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INSIDE

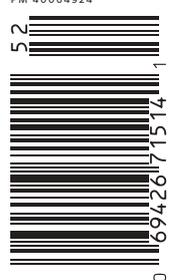
The Art-Filled Home of a Vancouver Gallery Owner

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SPRING/SUMMER 2015



WRITER
AMANDA ROSS
PHOTOGRAPHY
TRACEY AYTON

The Flip Side

A savvy realtor created a gorgeous modern space—and then just had to live in it herself.

Speculating on Vancouver's condo market isn't for the uninitiated. Fortunes have been lost (Olympic Village) and found (Olympic Village), but for many it can be a practical way of getting a toehold in the city's real estate market. For local realtor Katie Burkard, it was a little bit of both.

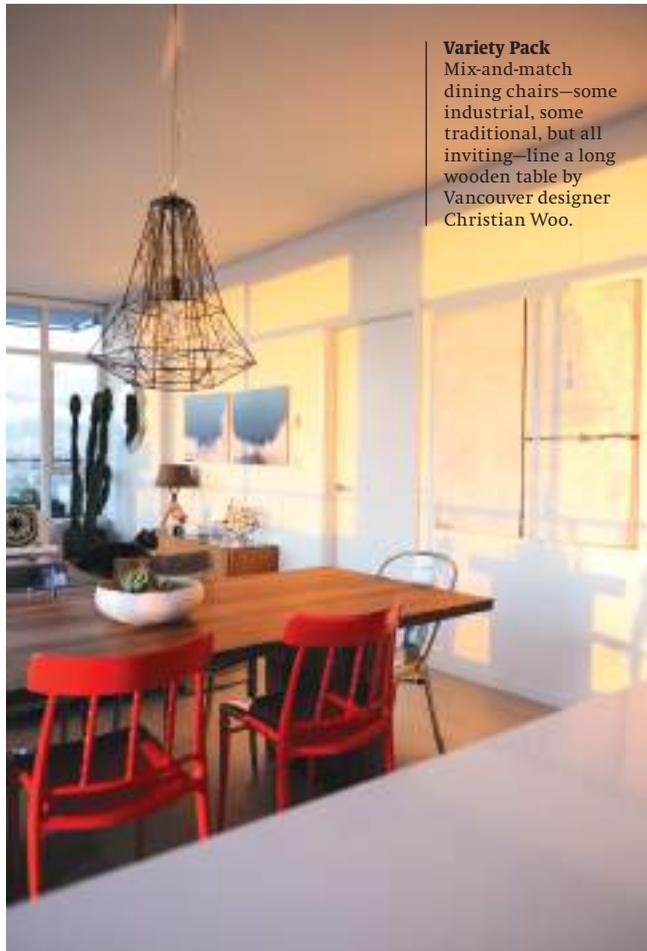
At just 24, Burkard beat a path to real estate success with her first condo purchase. Acquired just prior to the real estate boom, "it was nothing more than a vehicle to the next one," she says, "but I couldn't have timed it better." She wedged her foot in the door with the perfect space, but didn't sit and congratulate herself for longer than it took to sell it and set her eyes on another great buy. And then another. . . and another. Between 2005 and 2012, she bought and sold four properties within a four-block radius. But then came the fifth.

At first, it wasn't at all what Burkard had in mind. She'd been waiting for a loft, but was holding out for a two-level heritage brick space with an outdoor area: "A view is a necessity for me. It's been said that once you've had one, you'll never

Bright Light
Homeowner Katie Burkard searched high and low for the right chandelier. "Aside from it catching on fire when it was first installed—my poor electrician!—it's perfect."



“I’m not looking for a super-neutral look that’s sellable; I like to be bold. I definitely don’t like everything to match.”



Variety Pack
Mix-and-match dining chairs—some industrial, some traditional, but all inviting—line a long wooden table by Vancouver designer Christian Woo.

go back.” As soon as she saw the pre-sale blueprint for Collection 45, her best-laid plans went out the door. The boutique Mount Pleasant development at 8th and Main was completely different than anything she’d toured before: four of the units had a generous 1,350 square feet of space in each; plus, the area was transitioning rapidly. Suddenly, flipping it didn’t seem as appealing as living in it. “Everyone told me I was out of my mind because I couldn’t afford it, but I was so drawn to this gem,” she explains. “I just knew I had to buy it.”

