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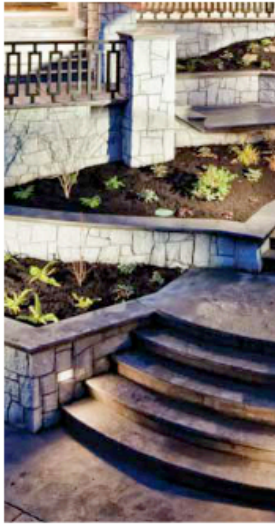
H&L'S WINTER 2010 FEATURE HOME *SilverStone*

A CENTURY-OLD HOME IN SOUTH OAK BAY GETS A CONTEMPORARY MAKEOVER | BY ALISON MALONE EATHORNE

FEATURE HOME PHOTOGRAPHY: Alec Watson alecwatson.com

When Mike Miller was contracted to renovate a 1910 home in Victoria's established South Oak Bay community, his mission was clear. "We wanted to maintain the original arts-and-crafts character while introducing contemporary conveniences and floor plans, and a slight Asian influence," says the president of Abstract Developments Inc.

Launched in 1999, Abstract Developments specializes in high-end custom single-family homes and multi-family developments on speculation. Most of the company's projects are residential renovations in and around Victoria. "We welcome the challenge of working with an existing building and trying to incorporate the modern amenities that the clients request," says Miller. Abstract's team of more than 60 dedicated employees includes Todd Martin, who served as project manager for this renovation. "It was an honour working with these clients," says Miller. "They were exceptionally open minded."



Perched on a hilltop, 'SilverStone' boasts expansive views of the Strait of Georgia, Mount Baker and the Olympic Mountains. Located on a 2,207-square-metre property, the three-storey home boasts 604 square metres of living space; all interior walls were removed in the renovation. The home features two 79-square-metre subterranean garages, each of which holds four vehicles. To accommodate the garages, Miller and his team lifted the house, supported it with beams and carved out the rock underneath.

At the front of the property, Duane Ensing Landscape Design manipulated the steep driveway in order to bring the grade down and create a more open space. (The driveway is now heated thanks to Gorge Electrical Services, which provided all electrical work on the property.) From here, a staircase meanders through a garden to the charming front porch; extensive West Coast-style rockwork provides continuity between the garden and exterior of the home.

Sandy Nygaard of Nygaard Interior Design echoes Miller's statements. "We tried to pay homage to the era of the house with a contemporary take on it," she says. "It's nice to juxtapose the two styles." The designer—who lent her expertise to *Victoria Homes & Living's* fall feature home, the "Touchstone"—incorporated an earthy colour palette, elegant mouldings, traditional panelling, rich millwork and chic finishing materials, including tiles, handles, knobs and door hardware.

On the main level, the foyer welcomes with engineered unfinished hardwood flooring in American walnut from the Finishing Store, which operates showrooms in Victoria and Nanaimo.

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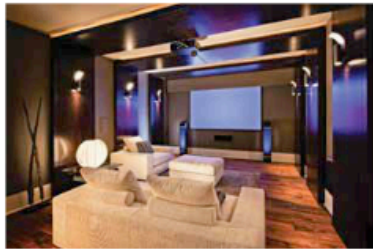
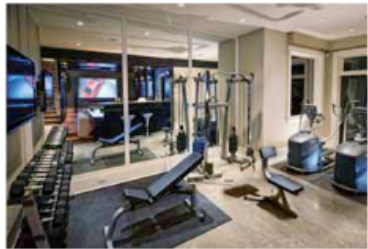
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One of SilverStone's two subterranean garages houses the owners' prized car collection.

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The lower-level exercise room features outdoor views and state-of-the-art equipment from Aloyd Fitness.

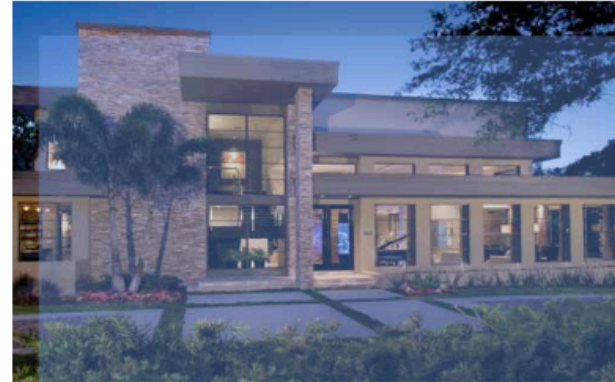
▲ BOTTOM CENTER

The inviting media room boasts large maple panels, one of which hides a space where electronics and cords are neatly tucked away.

▲ BOTTOM RIGHT

The sleek glass-door wine cellar stores the owners' private collection.

