



VANCOUVER  
**HERITAGE**  
FOUNDATION

16th Annual  
**HERITAGE**  
**HOUSE TOUR**

Sunday, June 3rd 2018  
10am - 5pm

Presenting Sponsor



**STONEHOUSE**  
TEAM  
REAL ESTATE ADVISORS

**THIS GUIDEBOOK IS YOUR TICKET**

The Heritage House Tour offers a unique opportunity each year to explore Vancouver's historic architecture. Through the stories of individual houses and buildings, the people who built them and those who called them home, you can discover lots of local history. Nine stops across five neighbourhoods also demonstrate how characterful older homes and buildings can be updated and enjoyed for modern living such as adaptations for improved energy efficiency and twenty-first century kitchens. Moreover they showcase the enduring quality of the design, craftsmanship and materials in our historic buildings, whether a luxury estate mansion or a more modest home.

As Vancouver continues to grow and change, the tour is also a chance to consider the value of historic buildings and places to our city and neighbourhoods. It highlights just a slice of Vancouver's rich and diverse history. At Vancouver Heritage Foundation, we provide opportunities year-round to discover, recognize and celebrate important places for Vancouver's communities, and support their conservation. They not only connect us to

the past, but can also contribute greatly to a culturally vibrant and sustainable city today and in the future. If you would like to support VHF in this as a donor, sponsor or volunteer, please get in touch.

The tour is only possible with the generous support of many people, including the homeowners who open their doors, the many volunteers who contribute to research, writing and welcoming visitors on tour day, and the sponsors and partners who support this key event in our calendar. Thank you to everyone involved.

We hope you enjoy the day and join us for another event soon!

Judith Mosley  
Executive Director

**To donate to VHF, please visit our website or stop by either of our Info Booths on June 3rd.**



## 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 aware designated VHF photographers may take photographs or live recordings during the tour, and these images will be utilized without notification by VHF for the purpose of promotion or communications.

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 wonderful volunteers.

### What should I bring?

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

**Appropriate shoes, socks and a bag to carry them.** 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. We also recommend bringing your own reusable bag to carry shoes, as we no longer provide them.

**A Vancouver street map.** The guidebook map is for illustrative purposes only.

## Vancouver Heritage Foundation

Vancouver Heritage Foundation promotes the appreciation and conservation of our city's historic places for current and future generations.

[www.vancouverheritagefoundation.org](http://www.vancouverheritagefoundation.org)

Registered charity # 891765968

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Martin Knowles Photo/Media  
unless otherwise noted*





Built 1928

First Owners Charles and Bavven de Grandcourt

Architect John A. Pauw

Heritage Register B

Sponsored by



This finely-crafted Tudor Revival cottage was built for the self-styled Baron de Grandcourt in 1928. A distant descendant of French nobility, the Baron was actually born in England, the son of Mr. and Mrs. George Hamer-Jackson. While the family immigrated to Alberta in 1912, Charles Jackson moved to Vancouver and enlisted in the 29th Vancouver Battalion at the outbreak of war. He saw action at the front, was wounded and sent to England to recover. In 1916, he adopted his new name and title, and married his nurse, Miss Patricia O'Connor.

Following the war, the young couple travelled to New York and became famous in a legendary clique known as the Greta Garbo Social Club. The "Baroness" danced and acted on stages across North America, while the Baron worked for Fox Films as a flamboyant promoter. The marriage ended in a highly publicized divorce in 1925.

Dutch-born architect John A. Pauw designed the house for the Baron and his second wife Bavven. The building contractor, Brenton T. Lea is known for other unique homes in the city including the James Residence on West King Edward Avenue,

familiar to many as the 'Hobbit House', designed by Ross A. Lort. The Grandcourts moved on to Los Angeles where Charles continued to work in the film industry as a producer and writer including for Alfred Hitchcock and David Selznick, so the house was occupied by the Baron's widowed mother Celeste Hamer-Jackson. Born in France, she was a journalist in England before coming to Canada. She started a ranch in Alberta and was also a talented teacher, author and newspaper journalist. In Vancouver, she taught French at her own small private school, apparently operated from her home.

The house features many aspects of European-inspired Arts and Crafts styling including hand-crafted tilework, light fixtures and a monumental rough granite fireplace. Making it their family home since 1994, the current owners have updated and adapted the spaces. A wine cellar was created from the basement-level garage, a custom kitchen installed with reclaimed oak floors, and bathrooms added and improved. With little needing to be done over the years, they have appreciated its sturdy characterful design and hilltop location that takes advantage of the wide views and sea breezes.





