



The Vancouver Heritage Foundation

HERITAGE HOUSE TOUR



GET INSPIRED, EDUCATED
AND INSIDE NINE HOMES!

10AM-5PM SUNDAY, JUNE 5TH

The 2011 Heritage House Tour is a fundraising event in support of the Vancouver Heritage Foundation

HERITAGE HOUSE TOUR **SURVIVAL TIPS**

With this guidebook in hand, you're ready for a great experience!

ALL YOU NEED NOW IS:



Shoes that can easily be removed. You will be required to take them off at the entrance to every house.



A Vancouver street map to supplement the basic map in the centre of this guidebook.

WHAT ELSE DO YOU NEED TO KNOW?

This numbered guidebook is your ticket. The passport on the back cover will be marked at the entrance to each house. Only ticket holders will be admitted.

The houses are open from 10 am to 5 pm on Sunday, June 5th 2011.

Early birds and latecomers will not be admitted.
Expect a line-up outside some of the homes.

Interior photography is prohibited except by designated and identified tour photographers.

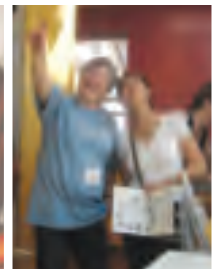
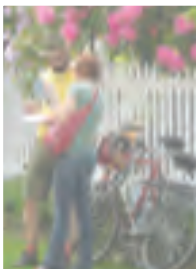
Children under 6 cannot attend this event.
Regardless of age, all tour goers must have a ticket.

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

Note that washroom facilities are not provided in the houses.
Please plan to make washroom stops in public facilities, or at Hycroft, 1489 McRae Avenue and at the Ukrainian Cultural Centre, 805 E Pender Street (see map in the centre of this guidebook).

The organizers maintain the right to refuse entry or ask any visitor to leave who, in the unlikely event, refuses to adhere to these guidelines.

Please feel free to ask questions of our terrific volunteers.
We wish you a wonderful day!



WELCOME VHF HERITAGE HOUSE TOUR 2011

Thank you for coming on the 9th Annual Heritage House Tour.

Although there has been settlement in the lower mainland for thousands of years, 2011 commemorates 125 years since the incorporation of the City of Vancouver. In honour of this milestone the VHF is marking 'Places That Matter' to Vancouverites. The public has nominated over 200 sites, and placed over 1500 votes to make their voice heard for their favourite places in the city. Visit <http://www.vancouverheritagefoundation.org/projects/placesthatmatter.html> to view the nominated sites.

Today is the 9th Annual Heritage House Tour. No other VHF program captures the imagination of Vancouverites like this event. People can't resist poking around quirky, old buildings unearthing interesting stories. From 'The Drive' to Strathcona to Shaughnessy, this year's array of nine houses once again highlights the history of Vancouver's residential neighbourhoods. Enjoy your day, and don't forget to tell us about your tour experience by filling out the exit survey. We listen to you and use the information you give us to tweak future events.

The Vancouver Heritage Foundation continues to grow and mature by expanding both its programming and fundraising activities. On the program side we continue to push the boundaries of heritage by exploring topics such as laneway housing and its effect on older neighbourhoods, the connection between creating sustainable communities and reusing older buildings, and opening Vancouver Specials to a growing audience of appreciative visitors. We are also committed to providing quality public education programs like Old School, and we were proud to honour our first graduates with their Old School Completion Certificates last November. Every year, our summer walking tours explore forgotten nooks and crannies in the city.

Expanding our programs means that we must also increase our fundraising capacity. We are doing this by writing more grant applications, and by asking people who enjoy our programs and who appreciate what we do to become Friends of the Foundation. We need your help to ensure there is a legacy of historic Vancouver buildings which tell the stories of Vancouver to future generations.

Please consider joining the VHF today. Drop by the VHF information booth at House # 9 at 3637 Cedar Crescent open 10 am – 5 pm, or visit vancouverheritagefoundation.org and make your tax deductible donation online.

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125 Years of Vancouver Homes

from Green Wilderness to Green Metropolis

New housing in Vancouver and its context has changed considerably since the establishment of the city in 1886.

Although First Nations peoples had been living in the Vancouver area for about 10,000 years, 125 years ago the surface of the city was still a mostly forested green wilderness, and still home to an abundance of wildlife. Non-natives had only built a few dozen simple wooden buildings in Gastown, and most of them were young single men working for the only large employer, the Hastings Sawmill. For them the private part of their 'home' was a 2 square metre sleeping space in the sawmill bunkhouse, or in a small tent in a local logging camp.

In the later half of the 1880s the boomtown caused by the construction of Canada's first transcontinental railroad allowed many of Vancouver's new arrivals to build their own simple homes, typically one-storey Pioneer Cottages of about 40 square metres (430 square feet).

Through the 1890s many men were in a position to build a basic two-storey Victorian family home of about 90 square metres (970 square feet). Some of these survive as the typically smaller heritage homes in Strathcona.

Most of this year's Tour homes were built in the early 1900s during history's greatest worldwide construction boom. These homes are reasonably representative of the 200 square metre (2,150 square feet) Edwardian houses that were built in the new subdivisions on the edge of town in Fairview, Mount Pleasant and Grandview. They featured electrical wiring for the first time, and many included expensive details such as turned woodwork, stained glass windows, and perhaps an oak fireplace surfaced with Italian tile. Meanwhile, smoke filled the skies from a dozen large sawmills in False Creek, and from the sawdust and coal burned for home heating. This caused a constant rain of black soot that coated buildings inside and out, and precipitated 100 days of fog per year.

