart Interiors to accessorize their home. The area rug is from Palazzi Rugs and Carpets. The different depths and colours of the tile in the fireplace (Rose City Tile) echoes the effect created by the curved wall in the bar.

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feature

RIGHT: By using luxurious fabrics (bedding and pillows from Beddazzle), white leather in the headboard and dark walnut in the custom-made platform bed and oversized mirror, Frank created a master bedroom that is soothing in its simplicity. All flooring in the home is from Rose City Tile. **BELOW:** A perfect place to relax after a busy day. **BOTTOM:** Frank chose rustic flooring as a striking contrast to the ultra-modern lines of the bar in the basement playroom. The display shelves are reminiscent of bento boxes, giving the space an Asian feel.



stainless gourmet stove (**Lighting Boutique and Appliance Shoppe**) could be confused for a flat screen TV. The backsplash is one solid piece of pewter coloured acrylic – a very sleek and sophisticated departure from mosaic or subway tiles. An entire wall of the kitchen is high-gloss, white squares – in actuality touch-latch cabinets – behind which can be found masses of hidden storage.

Instead of a formal dining table Frank built an oversize, round banquette. “Who doesn’t love a booth?” he jokes. The round, chrome pendant light fixture (specially ordered through the Lighting Boutique and Appliance Shoppe) above the solid wood round table that Frank designed and built perfectly completes the dining area. “We love the hotel feel,” comments Frank when discussing his inspiration for the bar/dining room combination.

The great room, which overlooks Turkey Creek waterway, is focused on a modern fireplace (**Forest Glade Fireplaces**), mantel and side cabinets crafted from Italian white ebony wood. The zebra-like pattern in the wood creates a stunning impact. The wall art is another edgy choice. Sourced through **Francesca Fregapane of Façade Interiors & Furniture**, the three pieces in the great room are actually photographs of the graffiti on a street near the Parthenon in Athens.

The home computer is artfully concealed (and controlled by remote) in a custom desk that Frank built between the dining area and the great room. “I didn’t want any of the sight lines disturbed,” he reiterates. The entire home (computers and audio systems) is wired by **Factory Auto Sound**.

The master bedroom is located on the main floor of the home and is a true sanctuary. It is simple but elegant with a built-in bookshelf, a platform bed and dramatic, oversize, dark walnut framed mirror (both built by Frank). The pewter bedding is from **Beddazzle**. There is a his-and-hers walk-in closet, and an en suite with a sculptural soaker tub (**Windsor Factory Supply Ltd.**), a large shower (**LaSalle Glass And Mirror**) featuring diamond shaped tiles (**Rose City Tile**) and dual sinks set into a Carrara marble counter (**Europa Marble And Granite**).

The home is striking in its deceptive simplicity, the perfection of its design and luxurious finishings. It is also a tribute to the talents of a master craftsman at the top of his game.

We can hardly wait to check in with the Cremascos in another five years. **OH**

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MEET YOUR FOREVER ROOF

BY NANCY BELGUE // PHOTOGRAPHY BY MAX WEDGE AND CHRIS LABBATE



THE STYLE: Customer service is paramount at Double AA Roofing. President and owner, Tim Eansor and his team make sure every client is given the facts they'll need to make an informed decision. "We even take people on personalized tours to show them how our roofing projects differ from others in the industry. It's no question that metal roofs are an investment. But the economics make a world of sense when savings in heating and cooling, the value of a lifetime warranty and reduced maintenance costs are all taken into consideration. There's a financing option available as well," says Eansor, "so that replacing your roof with the best metal roof in the industry can be affordable for everyone. We provide a great product combined with "wow" service. We're proud of that!" Eansor, a Windsor native, is an engineer with over 20 years experience in steel manufacturing and processing. His professionally-trained team is second to none.

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FAVOURITES: Slate and shake styles are perennially popular and are now available with matching trim.

WHERE: 2177 County Rd. 42, Belle River, 519.728.4545, www.finalroof.com OH



THE PLACE: Double AA Roofing Inc. specializes in metal roofs that not only look incredibly beautiful, they last a lifetime (a claim that is backed by an iron-clad guarantee and fully transferrable warranty). Since opening its doors in 2003, the company has maintained an unbroken A-plus rating with the Better Business Bureau – a rating that is underlined by an impressive number of testimonials from happy customers. The advantages of metal roofs are undeniable. They help homeowners save up to 25 per cent on heating/cooling costs, and can increase property values. Equally impressive are the environmental advantages. Metal roof panels are made from recycled materials and most times can be laid right over the current roof. Taken together, you can see how choosing a metal roof is a win/win/win situation: you never have to replace another roof, you save money, and you help the planet. All without sacrificing style or beauty.





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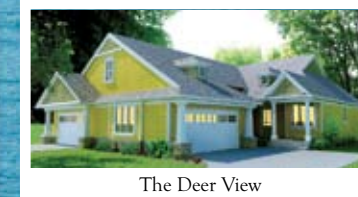
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BY GINA MAKKAR

DOLLARS & SENSE

TEN HOME RENOVATION PROJECTS THAT ADD IMPACT AND VALUE

If you are planning to renovate your home, you may be asking yourself what room to tackle first. Perhaps it's the dingy, cracked tile in the kitchen, the faded paint in the bedroom or the tired fixtures in the bathroom. When planning a home improvement project, it's important to keep a few things in mind. What you get back on your investment depends on many variables, including the value of your home, the value of the homes in your neighborhood and the climate of the housing market.

According to Canada Mortgage and Housing Corporation's most recent Renovation and Home Purchase Survey, an estimated 1.7 million households in surveyed centres performed some form of renovation in 2011. Of those, 74 per cent renovated to update, add value or sell their home.

One of the best reasons to renovate a home is to enjoy living in it. Careful planning and thoughtful changes will allow you to enjoy your space now and pay off in the future.

1. KITCHENS

The kitchen is the heart of the home, and improvements like a fresh coat of paint, dramatic lighting and swapping-out dated door handles for a little bling all create big impact for a small cost.

Want to tackle a larger project? The more you change – from flooring to repainting cabinets to a full renovation – the more the focus will be on the kitchen, the centre of entertaining, from family dinners to festive holidays.

2. BATHS

Make a splash with your bath! According to the Appraisal Institute of Canada, kitchen and bathroom renovations remain at the top of the list, and homeowners can recoup 75 per cent to 100 per cent of the investment. Wood cabinets, large stand-up showers and stone floors and countertops all add value and visual appeal.

