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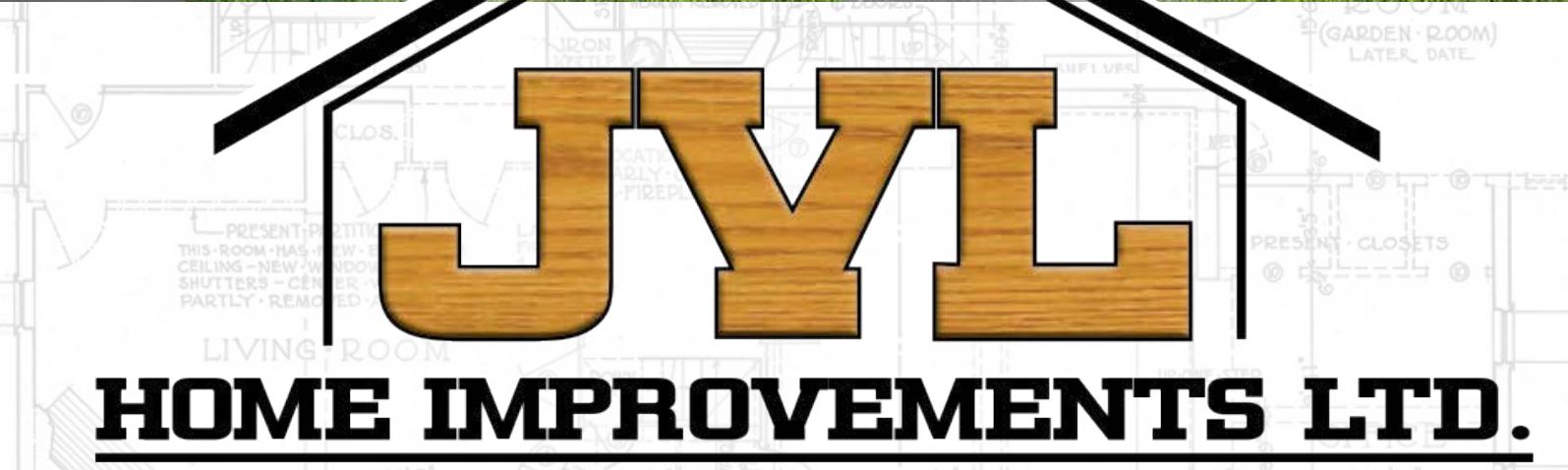
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## Fly away home

**I WONDER IF MY FRIEND ANGEL** will return this spring.

The nest this beautiful robin built two years ago sits vacant on the hydro meter just outside the gate to my backyard.

We bonded one May day in 2017. She had laid lovely blue eggs in her meticulously crafted nest and was sitting, waiting for her clutch to hatch. Her mate was always close, providing food and security.

Late that afternoon, I left the office just as a violent thunderstorm passed through the area. When I got home, I found the nest on the ground, four blue eggs scattered; one was crushed. Angel was perched above in a giant pine tree, watching me. I picked up the nest and returned it atop the meter. I then gently picked up the three intact eggs and put them back in the nest and went inside. When I came back out, Angel was in her nest. Our eyes met – we shared a moment – and we've been friends ever since. She hatched three chicks that spring, and then four more in summer.

Angel and her mate returned to the nest last year and hatched and raised three more sets of chicks. She never flies away when I'm near and even lets me get close to admire her babies. I so hope she comes back this year.

Angel is a tribute to Moms everywhere who weather storms, feather their nests, give their fledglings wings and then watch them fly away.

This issue of OUR HOMES introduces you to a young family that just completed their new nest. We also visit two sets of empty-nesters, enjoying the next phase of their lives in their new homes.

I hope you find an Angel this spring.

Sincerely,

*Georgette*

Georgette McCulloch, Editor-In-Chief  
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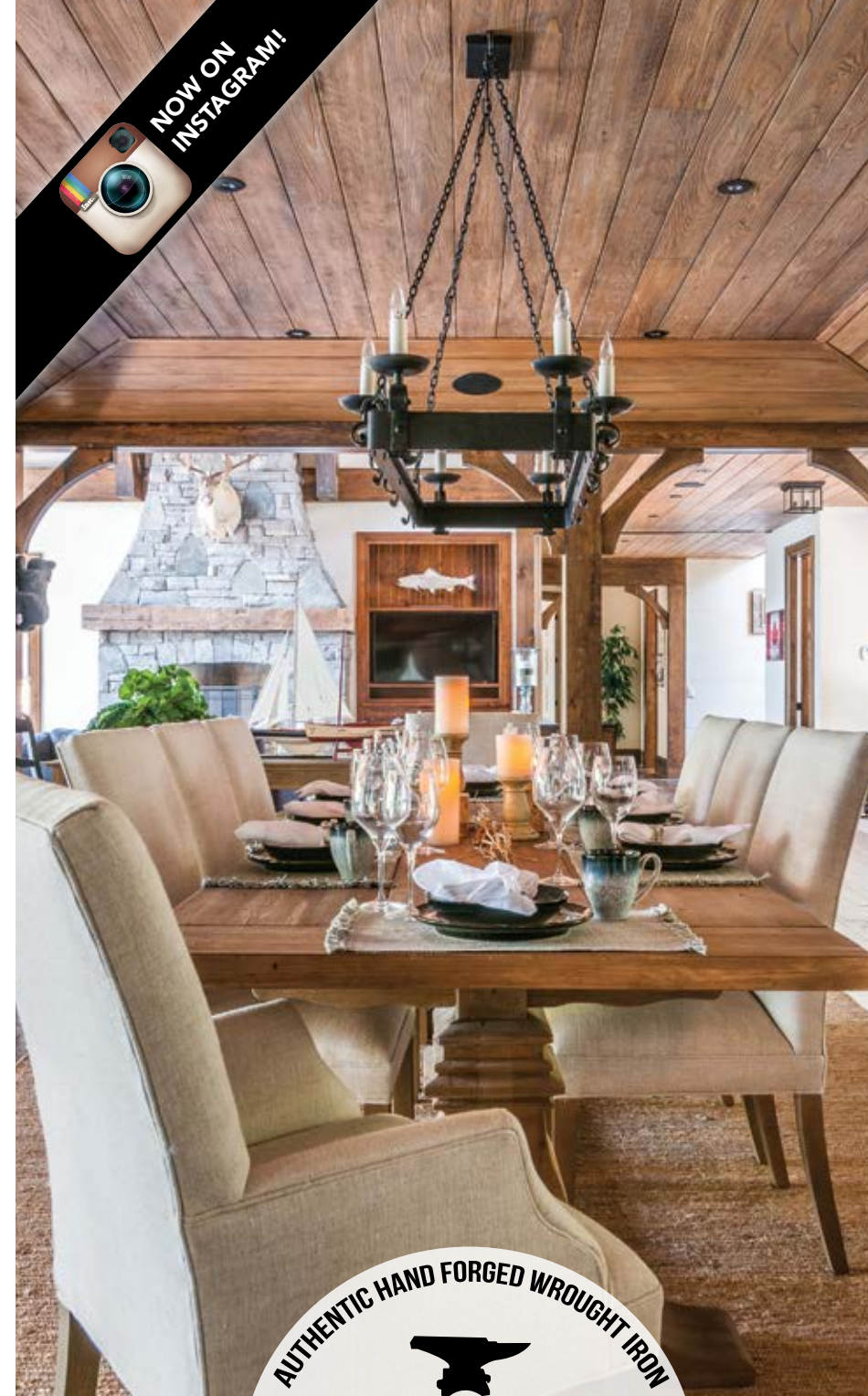


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advice



# PAMPER YOUR PETS

Interior Designer **Dolores Pian** shares her ideas.

Pets provide us with unconditional love, soothe us when we're upset and deliver many entertaining moments. While there are a variety of pets such as fish, birds and hamsters – a majority of Canadian households own a cat or a dog. Pet parents call them “fur babies.”

Because an animal's home is as important as a bed, lamp or a chair – many serious designers have channeled their skills and sense of fun into these small-scale structures. This world of haute architecture for pets is detailed in a fun book titled *Pet-Tecture: Design For Pets* by Tom Wainwright. It's full of inspiration and fanciful features you can integrate into your home.



Because your home is their home, here are some elements to keep in mind when customizing your space for pet space.

### Give Them Shelter

Pets need a space to call their own so that they can lounge and decompress, especially in active households with children. Kitchens, laundry rooms, closets or under stairs are ideal spaces for this function. Consider using miniature versions of your cabinetry and house doors to match your decor.



