VANCOUVER
HERITAGE
FOUNDATION

11th Annual Heritage House Tour

Sunday June 2nd, 2013
10am - 5pm

Get Inside and Get Inspired

This guidebook is your ticket

WELCOME!

From Shaughnessy estates, to five houses in one fabulous neighbourhood, to Single Room Accommodation in the Downtown Eastside, homes come in all shapes and sizes, and this year the tour has a little of everything.

Over the last 11 years the tour has opened more than 115 houses to about 16,000 visitors, and 1,600 volunteers have given 80,000 hours to the tour. The event has raised $600,000 to support VHF education and public awareness programs such as map guides, walking, bus and self-guided tours, film nights, evening lectures, skills workshops and lunch time talks that promote the history and heritage of the city.

Vancouver has identified affordability, density and being the greenest city by 2020 as its goals for our city. Historic buildings and neighbourhoods can be part of the plan to meet all of these goals. In a recent survey by the VHF, 96% of you told us that you believe we need to preserve heritage buildings, 88% said you want less demolition in your neighbourhood, and 72% recognized the connection between a sustainable city and the conservation of heritage buildings. Heritage buildings matter!

Help us help Vancouver become a more affordable, denser and greener city by encouraging Vancouver to retain, reuse and rehabilitate our older buildings. Get involved with VHF. Volunteer, attend our programs and make a donation. Connect with us by visiting www.vancouverheritagefoundation.org, following us on Twitter @VanHeritage and like us on Facebook/TheVancouverHeritageFoundation.

We hope you enjoy the Tour!

Vancouver Heritage Foundation is a registered charity supporting the conservation of heritage buildings and structures in recognition of their contribution to the city's economy, sustainability and culture.

Vancouver **Heritage** Foundation
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www.vancouverheritagefoundation.org
Charitable # 891765968

What should I bring?

This Guide. It is also your ticket. Show it at each house to get inside.

Appropriate Shoes. You are required to remove your shoes at each home, so wear shoes that are easy to get on and off.

A Vancouver Street Map. The guide-book map is for illustrative purposes only. You will need a Vancouver street map.

All house images provided by:
Martin Knowles Photo/Media

What Else Do I Need to Know?

Houses are open from 10am until 5pm only. **No latecomers or early birds.**

Interior photography is strictly prohibited.

No children under 6, and all attendees must have a ticket.

No food, drink, pets, smoking or cell phone use on tour properties.

Washroom facilities are **NOT** provided at tour homes. Check the map in this guide for recommended public facility locations.

Organizers reserve the right to refuse entry or ask any visitor to leave who refuses to adhere to these guidelines.

Please be patient as line-ups at homes are possible. Enjoy the opportunity to meet other visitors as you already share a common interest!

Please feel free to ask questions of any of our amazing volunteers.

On today's tour take note of the gardens, especially the garden at 2425 West 33rd which has been enjoyed by many visitors on the VanDusen Garden Tour.

Ask the Master Gardeners from VanDusen who are present at West 33rd about the plants you see. They offer a wealth of interesting and helpful information.

ASK A MASTER GARDENER

The book **Gardens of Vancouver** has a wonderful introductory essay by Christine Allen, which I urge you to read. Through it you learn that the influences of England and California were not just present in our architecture but in our garden design as well, and that the arrival of the CPR in 1887 brought executives and businessmen who not only built up the local economy but who established gardening for aesthetic purposes as distinct from farming.

Large homes were built along 'Blueblood Alley' on West Hastings and surrounded them with gardens and glass-roofed conservatories reminiscent of those found in Eastern Canada and Great Britain. Between the wars, Vancouver was once again booming and garden design flourished alongside industry, construction and infrastructure with estate gardens such as those found in Shaughnessy and along Southwest Marine Drive at Rio Vista and Casa Mia. In WWII gardens were used as fundraisers by the war bond committee who arranged 'Gardens Beautiful' tours. Gardening has a rich local history and gardeners, even those who lack a green thumb, are richly rewarded for their efforts in our temperate climate.

-From the introduction written by Christine Allen,
Gardens of Vancouver, Raincoast Books, 1999.