In 1913 the well-established family life of the early 1900s was disrupted when a world-wide economic bust hit the city, followed by the Great War. Suddenly the population of the city plummeted from 122,000 residents to 96,000 as many Vancouver men left their families for the trenches of northern France. Half were killed or injured, and those that did return brought with them a flu epidemic that killed hundreds more local residents.

Bruce Macdonald





The 1920s brought a series of positive building booms and many new subdivisions were built in Dunbar, Kerrisdale, Marpole and all over east Vancouver. At this time the second group of our Tour homes were built. They were more varied in style and appearance than the previous decades and had more modern conveniences. Stables gave way to garages, and muddy roads to newly resurfaced streets as the automobile provided an alternative to travelling by foot, horse, bicycle and streetcar.

After World War II and into the 1950s many parents of the Baby Boom generation were anxious to buy modern stuccoed homes. They were happy to leave behind the drafty, uninsulated and deteriorating homes of the earlier years with their unpleasant memories of two world wars and the Great Depression. In the progress of the 1960s the heritage restoration of old homes was never considered, and block after block of them were torn down. New apartment suites and boxy stuccoed Vancouver Specials provided relatively inexpensive new homes to single people, young families and new immigrants.

In the 1980s there were some complaints about the new and larger 'monster houses' that began to replace the older, smaller homes.

Today a typical new modern home is over 300-square metres (3,300 square feet) with a full basement, and many boast extensive 'green' features. In older parts of the city it is not uncommon to see architectural revivals of the pleasant Craftsman designs of the 1920s. And amidst desires and incentives to make Vancouver a greener and more sustainable city, more people are restoring heritage homes from the city's pioneer years.

Facing page: Gastown in 1884 was the location of Vancouver's first non-Native homes. Miller's cottage (first cottage on the left) was the only polling station in the first civic election 125 years ago. It then served as the first city council chamber where the Mayor and Alderman took the oath of office and held the first city council meeting, on the 10th of May 1886 (BC A-1009). **Left:** Women and child outside an Edwardian house in 1910 (CVA 111-5) **Below:** Children outside a 1920s Craftsman Bungalow (BU N330.1)



A Tale of Two Suburbs

Superficially, the grand homes of Grandview echo the grander mansions of Shaughnessy Heights. The granite garden walls, columns and turrets of Grandview hint at prestigious exclusivity but are diminished by the clutter of cottages and small apartment buildings sharing the streets with them. Was Shaughnessy simply too appealing and snapped up most of the city's rich people a century ago? Why did Grandview become so working class while Shaughnessy remained so stately?

The answer is three words long and you can take your pick: it's either "Canadian Pacific Railway" or "Single Property Owner." Shaughnessy Heights had a single owner, the CPR, which maintained an iron grip on the zoning and the minimum value of new homes, enforcing a standard higher than in the other subdivisions it opened on the west side of Vancouver in the early 20th century.

To consolidate Shaughnessy's position as the city's most exclusive neighbourhood, the CPR and the newly formed property owners association convinced the provincial government to pass the Shaughnessy Heights Building Restriction Act in 1922, limiting the area to single-family homes and making further subdivision of properties very difficult. The association then began a campaign of litigation to thwart any miscreants: one 1936 lawsuit against a businessman who wanted to put a store at Granville and King Edward went all the way to the Supreme Court; in the midst of the Second World War, when war widows and munitions-plant workers couldn't find places to live, the association sued to stop conversions of vacant homes into rooming houses.

★ BATTLE OF THE MANSIONS

In This Corner:

Rosemary Mansion at 3689 Selkirk
1922 (VPL 5036)

Michael Kluckner

It was a much different situation in Grandview. There was no single owner and most of the mansion-builders were real-estate wheeler-dealers, not the industrialists, factory owners and executives of large corporations in Shaughnessy Heights. A good example was Edward Odium who built "Hillcrest" at 1774 Grant Avenue in 1906; nearby were cottages and small homes, some of which Odium himself owned as if he were the laird overseeing the tenants on his manor. Less than a block away, land companies erected small frame houses "on spec" – 1528 Salsbury is a 1905 example.

A few blocks north at Napier in 1907, Australian auctioneer J.J. Miller built the Queen Anne-style "Kurrajong," a mansion that would not look poorly in Shaughnessy Heights. Yet, four years later, a three-storey apartment building became its northern neighbour. Grandview was certainly democratic!





★ BATTLE OF THE MANSIONS

Glen Brae Mansion at 1690 Matthews, 1925 (VPL 8956)

BATTLE OF THE MANSIONS ★

Odium Mansion at 1774 Grant Street, early 1900s (Bu P649N799)

The block where you can really see the Grandview attitude is Victoria Drive between Napier and William. Realtor W.H. Copp built a very fine turreted home in 1910, now the Aberdeen Mansion Bed and Breakfast, with 150 feet of street frontage and a granite wall with urns atop its posts. However, he built his house right on the lane between Victoria Drive and Lily Street, a narrow one-block insert into the grid where speculators packed large houses onto the half-depth lots. The year Copp's mansion was under construction, carpenters Sinclair MacLellan and Archibald McLellan, who lived a few blocks away on Semlin, completed six homes in what

was almost Copp's backyard! Then, in 1914, another Queen Anne, the one with current address 1940 Napier, was jammed onto the half lot behind Copp's house, its front facade and turret facing Copp's back door. After the war, when the realtors' fortunes had evaporated, the big homes were quickly converted into rooming houses and more apartment buildings soon dotted the streets. The one on Copp's sideyard was built in 1928. The Victoria Drive Grocery at the end of the block, which has two apartments above, is from 1922.