3. PAINT

Throw a little colour into your life. Over time, walls sag and paint tends to fade or stain from sun exposure and dirty hands. A fresh coat of paint provides dramatic results with little investment, and according to The Appraisal Institute of Canada, it may return up to 100 per cent of the cost.

4. FLOORING

Update things underfoot. Gleaming hardwood floors and tiles add both value and appeal to a home. If you are replacing flooring, remember to maintain consistency. Too many strange transitions and changes in material will lose impact.

5. LANDSCAPING

The front of a home is the first thing people see, and it's hard not to judge a book by its cover. Landscaping does more than beautify a space. It maximizes and extends living spaces by creating usable areas with decks and patios. It also provides privacy and reduces noise levels. A few strategically planted trees could help save on heating and cooling costs.

6. WINDOWS

If you're feeling a draft in the living room you might also be left cold when you open a sky-high utility bill. Of those surveyed, 27 per cent of homeowners invested in windows, an update that both maintains and improves a property. Though an investment, replacing aging, hard to operate or poorly sealed windows will warm both the home and the pocketbook.

7. PLUMBING FIXTURES

High-end finishes like brushed nickel, antique brass and oil-rubbed bronze are the jewelry in any bathroom and kitchen. Not only do they anchor the look and feel of a home, newer fixtures boast amenities like water-saving low-flow aerators and quick on/off or hands free technology.

8. EXTRA STORAGE


Dead-end corners under staircases, awkward wall niches and low head spaces in the basement. We all have them. Why not convert them into usable space? A few thoughtful additions like built-in storage or extra closets to stash off-season clothes or household baubles will help maximize living space now and appeal to potential buyers later.

9. ECO-FRIENDLY ADDITIONS

Investing in Mother Earth can yield some strong returns. Water saving plumbing fixtures like low-flow showerheads, tankless hot water heaters and eco-friendly products like bamboo, cork and low-VOC paints all add value and environmental impact.


10. CONSULT A PROFESSIONAL

Invite a realtor or interior designer over to check out your home or consider hiring an architect or contractor for larger renovations. They can provide advice, help draw up an action plan or manage construction. Small suggestions on paint colours or furniture placement can go a long way in helping improve the aesthetic of your home. For larger projects, a little professional advice before the project begins can squelch the likelihood of costly errors later. **OH**



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Ask a realtor

BY MARK A. EUGENI*, B. COMM., MBA, JD
& TINA PICKLE*



Is it wise to lease or buy a house?

Q: We currently have our house on the market for sale and we have been contacted by a couple who wants to lease with an option to buy. I am really uneasy about this. We are depending on the sale of the house for a down payment on another.

Andrea, Essex

A: This is a question where you and your realtor can go over the pros and cons including but not limited to: your down payment source for purchasing another home, becoming a landlord, the probability of the lease turning into a purchase, potential damage, can you still market the property for sale, is the market appreciating or declining, why is the tenant not able to purchase now, just to name a few. Many sellers have leased their properties and have enjoyed success with this strategy, however, qualifying the possible buyer is key to this success.

Should we have our home staged prior to listing?

Q: We watch all the TV home shows and they seem to recommend having your home staged prior to listing. How much does this cost and does it help?

Lisa, South Windsor

A: Home Staging has become increasingly popular. Many realtors and sellers in our market have found it to be useful. The process involves hiring an interior designer or stager to help with everything from furniture selection, rental and placement, to repainting and de-cluttering. The benefit is the potential buyer sees the house with possible furniture layouts or sizing and it shows the house in its best light. This may help when a buyer is considering several homes and the visual effect of the staging helps them make a decision. The rate for this service varies and is not as costly as you may imagine.

Should I have the house we want to buy inspected?

Q: We are purchasing our first home, it is only three years old and it is the original owner so we are thinking we don't need to have the inspection and can save the money and use it for the expenses of buying. Is this ok?

Nick, Leamington

A: Home inspections are valuable tools and provide the buyers an opportunity to go through the home they are considering purchasing with a trained inspector to ensure you know what you are buying. The fact that the home is 3 years old helps in that you know the age of certain items, however, as the buyer, you will appreciate the time you spend going through the house and viewing the details. The inspector or inspection is not there to find problems; it is meant to be an informative tool for buyers so they have a better understanding of how the house functions and highlight any areas of concern, if any, and

to prepare you for any possible future issues and also inform you as a first time buyer of home maintenance. We all appreciate saving money, however an inspection will prove to be a valuable tool for you in the future and is an expense that should not be skipped. Some sellers are having pre-inspections of their homes so they are aware of any items of concern prior to listing their home.

Is there more value in adding hardwood floors or a downstairs bathroom?

Q: We want to add a second bathroom to a three bedroom house that has one upstairs bathroom, but we're unsure whether it's worth the extra cost to add on downstairs vs. the less expensive option of updating the hardwood floors?

Alex, LaSalle

A: This is a decision that needs to be looked at fully; including your house value and neighbouring homes as you don't want to invest more money into a home that perhaps is already over improved for the area. Most buyers would love to have an extra bathroom and rarely do buyers complain about hardwood floors. They're both bonus selling features. Ultimately the answer will depend on your budget, your market value and cost vs. return which is something you and your realtor should review.

Should I accept a house to sell offer for my home?

Q: The person interested in buying my home needs to sell theirs so it would be a Conditional Sale. They are willing to pay me my price to keep it off the market until their home sells to ensure that they will get my house. Should I do this?

Massimo, Lakeshore

A: House to sell conditional offers are common in our industry as it may take some time to sell a house and thus the answer to your question is 'yes' you can accept the conditional offer however, with the insertion of an 'Escape Clause'. This clause allows you to continue to market your home and in the event another satisfactory offer should come in, the original buyer shall have a period of time (typically 72 hours) to remove their conditions and purchase the home, failing which the follow up offer shall take precedence. This gives you the optimum chance to sell your house.

Looking for the answers to your real estate questions? Submit your questions to windsor@ourhomesmagazine.com and our real estate experts will gladly provide you with the answers you need.

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branching OUT

BY NANCY BELGUE
PHOTOGRAPHY BY MAX WEDGE



The dining room is decorated with a mix of salvaged wood with white and brown leather. The globe and architectural rendering art underscore the room's aged, industrial feel. **OPPOSITE:** Francesca Fregapane of Façade Interiors & Furniture chose a Canadian-made sectional in an oatmeal-coloured, linen-look fabric for its elegance and durability. Pops of teal add a fresh, organic touch.