2425 WEST 33rd AVENUE

3 blocks west of Arbutus Street

The house on West 33rd has many classic CBK Van Norman features including Tudor detailing in the open gable, a vaulted ceiling in the living room and wrought iron hardware. The house retains much of its original character and has been enhanced by the beautiful landscaping that takes advantage of the unusual pie-shaped lot. The slope of the lot also creates an at-grade connection from the studio to the garden. The updates to the bedrooms take advantage of the terrific view over the Burrard Inlet. The faux boised cedar on the back of the den door matched the original panelling which was removed.

Architect Charles Burwell Kerrins Van Norman came to Vancouver from Manitoba in 1920, and after working briefly under Townley and Matheson, he started his own architectural practice in 1930 continuing until 1968. Van Norman designed more than 200 homes in BC. In the early part of his career he was well known for his period designs which ranged from New England Colonial houses to French Norman manors. At the beginning of World War II his residential practice changed as he turned to contemporary design. His modernist masterpiece was the City Hall in Revelstoke. He also designed the new Company Store in Powell River in 1941. After World War II he developed an interest in prefabricated timber housing, designing the Precision Housing system and exporting more than 1,000 prefabricated houses to Britain for their post-war housing program. He also did many plans for department stores and schools including Park Royal. He designed the Burrard Building, the A-frame Maritime Museum and Beach Towers. Also see CBK Van Norman House #2.

Water Connection Date
1941

Architect
CBK Van Norman

First Resident
C.D. and M. Smith

Contractor
George Scott

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Master Gardeners

House # 2

5230 MARGUERITE STREET

west of Granville Street, just north of 37th Avenue

This CBK Van Norman house is a good example of Spanish Colonial Revival architecture in the Monterey style. Spanish Colonial Revival architecture, which was common in Vancouver between the world wars, evolved out of the very influential 1915 Panama-California Exposition in San Diego. It is distinguished by landscaping walls enclosing courtyards in the same stucco finish as the house, roof gables open to the street and low-pitched roofs with wide eaves designed for tile. The cantilevered hanging upper balcony marks the Monterey version common to Northern California.

Spanish Colonial houses usually have pairs of arched casement windows and patio doors with muntin bars. Spiral columns, towers, arcaded walkways and fountains are all part of this Hispanic style of architecture. Also common is ornamental wrought iron which appears in hardware, light fixtures, railings and in grillework over windows and doors. Patterned tile sometimes turns up as accents in stuccoed gables (painted over on this house) and on stair risers.

The principal rooms of the Marguerite Street house remain unchanged and have many of the distinguishing features of Spanish Colonial homes: wrought iron grillework, textured plastered walls, an upper balcony, and new to this house but true to the style is the south-facing enclosed courtyard.

The front garden is a farm which is part of a city-wide network of urban farms where fruits and vegetables are harvested by members of the Vancouver Urban Farming Network and distributed to markets and food banks across the city.

Building Permit Date
1937

Architect
CBK Van Norman

First Resident
Dr. Frank Young

sponsored by:

CHUBB INSURANCE

Urban Farming

Urban Farming

Urban farming or agriculture is gaining momentum in Vancouver. It is the practice of cultivating, processing and distributing food within a city usually using intensive farming methods to yield a diversity of crops. In Vancouver this includes community gardens, farmers' markets, hobby bee-keeping, shared plots and edible landscaping.

Why bother when the same thing is available at the store down the street?

- Food security and safety
- Increase social networks and community pride
- Business entrepreneurship
- Nutrition and health
- Recreation and relaxation
- Reduce carbon footprint

And, what is the connection to the VHF? Many of Vancouver's historic neighbourhoods also have low density. The challenge for the VHF is how to encourage densification of these neighbourhoods in keeping with city policy without putting their historic character in jeopardy. Laneway houses built behind existing homes is one way, inserting suites into large old houses is another, and making use of large gardens for farming is yet one more way we can maximize the use of under-developed land in historic neighbourhoods.

Today's urban farming is a new twist on a very old idea. Ancient Egypt and Machu Picchu show evidence of water conservation and vegetable beds in their cities. Allotment gardens sprouted up in Europe in response to poverty and food insecurity in the 19th century, during the depression there were subsistence gardens and during the world wars victory gardens were planted to reduce pressure on food production.

Visit House #2 at 5230 Marguerite and take a look at their plot which is part of the Urban Farming Network. Members of the Network farm the plot, harvest the crops and sell them locally leaving just enough to meet the needs of the homeowners.