Building Permit 1913  
First Owners Mary and Henry Hanning  
Architect Sharp & Thompson  
Heritage Register B (M)  
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In its commanding location with views across the city, Hanning House was slated for demolition in 2003. Sold to a developer who planned to demolish the house and make use of the two legal lots it straddled, its future looked bleak. Due to a last minute save through resale to the current owner, it now stands restored and protected for the long term.

In 1912, retired banker John Cowdry commissioned leading architectural firm Sharp & Thompson to design a house for his eldest daughter, Mary Adelaide Cowdry. It was completed in 1913 and Mary and her new husband Henry Edgeworth Hanning moved in. Drawing on the fashionable English Arts and Crafts style and featuring seven bedrooms, four fireplaces, wood panelling and built-in buffet and glass fronted cabinets, it was a well-appointed house in a spectacular position away from the city bustle.

The house was saved by a new owner with a different plan and a vision for its restoration. An agreement with the City allowed the subdivision of the lot to be reoriented and a two-family infill in complementary style was built on the south side lot. The main house was lifted two feet to accommodate a basement suite. With only minor alterations of the main house

layout, the floorplan has been sympathetically opened up to suit modern living while maintaining and adapting the well-designed original spaces. The main floor den was combined with the living room and the kitchen was made more accessible to the living area through a new door. "Modernization" in the 1950s had left its mark, stripping away some details and covering over others. Now, missing trim and finishes were restored to match the original. The tiled living room fireplace was revealed from behind brick while the other fireplace mantel in the room was rescued out of a dumpster from Abbott House on Georgia Street. The half-timbering and stucco of the exterior were returned to their original colours and the wrap-around view porch and second storey sleeping porch with sliding side panels were also restored. A decade later, Hanning House showcases the quality of its century-old materials married with the pleasing details of the Arts and Crafts style, while being updated for modern living and providing more housing units through compatible design.



When the first Europeans arrived in the late 18th century, there were a number of First Nations villages on the shoreline of the peninsula that is now home to West Point Grey and other neighbourhoods and the University of British Columbia (UBC). *ʔəyalməx<sup>w</sup>* (good spring water) was situated near Jericho Beach and there were other settlements on the southern shore of the peninsula across from Sea Island, including *scəlex<sup>w</sup>* (upstream), which had over 70 houses.

Captain Vancouver named the peninsula after Captain George Grey, while its street names recall 1790s Spanish explorers such as Narvaez, Blanca and Valdez. In 1863, the McCleery brothers were hired to establish SW Marine Drive as an extension of the North Arm Trail from New Westminster and European settlement of the area began in earnest. Golf courses were among the first developments to succeed the logging and sawmill operations, with the Vancouver Golf Club opening among the sand dunes at Jericho Beach in 1892. Reconstituted as

the Jericho Country Club in 1905, it continued until 1939.

In 1905, real estate agents drew up an ambitious subdivision plan named Langara that covered the entire peninsula. However, the University Endowment Act of 1907 soon led to the establishment of UBC and plans for a Point Grey campus, and the original ambitions of the Edwardian land speculators were formally set aside.

In 1908, a separate municipality of Point Grey broke away from South Vancouver and established its administrative centre in present-day Kerrisdale. Land speculation gathered pace, aided by the expanding streetcar network to the west including along 4th Avenue, reaching as far as Drummond Drive by 1912. But the area was still largely undeveloped on the eve of the First World War, dotted with larger residences and estates in what were then remote locations away from the city. Such homes include today's Cecil Green Park House, Brock House and the

Tudor Revival masterwork, Aberthau. This all changed in the 1920s with the construction of hundreds of more modest homes and the growth of the UBC campus. The expansion of the Royal Canadian Air Force station at Jericho Beach during the Second World War was also a significant change in the landscape. In 1929, the Point Grey and South Vancouver municipalities amalgamated with Vancouver. The headland and the one-time municipality are remembered in the name of Vancouver's most westerly neighbourhood.