It was a rare configuration for the Vancouver market. “There are a lot of chopped-up layouts and wasted floor space out there,” Burkard says. “This one takes advantage of every inch.” With a spacious living and dining area, the trade-off was a smaller master bedroom, but that wasn’t a concern to the homeowner: “I don’t need to spend a lot of time in my room!” she laughs. The unit sits nestled in the northwest corner of the building,

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Take a Seat
Rustic Restoration Hardware bar stools line a sleek white counter, creating the perfect place for friends to linger with a glass of wine while dinner prep is under way.



Go Green
The patio isn't the only place you'll find a touch of nature. Burkard's oversized cactus came from Gardenworks in Burnaby.



Around the Block
Wooden blocks (top) that serve double duty as living room side tables came from artist Peter Rainer, who salvaged the timber from an old Olympic Village structure.

Hung Up

The condo is peppered with artwork by Vancouverites, from the Amie Thomas painting in the bedroom (this page) to a gallery wall of Heather Ross paintings and Vairdy photographs (opposite).



Wood elements are strategically woven throughout the space to add warmth and mood.



Work It Out

This BoConcept Cupertino desk acts as the command centre in Burkard's home office: it features plenty of secret storage and comes equipped with Bluetooth speakers and a smart cable management system.

The base white-on-white palette offered Burkard the perfect backdrop from which to achieve her design aesthetic.

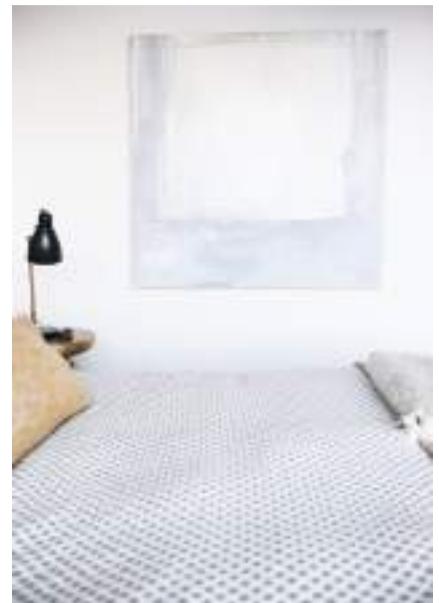


Wonder Wall
There's no headboard in the master bedroom—rather, brushed oak floor planks create a unique feature wall behind a pile of cozy pillows from CB2 and West Elm.

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with wraparound windows boasting stellar views. “From this perspective, you’re up on the hill: you can see Vancouver Island on a clear day, the ocean, the entire city, the mountains—it’s stunning by day, and by night it’s even better.”

Burkard sought the input of designer friend Amie Thomas, of Moss and Oak Interiors, to help lay the groundwork for a casually modern yet warm interior. “I’m not looking for a super-neutral look that’s sellable; I like to be bold,” she says. “I definitely don’t like everything to match.” The base white-on-white palette offered Burkard the perfect backdrop from which to achieve her design aesthetic. White walls, high-gloss white lacquer kitchen cabinets and matching Caesarstone counters look crisp and clean against eclectic elements like mismatched dining chairs, varied patterns and textures, and rustic materials. Burkard’s





inherent tomboy nature woven with delicate feminine touches makes for an elegant decor mash-up of fur pillows, tribal patterns, pretty flowers and one giant focal-point cactus.

Wood elements are strategically woven throughout the space to add warmth and mood. The flooring, a wide-plank white oak, was an upgrade Burkard chose to splurge on, while the kitchen table was a gift from designer Christian Woo. In storage since her third condo (it wouldn't fit in her previous two spaces), the table now takes centre stage in the great room with a mix of seating, including red polycarbonate chairs that pop.

While Burkard won't deny she's always up for a new real estate adventure, this one has just begun. But *is this the one?* "I'm impulsive and spontaneous," she laughs, "but, yeah, this is the one. . . for now." CONDO

Way Up High

The patio features a stunning aerial view of bustling Mount Pleasant, and a mix of high and low pieces: a wicker sofa from Canadian Tire is elevated by graphic throw cushions from Livingspace.

WRITER
FRANCES MCINNIS
PHOTOGRAPHY
TRACEY AYTON



Suite Dreams

A pied-à-terre at Vancouver's Hotel Georgia offers one family a beautiful space to work and play.