PHAIDON: Suite, Chiavari for FORMA Italia.  
Photo: Joe Kesrouani

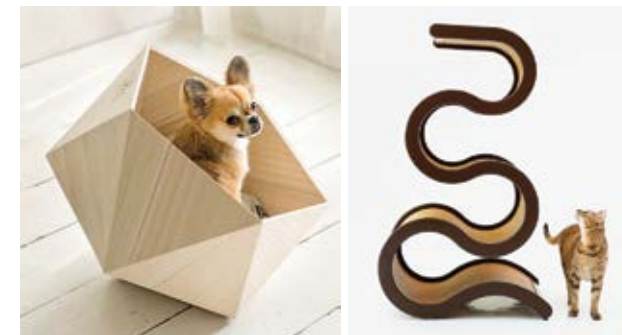
### Sounds, Scents & Territory

Animals rely on sounds and smells more than humans do. Open windows allow them to hear and smell what's lurking in their surroundings. Window seats and high shelves are ideal spots to keep tabs on their territory. Remember to use a screen or a pet gate to prevent escapes.

### Furniture & Fabrics

These soft cushy elements face the greatest challenges around the house.

- Leather, vinyl and Sunbrella are perfect choices. Look for an abrasion rating of 100,000 double rubs or more to minimize wear and tear on upholstery.
- Patterns or chunky woven fabrics help make pet hair less noticeable.
- Slipcovers are well worth the extra cost, just so that you can throw them in the washing machine when required.
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- Sofas and furniture raised off the ground on metal legs or frames are less tempting for scratching and easier for clean-up.
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- Make sure that the drain has a hair catching system.
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### Pet Central

- Dedicate an area with all the clothing, toys and treats that your fur baby requires.
- Customize a bulk food station into cabinetry to contain the mess along with a special platform to prevent their food bowls from tipping over.
- Locate leashes on decorative hooks at the back door.

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*Continued on page 22*



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RECIPE AND PHOTOGRAPHY  
JENELLE MCCULLOCH



### INGREDIENTS

Makes approximately 8 ounces of shrub

3 cups strawberries, cored and sliced

½ cup dried hibiscus leaves

1 cup raw honey, honey or white sugar

¼ to ½ cup apple cider vinegar

### DIRECTIONS

In a jar, muddle strawberries, hibiscus and honey or sugar. Cover and place in the refrigerator for two or three days, shaking daily. Remove from refrigerator and, using a fine mesh strainer, press the juices out of the solids into a sterilized jar.

Add ¼ cup of vinegar, adding more to preferred taste. Store in refrigerator for five to seven days.

To serve, in an eight-ounce glass over ice, mix two ounces of syrup with either water, soda or in a cocktail. **OH**

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PROJECT **DAWN MCCONNELL**  
PHOTOGRAPHY **TARA CHATTELL**  
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# Spring UMBRELLA WREATH

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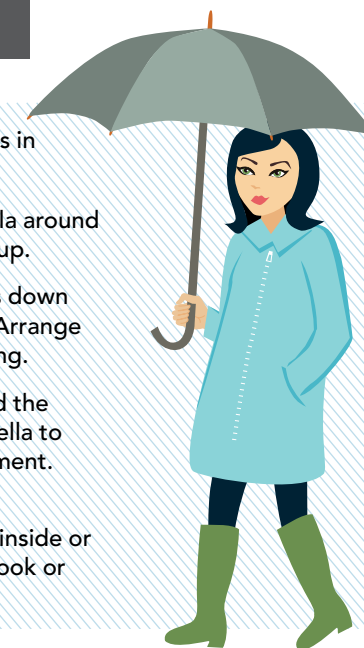


### MATERIALS

- Long, tall umbrella with hook handle
- Fresh-cut flowers with long stems (we used mums and greens)
- Floral water tubes
- Coordinated ribbon
- Fishing line or wreath hook

### HOW-TO:

- 1 Put the flower stems in water-filled tubes.
- 2 Hold closed umbrella around the middle, handle up.
- 3 Insert flower stems down into the umbrella. Arrange flowers to your liking.
- 4 Wrap ribbon around the middle of the umbrella to secure the arrangement. Tie a bow.
- 5 Hang on your door inside or out with a wreath hook or fishing line. **OH**



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# plants for POLLINATORS

1.

STORY AND PHOTOGRAPHY **MELANIE REKOLA**

Pollinator-friendly gardens are on the rise. Pollinators, especially bees, are responsible for the propagation of approximately one-third of our food supply. Follow these guidelines to make your garden pollinator-friendly.

### Basic Needs

Pollinators have a few basic habitat needs: a diversity of flowering native or naturalized plants, egg-laying or nesting sites, a water source and perhaps a spot to overwinter. Interestingly, I find what works for pollinators is also what I naturally prefer in garden spaces.

### The Food

The sheer diversity of our native bees, butterflies, moths and other insects is astonishing and their specialization to feed on certain flower types is equally awe-inspiring. Some insects only pollinate one particular species. Others are far broader in their feeding habits, feasting on nectar from an array of flower types. Ideal pollinator habitats grow various species that bloom in diverse sizes/shapes and



Continued on page 30



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# gardening

flower in a succession from early spring to late fall. These should also include trees and shrubs in various heights.

### TIP

Flowers with multiple petal layers are often called “doubles” and though doubles are pretty, they should be minimized as most insects can’t access the nectar within. Plus, many double flowers or hybrid plants don’t produce any nectar at all.

### Egg Laying & Nesting

Certain insects require certain plants for propagation. Probably the most famous insect-plant relationship is that of the monarch butterfly and the milkweed. Monarch butterfly larva can only survive and thrive on the milkweed plant. Do I really need to mention that we should all allow milkweed into our gardens? Many native bee species nest in small holes in the ground and though I am a strong advocate of mulch, it is necessary to leave an area of bare soil exposed for this purpose.



### Water Source

Butterflies and other insects require places to “puddle” where they drink water from damp puddles to attain the minerals they require. Puddles are easy to make. Simply bury a shallow plate or bowl in the ground so the lip is even with the surface of the soil. Fill the container with sand or soil and arrange a few rocks on top for landing spots. Add water as needed to keep the sand consistently wet. Bees require a slightly different setup that’s actually very similar to

what most birds need. A shallow, wide bowl with some large and small rocks and just an inch or two of water is all that’s needed. Top up water daily.

### Overwintering

Many native bee species and other beneficial insects overwinter in the hollow stems of plants. Therefore, don’t cut back herbaceous plants in fall. By leaving perennials to stand you’ll also provide shelter and food to a host of birds and other small wildlife. Another option is to create or purchase a bee habitat to offer them an extra helping hand.

### Melanie’s Pollinator Plant Picks

Even adding just a few gorgeous species from this mix of native and non-native (but high nectar/pollen) plants to your garden space can make all the difference to these small but special creatures.

**Trees and shrubs:** Apple, pear, willow, redbud, maple, sumac, serviceberry, elderberry, honey locust, oak, horse chestnut, mahonia, basswood, dogwood, blueberry, raspberry and currant.

**Perennials:** Aster, allium, bee balm, blanket flower, pasque flower, baptisia, salvia, Russian sage, nepeta, snow drop, tulip, liatris, goldenrod, shasta daisy, coneflower, black-eyed Susan, coreopsis, oregano, mint, dill, parsley, columbine, milkweed, butterfly weed, hyssop, Joe-pye weed.

As natural pollinator habitats diminish and the effects of pesticide exposure take their toll on many species, residential gardens hold the key to positively impacting the lives of these important insects. Even the bumblebee has now been added to the ever-growing list of endangered species and the time to act is now. Pollinator gardens can help fill this void by providing food, water and nesting and overwintering habitats for a broad diversity of pollinating insects and other wildlife such as birds and small animals. These gardens can also serve as windbreaks, help stabilize the soil and improve local water quality. Plus, attracting pollinators to your yard will help your garden to produce more blooms and more food if you happen to have a veggie garden. As always, when you choose Mother Nature as your ally it’s a win-win-win situation. **OH**

**FLOWER SPECIES:** 1. Allium 2. Goldenrod 3. Purple Coneflower 4. Silverlace Vine 5. Russian Sage 6. Oregano 7. White Japanese Anemone 8. Milk Weed 9. Black-Eyed Susan.



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# Remarkable

STORY KATHLEEN DUNCAN | PHOTOGRAPHY SANDY MACKAY



When dawn breaks over Horseshoe Valley's new community of **Braestone**, recently retired lovebirds Tom and Maureen Sampson feel no compulsion to answer with activity.