Shaughnessy also struggled with rooming houses and frat houses until 1982, when a new zoning schedule allowed conversions and infills in heritage character. Unexpectedly, about 50 new, huge single-family homes for the very rich have been built following demolitions of listed heritage buildings. By comparison, Grandview has continued to evolve, with many of its old houses fixed up, some divided into suites, others converted back to the single family status of a century ago.



BATTLE OF THE MANSIONS ★

In This Corner:

Copp Mansion at 1110 Victoria Drive
1932 (CVA 99-4159)



Prominent on the street is this sole surviving original house on the north side of the block. After herculean efforts by the current owners, this Edwardian beauty has been restored to its former glory both inside and out. Part of their plan was to insert an infill rental house and garage into the back yard to act as a sound buffer from East Hastings Street, and to provide housing for themselves should they ever wish to downsize. They have done a terrific job of nestling the infill dwelling into a well-designed garden.

Some unique details to look for on the house are the Gothic window detailing which the owners replicated from original remnants, and the bay for the stair landing. Inside, the house retains its original fireplace and signs of a former inglenook can be seen in the living room which is believed to have originally been the dining room. The entrance foyer is beautiful after years of labour by the owners. With the aid of dental picks to attack the crevices, all of the paint was removed from the wood, and the unique detailing on the staircase was restored and replicated where missing.

City records show that a building permit for the house was granted in 1910 to Mr. John Hughes who was also the architect and contractor. He was employed with BC Electric Railway and lived in the house until his retirement in 1926. For the next decade a Workers' Compensation Board steno,

2035 East Pender Street and Laneway House

Style: **Edwardian**

Date: **1910**

Original Owner: **John Hughes**

Contractor: **J. Amos**

Infill 1999/2000: **Bruce Carscadden, Roger Hughes**
Architects, Davidson Walker Construction

*Sponsored by Victorian Custom Stained Glass Designs
and Davidson Walker Construction*



Miss Katie Hughes, presumed to be Mr. Hughes daughter, lived in the house, after which more than 13 different people lived there.

It is surprising that after so many different owners the house has remained largely intact. It retained its original staircase, wainscoting and other trim, windows, floors and general layout. The stained glass windows had been removed and the current owners carefully designed new ones to be in keeping with the era of the house. Almost all of the front porch spindles and some of the trim boards were just remnants, but it was enough for the current owners to learn how to use a band saw and replicate the remaining pieces.

Floral Arrangements by: Full Bloom Flowers
831 Commercial Dr. Vancouver, BC 604 255 1866
www.fullbloomflowers.ca/heritagetour2011



1826 Grant Street

Style: **Craftsman**

Date: **1910**

Original owner: **Percy R Fraser**

Architect: **J.A. Chisholm**

Builder: **W.J. Harvey**

Sponsored by Jakobsen Associates

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This grand house is testament to the real estate, business and construction boom that took place in Vancouver beginning in 1910 and peaking in 1912. This specific neighbourhood was developed in conjunction with the establishment of the streetcar lines along Commercial Drive, Venables and Broadway, making the secluded hilltop homes of Grandview not seem so far away from the business and industry centres of Gastown and the harbour.

In the case of this home, both the first owner and the architect were local wheelers-and-dealers who bought and developed numerous properties in the trendy new suburbs of Vancouver which they then sold to the city's up and coming entrepreneurs. Chisholm, the Nova Scotia-born architect for this gorgeous Craftsman on Victoria Park, designed at least half a dozen other homes the same year on this street alone (see 1747, 1970, 1976, 2030, 2042 and 2070 Grant Street). Between 1910 and 1912 he was also the owner/developer of at least eight homes in the immediate area and he lived across the park with his extended family at 1929 Grant.

The residents listed as living in the house in its early years also help to tell the grand history of Grandview - they were hotel managers, real estate developers and finally, the long term owner William J. Clark who was the manager of Pio-

neer Shingle Mills Ltd. (conveniently located at the foot of Victoria Drive). The Clark family lived here for 58 years.

The current owners fell in love with the house at first sight. A real Craftsman, its deep, full length verandah and the signature sleeping porch on the upper floor are just two of the features that make this house style one of the most loved designs in North America. Inside, they were struck by the quantity and quality of the original features and details that have survived for over 100 years: wainscoting, coffered ceilings, pocket doors, an intricate fireplace, hardware, built-in cabinetry and even a butler's pantry accessible from the dining room.

The kitchen has a lovely renovation and expansion, making the house more comfortable and the beautiful, private yard accessible and viewable all year round. Some of the current owner's touches can be seen in the meticulous maintenance of the endless wood surfaces, the wonderfully rich exterior paint scheme and some of the creative interior finishes and design choices that bring the old home to life.