THE 'PLAY' ROOMS



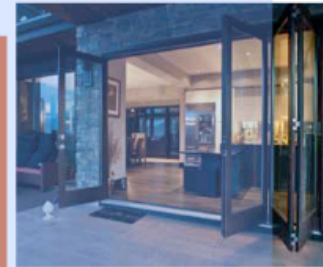
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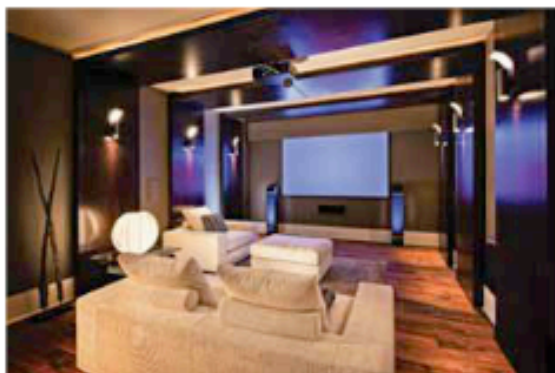
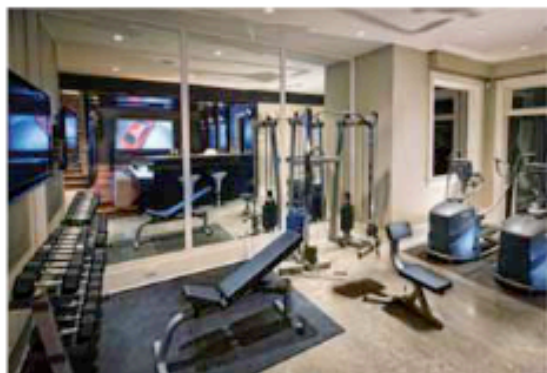
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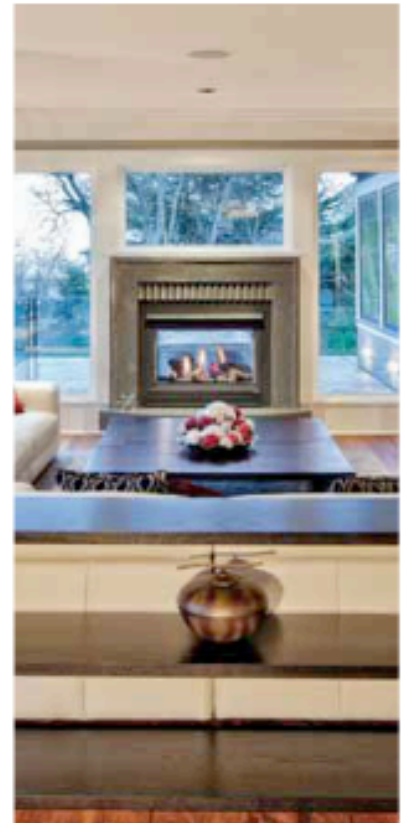
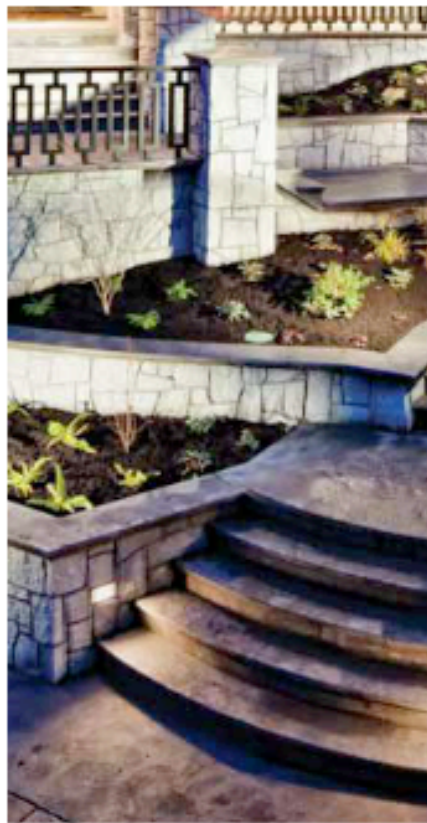
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"Due to the radiant in-floor heat, we chose to use engineered [hardwood] for stability," says the Finishing Store's Aaron Roworth. The clients selected a Rubio Monocoat Oil Plus Pure finish, which is applied in one coat and dries quickly. Roworth recommends the zero-VOC finish for its low sheen, which minimizes the evidence of traffic.

The centerpiece of the main floor is the open-concept kitchen and living space.

Ideal for entertaining, the professional kitchen boasts a grand island, hidden butler's pantry, coffered ceiling, Electrolux Icon appliances and sleek cabinetry by Swifsure Woodworkers Ltd. The award-winning Victoria company, which has been in operation since 1974, crafted cases from Baltic birch and doors from Alder, an indigenous soft wood with a subtle grain. Stained a deep espresso hue and equipped with soft-close hardware, the shaker doors convey a traditional look that is consistent with all of the cabinetry in the home.

Complementing the cabinetry, the kitchen's Oasis Blue granite countertops were supplied by Stone Age Marble & Granite; the Victoria company, which crafted countertops for spaces throughout the property, also incorporated limestone and quartz.

In the living room, a dual-sided fireplace connects to the outdoors. White sofas from Natuzzi add a luxury touch. Nygaard outfitted this space, and other rooms in the home, with contemporary furnishings from ScanDesigns.