Peter Ladner, author of **Urban Food Revolution**, will be on hand to talk about Urban Farming to visitors.
Pre-tour lecture: Tuesday, May 21, 2013 - 7 pm at 949 W 49th Avenue at Oak St., Unitarian Church

House Styles Web Tool

One of the most common questions we at VHF hear is 'What style is my house?' The answer is rarely simple because Vancouver houses are often a hybrid of styles mixing immigrant values and aesthetics with local style and building materials.

For example, Vancouver has its own version of the Craftsman style that fits our building lots and takes advantage of local materials. Edwardian era houses here bear little resemblance to the same era of houses erected in other places. Our Westcoast Modern homes are a twist on the mid-century modern styles found elsewhere, and our early 1900s vernacular cottages, those designed without the aid of professional architects, are a local adaptation of houses the builders knew from 'home.'

The only style that is uniquely Vancouver from start to finish is the Vancouver Special. Love them or hate them, they are all our own!

To learn more about Vancouver House Styles visit the house styles tool on our website under the 'Learn With Us' drop down menu. Here you will find information on the origins, form and materials of 19 styles of homes found in our city.

Check it out and enjoy the journey as you explore Vancouver's local house styles.

www.vancouverheritagefoundation.org/learn-with-us/vancouver-house-styles

1498 LAURIER AVENUE

Just east of Granville Street, 2 blocks north of W King Edward Avenue

With its massive gambrel roof, imposing granite entrance-way and main floor, historic Sequoia tree planted in 1932, three stone chimneys and a porte-cochere to the east, this large house has dominated the streetscape for more than 100 years.

The house was originally designed for Edward H. Moore, Manager of the Prince Rupert Timber and Lumber Co. Ltd., who remained in the house until 1920. From the 1920s to the 1950s, Senator E.J. and Wilhemina Mielieke, and later his youngest son Edward and his family, lived here when the west side yard was not subdivided.

The Laurier Avenue house is legally protected from alteration and demolition through a 2005 Heritage Revitalization Agreement (HRA). At this time, the then owners legally designated the house including the entrance hall, its inglenook and staircase, in exchange for the right to construct a sympathetically designed coach house in the rear of the house. However, this idea may have not been new since, as the 1930s city directories list, J. & Ida Spanier lived in the rear implying that the new coach house is a return to something old. The house is also listed on the Canadian Register of Historic Places.

Architect Hugh Hodgson is associated with many buildings in Vancouver and with fellow architects such as AJ Bird, HH Simmonds and Ross Lort (Samuel Maclure's partner for a time) who he worked with over the years. Hodgson is best known for his design of the now demolished Oakalla Prison in Burnaby. He lived and worked in West Vancouver designing schools such as Inglewood High School and Pauline Johnson Elementary School. He made the commute by ferry from Ambleside to his office in the 1908 Carter-Cotton Building in the then heart of the city's financial district at 198 West Hastings.

Building Permit Date
1912

Architect
Hugh A. Hodgson

First Resident
Edward H. Moore

Heritage Register
B - legally designated, some interior features protected

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Investing for Generations

VHF Info Table

Mangal Kiss BBQ

House # 3

356 WEST 11TH AVENUE

Just east of Cambie on West 11th Avenue,
near City Hall

Building Permit Date
1910

Architect
Campbell & Bennett

First Resident
Murdoch C. McLean

Heritage Register
A (primary significance)

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MASTER PAINTERS
FINISHERS OF FINE HOMES

House # 4

This Mount Pleasant terra cotta (baked earth) and stone house stands out not only for its unusual building materials in a city where wood abounds, but as a fine example of Edwardian architecture. The house was designed by architects Campbell & Bennett for Murdoch C. McLean, a customs inspector, in 1910. The house reflects Mr. McLean's comfortable middle-class place in society and has many features found in stately Shaughnessy homes.

When the owner purchased the run-down house in 2009, Robert Lemon, MAIBC, was engaged to design a modern addition to the rear and west side of the house to create a new dining room and kitchen. Left intact as a feature wall of the new dining room is the original exterior stone wall of the house. The original windows have been restored and are operable and weather-proof, including the stained glass on the staircase. The rear addition includes bronze detailing and is clad in bronze coloured Alucobond to pick up on the metallic flecks in the historic glazed terra cotta exterior of the house. The new roof is rubber slate tiles which are almost indistinguishable from real slate, while the roof on the new garage, whose brick cladding mirrors the original cladding of the house, is zinc. The original coal fireplaces are retrofitted with gas inserts.