*City of Vancouver and Suburbs, 1914, Vancouver Map & Blueprint Company.*

## **Old Hastings Mill Store Museum - Special hours June 3rd only, 10am - 5pm** **1575 Alma St at Point Grey Rd**



The Old Hastings Mill Store Museum is Vancouver's oldest building, circa 1865. Originally situated on Burrard Inlet just east of Main Street, Hastings Mill Store was the location where Hastings Sawmill employees and local residents came to purchase food, clothing and other basic supplies. Its entry vestibule also served as Vancouver's first post office. The store is a rare survivor of the Great Fire of 1886 but was threatened with demolition in the late 1920s due to the changing economy. It was rescued by a local lodge, the Native Daughters of B.C. Post #1, who raised funds to have it barged to its present site and refurbished as a museum. It continues to be owned and operated by today's members of the same organization.

The Museum houses an extensive collection of Indigenous and pioneer artifacts, ranging from handcrafted baskets and tools to kitchen implements, vintage photographs and fashions. Relics created from the wreckage of the early Hudson's Bay trading vessel SS Beaver and items rescued in the aftermath of the Great Fire are also on display. The Native Daughters organize regular fundraising events for museum upkeep such as sea shantie sing-alongs, live plays, lectures and other community gatherings. For more information on Old Hastings Mill Store Museum, visit [www.hastings-mill-museum.ca](http://www.hastings-mill-museum.ca) or email [hastings.mill@gmail.com](mailto:hastings.mill@gmail.com).

*Photo Credit: Bob Hare*

## House 3 - 4397 W 2nd Ave: Aberthau / West Point Grey Community Centre *West of NW Marine Dr* 8



Built 1909

First Owners James and Ethel Rear  
Architects Maclure & Fox (1909); Sharp & Thompson (1933)

Heritage Register A (M)

*Operated jointly by the West Point Grey Community Association and the Vancouver Board of Parks and Recreation*

James S. Rear was one of Vancouver's most successful businessmen, rising through insurance companies to become a prominent financial broker and the President of North American Securities Limited. Rear also invested heavily in real estate and was one of the first property owners to build on the farthest reach of Marine Drive in the new municipality of Point Grey. In 1909, he commissioned the talented firm of Maclure & Fox to build a home for his family. Set within a large acreage, the house was designed with garden terraces overlooking lawns with a view onto English Bay.

Samuel Maclure, the renowned BC architect, joined in a partnership in 1905 with Cecil Crocker Fox, who had trained in England under the great Arts and Crafts designer C.F.A. Voysey. Together they excelled at creating homes that incorporated English Tudor styling and West Coast materials and craft. The firm also designed the combined garage and stables, now used as a pottery studio, which is the oldest known structure of its type in the city.

In 1920, the house was sold to Colonel Victor Spencer, one of thirteen children of Welshman David Spencer who founded a retail department chain. With a large family, Victor and Gertrude Spencer made alterations

to the house and extended the gardens. In 1933, they hired leading architects Sharp & Thompson to create the handsome "Oak Room" addition, including the beautiful carved 'linen-fold' wall panelling, plaster ceiling, stained glass and fireplace. It was the Spencers who gave the house its Welsh name, Aberthau, meaning 'a place filled with light'. Just six years after the completion of the Oak Room, the house was acquired by the federal government which used it as the Royal Canadian Air Force officers' mess for the nearby Jericho air base during the war. A fire destroyed the mansion's third floor and roof in 1942, but thankfully the building was restored. The property was later acquired by the City of Vancouver to become the West Point Grey Community Centre, opening in 1974. Restoration work in the 1990s assured the continued enjoyment by the community of this unique house that showcases the craftsmanship of its time.



Food Stop



VHF Info Booth





Building Permit 1921  
Builder Fred Melton  
First Occupant W.S. Waring  
Heritage Register B  
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Building contractor Fred Melton left a significant legacy of homes and apartments constructed in the 1910s and 1920s, including this well-preserved Craftsman. Arriving in Vancouver from Yorkshire, England in his twenties, Melton bought land and developed properties, particularly houses in the growing neighbourhood of Kitsilano. In 1912, he built Melton Apartments in the Grandview neighbourhood where he lived until 1923 when he moved to his newly-constructed Melton Court. The handsome red brick apartment building still enjoys bay views across the street from Kitsilano Beach Park.

With the arrival of the streetcar service to Kitsilano along 4th Avenue in 1909, access to downtown shops and businesses boosted development. The beach shacks and cannery on Point Grey Road at the foot of Bayswater were replaced by homes and parks. In 1920-21, Melton developed this home and its three neighbours to the west. The last and most expensive of the four, this house had a garage added soon after. The first resident was William Waring, knitting mill executive and salesman. He and his wife May lived here with their family until 1952.

