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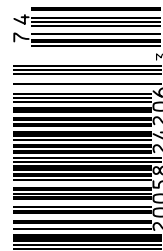
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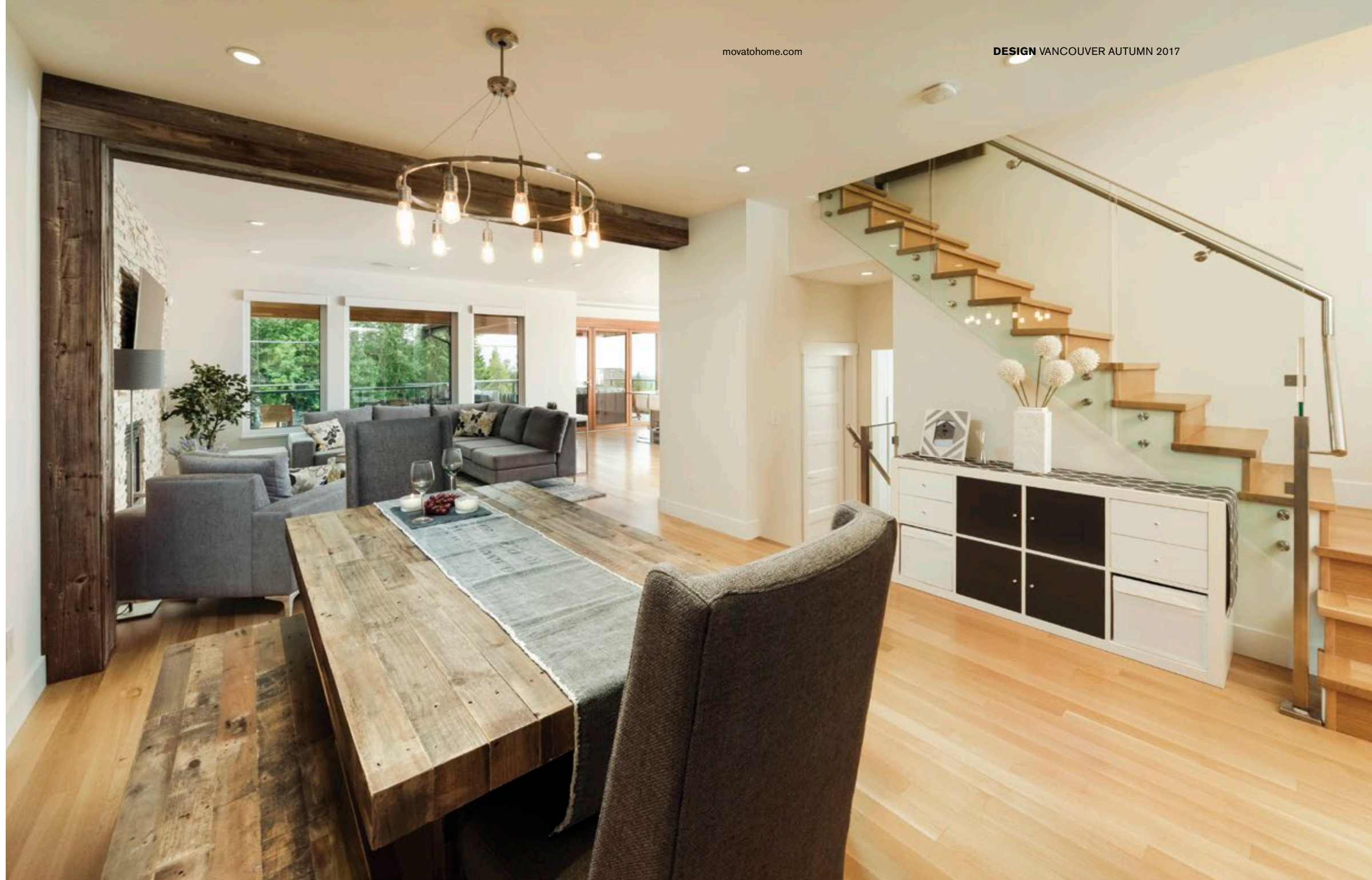
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A CHANGE OF PLAN