Floral Arrangements by: The Flower Factory
3604 Main St. Vancouver, BC 604 871 1008
www.flowerfactory.ca



2146 Semlin Drive

Style: **Craftsman**

Date: **1911**

Original Owner and Builder: **George Kilpin**

Sponsored by The Ruth and David Team



From its strategic corner location at the brow of the hill, this grand home stood command over the area when it was erected in 1911, straddling three half-lots in the new subdivision of Grandview. Mountain and city views which are offered right from the front steps only get better and more dramatic as more Vancouver vistas are framed from the home's large art glass windows and abundant verandahs.

This house was built by English-born George Kilpin as a residence for his family, who lived here until 1920. A skilled craftsman and prominent builder, Kilpin built various houses and apartment buildings in Vancouver around this time. Other long-term occupants of the house were shoe store owner Harry Wilson and his wife Susie who lived here from 1921-1968, followed by the Scacchi and Fera families. The Fera family ran a sheet metal business on Commercial Drive and was probably responsible for the installation of the home's newer metal railings and concrete porch slabs.

In 1987 the house came into the possession of its best known owner and resident, Doug Bennett, the lead singer of the very popular Vancouver group Doug & The Slugs. It is said that during the decade that Doug and Nancy Bennett lived here, the dining room walls featured a mural depicting the band's perspective on the history of Canada.

The current owners had lived in a bungalow in the neighbourhood for 10 years, and were drawn to this house for its generous room size, its panoramic views and the luxury of its private setting. They also admired the major rehabilitation conducted by the owners before them, which included the preservation of the home's comfortable and efficient layout while introducing a few modern improvements. Some of the upgrades were the opening of the wall between the living room and a new kitchen, expanded closets in the bedrooms, new bathrooms (including an amalgamated WC and bathroom upstairs) and a re-landscaped garden.

With the old pocket doors open, you can sit in the living room and enjoy the sunset through windows on four sides of the house. With its amazing setting, and surrounded by granite garden walls, it feels like the kind of home many would aspire to end up in; definitely a standing testament to the grand homes of Grandview.

*Floral Arrangements by: The Flowerbox Florists
1704 Charles Street, Vancouver, BC 604 254 3269
www.theflowerbox.ca*

WALK TO HOUSES 4 & 5



The Bungalow

See NEXT TWO
HOUSES



The Bungalow

was first described in a 1904 issue of *Carpentry and Building* as "...a low house, generally with a spacious interior, with overhanging eaves and great surfaces of roof... it is usually one story or at most one story and an attic..." When bungalows had a full height second storey they were sometimes called Bungalow Cottages. The American Bungalow has international roots. Its transformation and development produced a very successful house that was prevalent all through North America. It had broad market appeal and was built in clusters, in rows and as single houses, finished in several aesthetics, and could be scaled up and down to adapt to specific needs and cost limitations.

Fred T. Hodgson, editor and consultant to Sears Roebuck & Co., published one of the first bungalow stock plans that figured prominently in the development of modern vernacular architecture. In the preface to *Practical Bungalows and Cottages for Town and Country* (1906), Hodgson explained that bungalows "...are the result of popular and wholesome habits of country living..." Whether Hodgson thought of it at this time or not, the bungalow would not turn out to be a country dwelling. It would be a subdivision house, reproduced by the hundreds in cities and towns across the continent. The bungalow would also be characterized as progressive and modern and consciously artistic in a manner unlike country houses and country living.

Historically, the bungalow did not gain popularity until the second decade of the



20th century. From then, through the 30s and 40s, the number of bungalows built increased dramatically. Bungalow designs, which included globally influenced styles such as Spanish, English and even Japanese, were taken mostly from stock book plans published by architects, builders or lumber companies. Examples of some local books were *Home Plans: Fifty Plans* published by The Architects' Small House Service Bureau of BC (1928) or *Craftsman Bungalows: a Collection of the Latest Designs* published in Seattle by Yoho & Merritt (1921). Both of these publications can be viewed at the City of Vancouver Archives. To view dozens more plan books like these on-line visit www.antiqhome.org/House-Plans

LEFT: Illustration from Sears Roebuck & Co. *Small Houses of the Twenties: the 1926 House Catalogue*. **ABOVE:** From the same catalogue, The Solace design installed for \$1579. A very similar layout to House # 5 2040 E 6th Avenue

Adapted from *American Vernacular Buildings and Interiors*, Gottfried and Jennings (2009)



2083 East 7th Avenue

Style: **Craftsman Bungalow**

Date: **1927**

Original Owner: **F. McDonald**

Builder: **H. McAnineh**

Sponsored by Smallworks Studio/Laneway Housing Inc.



The 1920s saw a major growth spurt in Vancouver, both in development and population. This progressive, optimistic decade was especially significant coming after the economic downturn of 1913 and the outbreak of World War I, which together froze most building initiatives and caused the biggest population drop in the history of the city.

By 1910, the 'suburb' of Grandview had reached close to Semlin Drive on the east, just as far as was comfortably walkable to the street car line on Commercial Drive. But in 1920 the Broadway street car line was expanded out to Nanaimo Street, making this new subdivision east of Semlin attractively accessible for new homebuyers. At this time, North American housing trends called for more casual living, built-in storage, compact and efficient layouts, an emphasis on natural ventilation and light, and less complicated furnishings – hence the popularity of the bungalow. On the surrounding blocks, dozens of bungalows from the late 1920s still stand, showing the amazing range of aesthetic finishes and revival styles these homes offered; in this case, with Craftsman influences.