We love the style, quality and great details that are synonymous with the Lapico brand – which is why their entry into a mid-range price point is cause for excitement. Known primarily as a luxury custom builder, the company's latest model has embraced a new challenge – delivering a custom feel at a more affordable price.

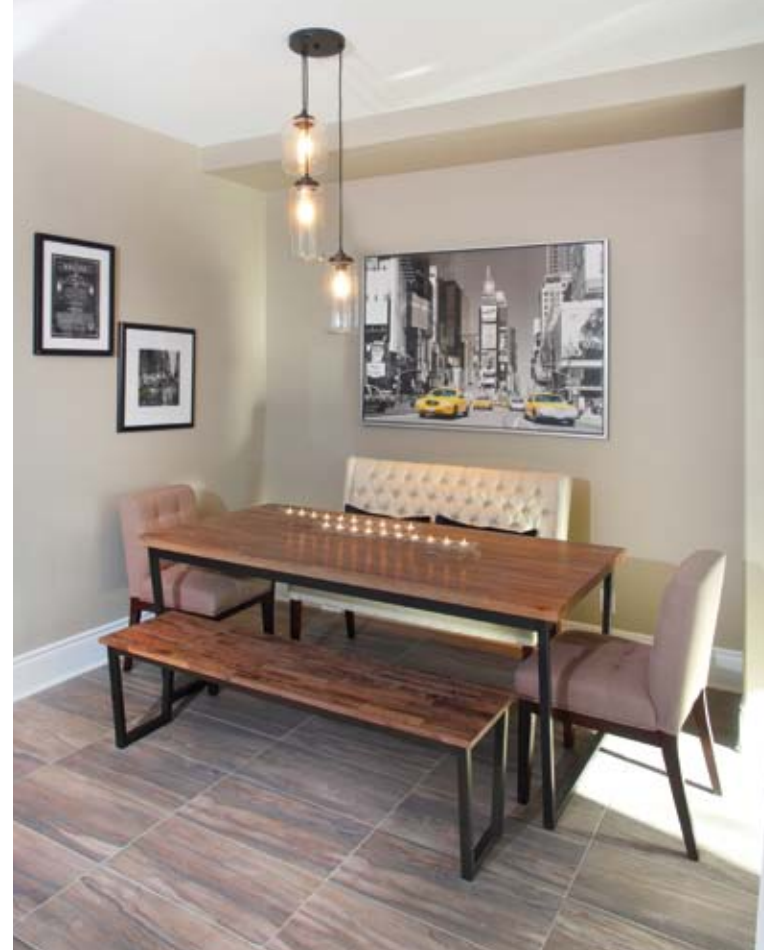
And as with everything built by **Lapico Custom Homes**, the 3,000 sq. ft. model for sale on Ulster Street in LaSalle is sleek, glamorous and touched with the kind of grace that elevates it far beyond the ordinary.

It begins with a charming front porch. "A front porch is a return to the past," says **Doris Lapico**. "We see it as a beautiful and welcoming architectural feature."

There's a lot to be said for the concept of "returning to the past" as imagined by the Lapico design team. From the front porch to the separate rooms that define the main floor, the floor plan deftly combines what's best of old and new into a functional, beautifully designed home.

Reading the trends is a Lapico specialty – and while open floor plans continue to be popular, there is also a renewed appreciation for the uncluttered views and privacy provided by separate rooms.

Continued on page 40



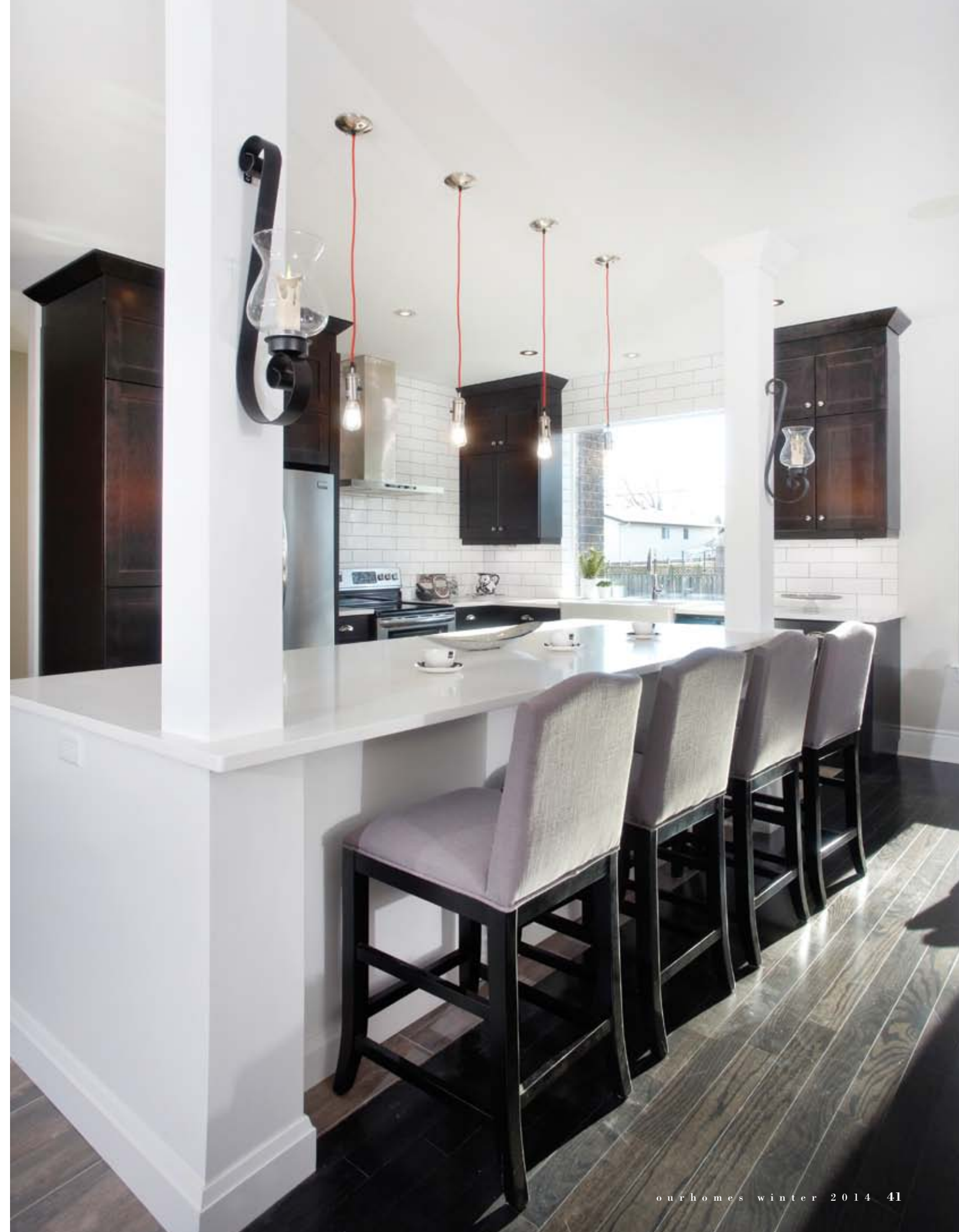
With that in mind, the model's centre-hall plan accommodates a separate formal dining room and a library space on either side of the entryway, but also provides an attractive sight line into the kitchen/family room combination at the back of the home. "The double chandeliers create a beautiful tunnel down to the fireplace," Doris points out.