A subdivision, spec-built Port Moody house is transformed for a growing family

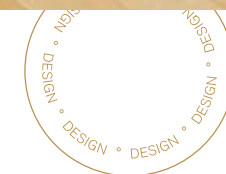
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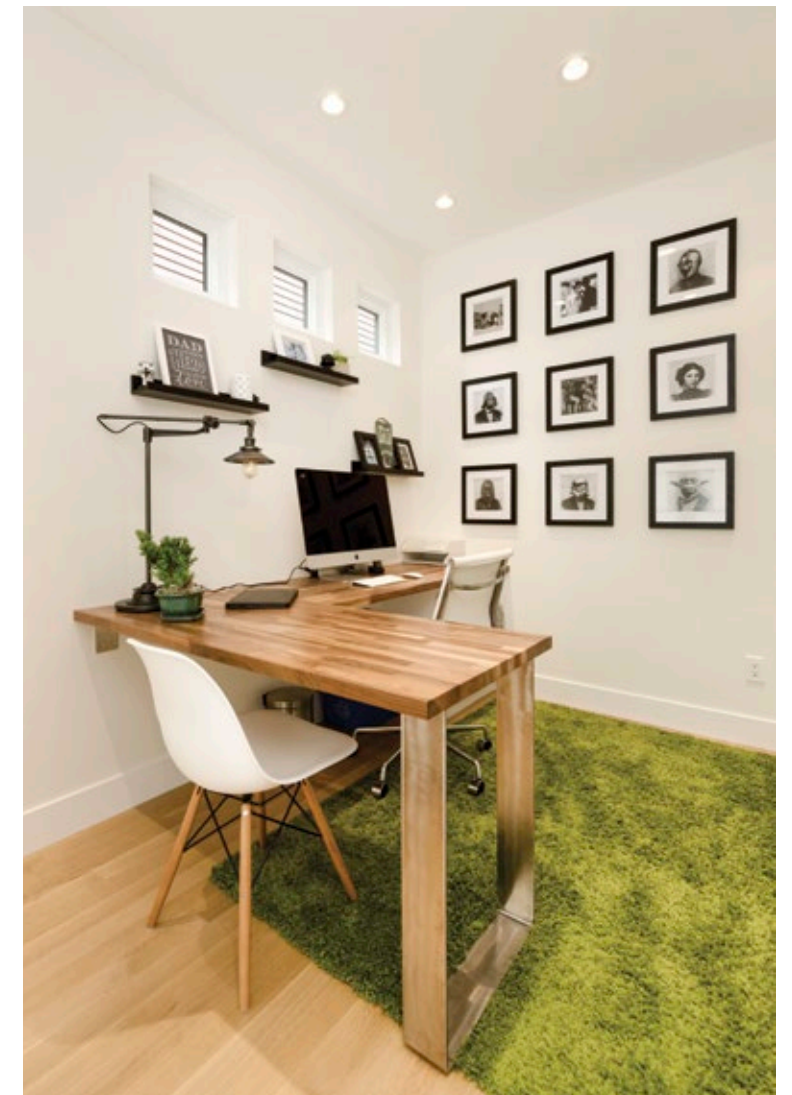
WITH THEIR THIRD CHILD ON THE WAY, a family needed an addition to their Port Moody home that would give them another bedroom. They turned to My House Design/Build Team, the BC Georgie Award's Renovator of the Year. And by the time the project was complete, they had what has been dubbed an "urban farmhouse" with a Built Green Certified Gold certification.

"We prepared concept drawings and budgets to address the whole project and to solve all their issues with the house in the process of creating their dream home," says Graeme Huguet, founder of My House Design/Build Team.

