



VANCOUVER
HERITAGE
FOUNDATION

17th Annual HERITAGE HOUSE TOUR

Sunday, June 2nd 2019
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 history through its houses and neighbourhoods. This year we explore ten homes across five different neighbourhoods, each with a story of its own. The shifts in architectural design from the 1890s to the 1950s is apparent, along with the adaptability of older homes through decades of change. Adaptations for a new use, to provide more housing or to meet modern concepts of living can secure the survival of a historic house, and can often be achieved while retaining the heritage character and connection to history.

Heritage buildings and places have a lot to offer our city and neighbourhoods. The tour showcases just a small selection of homes and snippets of the rich and diverse local history. At Vancouver Heritage Foundation, we offer opportunities year-round to learn about heritage places and their value for communities, along with guidance and support for their conservation. You can find events and a wealth of information on our website and

if you would like to support VHF in this as a donor, sponsor or volunteer, please get in touch.

The tour is made possible by the generous support of many people, including the homeowners who open their doors, the volunteers who contribute to tour preparations and who welcome visitors on tour day, and the sponsors and partners who support this special event. Thank you to everyone involved!

We hope you enjoy the tour.

Judith Mosley
Executive Director

To donate to VHF, please visit our website or stop by either of our Info Booths on June 2nd.



Heritage House Tour Guidelines

Houses are open from 10am to 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

Registered charity # 891765968

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





Built 1911
First Owners Albert and Marion Lindgren
Builder John Bell
Sponsored by



This Edwardian-style house was built in 1911 by John Bell along with its two neighbours facing Willow Street. Lying just east of the new Shaughnessy Heights enclave and part of the Municipality of Point Grey established only three years earlier, the area was just starting to be developed. Douglas Park to the south was a Chinese market garden at the time that had been cultivated since 1882 and only became a park in 1926.

Captain Albert Lindgren and his wife Marion were the first owners, moving in with their family in 1911. Albert was a Master Mariner well known locally at the time. In 1912, he was captain of the *S.S. Princess Adelaide*, one of four similar passenger ships in the Canadian Pacific Railway coastal fleet. He was commissioned to bring several of the CPR steel-built steamers around Cape Horn to the west coast when they were built in Britain in 1910-12. Among them was the *S.S. Princess Sophia* - a ship that later grounded on a reef near Juneau in 1918 with a disastrous loss of life. Captain Lindgren himself died at sea on a voyage to China in 1916 as master of the *Amy Turner*. His family continued to live at the house on Willow Street

until the 1970s.

In 2015, new owners embarked on updating and restoring the house. Earlier renovations had enclosed the front porch, replaced many of the windows and left the electrics in a tangle. Drawn to the character of the home that still retained stained glass and original floors, they were keen to bring a light touch to the updates, retaining historic features and fabric, and focused on updating the home's electrical and plumbing systems. They also improved its energy efficiency, participating in VHF's Heritage Energy Retrofit Grant program. With insulation, air sealing, high-efficiency furnace and on-demand hot water heating, the greenhouse gas emissions of the house have been reduced by 4.3 tonnes per year. A gas fireplace was added in the living room, flanked by new custom-made wood windows that take advantage of the corner location and the view of the park. The front porch was opened up again, returning to its original appearance. With the exterior repainted, the century old home has recovered its historic charm and once again contributes to the character of the streetscape along with its 1911 neighbours.



Douglas Park

Located just east of Oak Street, between West 20th and 22nd Avenues, Douglas Park is one of the most popular parks in Vancouver and an interesting piece of Vancouver history. Now a modern neighbourhood hub with a community centre and other public amenities, it was once a gathering site

for local Indigenous people, a pasture for elk and the site of a winding creek.

Claimed by early settler William Mackie in the 19th century, the park was planted with packets of cabbage and onion seeds brought by Mackie's nephew, who arrived in 1882. Those seeds would be the first of many sown in this area as it became home to the first "European" garden to be planted south of False Creek. As the surrounding neighbourhood developed, much of the forested area was logged. However, the vegetable garden was retained as it had grown popular with local residents. A tradition of growing food here continued to the early 1900s, when a portion of the land was leased to Ah Mew, a Chinese immigrant who ran a market garden here until 1926. In 1927 the land was sold and the market garden forced to leave.

Since the 1930s a series of projects have transformed the park, including drainage and the installation of formal paths and community resources. Today, the park is home to several public art installations and commemorative trees, making for a lovely afternoon detour.

PLACES THAT MATTER

COMMUNITY
HISTORY
RESOURCE

Visit these Places That Matter sites on tour day while travelling between homes!

- A - Douglas Park
801 W 22nd Ave
- B - Vancouver Aboriginal Friendship Centre
(former site)
1855 Vine St
- C - Kitsilano Neighbourhood House
2305 W 7th Ave
- D - Cyclone Taylor Arena
5670 East Blvd

Learn more about these and other Places That Matter plaque project sites by visiting vancouverheritagefoundation.org/places-that-matter



Built 1895
First Owner George Weeks
Heritage Register B (M)

This large Victorian home was built by George Weeks for his family when the West End was the young city's fashionable residential neighbourhood. It is now the Diamond Centre for Living and part of Barclay Heritage Square.

George Weeks (1862-1948) was a grocer, serving as a factor with the Hudson's Bay Company at trading posts in Yale and Hope before becoming the manager of Vancouver's first Hudson's Bay Company store. He went into business with James Ford, opening Weeks & Ford on West Hastings Street. However, Ford lived it up on the company account before disappearing, leaving debts in his wake, and was later imprisoned for embezzlement. Weeks formed a new partnership with Charles Robson about 1893 that ran more smoothly.