The spacious, bistro-style kitchen is defined by a large Caesarstone® quartz island (Dimanti Stone Works) that is anchored by two wooden columns. "We played with the millwork in this home," comments Doris. "Our overall approach was to do the unexpected. To break the rules."

The oversized subway tile backsplash, red pendant lighting and quartz countertop create a hip, urban vibe while on the other, the subway tiles, millwork and oak flooring harken back to a time gone by.

Storage in the home, however, definitely reflects the needs of a modern lifestyle. The eat-in area adjoins a large, walk-in pantry. Just off the kitchen, a separate door leads to the patio. "I wanted to create a separate wet space," Doris explains about situating the entrance to the patio outside the kitchen. "Now there's a place for boots, shoes and other paraphernalia." There is also a large mudroom, which opens into the two-car garage. Every detail has been carefully thought out so that space is used to the fullest potential and convenience is maximized. *Continued on page 42*

TOP LEFT: The Lapico team – Left to Right: Doris Lapico, Anthony Lapico, Tina Patretta (ReMax Preferred Realty Ltd.), Francesca Fregapane (Façade Interiors & Furniture). **ABOVE:** The breakfast nook creates an urban vibe with the black and white cityscape art, the tufted bench and the rectangular wood table. The dramatic tile flooring is from Plaza Ontario Marble & Tile Inc. **LEFT:** Black and grey set off the bathroom. The eye-chart art is a fun retro touch. **OPPOSITE:** Dark cabinetry and linen barstools with silver nail-heads are an elegant counterpoint to the modern pendant lights and countertops in the kitchen. Appliances are from Joe Reis Appliance Ltd.





The great room is centred around a fireplace (**Forest Glade Fireplaces**) that is beautifully highlighted by a Carrara marble surround and a carved wooden mantel. The overall aesthetic is Olde Walkerville combined with an urban loft. The effect is perfected by the choice of furnishings. The Lapicos work extensively with **Francesca Fregapane (Façade Interiors & Furniture)** to create their signature look. The home's colour palette of grey walls, dark wood floors and white accents is taken to an even higher level of sophistication by the choice of leather, salvaged wood and linen in the décor.

The library is a perfect place to sit and read, do homework or even create a home office. The bookshelf in grey-washed oak that dominates an entire wall is charmingly accessorized with an old-fashioned rolling library ladder. The oversize nest chair upholstered in slate-coloured cut velvet is big enough for two. "You can really see yourself sitting here," comments Francesca.

She wanted the dining room's décor to convey an industrial feel. She mixed salvaged wood with white chairs and a brown leather bench and chose a round table "for softer corners." Her design choices cleverly reflect the mood of the home – old and new together.

The second floor has four bedrooms, a bathroom and a laundry room. The master bedroom comprises an en suite and walk-in closet.

The delightful feel of time gone by re-imagined for the 21st century continues in the second floor bathroom. The black and white hexagonal tiles and sleek grey subway tiles create an updated art deco style. The sculptural sinks complete the look (**Windsor Factory Supply Ltd.**).

Continued on page 44

OPPOSITE TOP: The master bedroom is done in grey mixed with teal and gold. The table lamps match the overhead pendant.

OPPOSITE BOTTOM: The master bedroom en suite features double sinks.

ABOVE: A tripod desk and white leather chair make the library a perfect office space. The oversize nest chair is Canadian made and available in a wide range of fabrics.

RIGHT: The Lapicos launched the home with a "model-warming" cocktail party. Left to right: Nick Rosati, Peter Valente **FAR RIGHT:** Danielle and Ezio Tartaro.





LEFT: Anthony Lapico and Amber Hunter.
BOTTOM LEFT: Tina Tepperman, Chantel Rosati.
BOTTOM CENTRE: Nicole Chencharik-Carlini, Dr. Ryan Carlini, Doris Lapico.
BOTTOM RIGHT: Tania Sorge, Ruth Paesano.

Francesca “played with colour” giving each bedroom its own distinct theme. The master bedroom is 50 shades of elegant with its grey and silver bedcovers and sequined throw pillows. The other bedrooms range from romantic to whimsical and utilize on-trend colours like plum and apple green.

The Lapicos are justifiably proud of their new model. Several years ago the company participated in a case study conducted by MBA students at the University of Windsor that pointed to the need in the Windsor market for homes in the “affordable luxury” niche. “We listened,” says Doris, “and the result is a new division of Lapico Homes that focuses entirely on building homes in this price range.”

To launch the model in true Lapico style, the company hosted a “model-warming” cocktail party. As guests swirled about the home, chatting, eating and sipping wine, it provided a perfect example of how well the home flowed and how well the design choices work for a modern family.

Clearly the Lapicos are onto something. Shortly after the open house, the model sold, but other models are coming on stream in both Phase III of **Woodbridge Estates** and Phase I of **Forest Trail**. Contact Doris Lapico at **ReMax Preferred Realty Ltd.** to find out more. **OH**

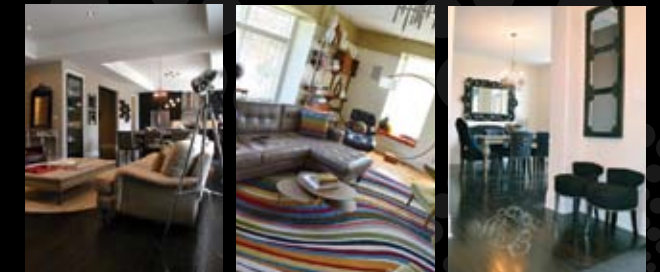


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cooking at home



LEMON THYME ROAST CHICKEN

BY MARIA DASILVA // PHOTOGRAPHY BY SCOTT HUNTER

A good home cook only needs a handful of recipes in her repertoire for entertaining and impressing. Among them, the perfect roast chicken – the kind with crisp, golden skin and moist, succulent meat. And the kind that has guests' mouths watering the second they enter the door.