For a home away from home, it's hard to beat the glossy grandeur of the Hotel Georgia in downtown Vancouver—and so thought one Calgary businessman whose work frequently takes him to the West Coast. After years of near-weekly stays, he'd become accustomed to the property's conveniently central location (along with perks like a 24-hour concierge and a tricked-out fitness centre). So he and his wife were elated to learn that the hotel's 2011 revitalization would include the construction of a residential tower next door. They pounced on the chance to buy a permanent *pied-à-terre*.

The task of outfitting their new one-bedroom condo, however, required a little more deliberation: the space needed to be sophisticated enough to serve as a setting for business meetings, but comfortable enough for entertaining.

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Playing House

Vintage-inspired touches (an industrial side lamp, a Barcelona chair in rich brown leather) give this Hotel Georgia residential suite a sense of history—and a feeling of homeyness.





The space needed to be sophisticated enough to serve as a setting for business meetings, but comfortable enough for entertaining.

Airy and Open
A stunning copper and rose-coloured glass chandelier filters the sunlight streaming through the window. A bar cart from Crate and Barrel is well stocked for when business meetings make way to evening entertaining.



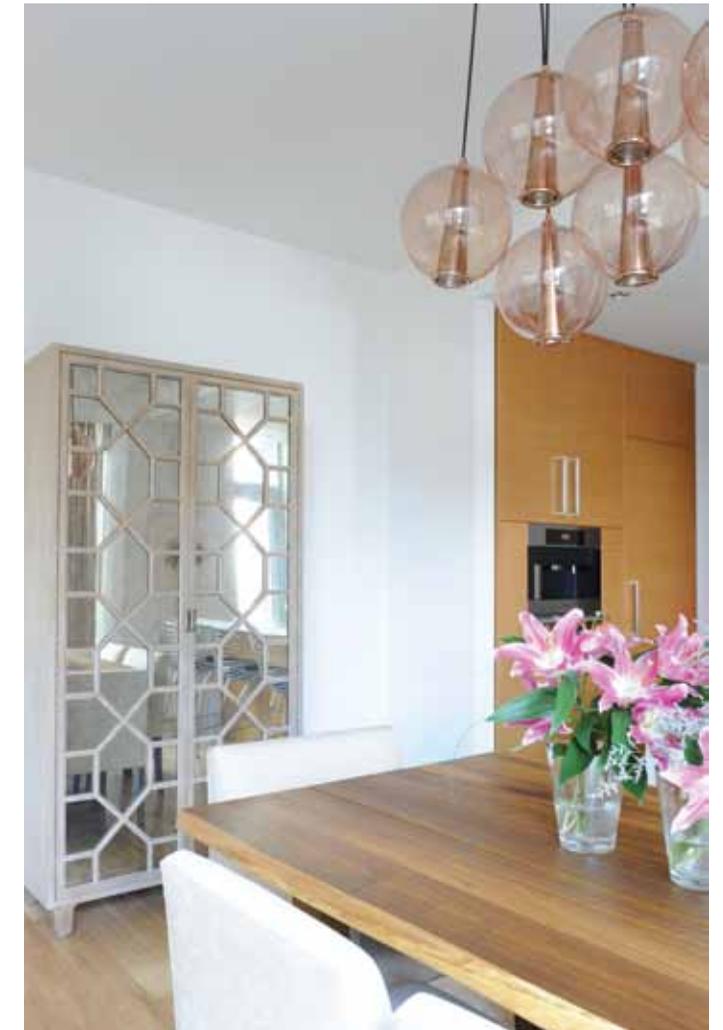
“It was light and airy, so my job was to maintain that clean, modern feel, but add warmth and texture.”

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Daunted by the prospect of the long-distance project, the couple called on designer Nyla Free, who had helped them redecorate a pair of rooms in their Calgary home. While their principal residence is decked out in rich, warm hues—a counterpoint to Alberta’s sweeping vistas and chilly climate—Free’s clients were looking to embrace the brighter, more open feel of their Vancouver digs. Apart from that directive, they left everything up to the designer: she’d need to outfit the entire place, from the forks on the table to the spare linens in the closet. “We had a running list of what they needed: how many table settings, how many serving bowls. And then we went shopping,” says Free. “It’s a designer’s dream because you can take your vision to that next level.”

