VANCOUVER
HERITAGE
FOUNDATION

2016 HERITAGE HOUSE TOUR

Sunday, June 5th, 10am - 5pm

THIS GUIDEBOOK IS YOUR TICKET

Welcome to the Heritage House Tour!

This Heritage House Tour brochure is your passport to explore some very special homes, part of the wonderful variety of historic places in Vancouver. Nine stops will take you through diverse neighbourhoods from Cedar Cottage and Mount Pleasant to the heart of Shaughnessy and west to Kerrisdale and Dunbar, on an architectural journey that takes in the familiar Craftsman and Tudor Revival styles along with the more daring and unusual Art Moderne. Each house has its story of early residents and later changes but all highlight different ways that heritage homes are being retained and enjoyed.

At Vancouver Heritage Foundation, our purpose is to promote and support heritage conservation. We do this through awareness, education and grants, supporting owners and professionals in taking on and caring for historic places and seeking ways to make it easier. Retaining heritage is smart for the environment, but also offers far-reaching benefits for Vancouver as a vibrant, engaging place to live, work and visit. Heritage buildings and places connect us to the history of our city and offer a vital legacy to carry forward into the future.

We hope the 14th annual Heritage House Tour gives you an inspiring slice of history, architecture and neighbourhood. A big thank you goes to the homeowners who are opening their homes, to the many volunteers who make the tour possible, both on the day and behind the scenes, and to the generous donors who support VHF. If you would like to help as a volunteer or donor, please get in touch. Together we can work for a positive future for heritage buildings at the heart of our neighbourhoods.

We hope you enjoy the tour!

Judith Mosley
VHF Executive Director

To donate to VHF, please visit our website or stop by our Info Booth on June 5th.

Heritage House Tour Guidelines

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

Photography on tour properties is strictly prohibited.

No children under 6 are permitted (infants in front carriers are allowed) 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.

We regret the tour is not mobility device accessible.

VHF reserves the right to refuse entry or ask any visitor to leave who does not 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.

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, and wear or bring socks. You may also wish to bring your own reusable bag to carry shoes.

A Vancouver street map. The guidebook map is for illustrative purposes only.
You will need a Vancouver street map.

Vancouver Heritage Foundation

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.

www.vancouverheritagefoundation.org
Registered charity # 891765968

All house images provided by Martin Knowles Photo/Media unless otherwise noted

House 1 - 1606 E 15th Ave *East of Knight St at Fleming St*

Built 1907
First Owners/Residents Thomas and Georgina Bell
Heritage Register B

This California-style Craftsman sitting across from Clark Park was built in 1907 for Thomas and Georgina Bell, both originally from Ontario, and their son Frederick. Thomas was a sheet metal worker and the owner of Western Sheet Metal Co. on Main Street. In the early 1900s, Cedar Cottage was a rural village 5km from Vancouver, a stop on the interurban line to New Westminster, with a small centre focused on nearby Commercial Street.

From 1919 to 1948, the home was owned by printer Frank Smith, who willed the house to his housekeeper, Pearl Dixon. When she passed away in 1960, she left the home to the Catholic Church who converted it for use as a Catholic Children's Aid Society home. In 1911, St. Joseph's Catholic Church had been built a block away on Fleming Street to serve the parish. The home was run first by the church and then later by the provincial government until 1996. The inevitable alterations for this use, including a commercial grade kitchen, along with hard wear and tear left the house in rough shape.

The Bell house sat vacant for seven years until the current owners stepped in. There were holes in the walls, water damage and a yard filled with blackberry bushes, morning glory and ivy. However, the heritage character was surprisingly intact and a long restoration process has returned the charm. The unpainted dark-stained wood of the interior was retained. Linoleum flooring was an enormous task to remove, but the original oak and fir floors were revealed. A small renovation to the kitchen was done twelve years ago while new bathrooms were added just last year. The main living spaces and the exterior are largely in original condition, including built-in cabinetry and fireplaces. A period-style front door was designed by the owners to replace an institutional steel one. The owners even learned tuckpointing to be able to start painstakingly repointing the home's incredible masonry. Over the years the owners have created new landscaping by relocating trees and plants saved from demolition sites, completing the rehabilitation of the home.

Built 1912
First Resident August Lang
Architect/Builder Chaytor & Ellis
Sponsored by JAKOBSEN ASSOCIATES

The history of this elegant home, built with its neighbour by local firm Chaytor & Ellis, reflects that of many larger houses in Vancouver over the past century. It was built for the grand sum of $9,000 and its early residents were businessmen including a Vice President, a Funeral Director and a Bank Manager. Each stayed for about five years. But in the 1940s, the house's fortunes changed and it was divided into as many as eight suites with shared kitchens and bathrooms, a common situation during the war years and the decades that followed. The generous porch was enclosed along with the sleeping porch above to create more rentable space. Successive interior alterations chopped up the principal rooms, removed the hall stair and compromised the structure.