Fred the rooster (sourced at **Northern Iron**) remains stoically mute on his perch on the kitchen island as tendrils of early-morning colour dab dew on the berry patch beyond their rustic fence, and rouse worker bees from their slumber in the orchard.

Should the couple happen to glance out the abundant windows of their two-storey "modern country" home, they'd see the crops in the fields and, on a weekend, horses in the pasture being well tended. A gate in the back fence stands at the ready should they wish to venture past their **Dearborn Designs & Associates'** patio and get closer to nature.

"We only do what we like," says Tom, who adores the pastoral serenity. "It's really picturesque."

The wrap-around veranda is a farmhouse fundamental that invites conversation. Enhanced by the plantings of **Ego's Nurseries**, it recently welcomed **Jamie Massie** who dropped by for a chat. The president and CEO of **Georgian International**, who Maureen describes as a hands-on developer takes a personal interest in Braestone's 229 estate lots strategically positioned to maximize views across 570 acres of rolling countryside. *Continued on page 34*



**TOP LEFT:** The Sampsons live in Braestone's award-winning community in Oro-Medonte near Horseshoe Valley. **TOP RIGHT:** The black-and-white exterior exudes up-country living. Gas lights and covered verandas are standard. **ABOVE:** The dining room chandelier is just one of seven hand-forged pieces from Northern Iron. **LEFT:** The community landscape is exquisite. **OPPOSITE:** What's old is new again. This lovely teak dining set is decades old and looks fantastic in the dining room off the front entrance.



“Here, families will have an opportunity to experience first-hand a vanishing way of life in Ontario,” reads the community website. “The farm’s caretakers will produce honey, maple syrup, jams and more.”

Beyond the locale’s amenities, the Sampsons appreciated collaborating on house details.

“We were able to make some changes to the original plans to make it our own,” Tom adds.

They requested an interior transition from the garage to the house, a loft over the kitchen for an additional library/guest room, and a shift in the footprint of the master suite to enlarge the walk-in closet. Markae Closets provided the closet organizers and library bookcases.

**ABOVE:** Built-in cabinets in the kitchen replace a pantry. Maureen wanted a place to store and display her china and other treasures. **TOP RIGHT:** Fred the rooster was created by Northern Iron’s Lino Barbosa out of scraps of metal. **FAR RIGHT:** Even the laundry room, tucked behind the kitchen, was designed and constructed to shine.

“When we first bought our house, we worked with Georgian’s designer **Danielle Jaques**, who was very patient and nice,” recalls Maureen, who admits to being indecisive. “When we wanted to make changes they were very helpful in drawing them out.”

A magazine ad first alerted the couple to the rural neighbourhood, but they hadn’t yet left their careers behind. Their off-hours were spent indulging in their shared passion for musical theatre. When the time came, however, they committed to a lifestyle about-face.

Their country retreat replaced a traditional home in the urban heart of Newmarket where they raised their four children. But with more than 4,500 square feet of finished living space on a half-acre lot, their downsizing was more aesthetic than literal.

Not only did they want to encourage their grown children and seven grandchildren to visit, but they also needed a nice bedroom with en suite for Maureen’s mother Betty, who lives with them.

“It’s more that we’ve simplified – we’ve de-knickknacked,” Maureen explains, although treasured mementos remain stored onsite. “We don’t like clutter anymore.” *Continued on page 36*

**RIGHT:** The light fixture in the spacious main floor powder room adds a little bling to the room. **BELOW:** The kitchen is an incredible space to cook and dine in. The chandelier, table and table-top tray were all made at Northern Iron.





**ABOVE:** Maureen and Tom relax in the living room of their Braestone home. **TOP RIGHT:** The staircase leads to bedrooms upstairs and down to the finished basement. **RIGHT:** The Gothic-style, hand-forged iron chandelier hangs from the two-storey ceiling. The stone fireplace is the focal point in the room.

Gone also are the dark, closed-off rooms, replaced by an open-concept layout, awash with natural light.

To retain a visual link to the farmstead location, the modern design is tempered with rustic additions that give their one-year-old house a pioneer patina.

Wrought-iron hardware outside is echoed by hand-forged interior accents from Northern Iron.

Fred the rooster (or “Frederico” when Maureen is “feeling posh”) is a metal sculpture from master blacksmith and artist **Lino Barbosa**.

“We liked it so much, we commissioned six more items,” says Maureen, pointing out the harvest and console tables, and several light fixtures. *Continued on page 38*



The Sampsons changed the interior design, adding the loft library above the kitchen. The views of the pond and landscape from the library are inspirational.

feature



**LEFT:** The main floor master suite is situated behind the living room. **BELOW:** The en suite is large with a double vanity, a vessel tub and a separate shower. **BOTTOM LEFT:** Maureen's walk-in closet is uber organized.



Northern Iron got its start in 1995 when Lino and his wife Maria introduced their unique wares at a local market. Today, a 2,000 sq. ft. workshop fuels the creativity of the couple and their talented three children who offer metalwork and design services under the family banner.

A Barbosa chandelier hangs from the 20-foot ceiling of the Sampsons' great room, matched in scale by a full-height stone fireplace and hand-hewn beam mantel. The dark stain of wide-plank engineered hardwood grounds the space. These bold pieces create the home's dramatic focal point, but their substantive visual weight is countered by airy cream and white walls, double-stacked windows and a collection of ethereal Trisha Romance prints.

In the kitchen, the couple worked with **Raywal Cabinets'** senior design consultant **Tammy Charrier** before opting for a dual-tone palette and glass-fronted built-ins.

"We do try to use local businesses," Maureen noted, with a nod to electrician **Rob Hackett General Contracting** who hung the iron lights, installed the appliances and finished many other jobs.

*Continued on page 40*



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**ABOVE:** The linear fireplace from All Fired Up is built into a wall covered in barn board in the lower living area. **TOP RIGHT:** The grandchildren have their own fully-stocked playroom in the lower level and bedrooms ready for sleepovers. **CENTRE RIGHT:** Maureen's Mother Betty lives with the couple and has her own bedroom and en suite upstairs. **BOTTOM RIGHT:** One of two bedrooms in the lower level has another custom barn board wall and is ready for sleepovers with the grandkids.


In the basement, **Bertucci Home Improvements** fashioned barn-board feature walls in the two double-queen bedrooms and in the rec room where the focal point is a beautiful linear gas fireplace from **All Fired Up**.


As Maureen and Tom settle into their retirement, they marvel at the path that brought them here – that brought them together.


When Maureen, then 19, arrived in Toronto from England, she never intended to stay. It was simply the first stop on a global tour she'd just launched with a friend. To finance the next leg, she found temporary work at the insurance company where Tom also worked. When they met, plans changed.

"I'm proud of what we've accomplished and we're looking forward to making new memories with our family in this beautiful community," she concludes.

"Honestly, I would not change a thing," he agrees. "I love everything we've done." **OH**

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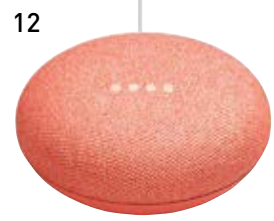
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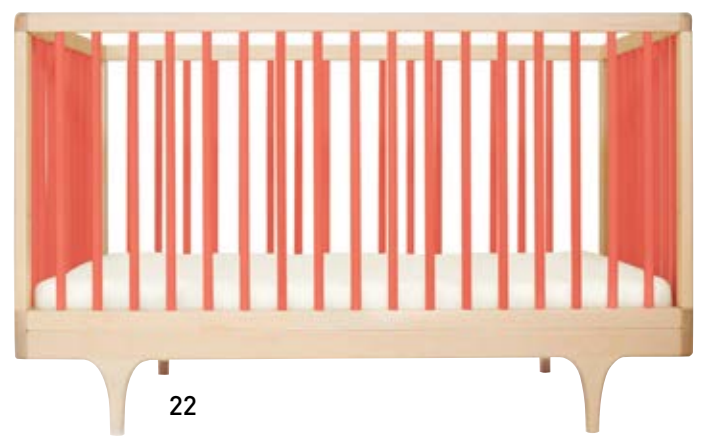
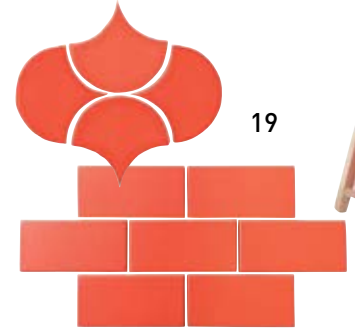
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# CANNABIS: A WHIFF OF STIGMA

STORY **MARTIN THOMAS** | ILLUSTRATION **SHEILA BRITTON**



**W**HILE SOME CANADIANS believe growing marijuana at home will hurt property values, there's little evidence it will. "It's still a little bit early," says David Reid, past-president of the Ontario Real Estate Association (OREA). "I haven't seen a real impact as of yet." In October 2018, Canada's Cannabis Act came into force, legalizing the use, possession and sharing of small amounts of marijuana for recreational purposes. It also permits Ontarians to grow up to four marijuana plants per residence. So far, realtors have not seen a lot of marijuana growing inside homes, says David. "But we'll see what happens," he says.