The typical elements of the Craftsman style carry through all four houses, though varying in materials – deep overhangs, cedar shingle cladding, clinker brick, tapered pillars and generous porch. A proliferation of books of plans, magazines and publications in the early twentieth century allowed builders to keep current with trends and designs that they could adapt to various lot sizes. The use of granite and the roof form and dormers distinguish this home from its neighbours. Inside, alterations over the years have relocated the staircase from the back to the front of the house, and removed the wall between the living room and dining room but many fine elements of the original interior remain including shoulder-height wainscoting, leaded windows and built-in sideboard. In 2016, the exterior was repainted in historic colours using the True Colours palette, further enhancing the well-crafted exterior of this solid 1920s suburban home.



The Arts and Crafts movement in Vancouver has left a rich legacy that is expressed in some of our most beautiful and valued buildings. Inspired by the Pre-Raphaelites of England and its leader William Morris, generations of young English architects were immersed in the ideology of 'art for art's sake'. Patrons commissioned these engaged designers to create homes that integrated inspired design and the intrinsic beauty of craft into everyday living. Morris advocated: 'Have nothing in your house that you do not know to be useful, or believe to be beautiful.'

The movement, initiated on the West Coast in the 1890s, came to its zenith in the city prior to World War I and lingered on until the Great Depression. Vancouver's Arts and Crafts sensibilities can be tied directly to its architects who were trained by notable British or Scottish design leaders. The innovations of the Californian bungalow aesthetic and American architects who advocated for this style were also a very significant influence.

The design of homes that met the movement's ideals, or appropriated them, came to dominate the character of both exclusive and working-class neighbour-

hoods as a widely-adopted design form. Mansions and cottages were executed with sublime design features incorporating true artistic craftsmanship in stone sculpture, woodwork, fireplace tiles, stained glass and wrought iron. Alongside these artistic



homes were many more shingled and bracketed "Craftsman" styled homes that were executed with much loved design features such as built-in furniture, sleeping porches and window seats that made living in these homes a pleasure for their occupants.

Much of the beauty and craftsmanship of Vancouver's homes was due to the skills of building contractors and their teams. Contributions of craft and design came from many talented craftsmen and craftswomen. However, their skills and products were produced on a limited basis as they could not compete directly with cheaper imported products manufactured in other North American locales that had robust and well-funded craft-based industries. Nonetheless, the sale and popularity of high-quality Arts and Crafts production from American and English sources was made widely available by Vancouver retailers and contributed immensely to the creation of a successful artistic home design.

Despite limitations of a local market for their wares, leaders of the craft movement in the city brought together 'kindred spirits' of the allied arts into the first Vancouver Arts and Crafts Association formed in 1900. Although this and other similar local organizations faced indifference from the public, and significant economic challenges, exhibitions and promotion of the arts continued to produce notable artists and



contributions to the city's design history. Even today the legacy of the Arts and Crafts era can be seen across the city and continues to inspire new generations of the importance of celebrating craft and integrating art into one's home and life.

**While touring the homes be sure to look for these Arts and Crafts features:**

House #1: Exterior herringbone pattern brick work and tile, and light fixtures (basement level)

House #2: Built-in sideboard and paneling

House #3: Art glass windows, Rookwood tiles with 'goblin' brackets (library mantel), Oak Room plasterwork and linen-fold paneling

House #6: Stained glass and staircase

House #9: Batchelder art tiles on fireplaces, inlaid floors, paneling, beamed ceilings and staircase balustrade



Built 1913

Owner/Builder Robertson & Hackett Co.

Architect Philip M. Jullien

Heritage Register A (M)

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Kensington Place was designed at the height of the pre-war economic boom as one of the finest apartment buildings in the West End. By the time of its completion, world affairs were shifting but the opulence of the building and its location secured it a market, offering beachfront luxury in furnished and unfurnished rental apartments.

David Robertson, James Hackett and George Hackett were building contractors who also owned a large lumber company with a sawmill on False Creek. Seeing opportunity in the building boom, in 1912 they commissioned American architect Philip M. Jullien to draw up the designs. Jullien trained in New York with leading American architectural firms and brought the Beaux-Arts styling of the era with him when he came to Vancouver in 1910. The exterior showcases the elaborate ornamentation of Renaissance Revival executed in pre-cast concrete and stucco, with a highly decorated sixth storey, recessed loggia style balconies, and finished with a flamboyant Baroque entrance. The interior provided large suites, only four per floor, with fireplaces, ample windows, decorative plasterwork and paneling.