With vision and determination, the current owners bought the house in 2000 and embarked on restoring it to a single family home, only occasionally doubting the wisdom of the plan along the way. Three failing layers of roofing were replaced with new cedar shingles and the porches reinstated. The location of a maid's stair was discovered behind later additions and badly damaged lath and plaster, along with flooring and fragments of wainscoting. Insulation and new drywall were installed. Many original windows and doors had survived and were restored while others were replicated by Vintage Woodworks in Victoria. The cast-iron radiators and claw foot tub were still in place and continue in use, perhaps thanks to the difficulty of removing them.

New elements were introduced and essential updates made to complete the rehabilitation. The large stained glass window in the kitchen was found in an antique store and the lighting fixtures purchased to suit the home. A new kitchen layout takes in an earlier extension onto a rear porch. A significant new element is the attic space, previously accessible only by a ladder. The new stair occupies what was a small fourth bedroom, and the space also allowed for a new closet in the master bedroom.

A City of Vancouver Heritage Award of Honour acknowledged the significant achievement of restoring the house. Its ups and downs reflect a century of change in its Mount Pleasant neighbourhood.

VHF Info Booth

Crown Street: A Small Dispute Over Streetcars and Real Estate *By John Atkin*

Streetcar No. 1309 191-. CVA LGN 1233

For the city of Vancouver an expanding streetcar network was important for development and growth. New rail lines drew people into the West End, brought building activity to a dormant Hastings Townsite and opened up suburban land to the south. Where the rails went development followed.

The BC Electric Railway (BCER), a London-based syndicate created from the assets of the failed street and interurban companies, built and operated the city and region's transit system until the 1950s. The rail lines laid by the company provided the foundation on which the city was built.

The streetcar followed the property developers and builders into the forest as they carved out new neighbourhoods; agreements between the BCER and real estate men often saw the company paid to lay a line out to a new property and special trains were hired to bring prospective buyers out to view these new "estates". Every proposed or rumoured line that came even remotely close to a new subdivision was heavily promoted in advertisements to potential buyers.

On the west side of the city in the former municipality of Point Grey, streetcar service was a hot topic. While real estate agents wanted to see rail lines constructed near their offerings, the municipality was trying to do some proper transportation planning. In 1912, the big debate for residents in the north of Point Grey was all about a six-block long streetcar line proposed for Crown Street.

The disputed route came about as a result of C.T. Dunbar's efforts to sell his Dunbar Heights subdivision. Apart from the advertisements in local papers extolling the healthful virtues of the cool and refreshing "salt tang" of the sea breezes from Burrard Inlet, Dunbar hedged his bets and paid the BCER a large sum to provide train service through his property along Crown Street between 16th and 10th Avenues. Point Grey municipality officials thought the Crown Street route inefficient and not serving the larger population of the district well. They wanted to see a route straight up Alma to provide a direct connection to 4th Avenue.

The promise of the streetcar line, pitched in numerous advertisements beginning in 1911, sold

hundreds of lots in Dunbar Heights. So when the municipal council pushed to have the line moved east to Alma there was considerable opposition. A public meeting called on the matter was attended by residents and heavyweights such as Alvo von Alvensleben, W.R. Arnold of Dominion Trust and Dunbar, who argued that moving the line would create considerable hardship for those who had already invested based on the promise of the streetcar.

Others argued over the unsuitability of Alma Street with its steep grades and pointed to the amount of work it would take to make the street suitable for streetcars. Mr. Arnold pointed out that the property owners would be negatively impacted financially with any such work. In the end, the Crown streetcar line was built, connecting residents to downtown Vancouver via 10th Avenue, Alma Street and 4th Avenue. To the south, the streetcar line ran along 16th Avenue to Dunbar Street, south to 41st Avenue and then along 41st Avenue to connect with the interurban trains to Steveston.

Dunbar Heights, with the approval of the streetcar line building activity, saw a number of houses under construction before the 1913 depression and World War I intervened. Development picked up again in the 1920s with handsome English Revival-style homes filling in many of the remaining lots. The end of the war also brought the streetcar route back for discussion.

Interestingly, by this time the Crown Street route was now considered an inconvenient detour for both residents and passengers, and the planners began pushing for a more direct route up the hill from 10th Avenue. Plans for the new route received the endorsement of local residents and construction began in 1923. The Dunbar Diversion would wind its way up to 16th Avenue and Dunbar leaving Crown to become a quiet tree-lined residential street.

LISTED OR DESIGNATED: KEY TO HERITAGE PROTECTIONS AND RECOGNITION

Heritage buildings can be listed on Vancouver's Heritage Register (VHR) as well as municipally, provincially or federally designated. Designation offers protection from alteration or demolition whereas listing on the Vancouver Register offers options for retention, but homes can still be demolished. Designations can also be used to protect interior elements or landscaping.