As her point of departure, Free took inspiration from the builder finishes, a pleasing mix of creams and maple wood. “Mitchell Freedman’s design gave us a beautiful base to work with,” she says. “It was light and airy, so my job was to maintain that clean, modern feel, but add warmth and texture.” She chose a palette of grey, lilac and steel blue to create a suitably soothing space for working, introducing colour in small, subtle bursts of tone and pattern. Several reflective elements—including an oversized framed mirror from Restoration Hardware that resembles a salvaged antique window—play up the sunlight that streams in through floor-to-ceiling windows.

Rather than a dedicated home office, the dining room doubles as a workspace. Modern upholstered dining chairs are comfortable enough to put in a full eight hours, while an armoire with mirrored insets functions as a mini-office, containing a printer and office supplies. Nearby, a burnished brass-plated bar cart from Crate and Barrel holds all the ingredients for a post-meeting drink.



Pattern Language
Free introduced pattern throughout the condo in small bursts—like custom zigzag wallpaper in the powder room (left) and the intricately framed mirrored armoire in the dining area (above). In the living room (opposite), a Zoë Pawlak painting inspires a palette of soothing lilacs and pinks.

The crowning touch in a home filled with eye-catching elements? A roomy marble ensuite that evokes a boutique hotel.



The Stowaways
Even in the most luxurious condo, storage is key: the marble-topped vanity features a grid of drawers for stashing away bottles of bubble bath and plush towels.

In this open-layout unit, one of two seven-foot-long custom grey sofas—the largest that would fit—separates the dining area from the living room, where a clutch of print cushions and a luxurious damask rug supply a punch of personality. Indeed, though the condo is above all a space for business, it's far from characterless. A bold copper and rose-coloured glass light fixture and a pair of vibrant paintings by Vancouver artist Zoë Pawlak—picked by the clients themselves—speak to an appreciation for eye-grabbing pieces.

Away from the main living space, the aesthetic is cozier and even less formal. The media room that doubles as a spare bedroom contains a plush blue sectional and a grasscloth wall treatment, while chevron wallpaper livens up the second bathroom. The master bedroom blends a range of quirky pieces: a nubby blue lamp, a paisley print chair and a duo of scrolled mirrors—the last being a lucky find from the clearance section of Country Furniture in Vancouver's South Granville neighbourhood. The crowning touch? A roomy marble ensuite that evokes a boutique hotel—the perfect place to relax after a long day's work. CONDO

Custom Content
Designer Nyla Free created a custom velvet-upholstered headboard and paisley armchair for the master bedroom, adding a hit of texture to the sleek, chic space.



LIVING

SPACES TO INSPIRE

Five homes that prove big style can come in small packages, from a sleek art-filled Shaughnessey hideaway to a light-infused bohemian loft.



Precious Metals

A pair of gold, concave sconces flank an oversized deer portrait, adding a hit of glamour and sophistication to a playful Coal Harbour condo. Story on page 86.

Soft Spot

Designer Ben Leavitt layered textiles—cozy grey sofa fabric, a nubby pale turquoise rug, fur throw cushions—to soften the hard concrete and tile surfaces of this Coal Harbour condo.



Balancing Act

A Coal Harbour condo pairs feminine charm with a masculine edge—and some seriously cool wall treatments.

Compromise can be tough: when two people share a space, whose sense of style gets to take centre stage? When it came time to make over this Coal Harbour condo last year, the homeowners—a couple in their 30s—outsourced the decision-making to Ben Leavitt, lead designer for Vancouver's Fox Design. "They told us they wanted a luxe feeling, and left the rest up to our interpretation," he explains. "This project was all about creating a balance, about having something in every room that each of the homeowners would love." He set out to do just that, bringing in a sense of eclectic playfulness that would appeal to both masculine and feminine sensibilities.

Before turning over the space to Fox Design, the homeowners stripped the 2,000-square-foot, three-storey suite of its dated terracotta tiles and orange cabinetry and installed cool white marble flooring and granite countertops. Leavitt's first goal was to warm up the space: "Everything was so cold—cement walls, the tile, the countertops." The Fox Design team—including project manager



“We didn’t want it to look like everything is from one store; it’s about mixing products and textures for a collected feel.”



Kevin Riback and general manager Dave Leavitt—sourced cozy textiles to incorporate throughout. A sheepskin is layered on top of a patterned teal area rug in the living area; fur pillows are arranged just so atop a textured, down-filled grey sofa; full-sized, camel-coloured drapes frame a window wall.