Like most projects there were unforeseen challenges such as the collapse of the front stairs and supporting walls which required a complete rebuild of the approach to the house from the street. There were also changes of heart, such as when the owners thought they wanted an infill house in the backyard which would have increased density on the site, but once the renovation came together changed their mind desiring to retain the back garden as is.

Mount Pleasant is a highly liveable neighbourhood that retains its historic character. It is an attractive and desirable place for people, like the new owners of the McLean House who are seeking a denser, more liveable and walkable neighbourhood, to move to.

This house has been in the current homeowner's family for over 15 years. A rental for years, they set about restoring it to a single-family dwelling. The garden rental suite remains and the attic is now an independent but connected living space for their young adult children.

The home's heritage features were wonderfully intact and much of what you see is original with a few skilful exceptions. A wall was removed between the kitchen and dining room and was replaced by a support beam that was carefully finished. The main and second floor plans otherwise remain untouched. The built-ins in the dining room were refinished (the right bookcase was badly damaged so was replicated) but the cabinetry in the living room was not there originally. The single pocket door from the entry to the living room is a very unique width, and was uncovered along with the dining room pocket doors during the restoration. All windows are original with the exception of two bedroom windows and the main floor kitchen window that were replicated to suit the house by Vintage Woodworks.

Contractor Corwyn Wilkins of Heritage Woodworks assisted the owners and Architect Stephanie Robb with the project. The owners were introduced to Robb's work on the Vancouver Special Tour, and intuited she was the right architect to help them craft an open space while respecting the home's historic elements. Custom kitchen cabinets by Ram's Custom Furniture & Millwork beat out proposed IKEA units to maximize small spaces. What had been a stairway to the basement is now a much appreciated pantry under the stairs. The back bathroom boasts a wall-less shower to continue the flow of open space – leave your clothes and towel on the chair outside!

All of the door hardware in the home is original and was carefully cleaned and restored as needed. The original front door was stripped and refinished, characteristic of homes of the time. Some light fixtures came from Ye Old Faithful, other fixtures and hardware from Rejuvenation Hardware in Portland.

Oliver and Janet Barber lived in the house until 1926. Barber along with his brother, Alex, developed other properties in District Lot 264A in 1911, including storefronts with apartments above in the 900 block of East Broadway and two other single-family residences. Following a few short-term tenants a Mr. S. Norman lived in the house until the mid-20th century.

650 EAST 11TH AVENUE

Just west of Fraser Street

Building Permit Date
1909

Builder
Brown and Kingrose

Original Owner
Oliver and Janet Barber

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ALEXANDER HOLBURN BEAUDIN + LANG LLP

HOUSE LOCATIONS

1. 2425 West 33rd Ave
2. 5230 Marguerite St
3. 1498 Laurier Ave
4. 356 West 11th Ave
5. 650 East 11th Ave
6. 313 Alexander St
7. 1863 Parker St
8. 1332 Woodland Dr
9. 1340 Woodland Dr
10. 1348 Woodland Dr
11. 1517 Kitchener St
12. 1536 Kitchener St

LUNCH OPTIONS & WASHROOM LOCATION

Mangal Kiss Mid-East BBQ Food Cart

Will be located outside house #3
1498 Laurier Ave, 11:00am-5pm
Gourmet Middle Eastern BBQ
Follow them on Twitter @MangalKiss or visit them weekdays outside the VAG on Georgia

Japanese Language School

487 Alexander St, 11am-2pm
Delicious udon noodles, Japanese side dishes and dessert - $10
Also offering 15-minute building tours highlighting the heritage daycare renovation of the 1928 Hall
Tours begin every 1/2 hour

Hotdogs and Cold Drinks

Will be located outside house #11
1517 Kitchener St, 11am-2pm
By donation grilled hotdogs and cold drinks
All donations go to VHF programming
Suggested donation $5 for hotdog and drink

HERITAGE INFO FAIR

1517 Kitchener St
10am - 5pm

Join us for **by-donation hotdogs and cold drinks** in the lush backyard of one of our tour houses! There will also be local experts to talk about lath and plaster, knob and tube electrical, wood windows, stained glass and more.