Classifications found in this brochure:

A - Primary Significance (VHR)

B - Significant (VHR)

C - Contextual (VHR)

M - Legally designated by the City of Vancouver

House 3 - 1337 The Crescent *Between McRae and Tecumseh Avenues*

Built 1912

First Owner J.W. Fordham Johnson

Architect Kennerly J. Bryan (1912); John Hollifield (1989)

Builder Meese & Co

Heritage Register B

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An address on The Crescent had cachet in 1912 as it does today. Moving here from the West End, John William Fordham Johnson joined others of Vancouver's social and business elite in moving away from the industry of Burrard Inlet and up to the manicured landscapes and winding avenues of Shaughnessy. When the house was featured in the *Saturday Sunset* in January 1914, its elevated position with commanding views of mountains and ocean were noted alongside its gardens and all modern conveniences for "heating, lighting and ventilation". The plans were approved in 1911 by the CPR and the house completed in 1912, costing $15,000 to build.

J.W. Fordham Johnson (1866-1938) commissioned his home on The Crescent and lived here for five years, joined by his wife Adelaide in 1916. At the time, he was Secretary of BC Sugar. Born in England and trained as a bookkeeper, he had emigrated first to Oregon, then to Vancouver. In 1900, he started at BC Sugar, rising through the ranks to become President in 1920 following the death of B.T. Rogers' eldest son Blythe. The Fordham Johnsons later purchased *Rosemary* at 3689 Selkirk Street, one of Shaughnessy's most elaborate mansions, after the death of Albert Tulk in 1922, staying until 1931 when Fordham Johnson became the 14th

Lieutenant-Governor of British Columbia.

The choice of Kennerly Bryan as architect for his house was likely due to Bryan's work designing houses, apartments and industrial buildings for BC Sugar. Bryan trained as a civil engineer in New York and moved to Vancouver around 1908. He is credited with co-designing the Royal Vancouver Yacht Club in Stanley Park (1910). He then teamed up with architect William C.F. Gillam from 1912 on. Their most well-known work is the Kee building (1913) in Chinatown, celebrated as "The Thinnest Building in the World" at just 6 feet wide.

Later owners were Otto and Katharine Pick, parents of John Prentice who with Leopold (Poldi) Bentley founded Pacific Veneer which later became Canadian Forest Products (Canfor). Otto Pick was President of the company during the 1940s. The Bentleys lived just a few houses away at 1402 McRae Avenue.

The most recent chapter for this house began in 1989 when it was converted to three strata units, with a fourth built on the grounds. This was an early conversion of this type in First Shaughnessy, done at a time when there was less appetite for large single-family homes. Architect John Hollifield fully reconfigured and refitted the interior of the main house to accommodate three generous homes, each with an elevator, unusual at the time. The Tudor Revival character of the exterior and the garden setting were largely retained.

Purchasing in 2012, the current owners returned to a neighbourhood they knew well, but were particularly drawn to the combination of historic and contemporary, rural and urban. They have made a few changes of their own to expand the kitchen and dining spaces, and further connect them to the living areas. They have also updated finishes and enhanced the roof deck. The vision of the original designers for The Crescent at the heart of Shaughnessy and above the growing city can be fully appreciated. Principal rooms on the second floor take advantage of the mature arboretum of Shaughnessy Park, while the upper floor has the wide-reaching views that Fordham Johnson enjoyed.

**Please note only unit 1337 is open on the tour. Accessed through the central doorway, the suite is on the 2nd and 3rd floors.*

THE CRESCENT

Shaughnessy Heights was designed by Frederick Gage Todd (1876-1948), one of Canada's leading landscape architects and urban planners in the early 20th century. Based on the Garden City concept, its layout contrasts to the usual grid system of Vancouver, with curving leafy streets, massive lots, generous setbacks and connected park spaces, including, at its heart, The Crescent, on a high point above the city.

Photo credit: The Crescent, 1934. CVA Bu P690 (edit)

Built 1914-15
First Owner Morris Schaefer
Builder John Morley
Heritage Register B
Sponsored by

Benjamin Moore

In its prominent position on Alma Street it is easy to imagine the social role this house has had in its neighbourhood over the years. It was built in 1914 by John Morley, but the first occupants were Morris Schaefer and his sister. Schaefer was the principal at Sir William Van Horne Elementary School, which celebrated its centenary in 2011. One of just a few houses on the block at that time, it was part of a cluster of development at the foot of Dunbar Street prompted by the 4th Avenue streetcar.

The Schaefers were followed in 1925 by Captain Thomas Manson (1874-1946) and his family. Captain Manson, Master Mariner and Coastal Pilot, came to Canada in 1892 from the Shetland Islands in Scotland. A well-liked, jovial man, he enjoyed hosting friends at the house, particularly for games of bridge and community dances held in the basement. On his death, his ashes were committed to the sea at what is known as Manson's Deep, one of the deepest points at the entrance to Howe Sound. He proposed the idea to have a place in the local waters where mariners could be buried at sea and many such burials have taken place there. Captain Manson is believed to have left a nautical touch on the house with the ship-shape bookshelves on the lower stairwell. Manson's widow, Elizabeth and the family continued at the house for several years. During the 1960s and 70s, it became a rooming house before reverting to a family home. One of many subsequent residents was the celebrated cook, the "Urban Peasant", James Barber.