## Survey Says

A survey, released last fall by real estate company Zoocasa.com, identified a stigma associated with cannabis. The national poll of 1,300 Canadians found that 64 per cent of respondents identified as homeowners expect that smoking marijuana at home would harm its resale value. Fifty-seven per cent expect that growing up to four marijuana plants would negatively impact the home's value.

A little over half of survey respondents indicated they'd be less likely to buy a house if they knew legally-allowed cannabis had been grown in it. That stigma increases with age. Only 38 per cent of millennials (people aged 23-38) said legal cannabis, grown at home, would reduce their willingness to buy a property, but 58 per cent of baby boomers indicated they'd be less likely to buy a home where marijuana was grown.

## Cannabis vs. Tobacco Smoke

Currently, the Ontario Real Estate Association has no data that indicates smoking marijuana at home will affect its value, says David, a sales rep and co-owner of Enjoy Muskoka Realty Inc. Brokerage. However, some prospective homebuyers will walk away when they get a whiff of a home where tobacco was smoked, he says.

Smoking might not impact the value of a home, but it may impact the number of people interested in a property, says David, a 15-year veteran of the business.

## Grow-Ops vs. Home Growers

Long before the Ontario and federal governments permitted growing marijuana at home, realtors were warning that growing cannabis indoors can spur the growth of mould and fungus, causing property damage and posing health risks to seniors and children. OREA is pressing for measures to protect homebuyers from purchasing houses used as illegal marijuana growing operations. "If a home is deemed to be an actual grow-op and gets busted by the police, we want that put on title," says David. Realtors want municipalities to register remediation work on properties used as illegal grow-ops. Once remediation work is done, the registration will come off the title, he explains. "That way nobody unknowingly purchases a home that has been used as an illegal grow-op."

## Insurance Impacts

Growing the legal limit of four plants might negatively impact a home because conditions in which the plants grow best – high heat and moisture – are not what you want in a house, David predicts. But at the University of Guelph, Mike Dixon, an environmental science professor, says four plants won't produce enough moisture to encourage mould. As for electricity, Mike estimates that one 200-watt LED light will provide enough light to safely grow four plants.

Mario Fiorino, legal director and senior counsel at the Insurance Bureau of Canada, expects existing home insurance policies are adequate to cover four marijuana plants. "I suspect that growing up to four plants, from an insurance perspective, will not have a significant impact," the lawyer says. Under the new law, people are also allowed

to possess up to 30 grams of dried cannabis. Existing insurance policies will adequately cover loss or destruction of dried cannabis, but it may be difficult to assess the value of lost plants, Mario expects. Policies may evolve with specified limits for marijuana coverage, he says. Some insurers, he says, may want to know if a homeowner is growing marijuana. Those people certified to grow more than four plants for medical purposes should inform their insurer, Mario advises. Tenants growing medical cannabis have a legal obligation to inform their landlord, he says.

## Condo Residents

Condominium owners and tenants may be prevented from growing or smoking cannabis. Ontario's Condominium Act allows condominium corporations to prohibit growing marijuana or smoking cannabis in individual units or the complex. Many condo corporations have already done so. David sees the wisdom in that. If residents of 15-20 units on one floor of a building are all growing four plants, the smell and possibly mould will affect the living environment, he predicts. "So our suggestion to the provincial government is to reduce it from four to one in multi-residential units because it could have a real impact."

Mario warns that homeowners should also be aware of the risks and consequences associated with cannabis and impaired driving. Currently, homeowners who serve guests alcohol could be held liable for damages or injuries when alcohol is a contributing factor in a motor vehicle accident. "Consumption of cannabis will fall into that category as well," he says.

To further protect buyers, OREA would like to see home inspectors trained to spot evidence of marijuana cultivation. **OH**

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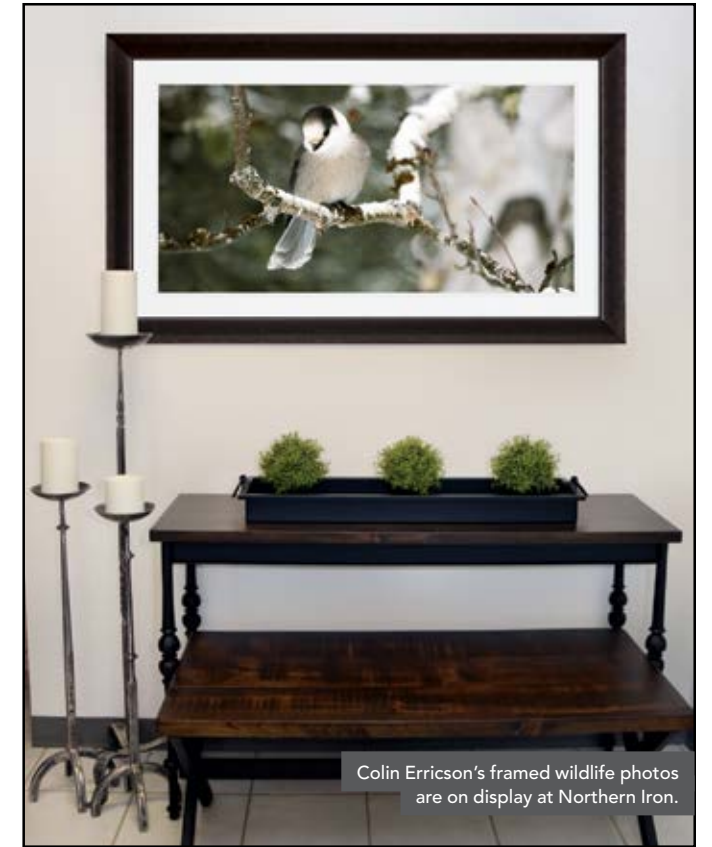
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Andy Barbosa at work



Colin Erricson's framed wildlife photos are on display at Northern Iron.

# IRONS *in the fire*

PHOTOGRAPHY **BONNIE FOX**

**THE PLACE:** In the south end of Barrie, **Northern Iron** has expanded its product line. This family-run business specializes in artisan lighting, furniture and metal art. Each piece is designed in house, forged on site, fashioned by fire, hammered and shaped to perfection by father-and-son duo Lino and Andy Barbosa. They are crafting more diverse furniture pieces and have created lighting collections based on their best sellers.

**THE STYLE:** Handcrafted, artisanal products never go out of style. At Northern Iron, you can see the care that goes into each piece. "My father is a perfectionist," says Sonya Barbosa, who designs the products and consults with clients. Her mother Maria manages the business and wires and finishes each piece. Lino has mastered the craft of blacksmithing and has passed on his

knowledge and skill to Andy. Together they create traditional and contemporary lighting and furniture.

**WHAT'S NEW:** Select fixtures from the Gothic, Heritage and Hampton collections. Lights in each collection come in several sizes, so homeowners can achieve a uniform style throughout their home. Dining, coffee, console and end tables come in traditional and modern styles, with locally-sourced custom wood tops and iron bases. Check out their latest designs on Instagram.

**ACCESSORIES & ART:** Lino creates iron pine cones and birds from scrap metal. They are exquisite. His commissioned work includes a life-size moose head. Fireplace accessories and kindling buckets become family heirlooms. The Harrison tray and candleholders are beautiful and



practical. Northern Iron is also carrying framed photos from Toronto wildlife photographer Colin Erricson.

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PHOTO: SANDY MACKAY



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- 7. MKT: Leon Table Lamp in Aged Brass and Marble
- 8. ARTICLE: Bamba Pouf
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# design ideas

STORY **SARA BEDERMAN**



VICTORIA + ALBERT: Barcelona 2 Freestanding Tub in Matte Black

Luxury and art are dominant décor motifs for 2019. As bathrooms continue to be a big interior interest, people are seeking to inject high-end touches here and artful accents there. Here are six trending elements to keep an eye out for in the coming year and beyond.