Well, here it is – the only roast chicken recipe you'll ever need. Whether you're entertaining guests or just making Sunday roast for the family, this roast chicken and two seasonal side dishes are sure to please.

Choose a roasting pan or ovenproof dish that just fits the size of your bird. If it's too large, the juices will evaporate during roasting causing the chicken to burn and the pan to scorch.

For ultimate success, invest in a good instant-read digital thermometer, the best insurance against over or underdone roasts/meats of any sort.

TO TRUSS A CHICKEN:

1. Place chicken on cutting board breast side up with legs facing away from you.
2. Centre an arms-length piece of kitchen string under the bird, towards the back end. Bring the string up crisscrossing up and over the end of the bird. Crisscross the string around the ends of the drumsticks and pull tight.
3. Holding the string tight against the cutting board, draw the string towards you over the wing. Flip the bird over (back bone up).
4. Crisscross the string around the neck bone and pull tight. Tie a knot to secure the string. Cut any loose ends of string.
5. Flip the bird over again (breast side up) and tuck the wings under.

LEMON THYME ROAST CHICKEN Serves 4

1 whole chicken (5 to 6 lbs/2.25 to 2.7 kg)

Salt and pepper

1 lemon, quartered

4 cloves garlic, smashed and peeled

6 sprigs fresh thyme

1 onion, sliced

- Remove giblets and insides of chicken, if any. Rinse under cold running water. Pat dry all over. Drying the chicken is a key to crispy skin - less moisture on the bird means hot, dry roasting instead of steaming.
- Sprinkle cavity of chicken with salt and pepper. Stuff with lemon, garlic and thyme. Sprinkle outside with salt and pepper. Truss bird (read how at left) and place over onions in the roasting pan.
- Roast in 450 °F oven for 20 minutes. Reduce heat to 425 °F and continue roasting until the skin is golden, the juices run clear when pierced and a digital instant-read thermometer inserted into the thickest part of the thigh registers 185 °F, about 1 hour, 20 minutes. (Start checking for doneness about 1 hour into cooking to reduce the risk of overcooking.)
- Remove from oven, baste with pan juices and let stand for 15 minutes before serving. **OH**

online

For delicious side dishes and a video on chicken trussing, visit www.ourhomesmagazine.com/lemon-thyme-chicken

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PHOTO BY MARIA CARR FOR MISS MUSTARD SEED'S MILK PAINT

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Products such as milk paint and Chalk Paint™, created by British decorative paint expert Annie Sloan, can be applied right over other finishes, no sanding or priming necessary.

"If you have a little money and want a lot of wow, pick up some second-hand furniture and some Chalk Paint and you can create your own unique piece," says Interior Design Consultant Kathie Jordan.

CHALK PAINT

Unbelievably easy to work with, Chalk Paint and its velvety, matte finish has a dedicated following. "It's very versatile and very intuitive after a while," says Jordan. "You start with a basic colour and a basic idea and just keep going until you love it."

NOTE: Chalk Paint is a trademarked name owned by Annie Sloan. Other paints can produce a similar chalk-like finish but do not own the name "Chalk Paint."

MILK PAINT

While Chalk Paint is "low-VOC," milk paint is zero-VOC and "completely natural," says Jennylyn Pringle, President of Homestead House Paint Co. It's made of five ingredients: chalk, clay, limestone, casein (milk protein, hence the name) and pigments.

Milk paint is mixed from a powder and getting the consistency you want is "no more complicated than making a batch of pancakes," says Pringle. With a little water, you'll get a solid or opaque look. Add more water to create a wash. Milk paint works best on a porous surface. To cover shiny surfaces, add a bonding agent to the paint powder.

TECHNIQUES FOR BOTH

Chalk Paint and milk paint are easy to use. Once you have applied one or two coats of your main colour (depending on the look you want), you can start playing around with different effects, such as:

Smooth finish: Go over your entire painted piece with very fine sandpaper for a silk-like finish.

Sanded edges: This is what most people using milk and Chalk Paint are going for – gently sand away edges as they would naturally be worn over time for a shabby chic look.

Two-colour distress: Apply one solid colour as base coat, then a completely different one on top. Gently sand away the topcoat in strategic spots to reveal the underlying colour instead of raw wood.

Dry brush: Using very little paint on a dry brush, swipe back and forth for a wood-like texture.

Wash: Like whitewashing, a watery paint lets the underlying layer show through.

Play with different brushes, paint consistencies, sandpapers and cloths to create a piece that's all yours. The possibilities are endless!

The final step is always waxing. Jordan says this is the challenging part for most people. The key: less is more. One small tin of Annie Sloan wax will cover more than a whole bedroom set (one can of paint is good for multiple pieces of furniture, too – a little goes a long way). Use clear wax to seal in your work and add a smooth finish or choose a dark wax for depth and warmth. Work wax into your furniture with a brush then smooth out and remove excess with a soft cloth.



ANNIE SLOAN, PHOTOGRAPHY CHRISTOPHER DRAKE CICO BOOKS

CHOOSE YOUR PAINT

You can achieve similar results with milk paint and Chalk Paint but the products are different:

CHALK PAINT	MILK PAINT
Pre-mixed and ready to use	Comes as a powder to be mixed with water
Can be thinned with water	Create your own desired thickness based on project
Low-VOC	Zero-VOC, biodegradable and non-toxic
Adheres to almost anything (wood, glass, metal) without a primer or other agent	Adheres to raw wood. Requires a bonding agent to adhere to previously finished or other surfaces such as ceramic, glass or metal

Both can be distressed to create a variety of effects, dry quickly, provide a completely breathable coating and require a wax topcoat either to create certain effects or to protect the paint. Both can be mixed to create custom colours.

Brands to look for: Chalk Paint™ decorative paint by Annie Sloan, Miss Mustard Seed's Milk Paint, Homestead House Milk Paint, Lee Valley Milk Paint, FAT Paint, van Gogh Chalk Paint.

Workshops: Many retailers offer hands-on workshops. Contact local shops in your area to find one near you. **OH**

online For a how-to video and the latest techniques, visit www.ourhomesmagazine.com/chalkpaint

What is your house wearing?