From the beginning, the apartments were occupied by prominent businessmen and well-to-do residents including company executives in key industries of British Columbia from lumber and mining to railroads and shipping. Some stayed for many years while others lived at the Kensington for a year or two while their Shaughnessy mansions were built – it was a prestigious address.

In the 1940s and 50s, the building was home to the celebrated Canadian novelist, Ethel Wilson and her husband. In more recent decades, it has attracted leaders in the arts and design industries including Irving Guttman, a founding figure for opera in Western Canada.

In the late 1960s, a new owner had plans to demolish and redevelop. Tenant Terry Devlin decided to buy the building and convert it to a condominium, enabled by the Strata Titles Act passed by the provincial government in 1966. It became one of the first examples in Vancouver of an existing building converting to strata ownership and many of the renters became owners. A program of updating and restoration began in



Image courtesy Robert Lemon and Charlotte Murray

the 1970s and progressed over many years, led by architect, heritage advocate and resident, Charlotte Murray. It included upgrades of heating and plumbing systems, refinishing the exterior, replicating the cornice, and restoring windows.

The two apartments open for the tour give a good flavour of this special building. Apt 1 with its own entrance on Beach Avenue has had recent updates, opening up the kitchen and living areas, renewing finishes and adding storage spaces. A former resident during the 1940s and 50s was Frederick Clendenning, President of Empire Shipping. Apt 26, now part of Apt 24, was home to the Managing Director of the Union Steamship Co., Ernest Beazley, in the early years. The two apartments were combined thirty years ago to create an expansive suite well-suited to entertaining and hosting intimate musical events for its owners at the time. Sensitive updates in both suites have retained the elegance of the original spaces. They provide a taste of executive beachfront lifestyles of the past and show how well this remarkable building has been adapted for modern living.



The use of colour on a house is more than a surface treatment. Careful attention paid to colours and their placement in accordance to style, age and region can be the crowning glory in a heritage restoration.

The application of colour and paint was an integral part of the design and craftsmanship of Vancouver's historic homes. Paint was often mixed on-site using natural pigments and linseed oil. The original pigments, which included iron and copper oxides, gave a warm, rich and saturated appearance to surfaces, while the linseed oil provided a high-gloss finish. Paint was created in this manner until the 1920s when commercially-mixed paints became widely available.

Twenty years ago, Vancouver Heritage Foundation set out to identify and make available the authentic colours used on early houses in the city. The colours were revealed during hundreds of hours of sampling from a wide selection of historic Vancouver homes. What we found was a rich array of 35 colours that had been consistently used to complete

and enhance the architecture of the time (1890s-1920s) and suited to the region's climate. In 1999, VHF launched the True Colours palette, working with Benjamin Moore & Co. to match the historical hues and their depth of tone, and make them commercially available.

Since the launch of the True Colours palette, Vancouver Heritage Foundation has also offered an award-winning grant program that has assisted close to a hundred homes and buildings with repainting in authentic historical colours. Many of these have been documented as a reference resource available on the VHF website.

To find out more about the True Colours palette and grant program, visit [vancouverheritagefoundation.org](http://vancouverheritagefoundation.org).



Building Permit 1909  
Builder Andrew Bergquist  
First Occupant Amos Ranney  
Heritage Register C (M)





This Edwardian home with its columns and scrolled brackets was built in 1909 with its twin to the east. At the time, industry was booming and the city was growing rapidly as people came to the region for the economic opportunities. The demand for new homes also drew skilled immigrants. Retired carpenter and recent arrival from Ireland, Alexander Sloan obtained a building permit for the two houses in May. Swedish-born Andrew Bergquist built this and other homes in the area, including his own home on Eton Street in 1911 that remained in his family for nearly a century.

Real estate agent Amos Ranney was the first resident but by 1911, Daniel and Edythe Black moved in and made it their family home for twenty years. Daniel came to Vancouver around 1906 from New Brunswick and married English-born Edythe here in 1909. Their first home was on East Hastings Street, just a few blocks away. As a stationary engineer, maintaining machinery in saw mill operations, Daniel worked in one of the leading industries that brought many people to British Columbia for jobs and opportunity. In 1911, he was at Woods & Spicer, a large manufacturer of shingles on the

shore of False Creek that shipped their products not only across Canada and the US but as far as Britain, Australia and South Africa. By 1926, he had moved to Capilano Timber Company, a major American-owned lumber operation on the North Shore from 1915 to 1930.