Full list of exhibitors on page 22

VHF INFO TABLE

1498 Laurier Ave
10am - 4pm

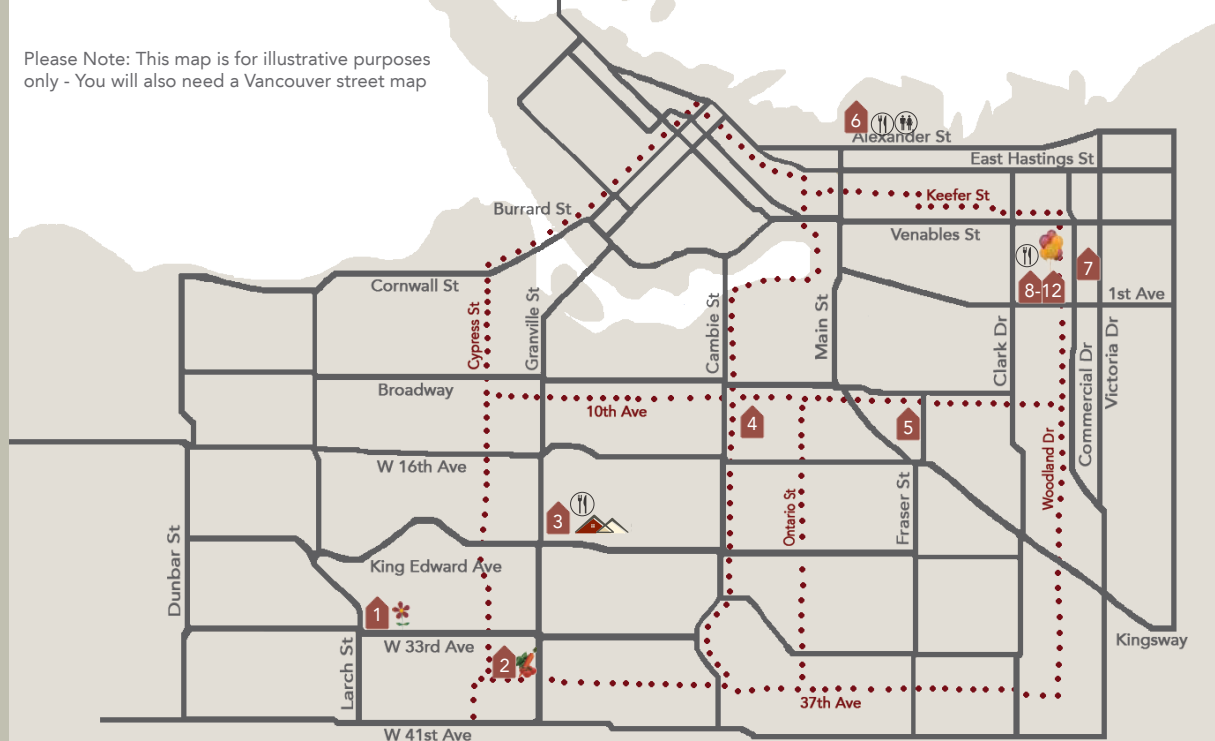
Day of ticket sales, ticket pick up, event and VHF information

Map

Legend

- Roads
- Bike Routes
- Tour Houses
- VHF Info Table
- Washrooms
- Eateries
- Heritage Info Fair
- Master Gardeners
- Urban Farming

Please Note: This map is for illustrative purposes only - You will also need a Vancouver street map



313 ALEXANDER STREET

2 blocks east of Main Street, 1 block north of Powell Street

Please Note: This building is open 10am - 1:30pm

Water Permit Date
1906

First Resident
Yonekichi Aoki

This tenement building is typical of those built by early Japanese settlers in Vancouver. The owner, Yonekichi Aoki, started logging in 1895 at Indian River and then worked at the Hastings Sawmill on Burrard Inlet at the foot of Dunlevy. He moved up in the world by working as a CPR railway contractor.

Beginning in the late 1800s continuing up to World War II and the internment of Japanese Canadians, Alexander Street was part of a bustling Japan Town district that was centred on Powell Street. Oppenheimer Park was home to the Asahi Baseball Team (NFB film, Sleeping Tigers). As the area deteriorated with the loss of the Japanese and the move of finance, commerce and

5 minute Walk to Japanese Language School

shopping west and south to Granville and Burrard Streets, the gritty Downtown Eastside (DTES) profiled so much in the media, began to emerge.