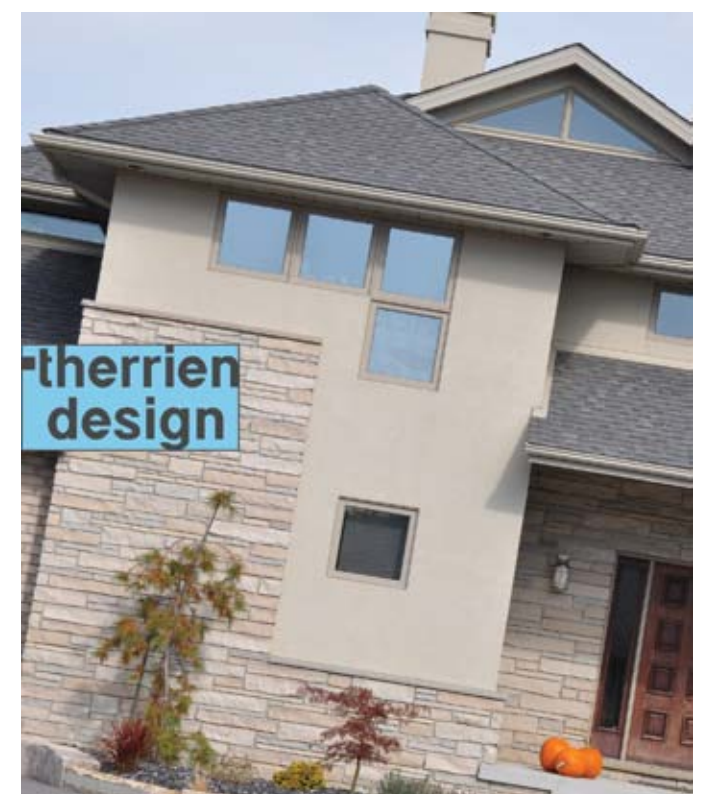
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CHALK PAINT vs. MILK PAINT

BY ADRIENNE BROWN

A fresh coat of paint is all it takes to create a unique piece of furniture (or crown moulding, accessories, cupboards or walls) and redecorate without spending a lot of money.



ANNIE SLOAN, PHOTOGRAPHY CHRISTOPHER DRAKE CICO BOOKS



PHOTO BY MARIA CARR FOR MISS MUSTARD SEED'S MILK PAINT

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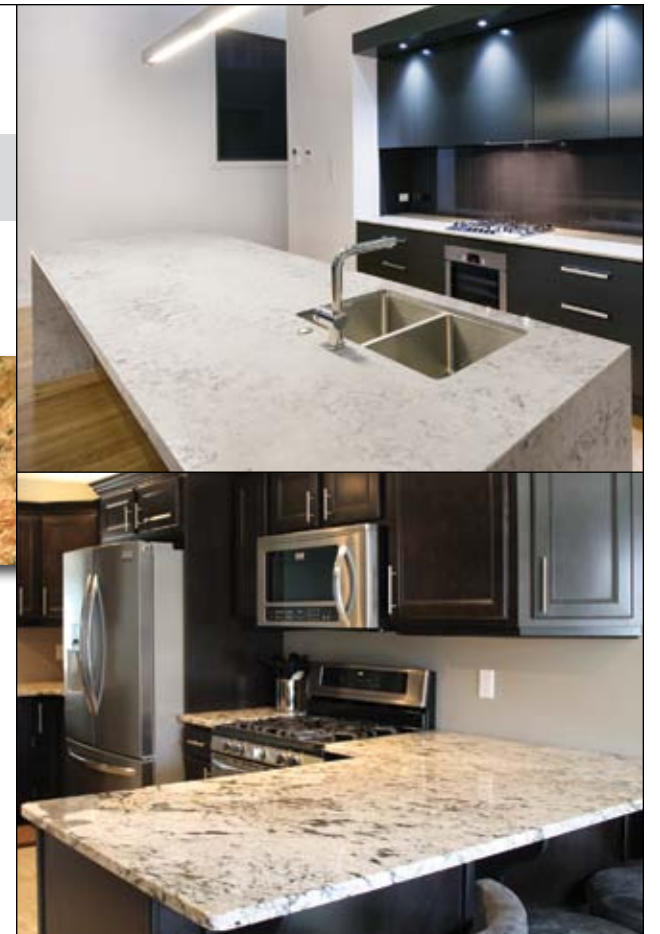
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BY DESIGN

JILL STRAKY OF HOUSEWEARS

BY NANCY BELGUE // PHOTOGRAPHY BY MAX WEDGE



Hire a designer at the beginning of a project is a refrain OUR HOMES hears over and over. Builders tell us this. But, most importantly, homeowners tell us this. And nowhere is this more dramatically apparent than at the renovation underway in an iconic Mediterranean-style home on Riverside Drive.

Under the careful guidance and creative eye of **Jill Straky**, owner of **Housewears**, the 30-plus year-old home is being transformed from dark and dated into light-filled and timeless. "Jill was referred to us by our friends John and Michelle Rauti, who hired her for design in their new home," says homeowner Cristy Sapardanis. "We immediately knew Jill was perfect for our project. She has guided us through the entire process, from selecting a contractor, trades and suppliers to knowing how, where, and what to source. Most importantly, Jill understood what we wanted, more than we did! Jill has truly exceeded our expectations. We love the new look and couldn't have done it without her."

This type of ringing endorsement is typical of Straky's clients and is one of the reasons her business has grown by leaps and bounds since opening its doors a decade ago. A former teacher with an arts and education degree, Straky took some time off from 1998 to 2003 to raise her three children and began taking design courses and helping friends and neighbours plan cabinetry and design their homes. It wasn't long before she acquired a dedicated following based on word of mouth and found herself more and more in demand. When the Art Gallery of Windsor invited her to showcase not only her own home, but two others she had worked on for their annual Home and Garden Show it was a wonderful opportunity to display her work in three different homes to an interested audience. Over that one weekend in 2004, in excess of 1,600 people had the chance to see Straky's work up close and personal – and by Monday morning new clients were already calling. Housewears was launched. *Continued on page 54*