The current owners found the house largely intact aside from a few signs of its days as a rooming house. The porch had previously been enclosed to extend the living room but the hall and principal rooms retained their unpainted wainscoting, coffered ceilings and broad staircase. They have added some modern touches including some double-glazing, pot lights and a gas fireplace. The dining room fixture came from a courthouse in Seattle. A new kitchen includes an eating nook, reconfiguring changes made by earlier owners. The biggest change has been to add a basement level bathroom and enlarge the upstairs bathroom, taking space from the landing.

"This position shall henceforth and forever be known as, and called 'Manson's Deep', in honor of our illustrious and honorable comrade and friend Thomas Manson, Master Mariner and B.C. Pilot."
-words spoken at the burial of Captain Manson.

Built 1936
First Owner H.G. and E.M. Barber
Architect Ross A. Lort (1936); Robert Lemon Architect Inc./Ledingham Design Consultants (1990)
Heritage Register A (M)
Sponsored by ALEXANDER HOLBURN

This unusual home is remarkable as the earliest known use of exposed concrete in residential architecture in Vancouver as well as one of the best examples of early Modern architecture in the city. Built in the Art Moderne style, it draws on thought-leading design of the day emerging in Europe and America, and was a real departure from the mainstream. The shift to Modernism in residential architecture on the west coast began in the 1930s but really took hold after World War II. Most homes of the era continued to be built in more traditional styles. Moderne stripped away the decoration of Art Deco, responding to the economic realities of the period and a fascination with rapidly changing technology.

As a civil engineer, it is perhaps not surprising that Horace Barber was drawn to this new aesthetic form. Constructed with a steel frame of train rails two storeys high and poured-in-place concrete, the punched windows, horizontal railings and vertical elements embody the style. The innovative design and materials highlight the versatility of architect Ross Lort (1889-1968) who, during a career spanning sixty years, made a prolific contribution of distinctive designs in many building types across BC. His best-known residential work, *Casa Mia*, was completed four years earlier in opulent Spanish Colonial Revival style.

The Barbers stayed until 1943. Later owners divided the house for tenants. When current owner and architect Robert Lemon and interior designer Robert Ledingham saw the property in 1988, it was on the Heritage Register but at real risk of being lost, particularly as it straddled two lots. An innovative solution saw the house protected and restored as a single-family home, and a full-sized infill house in complementary design added in the rear with a strata arrangement for the two homes.

The interior was reconfigured and updated, moving the bedrooms to the ground floor but retaining the living room on the upper floor and adding the dining room and kitchen there as well. A roof deck was created to further enjoy the views. A palette of 1930s-era materials was used to bring the interior to life, including exotic avodire wood veneers, mirror, polished plaster and lacquer. A sensitive approach retained original openings and wood windows as well as interior details, hardware and light fixtures where they had survived. Now celebrating its 80th anniversary, the remarkable Barber Residence continues to be a landmark in the Point Grey neighbourhood, and a significant feature in Vancouver's architectural tapestry.

In the language of architectural styles, words like "Modern" and "Craftsman" mean something quite different from their usual dictionary definitions.

Even though "Modern" is a 75-year-old style, it's hard to shake the feeling that it is contemporary, and even though "Craftsman" is ubiquitous – from bungalow masterpieces of a century ago to poorly-built recent townhouses – you can't help but feel that they are hand-built by gnarled old men clutching vintage tools. Craftsman is an "architecture of abundance", of oversized beams and posts and deep eaves, of structural decoration sticking out from every intersection of walls with roofs – exposed rafter tails, carved fascia boards, and the distinctive knee brackets attached to the walls that "support" the fascia boards. It is also an architecture of texture: shingles, rough clinker bricks or granite for chimneys and porch piers, squared columns rather than smoothly finished turned ones. In some houses, half-timbering in a gable is contrasted with roughcast stucco.

It is the American Arts & Crafts style, dating from the great bungalow boom in Los Angeles in the early years of the 20th century. Compare it in your mind with a Vancouver Special – an "architecture of parsimony" with shallow eaves, a simple stucco skin and spare interiors. Craftsman houses often feature lavish interiors, with pocket doors, colonnades

and built-in cabinetry.

There are two classic Craftsman house types. One is a front-gabled bungalow with a low-pitched roof that extends over an integral porch. The well-known row of these "California Bungalows" on 5th Avenue west of Bayswater, all built around 1920, are this type. Other variations of Craftsman bungalows include the side-gabled one with a prominent, asymmetrical porch bay such as House #1 at 1606 East 15th Avenue (pictured below).