## 1. Hexagon Tile

The trendy hexagon shape has worked its way into the modern bath where it's splashing everything from walls to backsplashes to floors. This shower enclosure features micro hexagon tiles in three colours and, underfoot, a larger hexagon tile in a slate colour and finish, offering a great visual variety while maximizing this popular trend. Companies like ErthCoverings offer both small and large hex tiles in a marble stone finish called White Wolf Hex.



**TRENDSPOTTING** While white is still the colour palette of choice in 2019, texture will play an important role.

PHOTO: STEPHANI BUCHMAN

**TIP** While your instinct may be to enclose your vanity's base for the sake of storage (as they say, "out of sight, out of mind," right?), consider open shelving and cull the clutter. This chic look is definitely worth that effort.



VICTORIA + ALBERT: Metallo 100 Washstand

## 2. Open Vanity Shelving

Move over, big bulky vanities! Open vanity shelving has a fresh, lightweight look and feel that instantly opens up a bathroom – both visually and literally. This trend will be a particularly welcome addition to small spaces like condos. Victoria + Albert's Candella washstand, topped with a Lario 100 Solo basin is elegance personified, featuring sleek, polished chrome legs, a barely-there towel rail and a storage shelf beneath. Stocked or empty, open shelving is definitely one trend to watch for this year. *Continued on page 52*

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## design ideas

### 3. Bold fixtures

Expect to see a departure from white bathroom fixtures. Bold colour will make an appearance in bathrooms, ranging from modern and edgy to classic with a mildly contemporary twist. British brand Victoria + Albert is dominating this trend with its Barcelona 2 bath collection. A sure-fire showpiece, this freestanding tub is sleek and streamlined – perfect for a compact space, but certainly not short on drama. Black, grey, blue and custom colour choices are splashing onto tubs and sinks in 2019.



**COLOUR** will make an appearance in bathroom fixtures, lending drama to the room.

VICTORIA + ALBERT: Vetralla 2 Tub in Gloss Black and Lavello 114 Volo Vanity

### 4. Mixed Metals

The eclectic look of mixed metals will continue to be a strong style trend in 2019, as we've already seen in other areas of the home. Bathroom faucets, fixtures and hardware will venture beyond pretty-but-predictable polished chrome to matte, brushed and aged metals, offering more depth of character. Bronze, copper, rose gold and gold will continue to be in demand this year, for their warm and overall "extra" aesthetic.



VICTORIA + ALBERT: Staffordshire Bath Faucet in Unlacquered Brass



ATLAS CONCORDE: 3D Diamond White Matt 80 Wall Tile

### 5. Textural Elements

Where white does make an appearance, you can bet that it won't be the plain-Jane variety. With minimalism gone by the wayside, texture will play an essential role in spicing up the ever-popular white palette. Sculptural, three-dimensional wall cladding is primed to become the next modern bathroom fixture, featuring an artful interplay of shadow and light for an ever-changing alternative to basic white. The Atlas Concorde 3D Diamond White Matt 80 textured tile is anything but basic.



**MARBLE LOOKALIKES** are a trend in 2019. Look for oversize porcelain slabs that mimic the look of natural stone, but cost less.

MAXFINE: Marmi Tile in Calacatta



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# WORLD VIEW

Avid travelers, Cathy and Michael have been around the globe and knew exactly where they wanted to be when they retired from their Toronto careers: on Georgian Bay. They found the ideal property overlooking Midland Bay and the sailing club, but the home was old and tired. They purchased the acreage in the fall of 2015, opting to live in the house for four seasons before deciding what to do with the structure.



STORY **M. CAROLYN BLACK**  
PHOTOGRAPHY **SANDY MACKAY**

**ABOVE:** Jewel tones dominate the furnishings in Cathy and Michael's incredible bay front, contemporary home.  
**LEFT:** Beads collected from travels around the world hang in the dining room window.

"We really like Midland," Cathy says. "Great community and services, it's on Georgian Bay and it's relatively close to Toronto." The home was a different story. "The house itself was from the 70s," explains Michael, "and the waterfront view was obstructed by a massive stone fireplace."

The original plan was to renovate only the great room, but they eventually realized that alone wasn't going to address the other problem

areas on the main floor, including a five-foot deep sunken living room. "We decided to go all in (and renovate everything) so we went to **Brian Lee of The Ideal Environment**, an architecture firm recommended by our local builder, **Gilkon Construction Ltd.**," says Michael. From there they fleshed out what they wanted, including great views, and it turned into a complete redo from the foundation up. *Continued on page 56*

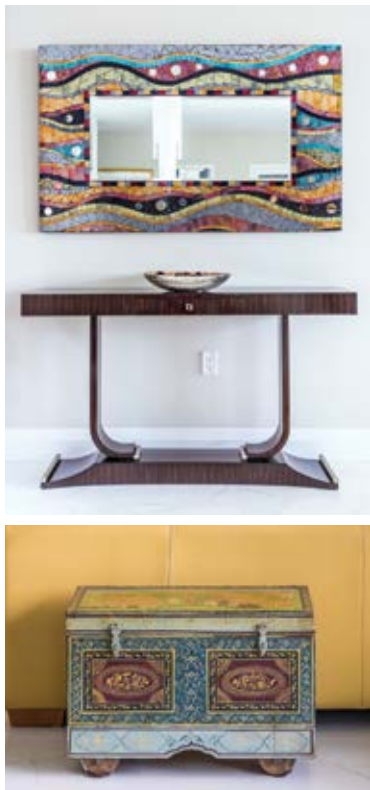


**Chris Bondar** of Gilkon met with the couple at the property when they were first considering the purchase and Cathy says, “He spent a couple of hours with us, telling us the art of the possible in terms of the renovation perspective.” Chris and his team executed the build meticulously.

Their Midland home is a completely different design than their former Toronto home; lines instead of curves, natural materials instead of manmade, neutral tones instead of pastels. “We call it the opposite house,” Michael says. They both refer to the finished design as “coastal elegance” and add that they didn’t want a cottage, but a fully functional house on the water.

The large property slopes more gradually to the sandy beach than many others in the area, but the water deepens off the dock and they can easily anchor their 24-foot Limestone Cuddy boat and keep other watercraft, like Sea-dos, stand-up paddle boards and kayaks. This gentle slope also provided the ideal

**ABOVE:** The mahogany front door measures nine-by-four-feet with sidelights. **ABOVE RIGHT:** The coffered ceiling in the lounge is covered in Moroccan cement tiles. **FAR RIGHT, TOP:** The mirror in the foyer captures the colours throughout the home. **FAR RIGHT, BOTTOM:** Cathy bought this trunk in India. **RIGHT:** The home has 12-foot ceilings and windows everywhere.



“Chris Bondar spent a couple of hours with us, telling us the art of the possible in terms of renovation perspective.”

**LEFT:** The kitchen cabinets are aubergine and finished in a high-gloss Italian lacquer. The kitchen is from Perkinsfield Kitchen + Bath. **BELOW:** The kitchen island has an elevated bar, a stovetop with a retractable exhaust fan and a beverage fridge.

location for their daughter’s 2018 summer wedding, which was held only a month after the renovation was finished and the couple moved in. Cathy smiles, “150 guests, kitchen taken over by caterers. It was awesome and it was also incredibly stressful but it just worked out beautifully.” All landscaping was designed and completed by **Nicole Pattenden Landscape Design**.

The lower floor includes guest rooms plus a media room with a Murphy bed and a walkout to a stone patio with hot tub overlooking the bay. All of the bedrooms are spaciouly designed for king-size beds so guests feel pampered and welcome.

The home contains many odes to the travel locations they’ve visited over the past 35 years, but Cathy’s favourite is dubbed The Moroccan Room; the coffered ceiling is covered with tile imported from Morocco. The Arabic-style curved display niche holds memories from South Africa, Indonesia, Honduras, Cambodia and many other locales. Cathy says, when they look at the room, “we are immediately transported back to our travels.” Art niches are scattered throughout the home, with spaces custom built to hold specific treasures. **Natalie Hutton of Natalie Hutton Designs** worked with Cathy and Michael to complete the interior decorating and art niches. *Continued on page 58*



Light fills the dining room on a glorious summer day.



The kitchen has a contrasting set of upper and lower cabinets. Cathy was initially nervous about the aubergine-coloured lower cabinets but they ended up being perfect in the neutral setting with grey uppers and stainless appliances. They were concerned a large range hood would obstruct waterscape views from the expansive island, so they gave up their preferred gas range for an induction stovetop with an exhaust system that retracts into the countertop when not in use. **Perkinsfield Kitchen + Bath Inc.** designed, sourced and installed the kitchen, and custom constructed most of the cabinetry in the bathrooms, pantry and downstairs media room.