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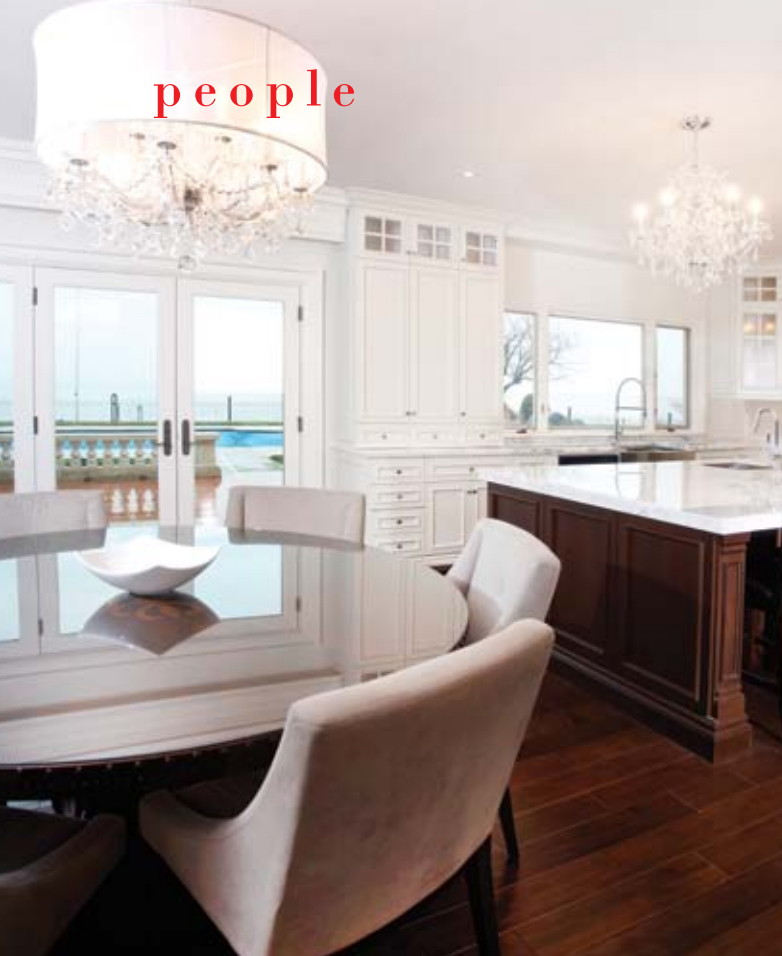


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The timing was ideal, points out Straky. Ten years ago the trend toward celebrity designers like Martha Stewart and Brian Gluckstein offering affordable products in department stores was steadily increasing. After analyzing the Windsor market Straky found this mid-range price point to be an underserved niche. "The average consumer had either high-end designers or salespeople at paint stores to assist them," she says. "Housewears began as a decorating and design service catering to everyone, even those on a budget."

The advent of the Internet, and a downturn in the economy, have only strengthened the demand for her services. "All consumers are more price conscious and more overwhelmed by choices than ever before," Straky points out, "and Housewears can help make the design process less stressful. Just recently one of my clients told me she had her head in her hands building her new home and her friends said, 'Call Jill. You're frustrated because you don't know what to do. She can help you.' It's very humbling to hear that."

As the French say, the more things change, the more they stay the same, and although Straky has increased her client base dramatically in the 10 years she's been in business, she is as passionate about her projects and her clients today as she was when she designed her first spaces. Her clients tease her about how she gets "chills" when discussing a plan she's particularly excited about. The reinvention of the home on Riverside Drive is exactly that kind of project. "We've accomplished so much in this home," Straky says. "We've reconfigured the floor plan and redesigned the entire look of the home. The clients are amazing and have been a joy to work with."

While it all starts with talent and hard work, it is obvious that the rapport Straky has with her clients is one of the keys to her success. "Many of my clients come back to me year after year. That's so gratifying and appreciated. It's been a wonderful journey," reflects Straky. "I have met great people, worked hard and done a lot. But the key is I love what I do."

One thing is abundantly clear - Straky's clients do as well. **OH**

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HOTEL-INSPIRED

BY YANIC SIMARD

The course of 2013 took me on many design adventures, and far beyond the walls of my Toronto Interior Design Group studio: from Western Canada to sunny Miami, from care-free Hawaii to Italy's Amalfi Coast, and farther. While visiting so many summery destinations, I was struck by a clear trend in the interior design of each destination: the inspiring use of white.

Clean white is always a design staple (Benjamin Moore's OC-65 Chantilly Lace being my favourite undertone-free hue), as its pure brightness adds an unparalleled freshness to any décor. When combined with itself, the effect can be powerful, tropical and beautiful – here are three of my favourite ways to work with white-on-white, the right way.

WHITE WITH: OFF WHITE

Surrounded by sandy beaches in tranquil Hawaii, it only makes sense for The Modern Honolulu to bring this relaxing environment indoors. Their peaceful suites see clean white walls playing backdrop to a mix of pale neutrals, creating a lush but subtle tone-on-tone effect. Too much beige can be boring, but mixing sandy tones with warm greys and pale woods creates

a restful, contemporary appeal. Look to Benjamin Moore OC-23 Classic Gray for a modern off-white with depth.

Get the Look: Try soft grey carpeting (or a large area rug), lightly veined stone (like in a Saarinen-style marble-top table), smoked glass vases, and multiple tones of off-white upholstery for a high style look that isn't high maintenance.

WHITE WITH: COLOUR POPS

Miami's The James Royal Palm is a perfect, striking example of South Beach style: residing in a city known for its art culture, The James breaks up its white scheme with electrifying hues and bold patterns. Follow the hotel's lead and apply wild fabrics to small sections of upholstery – I was especially

drawn to chairs featuring oversize palm frond prints on the backrests. Leaf motifs are the new florals and a trend you can safely invest in.

Dressing the walls and window treatments in a matching white is a key element in creating this airy South Beach look. Once you have these in place, you can add touches of classic Miami colours (think bright pinks, sea-foam greens or electric blues) in small doses to achieve a youthful energy in a sophisticated way.

Get the Look: Choose one favourite art piece and pull colours from this for pillows, book covers and other small accessories, mixing and matching until your heart's content. For an even easier can't-miss option, apply a sky blue rug to a seating grouping under a window, bringing that blue view indoors (even when it's not really so sunny outside).

WHITE WITH: MORE WHITE!

Toward the end of the summer, I had the opportunity to return to one of my favourite design destinations: Italian icon Casa Angelina. Their interiors use white-on-white(-on-white!) with such reverence; their full time painter Peppe can recognize 15 subtly different shades. Here, a sense of depth and variety is maintained through the mixing of various materials.

Get the Look: Combine woods, sheer fabrics and rich ones, coated metals, plaster, paper, glass and ceramics to achieve a pleasing breadth of textures.