George Weeks also built the three-storey Shaftsbury Apartments on Nicola Street behind his house, now demolished. He lived in his house until he died in 1948 and the family continued there for another decade, likely ensuring its survival through the many neighbourhood changes. In 1966, Vancouver Board of Parks and Recreation developed plans to create a new park in the rapidly densifying area and chose this city block, purchasing all the properties – 15 houses and two apart-

ment buildings – with the intention of clearing it for a traditional park.

The Community Arts Council, led by the late Janet Bingham, began a campaign to save the historic buildings. Through the persuasion of several organizations, the Park Board and the City agreed to create a unique "park with houses" which took shape over a ten-year period starting in 1980. Weeks House was one of nine that were saved and adapted for new uses including low-income housing, a house museum and a seniors' community centre.

Restoration and extensive renovations in the mid-1990s converted the house to become the Diamond Centre for Living run by Vancouver Friends for Life Society, an organization founded in 1995. For over 20 years this building has been a wellness centre providing specialized support programs to people facing life challenges associated with HIV, cancer and hepatitis C. The historic rooms of this former family home are well suited to creating a warm, welcoming environment.

For information on parking in the West End, please see the insert provided with your guidebook.



Built 1910
First Owners Alfred and Marguerite Hirschfeld
Architect Gamble & Knapp
Builder Hunter & Robinson
Heritage Register A (M)
Sponsored by



Alfred Hirschfeld was a businessman with involvements in photography, newspaper publishing, mining, real estate and finance. Born in England, he came to Canada about 1897 and headed north, establishing himself in Atlin, a significant gold rush town in BC. In 1902, he married Marguerite Miller, daughter of Vancouver's postmaster, and they returned north where Hirschfeld was editor of the *Atlin Claim* newspaper and became president of the Board of Trade. Back in Vancouver, in 1910 they commissioned architects Gamble & Knapp to design this house. Within a few years, they built another on Southwest Marine Drive before leaving for California by 1915. Hirschfeld died there in 1926.

Gamble & Knapp was the Vancouver partnership from 1910 to 1912 of John T. Gamble and Jacob H. Knapp as architects and engineers. Their most important design work was the execution of distinctive upper-class homes in the Arts and Crafts style, but also included "The Hollies," the landmark Colonial Revival-styled mansion for G.E. MacDonald built in Shaughnessy Heights.

In the 1920s, James and Ethelwyn Hall made this their family home. James was the general manager of Vancouver Milling & Grain Company during that

time. Ethelwyn was the daughter of H.T. Ceperley, Vancouver's pioneer in real estate and insurance. In 1929, the house was sold and the Halls divorced. In the 1940s, rooms were rented out, a common way at that time to generate income and provide more housing. The house was later home for many years to Captain Leitch (Barney) Johnson, CBE, DSO, a distinguished naval veteran and renowned mariner. The Arts and Crafts interiors of the principal rooms are well preserved, retaining unpainted wood, an impressive cobblestone fireplace and chimney, and leaded diamond-paned windows. Antique furniture and curios sit comfortably in the 1910 spaces. Over several decades, the owner has created a flourishing summer garden featuring architectural antiques. It spills out to the curb at the front and holds some surprises in the courtyard at the back. A greenhouse consists of salvaged French doors from a 1910s apartment, 1850s lampstands from London support hanging baskets and the unique garage features 18th-century stained-glass windows. This special house, now complemented by its garden, is a rare survivor through a century of change in the neighbourhood that surrounds it.



Built 1938
First Owner Captain William H. Turner
Sponsored by



This large half-timbered home, sheltered within its lush street-side garden, started out as a revenue property for a well-known local boat builder. It was built as three units in the former garden of the 1912 house next door, which was later demolished for an apartment building. Turner Boat Works was established in 1908 on Coal Harbour by William Turner who came to Vancouver in 1888, worked in the lumber mills before having some success in the Klondike gold rush of 1898 that financed the start of the business. Turner's son, Captain William Harold Turner, joined the family business and it operated for 50 years, crafting small high-quality clinker-built wooden boats with a reputation for safety and performance. The works built lifeboats for the Victory ships and whalers for the Navy during the wars.

The West End neighbourhood began a transition from single family homes to rental apartments early in the 20th century. High-end purpose-built apartments close to the amenities of English Bay attracted the city's social and business elite. The economic depression of the 1930s increased interest in renting and as construction picked up again in the second half of the decade, the appeal of the West End continued. The

suites at 1030 and 1040 Chilco Street had some prominent early residents including fashionable society couple Mr. and Mrs. W.T. Tucker Battle.

Twenty years ago, the building was converted to a successful Bed and Breakfast business. The two main suites, a mirror image of each other over two floors, were thoughtfully amalgamated to provide elegant spaces for guests. The home is furnished with antiques, some with a story of their own. Floors were refinished, revealed from under layers of carpet. The addition of full-length windows, fire surrounds and crown moulding completed the transformation. In the 2000s, the house offered an early venue for same-sex marriage ceremonies in Vancouver, lending a romantic and peaceful setting for couples. While the owner has retired from the hospitality business, the house still presents a calming presence in this busy residential neighbourhood.



Food Stop



VHF Info Booth



Building Permit 1910
First Owners George and Ellen Reed
Builder Vernon Bros. Ltd.
Heritage Register B
Sponsored by



ODLUM BROWN
Ross Turnbull
Chair, Portfolio Manager

Point Grey Road was an attractive, if remote, location in the early 1900s for a few wealthy families living along the waterfront. When streetcar service began to Kitsilano Beach in 1905, more people bought lots and built homes, including this one built by Vernon Bros. for George and Ellen Reed just west of the CPR's land boundary at Trafalgar Street. By 1910, development of the CPR's own property was well underway on the slope above the beach and on Kits Point.