Ross House, a privately owned Single Room Accommodation (SRA) is a tribute to the owner's son who died of a drug overdose in 2000. Since 2006 he has worked room by room, hallway by hallway to bring the building up to code. Much of the original still remains, including the fir floors, tongue & groove panelling in the hallway, and the ghost lines of many doors off a room now used as a kitchen, leading to speculation that it might have at one time been part of the Alexander Street red light district.

Ross House has 24 rented rooms measuring an average of 12'x10'. Larger rooms with toilet and shower are on the main floor while upper floor rooms all have a sink, microwave, fridge, TV and internet. There are common kitchens on each floor and computers with internet access. The residents pay an average of $425 per month. The goal of the owner is to provide a clean, safe and comfortable home for hard to house and low income persons.

Single Room Accommodation in Vancouver

Single Room Accommodation (SRA) is often the last resort for an individual before homelessness. Single room accommodation includes residential hotels or single room occupancies (SROs), rooming houses, and other buildings with rooms less than 320 sq. ft. that were identified in the 2003 Survey of Low-income Housing published by the city's Social Development Department.

The SRA By-Law, which regulates the conversion and demolition of single room accommodation in the Downtown Core, was enacted prior to the 2010 Olympic Winter Games as a tool to help fulfil the city's Olympic bid promise that there would be no evictions as a result of the games. The by-law protects low-income tenants including the elderly, people with mental health issues and others at risk of becoming homeless. Owners of SRAs cannot convert to tourist use or demolish their buildings unless granted permission by the Director of Planning. This permission, which can cost the owner a fee of $15,000 per room, is based on a number of factors including: the supply of low cost housing, the condition of the building, alternate accommodation that will be available to the tenants, the recent history of the building and its use, and whether there are significant heritage or economic opportunities that would result from the conversion or demolition.

Many of us read about housing in the Downtown Eastside (DTES) but rarely do we have the opportunity to see for ourselves what the news stories are talking about. Open on the 2013 Heritage House Tour is Ross House, an SRA that was constructed as a Japanese tenement in 1906. Come and check it out, and at the same time pick up a bite to eat and tour the Japanese Language School up the street at 487 Alexander. **Source: www.vancouver.ca**

GRANDVIEW: DISTRICT LOT 264A

This neighbourhood includes:

- Five houses in one block
- Hotdogs and cold drinks -
  your generous donations are greatly appreciated!
- The Mini-Heritage Fair -
  stained glass, knob & tube wiring, wood window repair and lath and plaster repair experts

The historic neighbourhood of Grandview, bounded by Clark Drive to the west, Burrard Inlet to the north, Nanaimo Street to the east and Broadway to the south, is partially made up of District Lot 264A. District Lots are surveys of Crown land parcelled into lots that enable the selling of real estate. The development of District Lot 264A can be traced to the interurban electric tram service between New Westminster and Vancouver, known in 1890 as the Westminster and Vancouver Tramway Company, which due to financial troubles merged with the newly formed BC Electric Railway in 1897. Where previously only a few inns and a handful of houses dotted the stagecoach route along Westminster Road (Kingsway), with the survey of the district lots, real estate development now could flourish. As many suspected and a few stated publicly including George F. Gibson, traffic manager for the interurban, 'Speedy transportation wasn't what the interurban railway was all about …… it was about real estate.'

The interurban travelled up Venables Street and turned south on Park Drive (Commercial Drive). As a result, the Parker Street, Woodland Drive and Kitchener Street houses became very desirably located. Location, location, location!

photo credit: VPL 7431

1863 PARKER STREET

Just west of Victoria Drive, 1 block south of Venables Street

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Considered a tear down, this house turned into a labour of love for the current owners who bought it after it was gutted to make rental suites – electrical, plumbing, interior trim and moulding had been removed. The floors were badly damaged.

The original double hung windows in the stairwell were retained while all other windows were recreated from the originals and replaced. The stairwell, trim profiles and the second floor sleeping porch were replicated using nearby houses of similar vintage as inspiration. Baseboards and pilasters were custom milled and the pattern of shingles found under the stucco was replicated in new material. Period doors and hardware were salvaged and reconditioned, traditional pocket doors came from Jack's Building Supply and archways were raised to increase natural light. The floor plan had grown over the years to include the porches which allowed for a new modern kitchen. Shed dormers at the rear accommodated two bathrooms where separated toilet and tub rooms had originally flanked the stairwell.