The second is a hulking, side-gabled "Swiss Cottage" with a very prominent roof that often has a gabled dormer above the integral porch. House #2 on Alberta Street is an excellent example. The more modest home at 2744 Dunbar (House #6) has the same architectural characteristics as its grand Alberta Street cousin.

A third type, distinctive to Vancouver's narrow lots, adds Craftsman decorative features onto a front-gabled boxy structure with an attached front porch. It is an updating of the old gabled vernacular style, which had begun to look dated by 1910. House #4 at 3707 West 2nd looks like a Craftsman because of its brackets; House #7 at 2967 West 42nd has the knee brackets and exposed rafter tails, but its hipped roof and the arches supporting its integral porch make it more an example of the Arts & Crafts style.

It can become very complex to sort out which house is which style. A "Vancouver Craftsman" is, like much of the city's housing, something of a hybrid.

INTERESTED IN VANCOUVER'S ARCHITECTURAL STYLES?

Find out more about our city's architecture with our **Vancouver House Styles** web tool. Explore the common housing styles found around our city including defining elements, materials commonly used and the era they were built. Photographic examples make it easy to identify styles when out in the field. Explore the web tool at vancouverheritage-foundation.org/house-styles/

Built 1913
First Owner/Builder Thomas Lees
Heritage Register C
Sponsored by

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COMPANY LIMITED

When Thomas Lees built this house in 1913, he was living next door with his family in a very similar home he built just the year before. A carpenter by trade, he built several other houses in the area at a time when it was just beginning to develop and an open stream still flowed nearby. He was helped with the build by his brother-in-law, Joseph Pritchard. By 1914, Thomas and his wife, Lillian had moved their children into this house where generations of the family would stay for over eighty years.

The house is little changed since Thomas and Lillian's day. The current owners purchased it in 1997 from the great-granddaughter of the original owners and have used a light touch in making it their own, adapting it gently and adding modern accents. They were drawn to the house for its many original details with few signs of renovation or attempts at modernization. The interior wood finishes had never been painted while built-ins and the original windows have all been retained. The cast-iron radiators still heat the house and other details are treasured including push-button light switches and the light fixtures in the front rooms. The small den off the front hall retains its green wallpaper with a trompe l'oeil tufted design and offers a favourite place by the fire.

The hand-built feel of the home has inspired the owners to introduce special items that reflect their shared interest in travel. Rather than seek out period-matched furnishings, they have added African and Asian pieces. Hand-crafted quilts from family also add their own story to the house while Edison-style light bulbs in the kitchen offer a modern reminder of the newness of electricity in homes when the house was built.

Wrapped by garden on all sides, the Lees House has a special feel to it. A clever and graceful entry sequence of hedges and steps connects the house and its landscape, and new work in the south garden will augment that. There is also thought to be a ghost which only adds to the current owners' sense of being custodians of this well-preserved gem.

Built c. 1912
First Owners Ernest and Frances Munton
Heritage Register B (M)
Sponsored by SMALLWORKS
We build beautiful small homes

With the establishment of the municipality of Point Grey in 1908 and the opening of its first school, now Kerrisdale School, that same year, residential development of the area got underway. This substantial family home was built by 1912 and accountant, Ernest Munton, his wife, Frances and their three children were the first known residents who stayed until the mid-1920s. English-born Ernest Munton came to Canada around 1908 and worked downtown at Johnston Brothers then later at Malkins grocers, perhaps taking advantage of the streetcar service on 41st Avenue and the interurban along the Arbutus Corridor for his commute. Planned before the First World War, the house has both a principal staircase and a back service stair leading up to the attic, suggesting it was built with the expectation of domestic live-in help.

More recent owners were Peter and Mary Stovell who lived here from 1965 for nearly fifty years. A UBC Professor and veterinarian, in his retirement years Peter Stovell contributed significant research in composting methods and was known affectionately as the "Compost King of Kerrisdale". During the Stovell tenure, the house was designated, providing protection from demolition, and a sympathetically-designed three-bedroom coach house by architect Allan Diamond was added in 1990, an early example of this type of development.

Over the years, a variety of alterations had been made, but stepping in through the front door today, the original design is strongly in evidence. New owners, working with Smallworks, have carefully revealed the historic character and fabric. The second floor balcony, previously enclosed, has been restored and stained glass windows in the kitchen, found in the attic, have been reinstated. The kitchen has been updated within the same footprint as have the bathrooms, replacing 1960s era renovations. Family-made heirloom furniture mingles with vintage and modern pieces, including antique light fixtures sourced on the west coast. The dramatic dining table was made by the owner's grandfather who salvaged the timbers from the sunken 19th century ship the *Euphemia* which served temporarily as a floating jail for the City of San Francisco.

Along with restoration and renewal, a spacious self-contained basement suite was created, featuring the exposed masonry walls of the foundation. Now three households enjoy this historic Kerrisdale home.

House 8 - 2610 Marine Cres *Just south of W 49th Ave*

Built 1927

First Owner F.R. Arkell

Architect B.C. Palmer

Builder Dominion Construction Co.