The company, in operation since 1976, has six locations in BC, including showrooms in Victoria and Nanaimo. Design-conscious homeowners and interior designers flock to ScanDesigns for its chic furnishings. The main level is rounded out with an inviting family room and dining room, which houses a sleek custom dining table designed by Nygaard and crafted by Città Group.

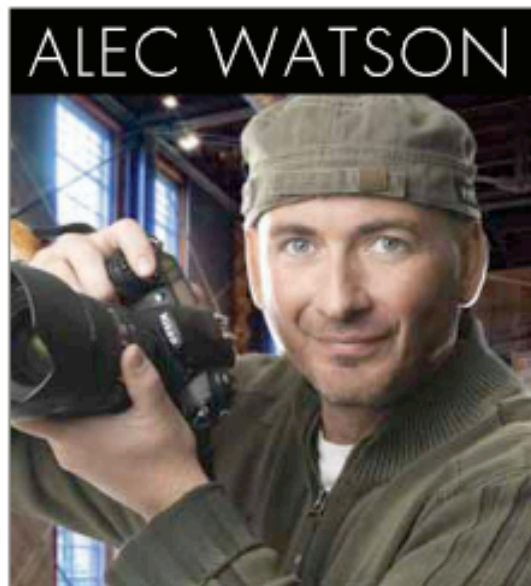
Floor-to-ceiling windows and French doors supplied by Westeck Windows & Doors showcase the stunning views. Westeck is a window and door manufacturer with a core of highly experienced and dedicated staff who

have been producing quality windows and providing exceptional service for over 15 years. Westeck installed Hurd's anodized aluminum-clad pine windows, which are Energy Star-rated and use Low E glass. George Stewart from Westeck appreciates that the product (available in a variety of shades) is fade resistant, improves with age and has a much longer life than paint.

Adjacent to the main staircase, Nygaard used elegant paneling to conceal closets and storage space. The open staircase leads to the upper level, which features a spacious master bedroom with ensuite bathroom;

two additional bedrooms and a bathroom round out the space. Miller and his team opened up the roof above the master suite to create a vaulted ceiling and dormer; the focal point is an elegant bedroom suite, designed by Nygaard and crafted by Città Group. A warm glow is cast by Maxim and Murray Feiss lighting fixtures from McLaren Lighting, the company, which has showrooms in Victoria and Nanaimo, supplied lighting—including 150 recessed fixtures—for the entire home. The spa-like bathroom features an ultra-contemporary freestanding tub surrounded by pebbled flooring, along with limestone countertops and vessel sinks.

Designed with guests in mind, the property's lower level is outfitted with a guest kitchen and an additional bedroom suite. An inviting media room boasts large maple panels, one of which hides a space where electronics and cords are neatly tucked away; the adjoining exercise room features outdoor views and state-of-the-art equipment from Aloyd Fitness, a Victoria based company with showrooms in Victoria and Nanaimo.



BY LYNSEY FRANKS

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The attention to detail is consistent outside, as well. French doors from the great room open up to a wrap-around wooden deck. Stairs lead down to a covered concrete patio at the back of property, extending the living space even further. Ensing took advantage of the existing rock and mature trees on the property and added indigenous plants to accommodate for lower maintenance and minimal water use.

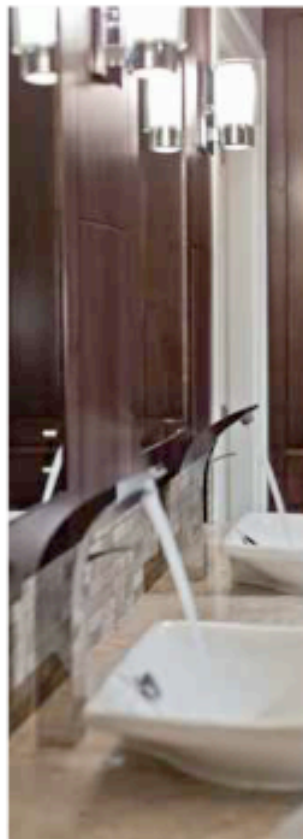
Capitol Iron, an iconic local business in operation since 1934, decorated the interior and exterior of the home for the holiday season. Inside, the company provided chic area rugs, a wooden bench, festive decorations and a stunning Christmas tree; outside, the home is adorned with Energy Star-rated LED Christmas lights, including traditional string and icicle lights. Brad Williams of Capitol Iron recommends LED lights as they use up to 90 per cent less energy and last 10 times longer than traditional incandescent lights; Williams also notes that they are cool to the touch and break resistant.

The project now a study in fine craftsmanship, it's clear that Miller's mission has been accomplished. While complementing other properties in the south Oak Bay neighbourhood, SilverStone is chic, contemporary and brimming with West Coast style. **HL**

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SILVERSTONE - 'KEY SUPPLIERS'

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Appliances: Coast Wholesale 250-758-4044 coastappliances.com

Cabinetry: Swiftsure 250-381-3574 swiftsurewoodworkers.com

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Flooring: The Finishing Store 250-383-3003 finishingstore.com

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