Although he bought west of Trafalgar, George Reed had a managerial job as a foreman for the CPR. The family came to Canada in the 1880s from England, and lived in this well-appointed home with their adult daughter until the early 1920s.

Vernon Bros. is a good example of the small contracting firms building houses and developing real estate during the pre-war economic boom. Vancouver expanded rapidly in the first decade of the 20th century when its population quadrupled to 100,000 and construction of new homes took off to meet the demand. Vernon Bros. obtained a permit to build three houses on Point Grey Road including this one. The three of them cost \$9,000 to build and probably sold for about \$5,000 each.

Like many large houses in Kitsilano, the home was eventually divided into three suites including one in the attic. It was converted back to a family home some years ago and the current owners have restored and updated the house significantly. Essential exterior work has included a new roof and repainting using an historic colour palette to complement the dramatic gabled architecture. Inside many original features of the popular Arts and Crafts aesthetic have survived including the colonnade dividing the living and dining spaces, beamed ceiling and tiled fireplace surround. The sleeping porch on the second floor was a popular feature of homes in North America, designed to provide the health benefits of fresh air for sleeping in the summer. It now provides a water view for the family sitting room, converted from the front bedroom. The basement was recently upgraded to create a separate suite for family members, making this home to three generations under one roof and who share the costs of home ownership and maintenance.

As soon as a house is inhabited it begins the slow arc of transformation, whether it's new paint in the hallway, replacement door knobs or kitchen cabinets. Lifestyle changes bring house changes. A growing family might mean a new bedroom in the basement or the addition of a dormer to expand existing rooms.

Vancouver's houses have always been adapted by their owners. Through the 1940s and 50s large Victorian and Edwardian houses made ideal candidates for conversion into rooming houses as the ornate style and large formal rooms fell out of fashion. The advent of television heralded a less-structured society. As the boundaries between room functions fell, owners opened up their living spaces. Kitchens opened into dining spaces which blurred into living rooms.

The new open floor plan inspired renovations of older houses as owners wanted to keep things up to date. Down came walls and pocket doors to create rooms that now ran the length of the house. Porches, once the focus of life lived in public, disappeared and were infilled for additional space as life turned inwards to

the glow of the cathode ray tube.

Many houses are eminently adaptable given their wood-frame construction which makes additions and structural upgrades relatively easy. Smaller houses have been adapted with additions in various guises whether the roof is raised for a new storey, or the whole house is raised to add a basement suite. Taking over the attic space for living space has been common and many times the attic was dispensed with altogether and the rooms gained a majesty through vaulting the ceiling up into the roof.

As with many things, house design and use sometimes come full circle. The rise in appreciation of our neighbourhoods and their distinctive character has prompted many to rediscover older homes. For some, returning a home to its past glory is a focus of the renovation while others set about preserving the character while adapting for modern life.

Porches once closed are reopened, space is sometimes once again delineated with new walls and an element of decoration is returned

to the house through moulding and wood floors. Rooming house conversions have been removed, restoring a house to its original function as a single-family home, but even then there might be a basement suite and an infill house in the backyard. In some cases, the large family





home is retained but adapted to become a family compound with spaces and additions to allow generations to live together. And it is those same large heritage homes derided years ago which make ideal candidates for such projects.

Houses can have many lives. Some caught in zoning that brings industry and other uses to a former neighbourhood are adapted for office or institutional use. Some have had a life that has seen them renovated to become a rooming house, then an office and back to being a residence again, while others have begun new chapters as schools or daycares.

Houses through history have always been adapted in a variety of ways and they will continue to see change since life is not a static thing. This process has ensured the survival of many treasured older homes as well as important historic buildings. With careful planning and respect for the original it can connect us to the past while making smart sustainable use of what we have and helping meet what is needed today.

**Witness heritage adaptability first hand!
These tour homes all have fascinating
stories of evolution through the decades.**

House #1 - 3500 Willow St.

Energy-efficiency and sustainability upgrades

House #2 - 1459 Barclay St. (Weeks House)

Transformed into wellness centre

House #4 - 1030 Chilco St.

Once served as a B&B and wedding venue

House #5 - 2648 Point Grey Rd.

Single-family home converted to three units,
then returned to single-family

Houses #6 & #7 - 2695 W 15th Ave./ 3511 W
33rd Ave.

Adapted to add more living space while
retaining character

Houses #9 and #10 - 3200 W 41st Ave./ 4355
Granville St.

Once single-family homes adapted for use as
schools



Built 1929
Builder William Earland
First Resident Josephine Morin
Sponsored by

RAIN CITY
RENOVATIONS

This part of Kitsilano, next to the city's southern boundary at West 16th Avenue, was still being settled with new homes and residents when the Municipalities of South Vancouver and Point Grey voted to amalgamate with Vancouver in 1929. When the economic crash happened that fall, the neighbourhood still had many vacant lots, and when building resumed in the late 1930s here and south of West 16th Avenue many of the houses were five-room "economical suburban homes" on lots that cost \$100 to \$350, reflecting buyers' reduced expectations. Bus service only began along nearby Macdonald Street to the city centre in 1947.

This house, built in 1929 by self-employed contractor William Earland, reflects more prosperous times and the taste beginning to form in the late 1920s for Storybook-style architecture, supplanting the popular Craftsman Style and earlier boxy house forms. Earland was a carpenter and war veteran, having arrived in BC from England in 1910. The first resident, Mrs. Josephine Morin, moved there from rural Cowichan Valley but had spent many years in the Yukon. She stayed for over a decade.