When the current homeowners were looking for a house to call their own in 2003 they found themselves intrigued by the dignity and character in this old home, even after decades of rental neglect and tenant traffic. Just as the bungalow catalogues of the 1920s offered a wide variety of floor plans and aesthetic styles for people to choose from, the current owners found that

the incredibly original interior could adapt to their personal design preferences. They have bold taste in colour and a love of objects, textures and eclectic art, but found no need to make changes to the practical, straightforward bungalow layout to delightfully house their collections and make this their home.

Both owners share past, long-term, creative careers at Vancouver's Pacific National Exhibition. With the PNE being an establishment that brings together tradition, fantasy and exhibition, it is not surprising to see these influences expressed in their own living space. This home features a 34 colour paint scheme with five tones on the exterior alone! The vibrant interior boasts primitive art from all over the world, family heirloom furniture and artefacts, unique antiques and beautiful art glass. Each room has a unique theme and colour palette, augmented by textiles, crafts and tiles. The striking kitchen, one of the only spaces that has had minor layout changes made to it, was entirely designed around a cherished set of primary colour plates. Lastly, a unique and luscious garden, featured on 2010's East Van Garden Tour, surrounds the bungalow, adding an extra level of texture and creativity to this charming house.

Ornamental plants by: Figaro's Garden
1896 Victoria Drive, Vancouver BC 604 253 1696

WALK TO HOUSES 3 & 5





2040 East 6th Avenue

Style: **Craftsman Bungalow**

Date: **1932**

Original owner & Builder: **J Carlson**

Sponsored by Alexander Holburn Beaudin Lang LLP

ALEXANDER
HOLBURN BEAUDIN
& LANG LLP

Barristers & Solicitors · Trade-mark Agents

These delightful blocks east of Semlin Drive were mostly developed as part of a new subdivision of Grandview in the 1920s. In these years, for the first time, the average person could afford their own automobile. This is evident on the building permit for this and other houses in this working class neighbourhood, as many of them included garages.

This home was very typical in style, scale and function for its time; one and a half storeys, compact and functional but not compromising in quality, craftsmanship and character. The tiny living and dining rooms are proudly positioned for hosting just like they would be in a grander home. These rooms feature oak floors and wonderful light coming through the home's segment-topped arched windows. This dignified little bungalow was home to bachelor Henry Chatters, an African American longshoreman who lived here from 1936 until his death in 1971. Chatters, whose family came from Georgia to Vancouver in the early 1900s, is still remembered by some of the neighbourhood's long term residents.

When the current owners first saw this house in 2001, it was being sold as a tear-down. The exterior was covered in stucco and the run-down interior was a hodgepodge of bad renovations. With a newborn in tow, their initial goal was to simply achieve a more open feel in the then cramped bungalow. With a limited budget and without incurring major structural changes they were able to create a sense of space and visual connections between the main floor rooms through the introduction of glazed pocket doors, the widening of the hallway passages (by simply removing hallway

doors and frames), vaulting the kitchen ceiling and opening up the staircase walls to partial height. During the renovation they began to recognize the simple dignity and charm in the original layout and architectural features. This confirmed their decision to leave them intact.

Upstairs, the owners improved the attic-like space by vaulting the ceiling in the original shed dormer, which today makes a lovely master bedroom overlooking the street. To help with the livability of the second bedroom, a new dormer which is not visible from the street was added in the back of the building, making a full height bedroom/playroom for their two daughters. A lot of thought was also put into creating more storage in any available space. Ingenious planning made possible the addition of a broom closet, coat nook, built-in bedroom drawers/closets, pull-out drawers under beds and some crawl spaces. Over time, they tackled the stucco on the façade, exposing the original trim & siding underneath. After much restoration work and some replication of unfixable boards, a fresh coat of paint and a pretty garden popped this home back onto the historic streetscape map. The current design includes many salvaged items, carefully chosen art and furniture, and a surprise work space in the back which you won't want to miss!

Floral Arrangements by: Quince Fine Florals
4870 Mackenzie St., Vancouver, BC 604 263 0202
www.quincefineflorals.com

WALK TO HOUSES 3 & 4



TOUR MAP CREATE YOUR OWN ITINERARY

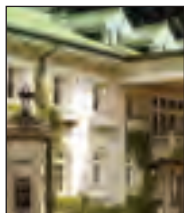
Choose to visit any or all of the houses open on the tour in any order you choose.

VHF INFORMATION & OLD SCHOOL BOOTH



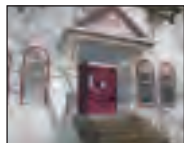
3637 Cedar Crescent (outside House # 9). Open from 9 am.
Drop by to purchase last-minute tour tickets (if available), ask questions and share your suggestions.

LUNCH OPTIONS AND WASHROOM FACILITIES



A University Women's Club at Hycroft

1489 McRae Avenue, 11:30 am – 2 pm
\$12 Luncheon Menu: assorted sandwiches, green salad, cookies, tea/coffee
Limited seating in Dining Room & on Terrace
To reserve ahead (recommended) leave a message at 604.731.4661
Visa and Mastercard accepted
Vintage cars courtesy of Lorne & Peter Findlay



B Ukrainian Cultural Centre

805 E Pender Street, 11:30 am – 2 pm
\$10 lunch plate: perogies, cabbage rolls, Ukrainian sausage and salad.
Vegetarian options available. Hot & cold beverages available to purchase on site.
No reservation needed. www.auucvancouver.ca