Every trade involved was local. Cathy and Michael were so pleased with the quality of work done by local trades that they hosted a celebratory barbecue for them and their partners. "We had steak and wine and storytelling and laughter," he says. "We got along famously. A lot of (trades) don't see the final product, maybe just doing the tiling or the electrical stuff, so they never see it finished. It was really neat." *Continued on page 60*



**LEFT:** The patio is located just off the living room. **ABOVE:** Michael and Cathy enjoy the sunshine on the dock.



NATIONWIDE

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**BELOW:** The lower level is very bright because of the large windows in each room. **RIGHT:** The basement bathroom is awash in blues and greens. **BOTTOM:** A peek down the hallway below into another bedroom.



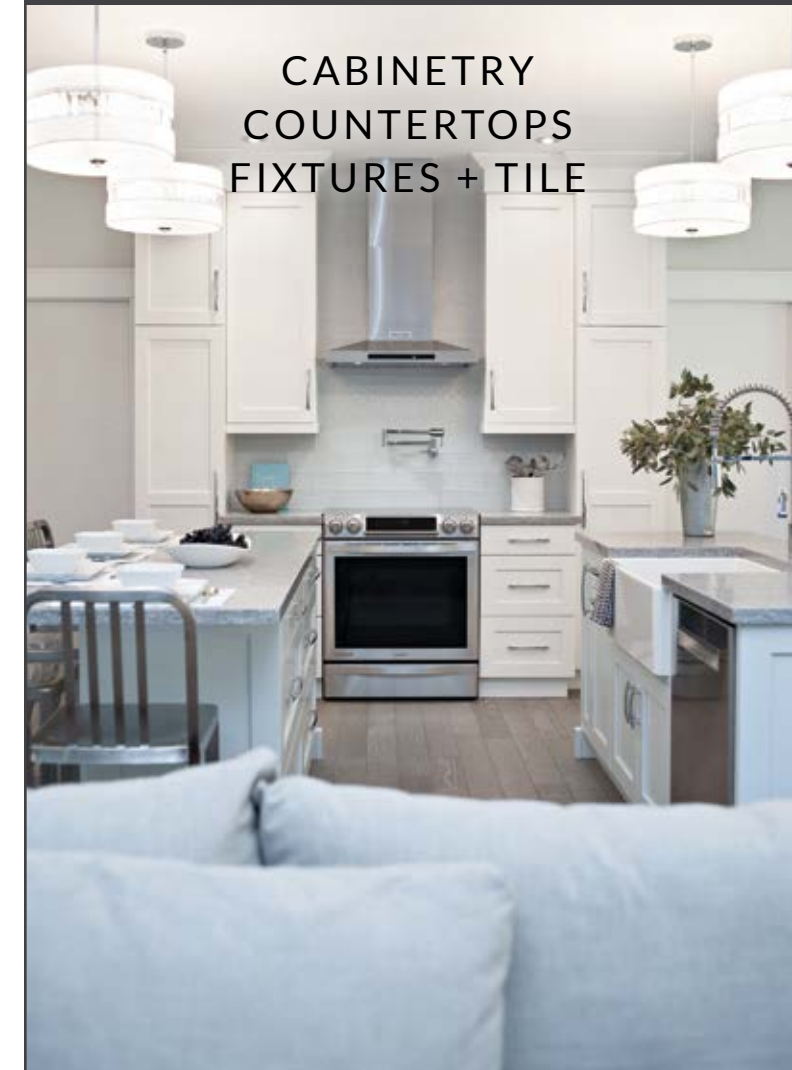
The entire main floor is unified by large, creamy white marble tiles and a full wall of windows faces south overlooking the waterfront. Cathy notices the wall colour and kitchen cabinets change colour according to the time of day; south-facing views mean bright but not direct sunlight. Neutral walls – Salt and Pepper by Sico – and floors also allow for brightly-coloured rugs imported from India scattered around the rooms.

The modern main floor is bookended by ageless features; the east side boasts Arabic-style lighting and art from around the world and the west side features a window strung with glass beads from all corners of the earth that reflects the setting sun in beautiful patterns. Cathy says that although an open-concept home needs to have a somewhat blended and cohesive design, the three coffered ceilings afforded the kitchen, great room and Moroccan room space for individuality and showcases the couple's eclectic taste perfectly. *Continued on page 62*

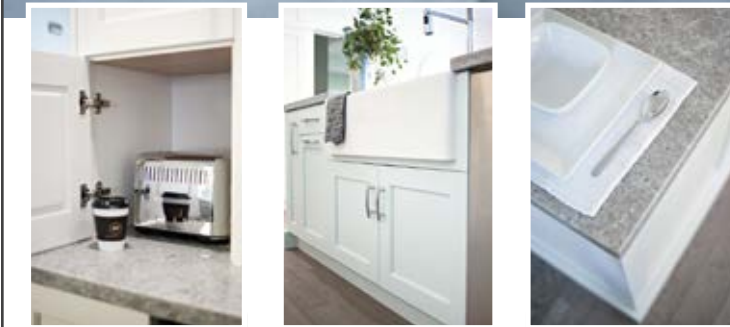
  
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FROM CITY TO COTTAGE





**ABOVE:** Glass railings make sure the water view from the home remains unobstructed. All landscaping was designed and completed by Nicole Pattenden Landscape Design. **ABOVE RIGHT:** The master en suite is finished with grey quartz and solid wood cabinetry, a more serene look. **RIGHT:** The walls in the master suite are navy blue. **FAR RIGHT:** The front of this beautiful, contemporary home that Gilkon Construction built.

The couple says Chris at Gilkon and Ideal Solutions thought of everything, including placing an outlet into the floor for a digital baby grand piano during the initial framing. The master bedroom and bathroom walls feature Hale Navy by Benjamin Moore, a textured matte paint providing a nice contrast to the rest of the home's neutrals. A chandelier over the indoor staircase was chosen because its fluid form was a nod to the waves of Georgian Bay.

Even though the Moroccan room is a favourite, the whole home is exactly what the couple dreamed of; an ultra-modern design with pops of colour and a story to tell in every art niche. Cathy says that whenever they come home "we feel we are on holiday." A resort with all the comforts of home. **OH**

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**Material of Choice:**

Porcelain clay and wood.

**Newest Product:** Jewelry holder.

**Favourite Collection:** Tile and wood functional wall art.

**Gift Suggestion:** Milk bag pitchers and appetizer sets.

### AT HOME

**Neighbourhood:** Barrie's East end, in our self-renovated home.

**Spring Activity:** Walking our dogs, gardening and de-cluttering.

**Latest Project:** Renovating our basement and painting large canvases.

**Favourite Recipe:** Gavin's red Thai curry.

### AT HOME

**Neighbourhood:** I live in the country.

**Current Project:** En suite bath and walk-in closet reno.

**Favourite Room:** Our newly completed screened-in porch.

**Seasonal Recipe:** Anything barbecued.

**Spring Activity:** Getting the pool, porch and deck ready for summer parties.

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*Continued on page 66*

### AT WORK

**Current Project:** Many bathroom renos for several clients.

**Cabinet Trend:** Plain doors with clean lines in both wood and painted finishes.

**Newest Look:** White is still popular but deep blues are the favourites right now.

**Latest in Hardware:** Brushed gold or black matte.



**JEREMY AT HOME**

**Product:** Outdoor audio! My neighbours constantly ask how can they get quality sound outside when they hear my system.

**Tech Toy:** Marshall Bluetooth speaker.

**Google, Siri or Alexa:** Alexa.

**Fave Album:** Currently listening to The Complete Stone Roses and Coldplay: A Rush of Blood To The Head.

**JEREMY TOMPKINS & JIM BAKER**

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Continued on page 68

**AT WORK**

**Latest Products:**

Voice-controlled smart tech.

**Something Old:** Turntables.

What's old is new again.

**New Trend:** Music streaming.

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**JIM AT HOME**

**Neighbourhood:** Barrie's South End.

**Tech Toy:** Bose SoundWear is a wearable Bluetooth speaker. It keeps your hands free, and lets you stay aware of your surroundings.

**Google, Siri or Alexa:** Siri.

**Music Service:** Spotify.



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**AT HOME**

**Favourite Room:** Rec room.

**Latest Project:** Bathroom.

**Spring Activity:**  
Retreat north.

**AT WORK**

**Latest Find:** Vintage brass school bell.

**Old Favourite:** Jute rugs.

**New Line:** Woven jute baskets.

**Gotta Have:** Soaps from Coldwater River Soap Co.

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Continued on page 70



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### AT HOME

**Spring To-Do:** Giuseppe: Renovate the family cottage. Chris: Landscape the front and backyard. John: Finish the basement.