The steep front gable is a feature of the architectural style that remained popular until the Second World War. Picturesque and asymmetrical, these homes were

variations on an imagined fairy tale cottage – the more extreme examples are sometimes described as "Hansel and Gretel Style." Another variation, often referred to as the "Dunbar Castle," has a small turret, sometimes with crenellations, as the entryway in the bend of its L-shaped floor plan.

As with many other character homes in the city, this one has proven to be adaptable to changing needs and expectations for living space. An earlier renovation in 2004 lifted the house to create a basement suite. Thoughtful design has now created an award-winning spacious 21st-century kitchen and dining area while respecting the traditional format and finishes of the living room adjoining it. Working with a designer and contractor to update and optimize the available space, the owner also installed new bathrooms. Its mature landscaping is shared with the entire neighbourhood.



Built 1938
Builder M.M. Nielson
First Resident Sue Prosser
Sponsored by



As the Dunbar neighbourhood developed in the 1930s with a distinctly modest flavour compared with adjoining Kerrisdale, building contractor Mikkel Nielsen built a one-storey bungalow using the typical five-room floor plan of living room, dining room and kitchen across from two bedrooms and a bathroom.

The first resident of the house was Sue Prosser, who moved here from the West End. She was a teacher at Duffus Business College, an example of a career woman making her own way, providing training in office and business skills and helping many students find jobs. "Duffus" was Henry Duffus, who started the school in 1913 and ran it until 1972.

Although considered quite adequate accommodation for a family of four 80 years ago, the house lacked the space the current owners craved after living in it for a number of years. Rather than move, they decided to adapt it to meet their needs and chose an architect and contractor who would bring the sensitive approach they were looking for. The outside of the house had already seen some changes with original windows replaced by modern ones. But they were keen to keep the character and charm of the main rooms and have achieved that through

some thoughtful planning.

The addition of a second floor has prolonged the usefulness of many Vancouver homes over the years and this one follows that plan, adding a master suite, three further bedrooms and a family bathroom. On the main floor, the lath and plaster walls and inlaid hardwood floors were all retained while an expanded entrance hall and room for the staircase were carved out of one of the original bedrooms. The other bedroom became a family room open to the kitchen. It is a plan that could work for many modest character homes.

Significant updates to the building systems were incorporated along the way, including the addition of a sprinkler system and structural upgrades to accommodate the stairwell and second floor addition. A decision to change the exterior cladding of the house and upgrade the non-original windows provided opportunity to add wall insulation on the outside. While the appearance from the street has changed considerably, the family continues to enjoy the familiar feel of the old house's interior and the history it represents.



Built 1959
Architect Barry V. Downs
First Owners Barry and Mary Downs
Heritage Register A
Sponsored by



The Downs Residence was designed by renowned architect Barry Downs for his own family and is an especially fine example of a West Coast Modern home. Barry Downs graduated from the University of Washington, Seattle, in 1954 and worked for leading local firm Thompson, Berwick & Pratt, later going into partnership with Fred Hollingsworth before forming Downs Archambault & Partners with Richard Archambault in 1969. When he designed his family home, he had just completed his first house commission, for future mayor Art Phillips.

The architecture of post-war Vancouver saw a dramatic shift in both domestic and institutional design. Architects drew on international influences and new technologies to respond to the landscape, natural materials and light of the west coast. This wood-frame, flat-roofed house, and the original landscaping dominated by native tree species, were influenced by both the Californian scene and by East Asian aesthetics, such as the use of natural wood, modular design and light.

The highly functional and open plan of the house is representative of the Modernist design rationale, with uncluttered spaces, separation of kitchen and

entertainment areas, the private indoor-outdoor family space and the modest size. In its original state, much of the furniture was designed by Downs and some of his original light fixtures remain. A new kind of landscaping was required for the architecture of this era and the interplay between interior and exterior spaces. It is experienced through glass walls and extensions of interior wall lines into the landscape, the way the house embraces the private portions of the garden and the use of native plant material in a natural manner.

The current owners bought the home in almost original state and have changed little, renewing carpeting and drapery, the second bathroom and the kitchen, and restoring sympathetic exterior doors that emphasize the connection to the outdoors. The landscaping was overgrown and beyond rehabilitation so was re-planned and reconstructed in keeping with the original design intent, retaining significant trees and groupings, and renewing plant materials. The owners feel they are fortunate custodians of the house and have worked to maintain its original form. It was added to the Vancouver Heritage Register in 1996.



Selwyn Pullan, Dunbar Residence, 1961, (Barry Downs Architect, 1959), Collection of the West Vancouver Art Museum.

West Coast Modern

Vancouver and the Lower Mainland are rich with houses of the modernist era. The Modern Movement in architecture started in Europe in the late 1920s and was made popular in North America with the International Style show at the Museum of Modern Art in New York City, 1932. Variations on this new modern architecture - clean lines, flat roofs, strip windows, lack of decoration - were the focus of the work of the Bauhaus in Germany until the beginning of the Second World War when many of its chief exponents, among them Marcel Breuer and Mies van der Rohe, fled to the United States. Meanwhile the Nordic countries quietly developed a modernist sensibility through the work of Arne Jacobsen and Alvar Aalto, whose buildings and especially furniture remain classics of 20th-century design to this day.

In Canada, the west coast was fertile ground for the European influences - much brought back by architects from post-war Europe but

also from south of the border and the works of Frank Lloyd Wright, Rudolph Schindler and Richard Neutra. The West Coast style of modernism as it became known in BC also had strong Japanese influences.