C Union Market

810 Union Street, 9 am – 5 pm *no washroom
Portuguese market with coffee, fresh baking and sandwiches.
Book signing and sale of the newly republished
"OPENING DOORS In Vancouver's East End: Strathcona" 12- 2 pm
www.unionmarket.ca



D Benny's Market – Italian Foods

598 Union Street, 10 am – 4 pm *no washroom
Italian deli and coffee 604.254.2746
www.bennyfoods.com



E Au Petit Chavignol

843 East Hastings, 11:00 am – 10:00 pm
Cheese and Charcuterie restaurant. Hot sandwiches, fondue, salads and more.
Reservations welcome 604.255.4218
Visa and MasterCard accepted.
www.aupetitchavignol.com

BIKE ROUTES



The tour is fully accessible by major bike routes,
indicated on the map with dashed line
vancouver.ca/bikevancouver



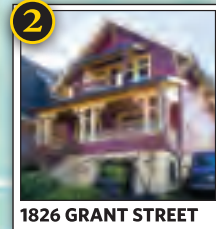
563 UNION STREET



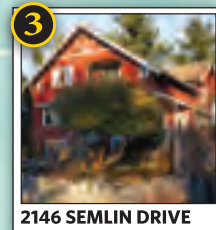
852 UNION STREET



2035 E PENDER STREET



1826 GRANT STREET



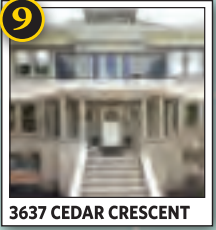
2146 SEMLIN DRIVE



2040 E 6TH AVENUE



2083 E 7TH AVENUE



3637 CEDAR CRESCENT



5111 CONNAUGHT DRIVE

Sex, Booze and Rock&Roll

James Johnstone

Union Street in

Vancouver's old East End

a self-guided tour of the 800 to 500 blocks starting at Campbell Avenue

In Vancouver's early years, Union Street was where the West-side staid came to get liquored and laid. The blocks of Union closest to Gore (the area known as Hogan's Alley) were once notorious for their brothels and booze joints. By-law # 2082 in 1930 renamed Union east of Vernon Avenue 'Adanac' (Canada backwards) so that the good people further up the street needn't be associated with the bootlegging and goings on in Hogan's Alley. From this rather checkered past have come some of the city's most fascinating stories and legends.

889 Union was built in 1895 by contractor and Member of Provincial Parliament Robert McPherson. It was also the birthplace of BC's 26th Premier, **Dave Barrett** in 1930.



851 Union was built circa 1897 by English-born machinist James Mason and was his family home until the early 1900s when for a while it became the Vancouver Stained Glass Co. run by James' son Clifford Mason and Henry Hymers. 827-829 Union started out as the Standard Glass Company and home to its manager, the famous stained glass artist, Charles E. Bloomfield. Recently it has been the location of a number of film shoots of note, including "The L Word", and "The Killing".

The Union Grocery at 810 Union was built in 1902. From 1912 to 1920 it was a Chinese laundry. In the 1940s the store was serving ice cream from the front while bootlegging from the back. Since 1962 it has been run by Portuguese families, currently by the Bernardino family who have made this bakery/grocery into a neighbourhood landmark.

As you cross Hawks Avenue you are crossing not only an old creek bed but an old school-based gang-guarded dividing line between the catchment areas for Admiral Seymour and Lord Strathcona Elementary schools. The four sets of row houses on 700 and 800 blocks of Hawks were built in 1907-08. The yellow row house was built by Belgian-born Charles Heyndriks in 1907 who was later caught using 800-806 Hawks as brothels. One of the units, 806 Hawks, was home in the 1970s to media personality, musician, filmmaker and actress **Sook Yin Lee**.





Continuing up Union note the 1988-built condo units (770 - 780 Union). One of those, 780 Union, was home to singer **K.D. Lang** in the late 80s and early 90s.

All along Union you may notice a unique house style in single, duplex and triplex versions built in the 1970s and 80s by the Strathcona Property Owners & Tenants Association (for example 701-705 Union or 638 Union). This unique SPOTA house design was created by local architect Joe Wai to provide housing for families that were displaced by the massive demolitions during the city's "urban renewal" scheme of the 1960s.

653 Union was built in 1893, and was home to renowned pioneer photographer **Philip Timms** and his family in 1898.



The interesting development at 658 Union started out as a single family dwelling in 1892. From 1900 to 1911 Luxembourg-born Augustus William Schwan lived here and added the storefront. Schwan was famous as the owner of "the largest beer emporium of them all," the popular Atlantic Bar on the corner of Cordova and Carrall.

Another Vancouver legend lived next door. World welter-weight boxing champion **Jimmy McLarnin** lived at 662 Union from 1919 to 1922. 638 Union was once the home of Mitch Santaga, the maternal grandfather of **Michael Bublé**. These days this block is home to renowned Vancouver artist Stan Douglas.

Benny's Foods on the southwest corner of Union and Princess is another neighbourhood institution. Originally an ice cream parlour, the Benedetti family has been serving the East End from this site since 1912. Behind the house at 574 Union is a bocce court, one of many that used to exist in the neighbourhood. This one is still in use.

Alfred "Al" Wellington Purdy, Canada's unofficial poet laureate used to stay across the street at 564 Union when he visited Vancouver. Further west down Union await the stories of Tosca Trasolini, Canada's Amelia Earhart, several bootlegging joints, MacLean Park, and Hogan's Alley itself.