It’s a spacious living room, in part because it takes over an area that would have otherwise been occupied by a dining table, an element the homeowners decided to forgo. “They never used the kitchen table, and I think for a young, modern couple, it’s smart to take that out,” says Leavitt. “If you’re living in a house and not using that space, replace it with something you actually will use, like a sitting area.” Now, a pair of ikat-inspired armchairs bridges the space between the simple, modern kitchen and the dramatic living room (and adds a hit of colour).

The long, narrow layout is emphasized by painted horizontal stripes that stretch from the front door to the back patio. It’s a bold look, but one that works thanks to a subtle palette of grey and white. “By nature, I’m a maximalist,” admits Leavitt. “I say, if you’re going to do it, go big or go home, and if you’re scared about going big, then use neutral colours. Even the most insane pattern seems bearable in neutrals.” The stripes are not the only stunning wall treatment in the

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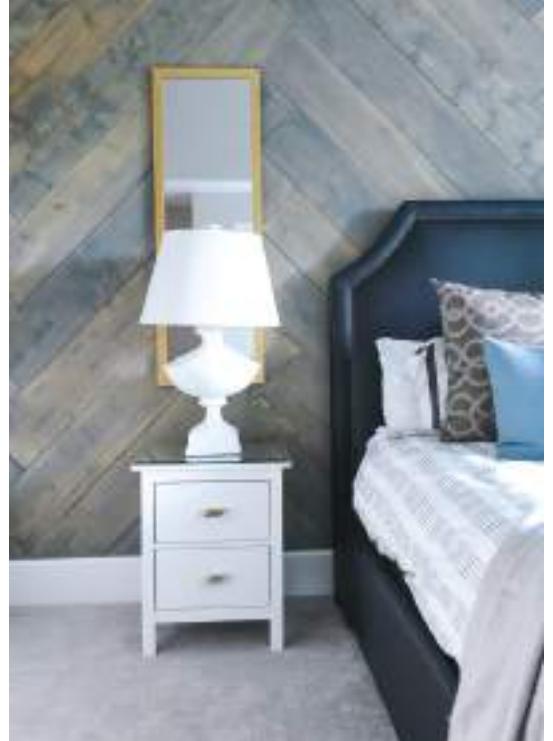
Work It Out

Softly weathered Benjamin Moore wallpaper provides the perfect backdrop for a home office filled with vintage-inspired pieces like a navy egg chair (above) and an industrial Restoration Hardware desk (opposite).



“We took a posh, sleek townhouse and covered it with old wood,” designer Ben Leavitt laughs, “but I think it makes it feel special.”

Golden Touch
Subtle metallic accents are peppered throughout the seaside-inspired bedroom—a scallop-print pillow, a framed wall-mounted mirror, and studs that detail the custom headboard.



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home—the office features a rich blue Benjamin Moore grasscloth wallpaper, while the bedroom is finished with grey-stained, angular wood panelling.

That bedroom wall is one of Leavitt's favourite elements in the condo, in fact. "We took a posh, sleek townhouse and covered it with old wood," he laughs, "but I think it makes it feel special." The rest of the bedroom is a tribute to the condo's seaside locale: an oversized oyster-shell lamp ("It barely fit through the door!" exclaims Leavitt) hangs overhead and breezy turquoise curtains bring a splash of ocean cool into the space. "The bedroom is decidedly more feminine," Leavitt notes, though a masculine side isn't completely ignored here: a black leather bed with gold studs adds an edge to the otherwise ethereal room.

Though the home is luxe, as requested, "We definitely don't like to take any space too seriously," Leavitt says. That sense of play is infused throughout the home. Wooden taxidermy heads oversee the office (which is accented with a cowhide rug), and an oversized deer painting—picked up by Leavitt in China—anchors the living room. A chic Arteriors lamp with a unique curving form tops an industrial iron desk, while in the bedroom a regal armchair made from transparent acrylic sits by the bed. In every room, layering in surprises and interesting objects was key for Leavitt. "We didn't want it to look like everything is from one store; it's about mixing products and textures for a collected feel." The result is a space that balances luxe with quirkiness, masculinity with femininity, and style with plenty of substance. CONDO

Au Naturel

The wood plank wall brings an element of nature into the master bedroom, and softens edgy pieces like the custom leather headboard and acrylic armchair.

