



A + OLD SCHOOL MADE NEW



Wood tones and multiple textures create warmth in the industrial-inspired design.
RIGHT: The avenue design inc. team handled the design and logistics portion of the condo revamp from start to finish.
BELOW: A floating drawer unit, rug and simple accessories create a defined entryway in limited space.



STORY **DENISE WILLSON** | PHOTOGRAPHY **KELLY HORKOFF**

Only steps from the lake and the James Street North artistic hub of Hamilton, a former 1920s public school was given new life as condominiums in 2013. With the help of **Eva Healy** and the design team at **Avenue Design Inc.**, one of these condos recently got a facelift, injecting it with a young, urban, industrial spirit. *Continued on page 58*





A modern waterfall countertop not only appears striking, it is practical for food prep and entertaining. Extra storage is built into typically unused space near the ceiling. **OPPOSITE, TOP RIGHT:** Avenue Design's thoughtful design includes all the details, such as a built-in cutting board and knife holder. **BOTTOM LEFT:** Steel shelving contributes to an industrial aesthetic.

"I LOVE THE NEIGHBOURHOOD'S historical buildings and how the facade of this old school was preserved to blend with new, modern elements," says the homeowner – a doctor who moved from New York for a position at McMaster Hospital. The area's walkable streets filled with restaurants and shops remind her of her years thriving off the energy of Manhattan.

"Working with **Eva Healy** and her design team, **Rachel Subic** and **Brianna Didone**, was fantastic," says the homeowner. "They helped me understand what I wanted, what I like and didn't like. They brought my vision to life while adding creative elements that made the 1,600 sq. ft. space fit my lifestyle."



Making the open-concept condo cohesive while anchoring each living area was not an easy task. "Most condos are boxes with no character," says Eva. "But this owner wanted a combination of modern comforts, the character of an old building and the industrial vibe she was used to in New York." Eva created unique hubs while designing the tiling, cabinetry, millwork and hardware to flow from room to room.

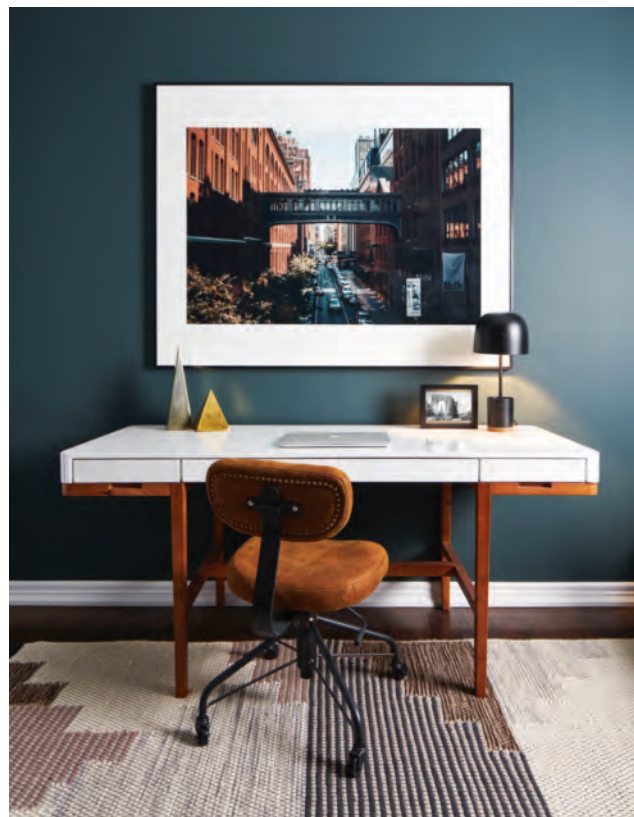
The homeowner relocated with very little furniture, giving the design team a blank slate to work with. Eva and Brianna (who did all the decorating) picked the furniture and décor from local and online sources, keeping a young, professional palette in mind. Original photography of New York skylines and sites made the office a familiar spot to work in when homebound. Venetian plaster was used to replicate concrete on the living room wall, complete with imperfections and dings, offering an industrial feel with dimension.