While owners over the years had put their own touches on the house, the layout and details were still largely in place when the current owner bought in 2000. Stripping paint off the generous staircase was a labour of love that has restored this feature at the heart of the home. A traditional paint palette for the interior provides a warm backdrop to Canadian antique and vintage furnishings, stained glass and original floors. Repainting in authentic historical colours from the True Colours palette transformed the exterior and set an example that other homes nearby have since followed.

True Colours palette used:

	Hastings Red		Edwardian Porch Grey
	Edwardian Buff		Gloss Black



Water connection 1908

First Owners Charles and Jennie Prince

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Charles and Jennie Prince married in 1905 in Strathcona and built their home here in the developing Grandview neighbourhood, staying for over 15 years. Both started out from Bonavista Bay, Newfoundland. Charles came to BC when he was about 18 years old, working as a carpenter then mariner in the fishing industry. The fishery was a major economic driver and employer on the coast as Vancouver became established in the late 1800s. In 1911, Charles was working for Canada Fishing Co. (today's Canfisco) as a fisherman with his brother. A few years later he was a pilot on the SS Flamingo, a 156-foot-long, British-built vessel that could carry 300 tons of halibut. He became a master mariner and continued as a boat captain until his retirement.

A family home through the decades, later residents brought German, Russian and Scandinavian influences to the home including colour schemes and a backyard smokehouse. By the late 1980s, the house had seen many cosmetic changes, covered over with asbestos shingles, painted and papered inside, and with linoleum flooring

installed. The current owner, buying in 2001, benefitted from extensive restoration work done by their predecessors. Original wood siding was revealed from behind the shingles and restored. Fir floors were exposed from under layers of linoleum and the front porch opened up again. The claw foot tub was hauled out of the flowerbed and reinstated in the upstairs bathroom.

Over the past 17 years, the current owner has further restored and enhanced the hard work done before them. A fireplace has been added to the living room with Arts and Crafts inspired Motawi tiles and the bathroom updated. A thoughtfully designed custom-built kitchen connects modern convenience with the historic character of the house and incorporates an antique Hoosier cabinet. Today, the home provides a perfect setting for the owner's collection of antique Arts and Crafts furniture and lighting that includes British and North American pieces.





Building Permit 1910  
Builder Bristol & McCarthy  
First Resident Frederick Dodd

This Craftsman style home was built on spec to meet the growing need for housing. The builder and carpenter team Bristol & McCarthy also built two other houses on the same block that year. The first resident was Fred Dodd, a painter/carpenter. By 1913, Joseph and Elizabeth McBride and family had moved in and stayed until 1920. Joseph was a track foreman with the British Columbia Electric Railway. The BCER operated the region's system of interurban and streetcar lines from 1898 until the 1950s, as well as generating and distributing electricity and 'producer gas' made from coal to households and businesses.

The Central Park Interurban streetcar line connected Vancouver to New Westminster from 1891. Stops encouraged development along the 20 kilometres of track that ran through the logged rural land and passed nearby two blocks to the east. In the early 1900s, real estate development of the area gathered pace as the population grew rapidly and further streetcar routes were added on Broadway and Commercial Drive. Queen Alexandra School at Broadway and Clark Drive, designed by school board architect Norman A. Leech, was built in 1909

and many of the houses on this stretch of East 10th Avenue date from this time.

Divided into three suites and then reunited as a family home, the house has been adaptable over the years. Through the changes, the interior has retained many of the original features of a comfortable Edwardian home that drew on the artistic aesthetic of the Arts and Crafts movement, popular for interiors during this time and made widely available for all classes of home through catalogues and journals. These include a beamed ceiling, paneling and plate rail in the dining room, and the bookcase colonnade that divides the living and dining spaces. A recent kitchen update has opened up the floorplan but carefully preserved and replicated paneling and wood flooring. As the house continues to be adapted to suit modern family life, it suggests the enduring quality of the materials and design of this well-built family home from the early years of the neighbourhood.