Indoor-outdoor living, large expanses of glass, response to the site's terrain, natural materials and clean simple forms were hallmarks of the new kind of residential style, made popular in publications like *Western Homes and Living*.

In the late 1980s with the loss of several important works of the mid-20th century, the City of Vancouver established a list of "Recent Landmarks" identifying notable buildings of the post-war era. Some have since been added to the Vancouver Heritage Register.



photo courtesy Crofton House School

Built 1902, 1910, 2012
First Owner Richard Byron Johnson
Heritage Register A (M/I)

*Select spaces open including dining room,
veranda and entry hall*

Enter from Balaclava Street.

One of the more remote early estates in Vancouver is now Crofton House School in the southwestern corner of the city. In 1902, Richard Byron Johnson (1867–1957) built a house on about 20 cleared acres he had purchased in District Lot 321, a property with fine views to the south and west toward the Strait of Georgia. His route to the outside world was a logging trail from English Bay to the Fraser River named Johnson Road by the South Vancouver Municipality in 1903. That name was changed in 1912 by the Municipality of Point Grey (the successor to South Vancouver as of 1908) to Blenheim Street.

Johnson gained a neighbour in 1903 when the MacKinnon family built a modest house called “Kerrysdale” at 2941 West 42nd. Helen MacKinnon suggested the name Kerrisdale in 1905 for the interurban stop at the crossing of the rail line to Steveston with Wilson Road, cleared that year as far as Johnson Road and now called West 41st Avenue.

Little information about Johnson survives, but the next owner, Count Alvo von Alvensleben, left a colourful legacy. Arriving from Germany in 1904, he

made a fortune in property sales, allegedly channelling German investment into British Columbia before his empire crashed in 1913–14, helping to bring down the Dominion Trust Company, ruining numerous small speculators and contributing to the defeat of the Conservative provincial government in 1915. As a German national, his assets were seized at the outbreak of the war, and he found himself marooned outside of Canada eventually being arrested in Chicago and interned when that country joined the war in 1917.

Von Alvensleben and his wife Edith, the daughter of a Vancouver contractor, made substantial improvements to the Johnson house, adding the wrap-around veranda and rooms on the upper floor. The ornate plaster ceiling in the dining room is credited to sculptor Charles Marega.

The estate passed in 1919 to Robert J. Cromie, an accountant who became the very successful publisher of the *Sun* newspaper. He named it the Edgemont Estate. In that era, the property formed the northern boundary of an even-larger estate known as “Southlands” of William Harold Malkin, the owner of a large wholesale grocery busi-

ness and the mayor of Vancouver at the time of the amalgamation of Point Grey, South Vancouver and the original city in 1929.

Cromie’s widow Bernadette sold the house to Crofton House School in 1941 for \$15,000. Founded in 1898 in the West End by Dr. Jessie Gordon, the school held its first classes in the billiard room of her family home. The school expanded rapidly through its first decade and by the 1920s had a senior school, junior school, tennis courts and gymnasium. Soon after Dr. Gordon and her sister Mary retired in 1937, the school moved to this growing residential area on the West Side.

The Edgemont Estate provided the space for a new campus with the old house at its heart. It became boarding and staff accommodation and the dining room was the hub of school life for many decades, where boarders ate together daily but also where birthdays, holidays and special school occasions were celebrated. More boarders were accommodated in a large house at the corner of West 41st and Macdonald, now the site of the Crofton Manor care home.

The Board of Directors approved a new campus masterplan in 2004 to accommodate the modern needs of the school. The former boarding house, the Old Residence, was retained and incorporated into the plans for a new building adjacent to it. Renewed spaces accommodate key administrative functions while the restored dining room remains the main historic element of the school.



Old Residence, ca.1947. EMP-1-66, Crofton House School Archives.

Change is inevitable. We see the passage of time on buildings, engineering structures, landscapes and places we care about. This gives our communities their unique character. Changing economic forces, shifting cultural values and evolving design trends create our neighbourhoods. Over time we make choices to renovate, preserve and protect the places we value. Some places survive; others do not. Some are altered almost beyond recognition; many simply exist as memories in oral, written or visual histories.

As stewards of the built environment, we can plan for change. New and old can co-exist in creative ways but this requires a thoughtful process to ensure the special value of a place is retained for the community. "It is better to preserve than to repair, better to repair than restore, better to restore than reconstruct," wrote French philosopher and art critic, Denis Diderot (1713-1784). This approach, often known as minimal intervention, guides much of our conservation work today.

What do we value? The aesthetics of a place, its history, social, cultural, spiritual, scientific and technological importance are part of its significance and associations for past, present and future generations

which all contribute to its heritage value. People value places and over time, this changes too.

Why destroy old workmanship or elements of an historic place which give it special value - including character-defining elements such as its original materials, forms, location, spatial configuration, uses, cultural associations or meanings? We also need to consider an environmentally sustainable approach to the reuse of building materials and the energy they embody. Too many older structures and discarded building materials end up in landfill sites. We need to consider what we leave for future generations.



Kitsilano Neighbourhood House, 2017. roaming-the-planet.com

Restoration

Action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Preservation

Action or process of protecting, maintaining or/and stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

Rehabilitation

Action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

Information from www.historicplaces.ca/en/pages/standards-normes.aspx

Guiding change

In Canada, we have some key tools to help guide planning for significant historic sites. They can also help in planning changes for local heritage places, from landmark buildings to community buildings and heritage homes.