Eva added a pop of colour on the dining room side with a blue wallpaper mural that softens and complements the harder lines of the industrial-look shelving and lighting. "I love the mural walls," says the homeowner enthusiastically. "They were inspired by the artwork of a New York ink artist I adore." They also add a modern splash of colour to the otherwise neutral white walls (**Benjamin Moore** Chantilly Lace) and simple, clean lines of the contemporary cabinetry by **Impressions Kitchens**. *Continued on page 60*



The kitchen was designed by Rachel (who also designed the bathrooms) with ample storage for appliances and supplies. “I love to cook when I’m home,” says the homeowner, who put a well-appointed kitchen at the top of her must-have list. Plumbing couldn’t be moved since the unit is a condo, so they built up, adding cabinetry and shelving within typically unused space closer to the ceiling. “High cabinets are great for storing kitchen stuff not used every day,” says Eva. Another design favourite is the waterfall island and countertops provided by **Stone Galleria**. State-of-the-art appliances purchased from **Caplan’s Appliances** and classic white window coverings complete the look.

The hardwood floors and layout were the only interior elements remaining after **Fabio Melo** and his associates at **Kaza Contracting** gutted the two-bedroom, two-bathroom condo to start anew. As the project manager and general contractor, Fabio was hands-on from demolition to completion. “The designers and homeowner showed me drawings and pictures of what they wanted,” says Fabio, “and we brought to life what they presented on paper. Nothing was typical builder style – everything they had in mind offered a unique perspective.” The main living area’s concrete wall adds texture to the



ABOVE: Furniture placement creates delineated spaces within an open plan. The long, low sofa provides ample seating and echoes the sleek lines of modern design. **RIGHT:** A photograph of New York City by local photographer Daniel Juskowiak reminds the homeowner of her days in Manhattan.

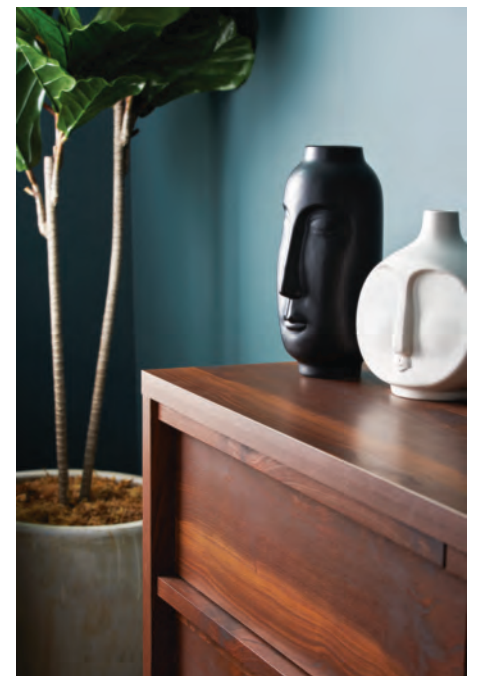
open space and tiles mimicking white brick honour the classic supplies used to build the old schoolhouse. Reclaimed wood was used to line the deep windows, tying the interior to the exterior, and **Loft Doors** provided visually unique doors. Mitred hexagon tiles contribute an eye-catching backdrop to the kitchen and bathrooms.

The comfortable primary bedroom and spa-like en suite are perfect spots to unwind. "I work long hours at the hospital, so it's important I have a place I can relax after hours," says the homeowner. Subtle colours and clean lines are just what the doctor ordered. Interesting tile patterns draw the eye. The double sink vanity, mirrors and built-in shelving create a functional and striking space.

Continued on page 62



ABOVE: The dining area is particularly striking with a hand-painted watercolour wallpaper mural in shades of deep blue. **LEFT:** A modern chandelier enhances the office cum guest bedroom, and adds a touch of fun. **BELOW:** Saturated grey-green walls are handsome and bold, and work beautifully with rich wood tones.



A floating vanity keeps the bathroom feeling spacious, while a monochromatic colour scheme is both edgy and timeless.



Continued on page 64