The heating system was replaced with turn of the century cast iron radiators from the nearby Jeffs Residence prior to its redevelopment. Having traditional radiant heat was worth the tremendous effort of salvaging and reconditioning the heavy old radiators. The kitchen radiator was originally on the top floor.

Little is known about the builder and early residents of the house. Mr. Daniel H. and Mrs. MacDougall lived in the house from 1911 until 1935 when Thomas and Rhoda Standlick moved in. From the 1950s until 2010 it was the home of the Josef Kopfensteiner family. No architect is listed on the building permit leaving the assumption that it was a builder or standard house plan.

Building Permit Date
1908 (as 1861 Parker)

Permit Issued To
Lloyd Glover

First Resident
James Fortier

Renovation Architects
Allan Diamond Architects

WOODLAND DRIVE

2 blocks west of Commercial Drive,
south of Venables Street

Building Permit Date
1910

Owner/Architect/Builder
Harrison Bros.

1332 1340 1348

The vernacular cottages at 1332 and 1340 Woodland Drive share a building permit, and were built together with the more elaborate home at 1348 Woodland in 1910 by Harrison Bros. City Directories list Ernest and Arthur Harrison, contractors, nearby at 1656 Parker begging the question – were they the same developers? The parade of residents through the three houses during the first half of the 20th century suggests they were developed to be rental housing, however, only a title search would clarify this.

The houses are little changed from the original. 1340 has expanded the top storey for an artist studio and built a basement suite for extended family. 1332 Woodland has made creative use of the attic space and left the main floor rooms original. 1348 Woodland doubles the floor area of its neighbours, and retains original dark stained mouldings and beautiful stained glass. Its corner perspective and wide front porch give it a stately presence on the block.

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ASSOCIATES

1517 KITCHENER STREET

Bismark Street until 1915

Water Permit Date 1903

First Resident Thomas Robotham Smith

The building permit for 1517 Kitchener has not been found so it remains a mystery if the lot was subdivided in 1910 to produce the three Woodland Drive houses on tour. The building permit hunt is still on!

This is a spacious home with an unusual layout including wide hallways, large main floor rooms and four bedrooms upstairs. Take a look at the before and after photos as evidence that the homeowners recognized good bones under the dilapidation. The cove ceilings, arches, flooring changes from oak to fir, and unusual layout suggest a renovation in the 1920s – 30s, however the trim and moulding is consistent throughout. The wainscotting in the hall is a recent addition as is the powder room, but it is not known when the mantle was extended to include the 'new' bookcases. The windows are original, except the two front upper windows, and have recently been repaired and made operable for natural ventilation and weatherproofing. All window and door hardware was carefully stripped, cleaned and reinstalled.

Heritage Info Fair

Hotdogs and Cold drinks

1536 KITCHENER STREET

Building Permit Date 1909

Owner/Architect A.J. Crowe

The traditional exterior of this Edwardian house belies its clean, modern interior. The owners' sophisticated design sense has completely transformed what was once a dilapidated rooming house into a gracious, open-plan home with a two-bedroom garden suite.

The main floor retains traditional woodwork which plays off the clean white walls and open spaces. Original beams from the house were used to create a wood curtain wall glazing system exemplifying the owners' creativity.

Upstairs the three bedrooms, bathrooms and laundry were updated but retain original trim details and flooring. The landscaping creates a welcoming entrance and relaxing oasis. The granite rocks that create the landscaping elements around the property came from the excavation and demolition of the old rubble foundation walls.

When the current owners purchased the house it was a rabbit warren of rented rooms with most of the original character gutted. What they have created is a warm, open interior with some traditional detailing, within an exterior that maintains the historic streetscape.

VHF INFO FAIR EXHIBITORS

1517 Kitchener Street (backyard)

The Mudslinger
Lloyd Cutting is a second generation master plasterer

Victorian Custom Stained Glass
Howard Robins specializes in building leaded glass window art in the traditional heritage way for homes throughout Greater Vancouver area.

Powercheck Electrical Inspection Service
Brian Cook provides accurate risk assessment of the electrical system in a home, for the
insurance industry.

H & S Carpentry
Ian Shapcott is experienced in historic window repair and restoration.

Red Door Energy Advisors
Monte Paulsen helps homeowners, builders and renovators identify affordable strategies to make homes more comfortable and energy efficient.