LEFT TO RIGHT TOP TO BOTTOM: Former premier Dave Barrett, media personality Sook Yin Lee, singer K.D. Lang, pioneer photographer Phillip Timms, singer Michael Bublé, champion boxer Jimmy McLarnin.



852 Union Street

Style: **Vernacular**

Date: **1904**

Original Owner: **John Hughes**

Newfoundlander Isaac Earl was the son of a contractor who built homes in Canada for 45 years. After moving to BC, Earl started out in New Westminster as a builder's labourer. At a cost of about \$800, 852 Union was the first home Earl was able to build for himself, his wife Julia and their three daughters. Earl also built the house five doors down at 830 Union.

Four years later in 1908, the Earl family is listed in the city directories as living in the 'rear' while the Butcher family resided in the main house. The presence of a historic lane house on the property was confirmed by the current owners when digging trenches in the back yard for a new sewer line. They found water pipes and other infrastructure indicating there was a house at the back, thought to have burned down in the 1970s. Many people assume that laneway housing is a new form of development. In fact, in old neighbourhoods such as Strathcona, secondary houses in the rear were very common. On the 1920s fire insurance map for this area, at least one lane dwelling can be counted on each block, going up to 3 or 4 on some streets. Interestingly this tradition of forward-thinking, sustainable coexistence from the property's past has been continued by its current owners, a unique co-ownership of two households. In 1989, this home was purchased by a theatre man who re-established the original configuration of a single family dwelling after the house had been split up into numerous housekeeping rooms. After 15 years of living here, he was ready to retire and had begun to find the 100 year old

house too big for him alone and overwhelming to maintain. In a creative, out-of-the-box agreement with a young couple who had been his friends for over a decade, a new life was made possible for this house through the division of the home into two living units.

The couple had been struggling to get into the neighbourhood and housing market on their own, while the owner was looking to downsize and simplify his living space. Together, they crafted a unique plan which enabled the couple to buy half of the house in monthly payments, making for a comfortable pension for their senior friend. Once the co-ownership was established, they took out a loan together to lift the house and create a 700 foot garden suite underneath. Today, an incredibly intact main house has been preserved upstairs for the couple and their extensive, bold collection of local art, funky salvage and hand crafted furniture. They are solely responsible for the maintenance of the building and also lend a hand with heavy groceries and other chores. Downstairs, the new suite with over 8 feet in ceiling height is the perfect backdrop for Victorian, theatre-inspired décor, and a charming memorabilia collection from a life of international theatre.

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WALK TO HOUSE 7





563 Union Street

Style: **Vernacular**

Date: **1905**

Original owner: **Antonio (Tony) Cianci**

In Strathcona, Vancouver's oldest residential neighbourhood, dozens of homes like this one dot the lively, dense blocks in a variety of colours and stages of rehabilitation. Their straightforward design was usually taken from turn-of-the-century house pattern books, so these working class homes rarely had unique or custom architectural features. The distinctiveness of each house becomes apparent when the owners begin their own journey into the home's past through physical investigation and researching its social history.

In the case of this property, its prime location in the midst of Vancouver's original 'Little Italy' means that it housed and hosted some of the city's pioneer Italian families, many of whom are still familiar names in the city today. The 1920s fire insurance map for this area shows five Italian-run stores on this block alone! Right next door at 565 Union was the Venice Bakery run by the Battistoni family, and at 567 Union was the Union Grocery & Meat Market run by the Minichello family. Across the street don't miss Benny's Market Italian Foods that has served the community since 1909.

Like the fate of the buildings next door whose storefronts were closed in, the Victorian origins of this house were barely discernible when the current owners purchased it in 2008. Covered in stucco, 1960s aluminum windows and layers of renovations, it took some creative investigation to uncover what had happened to this house over the decades. The good news was that the layout remained mostly unaltered, and the 100 year old fir floors had never been removed or refinished. Other original features were all the window sills,

the stairs and railings leading to the upper floors, and a few interesting interventions probably made in the 1930s including an arched doorway leading down to the basement and beautiful radiators.

The homeowners discovered that many of the plaster walls had been opened up probably to upgrade the electrical system, but when boarded back up with drywall the old baseboards and mouldings were not reinstalled. Skilled renovators and craftsmen, the new owners installed period appropriate interior doors and hardware, and baseboards and trim milled from old fir reclaimed from the basement. Slowly but lovingly, they removed the stucco and restored the house façade, wood siding and front and rear porches. The failing aluminum windows were replaced with double hung wood windows. The house was then painted in authentic colours taken from the Historical Vancouver True Colours Palette.

The home today is a delightful mix of innovation and tradition including creative design ideas for storage; clever reuse of lumber; inventive solutions for privacy using historic glazing techniques; an impressive collection of antique furniture; and numerous restoration projects inspired by mere clues. Culminating this labour-of-love rehabilitation is a bright, welcoming kitchen that would make many modernists happy to live in a 106 year old Victorian house.

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5111 Connaught Drive

Style: **Tudor Revival**

Date: **1929**

Original Owner: **Dr. C.T. McHattie**

Contractor: **Townley + Matheson**

Contractor: **W.J. Read**

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Designed by legendary Vancouver architects Fred Townley + Robert Matheson, who during their 55 year partnership also designed iconic buildings such as Point Grey High School, Vancouver City Hall and the Stock Exchange building on Howe Street, the Connaught Drive house is one of a number of houses on this street designed by this renowned design team. Others include the houses at 5234 and 5326 Connaught Drive.