The designer took her inspiration from the rustic dining set and chandelier that the homeowners had already purchased because it reminded them of their Prairie past.



But instead of building an extension, Huguet's team cleverly reconfigured the existing space. By turning a small living room off the main entrance into an office, the team freed up a third-floor space to be converted into the required bedroom. "We also opened up walls that had separated the dining area to create a larger family room and open-concept kitchen that feel even bigger with their connection to a new outdoor living space," Huguet adds.



My House interior designer Becky Runacres took her initial cues from the country-style dining set and rustic chandelier that the homeowners had already bought for the home. "Their love for a rustic touch came from when they used to live on the Prairies," Runacres says. "So barn wood with grey tones was repurposed to tie in with their otherwise contemporary styling. The barn wood we selected actually came from the Prairies. A photo of that barn is framed in their dining room and makes for great dinner conversation." 📸



A yellow ottoman and footrest add a playful contrast to the grey sofa



Barn wood was used to give support beams and bulkheads a decorative focus rather than camouflaging them. It also makes for an original kitchen island and range hood. The baby/puppy gate at the top of the stairs and half-wall at the bottom integrate the same wood in pioneering ways, complemented by a reclaimed barn-style door to the new office.

“We chose white Shaker panels for the other doors – including the barn-style sliding ones for the master bedroom and newly created laundry space – to keep the house contemporary but with a subtle country-style inspiration throughout,” Runacres says. “The sun tunnels above the staircase and in the children’s bathroom fill the second floor with natural light.”



The dining set’s hues were integrated into the kitchen with the Caesarstone grey quartz, selected for the perimeter countertops, and a slightly sparkly variety for the island. “We chose the island lighting for its clear glass lines with the exposed-filament Edison bulbs adding the rustic touch,” Runacres says.

White kitchen cabinetry has a contemporary flair. “Once we sanded the existing dark stain off the solid oak floors, we decided to leave the natural oak colour to beautifully lighten up the overall space,” she adds.


By extending the rear roofline, architectural technologist Ignacio Lara-Faure was able to add two skylights to further brighten the kitchen and create a covered outdoor living space with posts, beams, and glass.





Reclaimed barn wood gives the contemporary home its country warmth. The wood is cleverly used to define the foyer, while the large sliding barn door is rural-inspired art in motion.



My House Design/Build created a computer model of the home and conducted a presurization test to help make energy-efficient choices. New high-efficiency windows and doors were installed. Reflective glass in the south-facing windows keep the house cool during the summer, while panes that retain heat were installed on the north side to hold onto the winter's interior heating. The overall insulation was also greatly improved. A new high-efficiency furnace and heat pump all contributed to the project's certification of Built Green. 



“We covered the southern-exposed outdoor living space to avoid rain and excessive sun, while still keeping it bright and airy with a great view of Vancouver,” Huguet says.

Upstairs, the contemporary bedrooms allow for the wall accents to be changed as the children age, while the purer white of the couple's master bedroom and ensuite bathroom have a timeless elegance.

The homeowners obtained their dream ensuite bathroom by replacing the house's second bathtub with a large shower area. The enclosure's accent wall features porcelain tiles that resemble barn wood. The grey floor tiles provide a slightly industrial-rustic grounding.

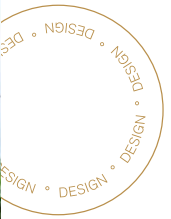




The home's exterior brings the best of urban and country life together by providing outdoor spaces in which to relax, protected from rain or sun, just steps away from the makings of a fresh garden salad.

The home was called the “urban farmhouse” because of the transformation made throughout the property. The architecture and landscaping allows the family to grow vegetables and herbs thanks to a series of raised wooden planters that are visually linked with the overhead beams along the backyard walkway. A hockey court at the very back of the yard

lets the children practice their shots-on-net against a shed rather than the garage door that now perfectly matches the new exterior. While the overall project accomplished much more than was originally planned, the homeowners say they can't imagine their home any other way. ✎



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