WRITER
STEPHANIE ORFORD
PHOTOGRAPHER
TRACEY AYTON

Old Is New

An eclectic, barn-like loft becomes the perfect home base for a creative marketing director looking for a space to call her own.

Three years ago, when Nadia Nascimento walked, empty-handed, out of her West End apartment after a breakup, she had a vision of where she wanted to live: a charming loft, lots of light, a library staircase.

"I needed breathing room. I wanted to be able to expand," recalls Nascimento, founder of digital and experiential firm Primary Colour, and a former actor in the kids' TV show *Animorphs*. She found what she was looking for on Craigslist: the top floor of a century-old house in Strathcona. It was painted purple and the current tenants owned a three-foot lizard, but some deep scrubbing, sage burning and a fresh coat of eggshell white later, the place was Nascimento's blank slate.

"The Barn," as she calls the 1,500-square-foot space, gets its name from the peaked roof and the bare wooden beams that cross the width of the loft. A ladder extends from the living room to Nascimento's meditation area and bedroom on the upper floor, the house's converted attic. The unusual layout posed some initial challenges: getting her king-sized bed up the ladder to the loft was a four-hour ordeal, and, out the sliding door where her deck should be, she found a sloping roof



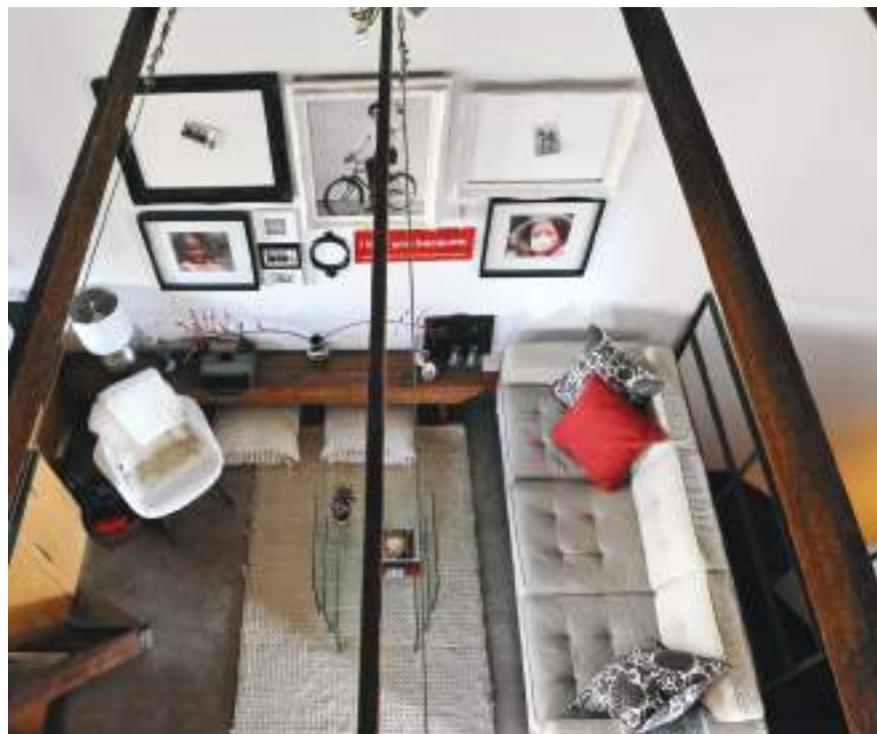
Boho Hideaway
Crisp white bedding and a coat of eggshell paint on the wood beams keep this intimate space feeling bright and fresh. The peaked ceiling of the cozy bedroom loft is accentuated by a sparkling glass chandelier from The Cross Decor and Design.



“The Barn,” as the homeowner calls the 1,500-square-foot space, gets its name from the peaked roof and the bare wooden beams that cross the width of the loft.



Antiques Roadshow
From a mid-century teak desk (opposite, bottom) to a farmhouse breakfast table (top) to the library ladder leading up to the loft (top), The Barn is a treasure trove of vintage pieces.



with no railing to guard against the two-storey drop. And there were a few surprises left behind from the previous occupants. “I remember sitting on the roof off the kitchen, having a coffee there in the morning, and noticing that there was a bag of crickets nailed to the side of the house,” laughs Nascimento. “Lizard snacks!”