Heritage Register B

Sponsored by

BUNTAIN
INSURANCE GROUP OF COMPANIES

This large Tudor Revival style house was built for Frank Reginald Arkell and his wife. The Welsh-born accountant married Winnifred Fraser in 1907, one of ten children of a pioneer family, born in 1880 on Carrall Street, then in the Townsite of Granville. By 1927, Arkell was doing well enough to have this impressive home designed and built for his family, commissioning a well-known architect, Bernard Cuddon Palmer, with the construction said to have been overseen by Charles Bentall himself, President of Dominion Construction. At the time, this enclave in the municipality of Point Grey was a fashionable location for a new home, away from the growing city and with far-reaching views to the south and west. However, the Arkells did not stay long. Frank Arkell was reportedly not happy with the view, or perhaps it was the smell of Mr. McCleery's dairy barns nearby, and he moved his family to West 35th Avenue in South Shaughnessy. He later became Vice President and General Manager of Kelly Douglas Co., a large wholesaler.

By 1930, the Arkells had sold to George and Juliet

Thompson who loved the property and stayed for two decades. The extensive gardens, unusual now in this suburban context, are a significant feature of the home. The Thompsons introduced much of the landscaping including the formal sundial-plan rose garden, importing varieties from England. Many of their plantings still survive today. A grass tennis court was fitted in on the only flat area behind the house. Paved walkways were laid when Mrs. Thompson became confined to a wheelchair so she could continue to enjoy her beloved gardens. In the early 1950s, Sydney Smith, a retired Vice President of MacMillan Bloedel Lumber Company and his wife Hannah purchased the house, staying until 1975. They are thought to have had the dining room murals painted by local artist Henry Furtch in the early 1960s.

In 1975, the current owners were settled in a lovely new home in Burnaby and had no plan to move. But that all changed after they viewed the house on a June afternoon with a realtor friend, "just for the fun of it". Other offers had been made on the property that would have seen it redeveloped. Instead, they have made this their family home for forty years now and have carefully retained its historic character.

F.R. Arkell, 190-. COV Archives Port P1820

Various details indicate the wealthy lifestyle it was designed for, including a call system for the staff, a service stair and a former chauffeur's suite, dressing rooms rather than closets, and cedar cupboards in the basement to store furs. A suite that had been added on the main floor, extending into the garden, was removed. After two kitchen renovations, a new addition has created a generous open plan kitchen and family room that takes in the former butler's pantry. The sensitive design delivers the space and convenience they need to entertain visiting family and grandchildren, while preserving the more formal principal rooms of this estate home.

WilMar, 1929. Leonard Frank. VPL 5068

As the economy boomed during the Edwardian era, the elite who had moved originally to Shaughnessy Heights looked even farther afield to build even grander estates on huge "country" properties. Automobiles were now available to Vancouver's wealthy, and the southern reaches of Point Grey – originally farms and industrial land – proved ideal for the development of grand estate homes. In 1912, Benjamin Rogers drove Charles Bentall "out to the country" to show him the remote farmland he had purchased at Granville Street and 57th Avenue; his grand estate home, *Shannon*, was designed by architects Somervell & Putnam, and would not be completed until 1925. Other estates built at this time included *Oakhurst* (950 W 58th Ave, R. Mackay Fripp, 1912), the Arthur J. Welch Residence (2280 SW Marine Dr, J.P. Matheson & Son, 1912) and the Barton Residence (2194 SW Marine Dr, Maclure & Fox, 1913). Significantly, these estates included large detached garages, usually with quarters for the chauffeur. One of the most desirable places for these grand estates was the escarpment along South West Marine Drive that overlooked the Fraser River, with land that sloped down to the riverfront.

The outbreak of war in 1914 stalled domestic construction, but more mansions began to spring up right after Armistice, including the majestic Blythe and Alix Rogers residence, *Knole* (2206 SW Marine Dr, B.C. Palmer, 1918-19). As the economy improved throughout the mid-1920s, many other grand estates were developed, such as *WilMar* (2050 SW Marine Dr, Benzie & Bow, 1924-25) and the Buckerfield Residence (2040 SW Marine Dr, Townley & Matheson, 1926).

After the Crash in 1929, capital was still concentrated in the hands of wealthy individuals who used the downturn in the economy, and the subsequent deflation in labour and material costs,

Buckerfield Residence, 1936. Leonard Frank. VPL 16094

to build their estates. Two of the grandest mansions were commissioned by the Reifel Brothers, *Rio Vista* (2170 SW Marine Dr, B.C. Palmer, 1929-30) and *Casa Mia* (1920 SW Marine Dr, Ross Lort, 1932). *Casa Mia* was one of the largest and most lavish houses ever built in Vancouver, and George Reifel paid for everything in cash. Lort supervised the construction, and one Friday, Reifel, who hadn't paid the architect for a while, peeled a $1,000 banknote off a huge roll of bills and handed it to Lort, who took it home, and hid it under the bedroom carpet under one leg of the bed. He and his wife took turns sitting on the bed until Monday when he could take it to the bank. No one at the bank had ever seen one before.