### AT WORK

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# THE YEAR IN COLOUR

We checked in with nine paint brands and this is what each has to say about their 2019 Colours of the Year. Some hues are inspired by nature, others are vibrant and fun. Will you go bold or neutral in this last year of the decade?

## FARROW & BALL

*Rangwali (296)*  
An exotic hot pink inspired by the powder thrown during the Holi festival of colours in India. It's one of nine new colours just introduced by Farrow & Ball.



## SHERWIN WILLIAMS

*Cavern Clay (SW7701)*  
Forged by sun. Fired by desert. Ancient, yet fully alive. Bohemian, yet totally refined. Cavern Clay brings new life to any living space.



## BEHR

*Blueprint (S470-5)*  
It's that perfect middle-of-the-road blue denim colour – not too dark, not too light, slightly worn to keep it comfortable, but with enough colour to be easily dressed up.



## BENJAMIN MOORE

*Metropolitan (AF-690)*  
A stylish grey with cool undertones, Metropolitan reflects the modern sophistication of 21st-century design.



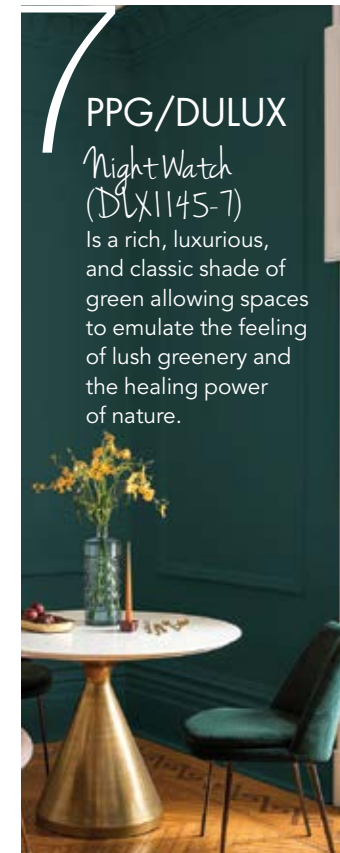
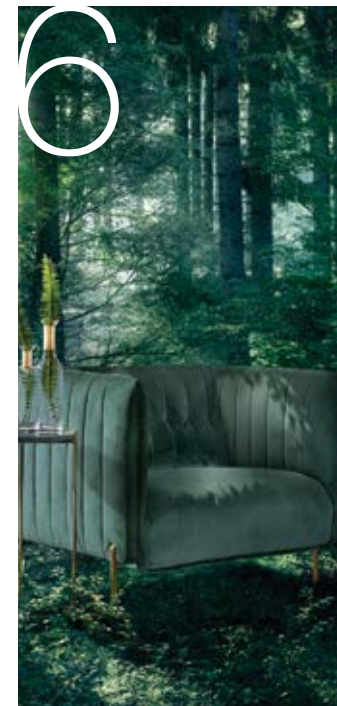
## BEAUTI-TONE

*Tropic of Conversation (SC194-3)*  
It's fun to play with, either as an accent wall, on furniture pieces and interior doors, or hidden spots like inside closets or drawers. This bold colour choice is an homage to our positively powerful state of mind.



## SICO

*Grand Manan Black (6161-83)*  
This colour is the perfect way to recreate the calming sensation of being in nature at home. Elegant and understated, it is versatile enough to complement any décor.



## PARA PAINT

*Ginger Scent (336D)*  
A colour that looks like soft terracotta that can be calming and elegant when combined with delicate neutrals but in turn has a second personality that is reminiscent of sherbet that is fun, vibrant and can be combined with bold hues, patterns and shapes.



## VALSPAR

Valspar's 12 Colours of the Year are mood-inspiring hues that encourage DIYers to embrace change and create a personalized home environment. **OH**



STORY  
**KATHLEEN DUNCAN**  
PHOTOGRAPHY  
**SANDY MACKAY**  
FLOWERS  
**SPLASH EVENTS INC.**

# Life is GOOD

The great room's stunning stone fireplace rises two storeys to the elegant coffered ceiling. **OPPOSITE TOP:** The front door with upper transom and stained-glass inserts opens into the foyer with a high-gloss tiled floor and a closet at the ready. **BOTTOM:** Lillianna, Annabelle, Dahlia and Ryan relax in the great room of their new home.

As the date approached for the arrival of their first child, **Ryan** and **Annabelle Bazinet** decided their house needed more renovations than they were prepared to invest in, so they sold it – and bought a vacant lot just down the street. She was nine months pregnant when they embarked on the journey to create the home of their dreams.



**Her wish list** included an open-concept kitchen, dining room and great room, bedrooms close together, a large master closet and a finished basement for entertaining. “I’m the one here all the time,” she says. “I have to like where I work.”

Upper-level laundry facilities and a butler’s pantry quickly became favourite features for the practical young mother. Now with two young daughters, “there’s a lot of laundry,” she adds with a smile.

When there’s a few minutes to relax, she also knows a jetted soaker tub with heated backrest awaits.

Ryan wanted an open concept layout as well, but his priority was an oversized, heated garage with four deep bays. One would be separated behind a wall and locked door to house his prize possession: a 2014 Ford Shelby GT500.

Otherwise, “Annabelle’s wish list became mine,” he recalls. “The more she talked about it, the more I thought ‘yeah, that makes sense.’”

The result is a 3,800 sq. ft. contemporary home on a three-acre property finished by **Georgian Landscape** and accessorized with a sandbox and jungle gym.

Having both grown up in Tiny Township, the couple wanted to stay close to their roots. They quickly decided to settle in the Whippoorwill Estates neighbourhood near Perkinsfield.

*Continued on page 77*



**ABOVE:** Dessert is served. **ABOVE RIGHT:** Ryan's company Perkinsfield Kitchen + Bath Inc. designed, built and installed the generous, open kitchen with white upper and perimeter cabinets around an espresso-stained island. All counters are quartz. **RIGHT:** The kids can sit on the comfy counter stools and enjoy a snack while Mom and Dad prepare the meals.



"I have cousins who live next door and an aunt who lives next door to them," Ryan explains. "My mom lives on the same street as us and another cousin does, too."

During a house tour, Annabelle's mother watches their girls in the main floor playroom.

Like their familial neighbours, the Bazinets enlisted the help of second-generation custom home builder **Joel Laurin** of **JVL Home Improvements Ltd.** Established 12 years ago, the local entrepreneur now has a millwork shop and 12 employees working year-round on a couple of houses at a time. His signature timber frame exterior can be seen

throughout the region.

"We love different plans and different designs," says Joel, who works primarily in the South Georgian Bay area. "That's the joy of being a custom home builder, you never build the same thing twice and you learn new things each time. There's not one home I like over another."

The Bazinet project went smoothly, he reports, largely because of the pre-construction planning.

"We were ready with design choices when they were needed," adds Annabelle, "so we weren't holding anything up." *Continued on page 78*



**TOP RIGHT:** A built-in banquette just off the kitchen offers a view of the backyard and a family friendly gathering spot for meals.

**ABOVE:** It's snack time before nap time in the Bazinet home. **RIGHT:** Lovely mercury glass pendants hang above the island.





**ABOVE:** The paneled accent wall in the dining room is painted Hudson Bay by Benjamin Moore. Ryan and Annabelle host family celebrations in the open space. Interior design by Natalie Hutton Designs. **TOP RIGHT:** This gallery wall is full of family photos. Ryan says they started in the middle and keep adding photos. **RIGHT:** Jamie Crouch of Splash Events Inc. created the flowers for the couple's wedding and was happy to provide beautiful arrangements for the photo shoot. **OPPOSITE, TOP RIGHT:** Ryan built the bar in the lower level. **MIDDLE:** The laundry room is upstairs near the bedrooms. **LEFT:** The organized mudroom exits to both the garage and to a separate exterior door.



The wall colour:  
Benjamin Moore's  
Pale Oak

She and Ryan started their decision-making process with ideas from Pinterest. When **Natalie Hutton Designs** was invited to brainstorm, the ideas really started to flow. Natalie helped them pick finishings inside and out.

The two-storey coffered ceiling in the great room, for example, came to life during those meetings with the addition of crown moulding and more box beams than originally drawn. **Dave Frandsen Painting & Decorating** covered the walls downstairs in Pale Oak by **Benjamin Moore**, a creamy neutral that shimmers as natural light dances through a wall of windows.