- *The Standards and Guidelines for the Conservation of Historic Places* is a pan-Canadian document for buildings, engineering structures, landscapes and archaeological sites. Municipalities across the country have adopted this document as their guide.
- A Statement of Significance is a short succinct document that clearly articulates the character-defining elements of a place and its heritage values.
- A Conservation Plan sets out the significance of an historic place, its evolution and its contemporary context to help guide how change can occur while retaining the heritage and cultural values.

The stewardship of cultural resources - our heritage buildings and special places in the city - requires

that we consider the “big picture” over the long-term including principles of sustainability - environmental, social, cultural, economic and technological. Proposed changes to any historic place need careful planning to protect its heritage values if we are to retain all it has to offer to the community.

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

B - Significant

C - Contextual or Character

M - Legally designated by the City of Vancouver

I - Specific interior features protected



photo courtesy Crofton House School



Built 1912
 First Owners John and Edith Beaton
 Contractor Farley & Cromie
 Sponsored by



This large Edwardian home was built by John and Edith Beaton. They were both born in Markdale, Ontario, the children of prominent pioneer Scottish families. Edith's father John Caesar was the station agent for Canadian Pacific Railway and was a legend in the company for his long service and for the introduction and promotion of the railway station garden. After their marriage they moved west to British Columbia and settled in Kamloops in 1892. The Beatons made their living running a successful general merchandise store and then parlayed the store's profits into a myriad of mining and land ventures. By 1911 the Beaton's family connection to the CPR appears to have provided access to purchase one of the first lots in the second Shaughnessy Heights subdivision, and the house may have been designed by the company's residential architects who provided this service. Beaton hired well-known local contractors Farley & Cromie to build it for \$7,000.

After 1917, the house had a succession of owners and tenants, including the Brotman family in the mid-1920s. Philip Brotman was the third president of Schara Tzedek in 1923-24, the oldest synagogue in Vancouver, founded in 1907.

A new chapter began in 1932 at the height of the Depression when the house was rented by a group of teachers who established York House School here under the leadership of the first principal, Mrs. Cotsworth Clarke. Opening in September of that year with 17 students and seven teachers, classrooms for all ages were held on the main floor and boarders were housed upstairs. Three years later and with 58 students, the school expanded into the neighbouring house and the original building became the senior school. The large hallway was used for morning assembly while home economics was taught in the kitchen in the basement. In 1938, further expansion led to the move to the current school site two blocks to the north.

After further years of rental and division into multiple suites, the house was boarded up and deteriorating when it was purchased in 2013 by the current owners. A year later, the house was again a school, this time for preschoolers as Granville House Montessori, with bright refreshed rooms on three floors in use once more for teaching and play spaces. Original features including flooring and windows have been retained, plumbing, electrical and heating were all renewed and the structure received seismic strengthening.





Honest Advice | Proven Results

The Stonehouse Team is one of Vancouver's most respected Real Estate Teams. We approach Real Estate from an advisory capacity and pride ourselves in building long-lasting relationships by collaborating with our clients to produce knowledgeable and informed decisions while navigating Vancouver's complex and ever-changing market. With over 50 years of combined Real Estate experience, we continue to thrive by working very closely as one team with a singular focus to help you achieve your Real Estate goals. When you hire us, you get the entire team working on your behalf - always!

"We believe connections unite us, possibilities fuel us, and strong ethics define us." ~ Rick Stonehouse, Founder

We love talking about Real Estate and encourage you to call us for a complimentary consultation.

728 E Georgia St, Vancouver, BC V6A 2A3
604 255 7575
www.stonehouseteam.com
emailus@stonehouseteam.com



Barristers & Solicitors

Alexander Holburn Beaudin + Lang LLP is a leading Vancouver-based Canadian law firm providing a wide range of litigation, dispute resolution, business law and estate planning services. Our clients include regional, national and international companies, municipal and other levels of government, and individuals with business interests or legal needs within the province or beyond.

2700 – 700 W Georgia St, Vancouver V7Y 1B8
604 484 1700
www.ahbl.ca



Putting People First.

Buntain Insurance has been proudly serving our community since 1967. Recognizing that insurance can often be complex and confusing, our goal is to provide our clients with simplified solutions. Our team will take the time to understand your needs and offer the best possible insurance products. You get the convenience of personalized, knowledgeable service with the reassurance of knowing our entire team is here for you.

Point Grey - 3707 W 10th Ave **604 733 3000**
South Granville - 1586 W Broadway **604 734 7722**
Oak Street - 932 W King Edward Ave **604 734 3224**
Dunbar Street - 4295 Dunbar St **604 736 8855**
Main Street - 4226 Main St **Coming Soon!**
www.buntaininsurance.com



ODLUM BROWN

Ross Turnbull
Chair, Portfolio Manager

Investing for Generations

For over 96 years, Odlum Brown Limited has been one of BC's most respected investment firms, thanks to the vision of our founders, the passion and dedication of our employees, and the trust and loyalty of our valued clients. We provide disciplined advice and objective value-based research with a singular focus on clients. We offer a full range of investment products and financial, retirement and estate planning services through our wholly owned subsidiary, Odlum Brown Financial Services Limited. For all your investment needs, call us today.

1100 - 250 Howe St, Vancouver V6C 3S9
604 669 1600
www.odlumbrown.com



Good honest roofing since 1937.

Penfolds Roofing & Solar has been the Lower Mainland's trusted roofing authority for more than 80 years! As a full service roofing & solar contractor we service residential, strata, new construction and commercial properties. Specializing in all types of roofing material, we have fully certified and trained installation crews to tackle any type of project – we complete over 1,000 projects each year! There is a reason we are the most referred roofing & solar company in BC!