The years between the two world wars were a time of traditionalism in domestic architecture, and it was considered the height of good taste to commission estate homes in historical styles. The best architects in the city were hired, including the flamboyant James A. Benzie (1881-1930), who drove a flashy and expensive white Cord automobile. By 1923, Benzie had formed a partnership with William Bow (1882-1956). Benzie was more outgoing than Bow, and had the right social connections to bring in the business; their practice flourished until Benzie's premature death in 1930. Seeking a new partner, Bow was naturally drawn to the outgoing Bernard Cuddon Palmer (1875-1936). Well-connected to the cream of Vancouver society, and eminently suited to the role of business promoter and "front man", Palmer had previously worked for Maclure & Fox on many of their grand Edwardian-era commissions. Other architects who designed grand estate houses included the supremely talented Ross Lort (1889-1968), and the prolific practices of Sharp & Thompson and Townley & Matheson. Collectively these grand estate houses of the early 20th century represent the power and wealth of Vancouver's elite, but also the height of sophisticated architecture, fine craftsmanship, grand landscapes and the use of superb materials.

Marine Drive near the Fraser River, 1918. COV Archives Str P334

photo credit: VHF

Built 1924-25
First Owner Willard Kitchen
Architect Benzie & Bow
Builder W.W. Bailey
Heritage Register B

WilMar has been empty for nine years and is unfurnished. This is a rare opportunity to see the house before any updating and restoration takes place.

This large estate home was built for Willard and Mary Kitchen on the bluff at the edge of the city. As Vancouver grew, they joined other wealthy Vancouverites seeking a more rural setting and moved here from Shaughnessy with their four children. Willard Kitchen (1860-1937) was a director of the Pacific Great Eastern Railway which later became BC Rail. An engineer from New Brunswick, he built a successful career as a contractor on the railways, taking on large-scale projects across the country and landing in Vancouver by 1914. Kitchen commissioned important local architects James A. Benzie and William Bow to design the Tudor Revival style house and grounds. The design made use of quality local materials and craftsmanship, including patterned brickwork and interior panelling in exotic wood. A separate matching coach house was designed to accommodate car and chauffeur, an important new requirement for the rural estate location.

Three generations of the Kitchen family lived in the house beginning with Willard and Mary, followed by two of their daughters, then by their granddaughter, Judith Jardine, daughter of their youngest, Gladys who was one of Vancouver's first female barristers. Judith was the only grandchild and remained at *WilMar* until her death in 2006. Having led a quiet life, in her will she provided a remarkable gift of the house and the family fortune of $40 million primarily to the Vancouver Foundation.This is the largest gift ever received by the Foundation and one of the largest in BC history.

In over eighty years, few changes were made to *WilMar.* The original layout remains along with built-in cabinetry, leaded glass, panelling, tile work and an early telephone and intercom system. After World War I, interiors were more restrained in decoration, reflecting changing economic conditions and less domestic help, and this can be seen here. However, at 9,000 square feet on two acres, it is a fine house and remains largely intact today. Since 2006, the house has sat empty, awaiting a plan for renewal and restoration. A new owner is now moving forward with plans to restore *WilMar* as two dwellings and add single-family houses on the grounds.

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Resources

British Columbia City Directories 1860-1955: Vancouver Public Library
vpl.ca/bccd

Biographical Dictionary of Architects in Canada, 1800-1950 (online)

City of Vancouver Archives

Luxton, Donald, Ed. *Building the West: The Early Architects of British Columbia*. Talonbooks, Vancouver, 2003

Royal BC Museum, BC Archives: Genealogy
royalbcmuseum.bc.ca

Vancouver House Styles
www.vancouverheritagefoundation.org/house-styles

VanMap: 1912 Goad's Fire Insurance Map
vancouver.ca/vanmap

HERITAGE SITE FINDER

Discover the heritage found in your own neighbourhood

Many of the homes on the 2016 Heritage House Tour are listed on the Vancouver Heritage Register. You can find out more about these sites, and all of the over 2,200 sites listed on the Register, using our interactive map, the Heritage Site Finder. Over a year of development and a dedicated team of volunteers have made this project possible, with new images and research added all the time. The map is also mobile friendly.

Visit the map at vancouverheritagefoundation.org/map

VHF Info Booths June 5th ONLY
9am - 3pm

Both Info Booth locations will offer ticket sales, pre-purchased ticket pick-up and information on June 5th.