"We just kept adding details," Annabelle recounts.

Another development during the building process was the busy couple's decision to purchase **Perkinsfield Kitchen + Bath Inc. (PKB)**. Previous owner and Annabelle's godfather **Mike Desroches** continues to be involved in the business he started more than



The pool table is the main attraction near the bar in the family entertainment room downstairs.

two decades ago, as he trains Ryan and helps manage the transition.

Formerly a diesel mechanic, Ryan, the new president of PKB, focuses on the office side of operations, and oversees 14 employees who deliver quality results.

"We'll go anywhere," Ryan says, citing clients from Muskoka to Niagara Falls. "Everything we source and produce is Canadian-made with local suppliers wherever possible. It also helps with the timing and warranties."

He wants people to know that custom doesn't mean expensive. The PKB team, including an in-house kitchen designer, "find ways to work within budgets but still deliver a custom product."

In his own home, PKB completed all the bathroom vanities, the laundry/mudroom, the built-in bookshelves and, of course, the kitchen. **Elegant Solutions** supplied the Cambria quartz countertops, while **M.V. Plumbing** made everything functional.

"It's the little details," Annabelle considers as she looks around her new home in satisfaction. She points out the blue feature wall (Hudson Bay by Benjamin Moore) in the dining room. She delights in the blue sparkle of the quartz slab atop the vanity in the powder room, and especially adores the storage solution in the shared master closet. "It has an island - I love it!" *Continued on page 82*





A painting by local artist Taylor Morrow hangs in the hall.

**TOP LEFT:** A Jill-and-Jill bathroom with flowered wallpaper is situated between the girls' sweet bedrooms. **FAR RIGHT:** The playroom is downstairs on the main floor.

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## feature

If her choices are out of the ordinary, she's pleased to be different.

The same goes for artwork. In the girls' rooms, separated by a jill-and-jill washroom, she combined stencilwork and a colourful frame display with hand-painted wall details. In the entrance hallway, she highlights the smiles of her young family in a photo gallery.

And, hung in a prominent position of honour, she and Ryan proudly showcase the work of local artist Taylor Morrow. Taylor, 23, credits her painting with helping her survive the recent loss of her mother. Now she wants to share the healing characteristics of creativity to help others cope with their own mental health challenges, a goal supported by the couple.

Deeply invested in their friends, family and community, Ryan and Annabelle look forward to filling their new home with love and laughter. **OH**

**BELOW:** Ryan and Annabelle's master suite is just down the hall from the girls' bedrooms. The sitting area gives them a place to relax at the end of a busy day. **RIGHT:** Annabelle's closet is every women's dream space.



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Dwellings serves Nespresso coffee and tea at our coffee bar, and also offers free parking.

The knowledgeable and helpful staff are available to assist you and always enjoy a friendly chat. We love to keep our customers up to date with our posts on both Instagram and Facebook. Check out our website at [dwellingsdecor.ca](http://dwellingsdecor.ca) for our current operating hours and store highlights.

We look forward to your next visit to Dwellings in Craighurst.

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*(Please see ad on pg 27)*



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# natural WONDER

STORY **TAMARISK MCNALTY STEPHENS**



**WE'RE SEEING IT EVERYWHERE: THE INTEGRATION OF SUSTAINABLE HANDMADE PIECES INTO INTERIOR ENVIRONMENTS. IT'S AN ENDURING TREND THAT'S HERE TO STAY. READ ON TO DISCOVER TWO MAJOR REASONS WHY.**

## SOCIAL RESPONSIBILITY

Increasing globalization has led to an unprecedented level of consumer choice, but globalization is also leading to an increasing degree of consumer awareness. Customers are more and more interested in not just what they buy, but also how, why and where the goods and services have been produced. Companies (both big and small) who want to remain relevant and competitive in today's

marketplace not only consider the general welfare of people and the planet, but also have these principles built into their core brand identity (think environmentally-minded production, living wages and working conditions where employees can thrive).

Enter social responsibility, an ethical framework that focuses on maximizing profits while having a beneficial impact on society and the environment. It's all about creating a better world to live in, not only for today, but

for our children and future generations.

And one of the primary tenets of social responsibility is sustainability.

What does sustainability mean? It's about meeting the needs of today without compromising the ability of future generations to meet their needs. A sustainable life cycle of a product is often referred to as "cradle to cradle" (C2C), wherein production techniques mimic nature and are efficient and essentially waste-free. This framework forms a closed loop, wherein all materials and byproducts can be reused. Opposite to C2C is "cradle to grave," which is an unsustainable life cycle and a linear model, wherein waste is the outcome and the item ends up in landfill.



**LEFT:** Hand pouring candles at Serendipity Soy Candle Factory.

## HUMAN TOUCH

In our hyper-connected, technology-driven world with so much time spent in front of a screen, people are searching for ways to slow down. One of these ways can be found in a return to craft, which has brought an affinity for handmade, artisanal, one-of-a-kind pieces made with natural materials, traditional techniques and time-honoured processes.

The human touch is something that cannot be replicated. Softening the machine-made into a more organic, handcrafted form has a direct effect on how things are felt and experienced, and this interaction is a fundamental part of what gives items any meaning at all.

In a 21st century world often focused on the optimization of consumption, the commodity that remains the most valuable in contemporary life is time – and time is what is required in the design, preparation and crafting of materials into handmade goods. This investment of the most valuable commodity is a reason why handmade items are so revered and sought-after.



English architect and designer Edwin Heathcote writes: "We innately respond to things which have taken care and skill to make (skill takes time to learn), whether a good meal or a beautiful chair. It is not the expense of the materials that makes us feel a connection, but rather the way in which they have been treated from the time they are conceived through the making and their subsequent history."

Natural and sustainable elements also have a way of grounding us and connecting us with the earth and our roots. Appreciating the beauty of imperfections of natural materials such as reclaimed, recycled and

sustainably-harvested woods, handmade ceramics, artisan hand-baked clay tiles, and hand-loomed rugs have a way of warming up our homes and can provide a connection with the natural world that counteracts the pervasive technology-driven world we currently inhabit.

Whether you're purchasing a handmade item from a local artisan, or purchasing a piece made overseas that provides a woman the opportunity to support her family, every dollar you spend is a vote for the world you wish to see. **OH**



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- 4 To use a spoon as a hook, bend the spoon with pliers into an S shape.
- 5 Use the spoon hook to hang the teacup from an easy-to-access branch of your favourite tree. You can also hang the feeder with a ribbon. Fill with birdseed.

## MATERIALS

Teacup and Saucer | Spoon or Ribbon | Pliers  
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Second-hand stores are a great source to find vintage spoons to make these charming hooks. OH



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Barrie Trim & Mouldings, 2

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# Salmon WELLINGTON

*THIS IS A LIGHTER TWIST ON THE TRADITIONAL WELLINGTON. WE SWAP BEEF FOR SALMON BAKED WITH MUSHROOMS AND SPINACH, WRAPPED LOVINGLY IN FLAKY PASTRY. TRY THIS FOR YOUR NEXT SPRING GET TOGETHER.*

RECIPE AND PHOTOGRAPHY  
JENELLE MCCULLOCH



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## INGREDIENTS Makes 2

- 2 tsp butter
- 1 small shallot, diced finely
- 1 clove garlic, diced finely
- 2 cups mushrooms, diced
- 6 cups fresh spinach
- 6 Tbsp cream cheese
- ¼ cup breadcrumbs
- 2 salmon fillets
- 1 egg, beaten
- 1 Tbsp water
- Puff pastry

## DIRECTIONS

Preheat oven to 425°F.  
Line a baking sheet with parchment paper.

Melt butter over medium heat in a larger saucepan. Add shallots and garlic and cook for two to three minutes. Add mushrooms and stir. Add spinach. Mix together until wilted. Remove from heat and stir in cream cheese and breadcrumbs. Set aside.

Prepare an egg wash by whisking one egg with a tablespoon of water. Divide pastry dough in two and roll out until ¼-centimetre thick. Place a salmon fillet in the middle of each pastry and top with mushroom/spinach mixture. Working lengthwise, fold one edge of puff pastry over top of the salmon. Brush the outside edge with egg wash and fold the other long edge over to seal. Trim the two remaining sides and press to seal.

Flip the salmon over onto the baking sheet with the fold side down. Score the top creating a diamond pattern and brush generously with egg wash. Bake for 25 minutes, until the tops are golden brown. **OH**

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