- Hotels use crisp white bedding to create a clean look for visitors, and you can use the same trick for your own guests and yourself – all white linens instantly freshen and open a bedroom. If you want to re-add some variety, apply an animal hide rug under one corner of



the bed and add a neatly folded throw to the end, or some sheepskin-effect pillow shams against the headboard.

- Such a strict colour scheme automatically emphasizes anything that breaks the rules, so apply this technique if you want to focus attention on a beautiful view (like Italy's azure skies). Otherwise, let a few precious heirlooms or artworks make the statement – just make sure they stand up to some attention! **OH**



THE MODERN HONOLULU

Pops of colourful accessories bring energy to a room, and keep the scheme from looking bland.



PHOTO BY BRANDON BARRE

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The listings below are organized alphabetically by industry.

APPLIANCES

THE APPLIANCE SHOPPE Page 27

ARCHITECTS/ARCHITECTURAL DESIGN

ADG ARCHITECTS INC. Page 53
THERRIEN DESIGN Page 49

ART/ARTISANS/GALLERIES

NANCY JOHNS GALLERY Page 29

AUDIO VIDEO/HOME AUTOMATION

GET WIRED Page 11

BED & BATH

BEDAZZLE Page 29

BUILDING SUPPLIES

BMR Page 53

COUNTERTOPS/GRANITE & STONE

BAYVIEW GLASS & MIRROR Page 10
CASAGRANDE GRANITE & MARBLE Page 51
EUROPA MARBLE & GRANITE Page 14
PALAZZI GRANITE & TILE Page 63

CUSTOM CABINETS/DESIGN

CREMASCO FINE CABINETS Page 7
MASTRO KITCHEN STUDIO Page 17

CUSTOM FRAMING

NANCY JOHNS GALLERY Page 29

CUSTOM GLASS PRODUCTS

BAYVIEW GLASS & MIRROR Page 10

CUSTOM HOME BUILDERS

BUNGALOW GROUP Page 47
EVOLA BUILDERS Page 9
GINTAR HOMES Page 19
LAPICO HOMES Page 61
REAUME HOMES Page 13
TIMBERLAND HOMES Page 3

CUSTOM MILLWORK/MOULDINGS

MODERN MOULDING Page 35

DECORATIVE STONE

EUROPA MARBLE & GRANITE Page 14

FIREPLACES & STOVES

SCOTTS FIREPLACE Page 21

FLOORING

EUROPA MARBLE & GRANITE Page 14
GABRIELE BRANDSOURCE HOME FURNISHINGS Page 4
PALAZZI GRANITE & TILE Page 63
PALAZZI RUGS Page 29

FURNITURE & HOME DÉCOR

BERTONI CHAIRS Page 21
FAÇADE INTERIORS & FURNITURE Page 45
GABRIELE BRANDSOURCE HOME FURNISHINGS Page 4
LIONHEART COLLECTION Page 35
NANCY JOHNS GALLERY Page 29
PHOENIX HOME & GARDEN Page 50
URBAN HOME Page 6, 60

HOME THEATRE

AUDIO TWO Page 8

INTERIOR DESIGN/INTERIOR DECORATING/HOME STAGING

FAÇADE INTERIORS & FURNITURE Page 45
HOUSEWEARS Page 49
LIONHEART COLLECTION Page 35
URBAN HOME Page 6, 60

KITCHEN & BATH

BAYVIEW GLASS & MIRROR Page 10
CREMASCO FINE CABINETS Page 7
EUROPA MARBLE & GRANITE Page 14
MASTRO KITCHEN STUDIO Page 17

LANDSCAPING/LAWN & GARDEN

LAKESHORE LANDSCAPING Page 27
LANDSCAPE EFFECTS Page 11

LIGHTING

THE APPLIANCE SHOPPE Page 27

NEW HOME COMMUNITIES

BOB-LO ISLAND DEVELOPMENT Page 32&33
GINTAR HOMES Page 19
OAKGLEN Page 37
SEVEN LAKES Page 6

OUTDOOR FURNITURE

BERTONI CHAIRS Page 21

PHOENIX HOME & GARDEN Page 50

URBAN HOME Page 6, 60

PHOTOGRAPHY

MAX WEDGE PHOTOGRAPHY Page 29

POOLS & SPAS

THE GREAT OUTDOORS Page 5

QUILTING

QUILTING CONFECTIONS Page 53

REAL ESTATE

MANOR REALTY - MARK EUGENI, TINA PICKLE Page 36
REMAX PREFERRED REALTY - LARRY PICKLE Page 51
VALENTE REALTY Page 64

RESTAURANTS/DINING/FOOD SERVICES

PARKSIDE GRILLE Page 60

ROOFING

DOUBLE AA ROOFING Page 2

RUGS

PALAZZI RUGS Page 29

SPECIAL EVENTS

WINDSOR HOME & GARDEN SHOW Page 15

SPECIAL/NON-PROFIT ORGANIZATIONS

TRANSITION TO BETTERNESS Page 45
WINDSOR ESSEX COUNTY ASSOCIATION OF REALTORS Page 45

SUNROOMS

SEATON SUNROOMS Page 35

WINDOW FASHIONS

BROCHERT DRAPERY Page 8
GABRIELE BRANDSOURCE HOME FURNISHINGS Page 4
VERTICAL CONCEPTS Page 47

WINDOWS & DOORS

ADVANCED WINDOWS & DOORS Page 59

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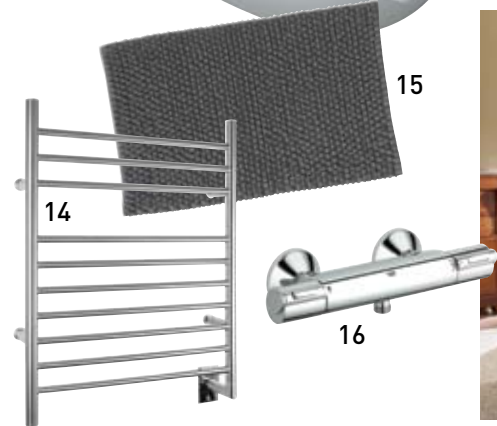
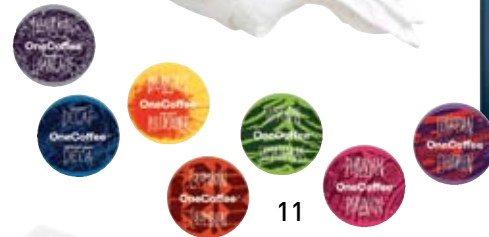
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