Building Permit 1921

First Owner Captain Montague  
A. Tuck

Architect Bernard C. Palmer

Heritage Register B,  
First Shaughnessy Heritage  
Conservation Area

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Food Stop



VHF Info Booth

A landmark Shaughnessy home, this Tudor Revival style residence was built in 1921 for successful businessman Captain Montague Tuck who had served in the Canadian Army during the First World War. He was a director of Gold Seal Ltd, a distributor of fine wine and liquor, and president of Braid Tuck Company Ltd, a tea and coffee merchant. Talented local architect Bernard Cuddon Palmer was commissioned to design the home and it was built by contractor Walter W. Bailey, featuring elegant interiors with finely crafted woodwork in oak and Douglas fir. Noted at the time were the impressive ten fireplaces and the installation of a small elevator to easily deliver wood and coal from the basement, still in place. The fire surrounds were tiled with the famous Batchelder art tiles made in Los Angeles.

Palmer articulated with prominent English architectural firms and was trained by leading Arts and Crafts designers. When he immigrated to Vancouver in 1911 he was hired by renowned local firm Maclure & Fox to undertake both the design and supervision of many Tudor Revival residences. In 1916, Palmer launched his own firm and became a successful

society architect for the city's wealthiest residents.

By 1929, the house had new owners, Arthur B. and Lilian Palmer. Arthur Palmer had success in the Klondike gold rush and ran stores in Dawson and other mining centres before setting up a successful road construction contracting business. The Palmers added their own touches to the house – Arthur's initials are on the fireplace mantel in the entrance foyer. After six years, they moved to the Kensington Apartments for a while (see stop 5). A succession of business leaders followed before the house saw some celebrity as the home of Goldie Hawn and Kurt Russell in 2002-05.

New to Vancouver and house-hunting in 2008, the current owners stretched their budget to make this their home, concerned for its future and appreciating the beautiful materials and craftsmanship. They have changed little and are keen to preserve the special details that have been enjoyed for nearly a century.

## Resources for Heritage Building Owners



Vancouver Heritage Foundation offers a wealth of information and education for owners of heritage and character homes and buildings and other historic places. Whether you are looking for insight on insuring a heritage home, how to retain historic fabric or financial assistance for heritage projects, we can help. Our website is a great place to start for information and suggestions of where to find additional support. Resources include:

- Building Owner's Guide which offers guidance for common questions such as annual maintenance, insurance, project planning and finding appropriate professionals
- Case studies on restoration and rehabilitation of a wide variety of older buildings in Vancouver
- Grants and funding available from VHF and other organizations
- Upcoming VHF workshops, offering practical training for planning and taking on heritage projects

Visit [vancouverheritagefoundation.org](http://vancouverheritagefoundation.org) to find these and other resources.

Vancouver has a rich and fascinating history and built heritage. With varied architectural styles, diverse cultural stories and over 2,200 registered historic places, there is lots to learn about.

VHF has created a host of useful online resources that can be used to learn about the history of a site or building, distinguish the architectural style or explore the cultural stories that make the city special. All of these webtools are free and available for the public to use for research or just personal interest.

## **Vancouver House Styles** [vancouverheritagefoundation.org/house-styles](http://vancouverheritagefoundation.org/house-styles)

This web tool defines, details and illustrates common housing styles local to Vancouver and their architectural elements. Created in 2012, the web tool currently details 19 individual architectural styles. We are working on updating it with new information for existing styles and adding some more styles including the Mid-Century Builder, Split-Level Rancher and Traditional Longhouse.

## **Heritage Site Finder Interactive Map** [vancouverheritagefoundation.org/map](http://vancouverheritagefoundation.org/map)



This fully searchable, mobile-friendly map plots all current resources found on the Vancouver Heritage Register. The site contains images for over 2,000 sites and history for over 1,000 sites. With the assistance of a team of volunteer researchers, new information is added regularly. If you have information about a site please contact us to help add more images and information.

## **Places That Matter Community History Resource** [vancouverheritagefoundation.org/places-that-matter](http://vancouverheritagefoundation.org/places-that-matter)



Launched as part of Vancouver's 125th anniversary celebrations, Places That Matter commemorates and raises awareness about the people, places and events that have shaped our city. The Community History Resource is an online hub full of images, history and stories for the 125 sites. It is ever-evolving as we continue to populate it and add information and personal stories.