Contact us for a FREE, no-obligation quote.

2230 Hartley Ave, Coquitlam V3K 6X3
604 254 4663
www.penfoldsroofing.com



Service. Quality. Value.

Quinton Construction is a family run, full service construction company. We do a full spectrum of projects from new construction, renovations and heritage house restorations, additions, lifts and underpinning to small repairs and maintenance. Our focus is service, quality and value for our clients, no matter what the project size.

351 - 1275 W 6th Ave Vancouver V6H 1A6
604 618 4876
www.quintonconstruction.com
john@quintonconstruction.com



Design. Build. Restore.

Since 2001 Rain City Renovations Ltd. has been restoring character homes in Vancouver's West Side. With a very hands on approach owner and master carpenter, Jon Pulice, has developed a reputation for quality workmanship. Almost 20 years later and having expanded the company into the custom home market Jon has maintained the same boutique systems that have made Rain City Renovations Ltd. a household name in the city.

778 896 7887
www.raincityrenos.com
raincityrenos@gmail.com



Independent. Local. Personal.

Meaning “only” in Latin, our name Solus reflects that we provide only customized, personal trust and estate services to British Columbians. Whether it is in an Executor, Trustee, or Power of Attorney role, we are a truly independent trust company.

520 - 1100 Melville St, Vancouver V6E 4A6
604 683 5949
www.solustrust.com
info@solustrust.com



Building a Better Web Experience

Hailing from Vancouver’s North Shore, SplitMango is a human-powered digital agency. We can take on any project with the scope and expertise to make sure our clients have a website that looks beautiful, functions flawlessly and exceeds expectations.

105-223 Mountain Hwy, North Vancouver V7J 3V3
604 200 0100
www.splitmango.com
info@splitmango.com



Heritage wood windows, doors and storefronts

Since 1980 Vintage Woodworks has been British Columbia’s leading heritage restoration specialist and award winning manufacturer of replica energy efficient custom wood windows, doors and storefronts. For decades we have been committed to quality craftsmanship in historical millwork. We proudly stand behind our products built with attention to detail and quality exhibited by tradesmen from years gone by.

6701 Oldfield Rd Saanichtown V8M 2A1
Serving all of BC
778 351 3151 or 604 806 4018
www.vintagewoodworks.ca

Local Sponsors

Madeleine Design Group

212-1220 E Pender St Vancouver, BC
V6A 1W8
604 765 6951
www.madeleinedesigngroup.com
info@madeleinedesigngroup.com

Nickel Bros House Moving Ltd.

1528 Broadway St Port Coquitlam, BC
V3C 2M8
604 944 9430
www.nickelbros.com
enquiries@nickelbros.com

Select Resources

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

Heritage Vancouver Building Permits
Database permits.heritagevancouver.org

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

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

West End Vancouver: westendvancouver.
wordpress.com. accessed April 2019.

The 2019 Heritage House Tour has involved the efforts of over 140 volunteers. A big thank you to our homeowners for welcoming us into their homes!

2019 HERITAGE HOUSE TOUR VOLUNTEERS
as of April 17, 2019

Bernadette Alegre
Jack & Debbie Allen
Carol Attenborrow
Jeannie Bates
Gillian Beattie
Kathy Bengston
Christine Bowers
Kevin Bowers
Ruth Brodie
Gloria Burgess
Sheila Butt
Anna Camporese
Carrie Chan
Sharon Cheney
Victor Chow
Gary Clevon
Laurel Coghlin-Newman

Nicki Collingwood
Marlene Conway
Michael Croteau
Jill Davidson
Alan Deeth
Sarah Delaney
Martine Delevie
Brenda Draney
Colleen Eaton
Zelma Edgar
Marita Edwards
Bob Elwin
Gwen English
Toula Favreau
Martin Ferries
Carol Flynn
Curtis Foreman

Barbara Fousek
Pamela Francis
Emily Fung
Bonnie Gabel
Peter Genge
Susan Gifford
John Godfreyson
Carol Gordon
Myrna Halpenny
Imbi & Phillip Harding
June Harrison
Richard Hartfiel
Paul Hayes
Abbie Henderson
Benji Heran
Johanna Hilton
Jeannette Hlavach
Rick Horne
Susanna Houwen
Sydney Hughes
Heidi Hunchak
Anke Hurt
Heather Hyde

Joanne Ingledew
Carole Jacques
Yeeun Jeong
Claudia Jessen
Heather & Richard
Keate
Alison Keenan
Ashna Khullar
Diana Kilgour
Sooz Klinkhamer
Desiree LaCas
Chi-Lang Le
Ji-Woo Lee
Tony Leung
Anne Lidstone
Samantha Lilley
Nancy Love
Bonnie Low
Cheryl Machan
Ursula MacLeod
Kathy Mair
Chloe Martin-
Cabanne

Janice Masur
Veronica Maud
Kim McCarthy
Debra McGerrigle
Chris Miller
Craig & Jill Moberg
June Moore
Lorene Morgan
Peter Mustard
Daryl Nelson
Mark Newman
Krista Nielson
Vikki Patenaude
Christine Pearce
Jane Pratt
Barb Radlgruber
Valerie Reed
Kathy Reichert
Trenton Rodney
John & Jacki Ross
Karen Russell
Lindsay Salt
Brenda Sawyer

Mary Lou Schootman
Roel Schootman
Karen Seaboyer
Alexandra Shaw
Judy Sheeshka
Fay Shen
Sheila Smeaton
Ann-Marie Spicer
Dhara Surana
Hillary Taylor
Lindsie Tomlinson
April Underwood
Lynda Winslow
Evelyn Wong
Helen Wood
John Wood
Ellen Xiang
Erin Zapisocki
Stanley Zhao
Daren Zuk