Booth 1 - 3118 Alberta St

Booth 2 - 2744 Dunbar St

WALKING TOURS

April 23 to October 15, 2016
$15/each inc. tax

Join an experienced guide for a walk through Vancouver's neighbourhoods and architecture. Learn about the social history that shaped neighbourhoods or hear how art movements, zoning and city planning shaped the look and feel of our city.

photo credit: VHF

ARCHITECTURAL SALVAGE SALE

June 18, 2016

Come see the many architectural antiques and salvaged items we have for sale! We will have a large collection including lighting fixtures, wood doors and windows, metal hardware and various fixtures and fittings. All proceeds support VHF's educational programming.

photo credit: VHF

The Heritage House Tour takes a large team of people to organize and put on each year. This year's tour has involved the efforts of over 180 volunteers. A big thank you to our 2016 homeowners for welcoming us into their homes!

House Searchers:
Heather and Richard Keate, Robert Lemon, Mollie Massie, Beth Seaton, Barbara Vanderburgh, Elana Zysblat and VHF Staff

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

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www.mkphotomedia.com

2016 HERITAGE HOUSE TOUR VOLUNTEERS
as of April 29, 2016

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Megan Balmer
Don Bishop
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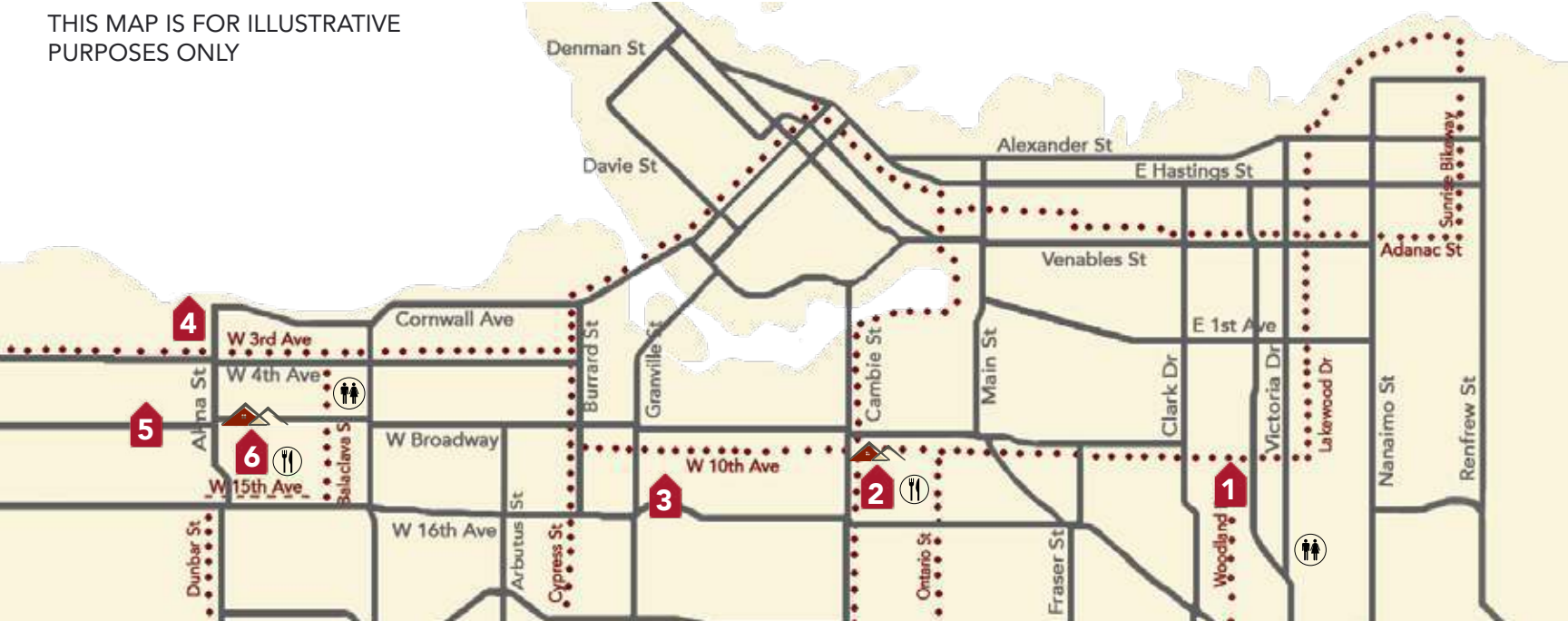

LEGEND

- Roads
- Recognized Bike Routes
- Suggested bike connector route
- Tour Houses
- VHF Info Booth
- Suggested Washrooms
- Food stops

SUGGESTED WASHROOM LOCATIONS

Trout Lake Community Centre
3360 Victoria Dr

Vancouver Public Library: Kitsilano
2425 Macdonald St

Kerrisdale Community Centre
5851 West Blvd

VHF INFO BOOTHS (pg 23)

3118 Alberta St (House #2)

2744 Dunbar St (House #6)

FOOD STOPS

VHF will have cold drinks and snacks available for purchase at both Info Booths while supplies last, including a selection of donuts from Cartems Donuterie.

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8 2610 Marine Cres

9 2050 SW Marine Dr - *WilMar*

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