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HOUSE TOUR: AT HOME WITH HISTORY

By Danielle Pope | Photos by Joshua Lawrence

More than 100 years ago, a man named Charles Beaven stood just below the front steps of the home he built for his daughter, looking proudly at 526 Michigan Street. It was 1911, and the two-and-a-half-storey house with double-bevel siding and a front gabled roof stood out next to many of the neighbouring buildings. The full-width veranda with its Doric columns seemed to invite in passersby, and the unique arrangement of the double-hung wood sash windows showed off a touch of Beaven's Nova Scotian influence.



This reimagined heritage home offers the rare opportunity to live in a meticulously renovated 106-year-old house. With an open-concept main floor, vintage-inspired millwork and fir flooring that predates the 1800s, the home blends old and new in seamless unity.

Nearly 20 years earlier, Beaven had snapped up a similar home at auction and moved it to his own property at 524 Michigan, where he would rent it out until moving in himself in the mid-1920s. This new house, situated closely beside his auction beauty, was designed with his daughter Mary Ellen in mind. She would own it until her death, but would use it almost exclusively as a boarding house for rental tenants.

This would mark only the beginning for the home now sitting at 222 Dallas Road — a house that, for all its history, has only recently been granted heritage designation. Through perhaps a lucky twist of fate, this particular house — and its slightly older sister, originally from 59 1/2 Superior Street — would outlive the adventures of many more owners. The two would even spend time as government buildings, situated close enough to Victoria's Legislature to be of practical use. Then, in 2016, with new developments growing up around these structures, the homes would see their greatest adventure of all, undergoing a massive move by trailer and barge from their locations on Michigan to their new, hopefully permanent, spots on Dallas Road.

Today, as soon as you set foot on the original fir floors of 222 Dallas, the home has a way of welcoming you. Made from timber that likely predates the 1800s, there's a sturdiness here as real as the stories that live in its fibres. The home had to be entirely gutted and rebuilt after the move, but

the floors and refinished windows — along with much of the exterior charm — remain original.

“The beauty of working on a project like this is that you have the opportunity to really make a home come alive again,” says Ryan Goodman, owner of Aryze Developments Inc., who custom-designed the home. “Our goal was to recreate the interior to match the historic exterior, while updating it to modern standards that could work for a family in 2017.” It’s hard to imagine the 3,475-square-foot house would have once offered room for likely more than a dozen boarders, with only a single toilet to share. Now, with five full bedrooms, four bathrooms, a customized high-efficiency hydronic heating system, modern-day seismic upgrades and even heated bathroom flooring, 222 Dallas is sophisticated and ready for the next century.



While the dimensions of the kitchen and main floor have been reconfigured, many heritage elements, such as the original fir banister toppers, accessorize this space with history. Hanging lamps with vintage-looking Edison bulbs carry on the feel of this originally Edwardian-era home. The 13-foot coffered ceilings and custom millwork build dynamic character around this level.

The main floor has been reimagined as an open-concept living space, stretching from what was once the front parlour through a glorious dining room, living room and kitchen. The room is adorned with 13-foot coffered ceilings and vintage-inspired millwork, with the gas fireplace acting as centrepiece and reclaimed radiators offering heritage charm. The kitchen holds a modern feel, with single-slab quartz countertops and backsplashes pairing with matte-bronze fixtures to juxtapose contemporary and heritage looks. Soft-close doors and floor-to-ceiling cabinetry add additional touches.



The gas fireplace, with its elegant hearth, acts as the centrepiece of the open-concept living area, while the decorative millwork and mouldings throughout each room add dimension and character. In a contrast of new and old, the patina of the original flooring reveals genuine wear from decades of use, adding wonder and the hint of story.

Upstairs, the fir floor landing retains the patina of the home's history. Five generous bedrooms — two found in the unique third-floor loft — each offer their own stories, with the original windows and millwork carefully restored. Yet the main bedroom is the house's masterpiece. With views directly onto the ocean and Dallas Road walkway, this room comes alive with sun. The ensuite offers a character soaker tub, with large octagonal porcelain tiles and walk-in shower.

Down the hall, the upper bathroom and laundry area make this floor family functional, with the level above offering a retreat space perfect for guests, or teenagers. It's easy to imagine the history still to unfold in this house.

"My favourite part of this home is the heritage plaque on the front," says Goodman. "To see a house with history like this, and have a chance to work with it, you want to protect it. A heritage home isn't for everyone, but for the right person, this is a dream come true. It's not every day you find a brand-new 106-year-old house."



Striking white single-slab marble brightens the kitchen and breakfast bar, paired with classic country blue and matte-bronze fixtures to create a wholesome feel. While the cabinetry is new, the crescent awning over the sink blends into the heritage feel, and the oversized sink and stainless steel appliances ensure this kitchen will be up to modern standards.



Each bathroom in the home offers elements of heritage wrapped into modern expectations. Heated octagonal porcelain tile flooring will keep out the cold like it never could in decades past, yet milled wood paneling, Edison bulbs and vintage circular mirrors strategically emphasize the old-fashioned feel of the powder room. The ensuite bath offers a character soaker tub and walk-in shower, complete with black iron trim and brass fixtures to carry on the vintage look.





RESOURCES

Architect: John Keay

Home Designer/Developer: Aryze Developments

Construction Manager: Simon Fyall

Plumber: City Service Plumbing and Heating

Electrician: A. Slater Electrical Systems

Window Restoration: Vintage Woodworks and
Bob Crouse

Roofing: RC Roofing

Drywall: Peter Wilson

Tile: Island Floor Centre

Painting: Indelible Paint Works

Kitchen/Bathroom Millwork: Coast Cabinets

Custom Millwork: Coast Cabinets

Countertops: Exotic Stone

Finishing Carpentry: Harrison Custom Woodworks

Floor Refinishing: Mark Hill Carpentry & Flooring

Glass: B&E Glass & Mirror

Landscape: Biophilia Design Collective

Pavers: Westpoint Pavers

Engineers: RJC Engineers



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