Vanglo Sustainable Construction Group
Martin Warren has been painting houses in True Colours since 2005. His company also does heritage house renovations.

Grandview Heritage Group
A community group working to identify, preserve, and celebrate the built, natural, and cultural heritage of Grandview and Commercial Drive.

THANK YOU TO OUR SPONSORS!

VHF would like to thank the following companies for their support of the 2013 Heritage House Tour. We encourage you to visit these companies at the tour houses and consider giving them your business in the future.

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Our projects range in scope from small affordable houses, to multi-million dollar custom homes, from renovations of heritage homes to the development of vacation properties – many of which have been featured in regional and international publications. To view our online portfolio please visit our website.

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In 1967, James R. Buntain established Buntain Insurance with the goal of providing exceptional insurance service for his local community. When his son and daughter, Gordon and Lynn, joined the company a few years later it truly became a family owned and operated company. Today the operation has grown to 3 branches with a staff of over 25 and our goal is still the same; to provide exceptional service while recognizing the importance of giving back to the community.

The sponsorship relationship with Vancouver Heritage Foundation and Buntain Insurance is a natural fit as it helps connect heritage homeowners to all the information they need. And clearly VHF gives Buntain Insurance a chance to build relationships with potential new clients.

We know the pride that heritage homeowners take in their unique dwellings and insurance on older, unique homes can be complicated. Working with our team will help simplify this process and leave the insured at ease knowing that the correct coverage has been secured.

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photo courtesy Tourism Vancouver

Don't have a bike? No problem! Spokes Bicycle Rentals is offering a 30% discount for bike tour attendees

NEW! BIKE TOURS

$20/tour per person

Stanley Park

June 15, July 20, August 17
9:30am - 11:30am

Vancouver's urban forest holds a complex history! Enjoy a leisurely paced cycle while digging into the political and natural storms that have formed this majestic park.

Places That Matter

May 25
1pm - 3pm

Visit installed plaques at Places That Matter sites and hear the stories behind them. We'll also drop in at the Nellie Yip Quong plaque presentation! This bike tour starts at Canada Place and will stop in Strathcona, False Creek, and Fairview Slopes, head over the Burrard Street Bridge, and conclude at Robson Square.

MID-CENTURY MODERN HOUSE TOUR

August 17
$100 by bus (inc. $50 tax reciept)
$85 by car (inc. $50 tax reciept)

By bus or by car, join us for a tour of some examples of Vancouver's most noteable and memorable architecture. We'll meet up afterwards for a wine and cheese reception in one of the homes!

WALKING TOURS

Select Fridays at 12pm
and Saturdays at 10am
$12/tour per person

Maurice Guibord and John Atkin guide you through Vancouver's complex and fascinating history. From Mount Pleasant, to West Hastings, from small alleys, to iconic buildings.

Thank You To Everyone Who Helped With The Tour!

The Heritage House Tour takes a diverse team of people to organize and pull off each year. This year's tour has involved the efforts of over 180 volunteers. A big thank you to our 2013 Homeowners for welcoming us into their homes!

House Searchers:
Monique Badun, Marta Farevaag, Ruth Chuang, Heather Keate, Richard Keate, Lisa MacIntosh, Andre Rowland, Rick Stonehonge, John Tobin, Gregory Van Sickle

House Researchers:
VHF Staff with the COV Archives, www.vancouver.ca/archives

Guidebook:
Writing, Editing and Design:
VHF Staff
Photography: Martin Knowles, www.mkphotomedia.com
Paper: RR Donnelley

Special thanks to our fantastic House Captains:
Debbie and Jack Allen, Stewart Burgess, Bonnie Gabel, Christine Giesbrecht, Susan Gifford, Richard Hartfield, Sooz Klinkhamer, Elise Koshman, Daryl Nelson, Paul Nursey

House Signs: Dexter Associates Realty

Guest Speaker for the Tour Lecture:
Peter Ladner

Master Gardeners: Shirley Wheatcroft, Eda Kadar, Shirley McGrew, Diane Allison

Marketing Distribution: Harry Wong

2013 HERITAGE HOUSE TOUR VOLUNTEERS as of April 16

Jean Allan
Debbie Allen
Jack Allen
David Anthony
Don Archibald
Carol Attenborrow
Christine Austin
Jane Banfield
Gillian Beattie
Don Bishop
Janine Bond
Dave Boulanger
Gerry Boyce
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