Stop by Info Booth #1 to learn more about these resources





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## Select 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  
searcharchives.vancouver.ca

Heritage Vancouver Building Permits Database  
permits.heritagevancouver.org

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

Kalman, Harold and Robin Ward. *Exploring  
Vancouver: The Architectural Guide.*  
Douglas & McIntyre, Vancouver, 2012.

MacDonald, Bruce. *Vancouver: A Visual  
History.* Talonbooks, Vancouver, 1992.

Musqueam Our History Web Map tə sʔa:nɪ  
syəθəs (our history). musqueam.bc.ca/  
musqueam-our-history-web-map

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

## WEST END HERITAGE TOUR September 2018

This fall, VHF will present a self-guided tour of the West End neighbourhood. The tour will include a variety of historic buildings and places with the opportunity to get inside, learn about the history and how each place is part of the rich cultural heritage and vibrant community of the area.



### Listed or Designated?

Heritage buildings can be listed on the Vancouver Heritage Register (VHR) as well as municipally, provincially or federally designated. Designation offers protection from alteration or demolition and can also be used to protect interior elements or landscaping.

Definitions used in this guide:

- A - Primary Significance (VHR)
- B - Significant (VHR)
- C - Contextual or Character (VHR)
- M - Legally designated by the City of Vancouver

## HISTORIC MAP GUIDES

VHF offers a variety of map guides to historic areas, and the cultural and architectural heritage of the city. Recently updated and reprinted, the Historic Chinatown Map Guide provides a tour of neighbourhood history in both English and Chinese language versions. The Historic Japanese Canadian District Map Guide will also be updated this summer in both English and Japanese. Other guides highlight areas such as Kitsilano and West Hastings Street. All are available to download at [vancouverheritagefoundation.org](http://vancouverheritagefoundation.org).



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 160 volunteers. A big thank you to our 2018 homeowners for welcoming us into their homes!

#### House Searchers:

Heather and Richard Keate, Michael Kluckner, Karen Russell, Rick Stonehouse and VHF Staff

#### Guidebook:

Writing, editing and design unless otherwise noted: VHF Staff

Essayists: Adrienne Brown and Jim Wolf

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#### Research Consultants and Contributors:

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#### 2018 HERITAGE HOUSE TOUR VOLUNTEERS as of April 26, 2018

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Carol Attenborrow

Christine Allen

Jeannie Bates

Gillian Beattie

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Ruth Brodie

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Lindsay Salt

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Karen Seaboyer

Alexandra Shaw

Judy Sheeshka

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Nancy Singbeil

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THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY



## LEGEND

-  Roads
-  Recognized Bike Routes
-  Suggested Bike Connector Route
-  Tour Houses
-  VHF Info Booth
-  Suggested Washrooms
-  Food Stops
-  Old Hastings Mill Store Museum (See page 7)

## SUGGESTED WASHROOM LOCATIONS

West Point Grey Community Centre (House #3)  
4397 West 2nd Ave

Trout Lake Community Centre  
3360 Victoria St

Kitsilano Community Centre  
2690 Larch St

## VHF INFO BOOTHS (9am - 3pm)

4397 W 2nd Ave (House #3)

3590 Cypress St (House #9)

## FOOD STOPS

3590 Cypress St (House #9) - VHF will have cold drinks and snacks available for purchase while supplies last.

4397 W 2nd Ave (House #3) - Complimentary coffee, tea and cookies will be provided by West Point Grey Community Association. Please bring a reusable cup to help reduce waste.

## PLACES THAT MATTER

VHF's Places That Matter plaque project celebrates Vancouver's 125th anniversary of incorporation as a city and raises awareness about the people, places and events that tell the stories of Vancouver's history. There are several Places That Matter sites short distances from tour homes. We encourage you to read about and visit them!

[vancouverheritagefoundation.org/places-that-matter](http://vancouverheritagefoundation.org/places-that-matter)

**A** Jericho Arts Centre  
1675 Discovery St

**B** Dayton Boots  
2250 E Hastings St

**C** Trout Lake  
3360 Victoria St

VHF would like to acknowledge that the tour is located on the traditional, ancestral, unceded territory of the Musqueam, Squamish and Tsleil-Waututh peoples.

1



4693 Drummond Dr

2



1826 Blanca St

3



4397 W 2nd Ave -  
Aberthau

4



3044 Point Grey Rd

5



1386 Nicola St -  
Kensington Place

6



1932 Ferndale St

7



1923 E Georgia St

8



1424 E 10th Ave

9



3590 Cypress St

1

24

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