Neutral, minimalist furniture and finishes, like soft white walls and stainless steel appliances, provide a simple backdrop for Nascimento’s collection of vintage Canadiana curiosities. Old cotton currency bags function as throws, and a Vancouver bus scroll from the ’50s stands by the entrance. Her three-seat breakfast table comes from an Alberta farmhouse; a 1930s stand-up radio has become a makeshift liquor cabinet. A brick chimney accents the wall between the kitchen and living room, providing a surface to hang copper pots and kitchen knickknacks, and another touch of heritage cool.

The living room is layered with an interplay of textures in neutral tones—the modern, oat-meal-coloured sofa, a woollen knit rug, a giant sheepskin, an ancient bench from an Okanagan schoolhouse. The neutral background allows key pieces to stand out, from the collection of family

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A neutral background allows key pieces to stand out, from the collection of family photos on the wall to the stack of colourful art books.

Master of Mixology
Nascimento curated this bohemian look from sources big and small. The floor cushions are from Ikea and the woven rug is a Home Depot find, but much of the artwork was sourced from Vancouver's Lost and Found Cafe, and the low wood bench is an antique.



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photos on the wall to the colourful art books stacked under the glass nesting tables.

Nascimento loves entertaining, so it was important to create a space for intimate conversations. The petite “New York room”—named for her second home in New York, where she lives part-time with her partner—is a modified den that acts as an alternate living room for cozy chats with friends. The inviting softness of the light blue velvet couch and armchair and their plush feather cushions plays off the room’s harder, industrial-cool pieces, like a metal basket lampshade and chandelier.

In a traditional house, the attic would have been for storage, but here it’s a bright bedroom and a meditation space that looks like a kid’s dream blanket fort, layered with rugs and vibrant saris from India. That colourful, global inspiration is picked up in the bathroom, which takes on a Moroccan feel, complete with soft pink walls, a leather pouf and lanterns. Eclectic farmhouse elements are interwoven into the space, too, in the form of an old chair and a wire egg basket filled with a collection of pretty Moroccan vases in pinks, blues and gold.

Though it’s non-traditional, it’s Nascimento’s dream home. “To my father and my uncle, who are both carpenters, it looks extremely unfinished, but to me this place has history,” said Nascimento. “My girlfriends say there’s magic in the walls.” CONDO

New York Minute
The “New York room” offers a cozy spot for catching up with friends surrounded by reclaimed pieces like a wheeled coffee table from A Baker’s Dozen Antiques and a glamorous gold-framed mirror.





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■ **DESERT STORM**
A print of crushed water bottles from the Dubai series, inspired by garbage Blunt hauled back from the Middle East

■ **NEAT, PLEASE**
The home's cornucopia of found objects gets filed and organized for later inspiration

■ **PICTURE THIS**
An image of the artist's grandfather, a British army officer in Cairo, sits on top of her mother's antique piano



■ **WIRE TAP**
A tiny dog perches on a beret crocheted using wire by Blunt; the painstaking process was "perfectly hateful"

■ **WICKED GAME**
Travel souvenirs from Chinese markets, these Tantric porcelain figurines hint at the artist's cheeky sense of humour



Blunt Object

The world is full of wonderful discards for scavenger artist Susanna Blunt, and so is her North Vancouver townhouse

BY AMANDA ROSS || PHOTOS BY TRACEY AYTON

→ "THESE ARE GOAT BONES... I've got a whole pile of them" isn't a line borrowed from a David Lynch script; it's just another day in artist Susanna Blunt's North Vancouver home. There are thousands more curiosities and oddities stacked, tucked, and neatly stored away: fossils from Indonesia, pots from Peru, skeletons, antique puppets, broken porcelain, pharmaceutical bits,

plastic, twine, glass, rubber left over from a rubber pour. All found objects that feed an insatiable artistic output: "I will never live long enough to make all the things that are exciting to me."

Cyclops Grieving (it's missing an eye) showcases Blunt's talent as found-object sculptress, though Canadians are more familiar with her stunning portrait work, namely the queen's regal visage on

the back of all our coins. But Blunt has recently turned both eyes to a new contemporary expression: acrylic laser-cut jewellery. The *Much Ado About Something* line includes fluorescent cameos that evoke the Victorian profile, but that profile might be yours, your spouse's, or even your dog's, depending on the photo you bring to her house/gallery/workshop. "I love the absurd," she adds. **VM**