House Searchers:

Monique Badun and VHF Staff

Guidebook:

Writing, editing and design unless otherwise noted: VHF Staff

Essayists: Judy Oberlander and John Atkin

Photography: Martin Knowles Photo/Media
www.mkphotomedia.com

Paper: RR Donnelley

Research Consultants and Contributors:

City of Vancouver Archives, Crofton House School Archives, Barry Downs, Jewish Museum & Archives of BC, Michael Kluckner, Jim Wolf, York House School Museum & Archives and VHF Staff

Proof Reading: Michael Kluckner and Jana Tyner

Marketing Distribution:

Harry Wong

House Sign Sponsor:

Dexter Associates Realty

VHF BOARD OF DIRECTORS

David Dove

**Herb Evers

**Ruth Fast

Heather Keate

*Robert Lemon

Michael MacLean

*retiring April 2019

**appointed April 2019

Alison McNeil

**Stephen Mikicich

*John Quinton

Karen Russell

Barbara Vanderburgh

Leslie Van Duzer

VHF STAFF

Judith Mosley Executive Director

Harriet Goodwin Program Manager

Kathryn Morrow Communications Manager

Jessica Quan Special Projects Manager

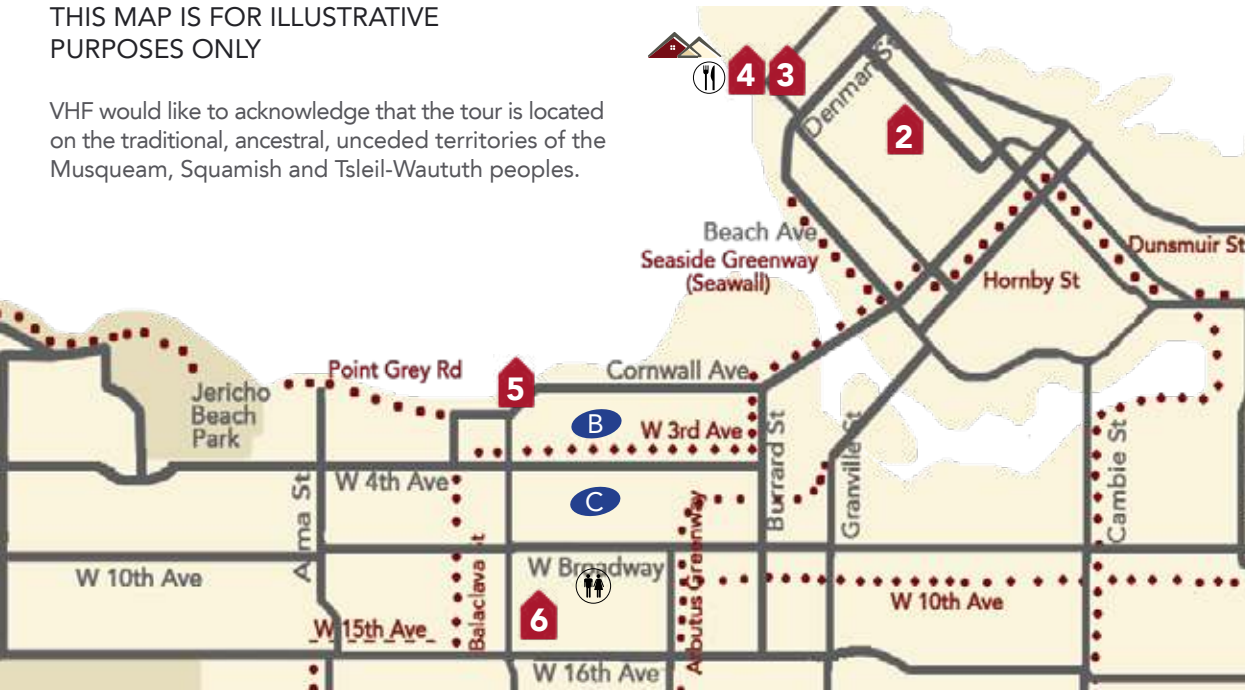
Caili Bell Office and Program Coordinator

Robin Hadac Administrative Assistant



THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY

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



Legend

- Roads
- Recognized Bike Routes
- Suggested Bike Connector Route
- Tour Houses
- VHF Info Booth
- Suggested Washrooms
- Food Stop

Places That Matter Sites

Learn more on page 5

- A** Douglas Park
801 W 22nd Ave
- B** Vancouver Aboriginal Friendship Centre (former)
1855 Vine St



C Kitsilano Neighbourhood House
2305 W 7th Ave

D Cyclone Taylor Arena
5670 East Blvd

Suggested Washroom Locations

Kerrisdale Community Centre
5851 West Blvd

Kitsilano Community Centre
2690 Larch St

VHF Info Booths (9am - 3pm)

4355 Granville St (House #10)

1030 Chilco St (House #3)

Food Stop (open at 10am)

1030 Chilco St (House #3)

A selection of drinks and snacks will be available for purchase while supplies last

THANK YOU TO OUR 2019 SPONSORS



This guidebook is your ticket

vancouverheritagefoundation.org
Registered Charity # 891765968



3500 Willow St



1459 Barclay St



1963 Comox St



1030 Chilco St



2648 Point Grey Rd



2695 W 15th Ave



3511 W 33rd Ave



6275 Dunbar St



3200 W 41st Ave



4355 Granville St