The house has had five owners beginning with Dr. Charles Thomas McHattie who along with his wife Ella lived in the house for more than twenty years until 1951. In addition to being a physician, McHattie was a Founding Director of the Vancouver Foundation, and he chaired the board of Gault Bros., a national textile company originally from Montreal that settled in Vancouver in 1930 and branched out into marine and air service subsidiaries. From 1952 to 1988 Charles and Kath Robson (nee Farris) lived in the house, and more recently in the 1990s it is said a Japanese monk owned but never lived in the house.

Little maintenance and repair had taken place in the decades leading up to the current young family taking possession. They purchased a house with a vividly painted exterior that paid little tribute to the traditional Tudor Revival design, had numerous out-dated bathrooms, massive old mechanical

systems, a decrepit tennis court that had replaced beautiful gardens in the 1980s, and plenty of asbestos. The environmental assessment gave the house a score of 4 out of 100, the lowest the inspector had ever seen.

During the last 4 years, the owners have transformed the house. The first phase of their work included restoring a portion of the front façade of the house to match the original drawings held at the City of Vancouver Archives; the reconfiguration of the basement into usable family space; new electrical, plumbing, and mechanical systems that work with the original radiators; restoration of the original plaster and ceiling details, and new bathrooms. The master bathroom and the nursery are the only two original bathrooms left in the house. These will be changed during phase 2.

In an effort to reduce the \$1200+ per month gas bills, measures have been taken to make the house more energy efficient including insulating the exterior walls and attic, installing a cutting-edge high efficiency heating and cooling system and purchasing a solar power supplementary system waiting to be installed in the attic.

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3637 Cedar Crescent

Style: **Edwardian**

Date: **1914 (est.)**

Original owner: **Unknown**

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The street address of this house has changed at least three times making it the most perplexing house researched for the tour. It is interesting to note that until WWI Shaughnessy homes did not have street numbers, but often had house names or a vague location. Tracking down a house in the archival records when it is described as 'West 20th between Cedar Crescent and Arbutus' or 'Cedar Crescent near Maple' can be a daunting task.

Between 1914 and 1920 it is unclear who lived in the house because of the confusing addresses. We know that in 1917 someone with the surname Ross shows up as the owner on the CPR map of Shaughnessy. The most likely person is James Ross, the CPR Manager of Construction. Mr. Ross died in 1913, but perhaps left the house and/or lot to his family.

The house had its first long term owner in 1921 when Dr. John J Mason, a gynaecologist in Vancouver from 1906 – 1936, and his wife Mary moved here from Nelson Street in the West End and remained until 1949.

Another notable owner was Vancouver philanthropist, Vancouver Public Library Board Chair and Chartered Accountant, Derek Lukin Johnston, who lived here with his wife Diana and their family from 1951 – 1968. It was then sold to Jose and Maria Font of the Fontile Corporation, a well-known

ceramic tile company to this day. The influence of the Fonts can be seen in the liberal use of colourful and patterned tiles throughout the bathrooms and kitchen.

When the present owners purchased the house in 2009, it was covered in stucco, the garden had all but disappeared, and the woodwork was in poor condition. Using family photographs given to them by previous occupants and tackling the work themselves, the owners stripped off the stucco and restored the original siding, rebuilt the front entrance, restored the original interior woodwork and put in a new garden. To come in the future is a new kitchen, the replication of the original upper balcony railings and rebuilding the rear garage.

Despite the many owners of the house the layout is original, with a low entrance exploding into a stunning grand staircase, and a cross-hall living and dining room. The dining room is richly panelled and has a set of beautiful original leaded windows, and the large den has a coffered-ceiling. On the two upper floors are six generously sized bedrooms. The basement boasts a beautiful inglenook fireplace and a panelled games room.

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The 2011 Heritage House Tour would not have been possible without the tremendous effort of over 170 people who have volunteered their time, expertise and homes. We appreciate their contributions to ensure the success of the Tour. A Special Thanks to the 2011 Homeowners who generously opened their homes, but who will remain anonymous for now!

HOUSE SEARCHERS

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GUIDEBOOK

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Guest writers: James Johnstone,

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Ukrainian Cultural Centre: Dianna Kleparchuk

Guest Speaker, Pre-Tour Lecture

& Volunteer Orientation: Bruce MacDonald

Cecil Green Park : Karolyn Konig

Volunteer T-shirts: Jack Fraser

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2011 EVENT CALENDAR

Book now for more VHF events!

To register and for more information visit:

www.vancouverheritagefoundation.org

WAREHOUSE SALVAGE SALE

Saturday, May 14th 10 am – 4 pm

Unit 115 @ 7011 Elmbridge Way, Richmond (Gilbert & Elmbridge)

This is a great day to get bargain-priced doors, sinks, lumber, hardware and any vintage house part you can think of for your restoration or art project!

PRE-TOUR LECTURE

Wednesday, May 25th 7:30 pm \$12 (including tax)

St. Mary's Church, 2490 West 37th Avenue in Vancouver

125 Years of Vancouver Homes: from Green Wilderness to Green Metropolis with award-winning author Bruce Macdonald *Vancouver: a Visual History*.

SHINGLES, SHIPLAP AND STUCCO: THE EXTERIOR OF YOUR HOUSE EXPLAINED

Saturday, June 11th 9 am – 5 pm \$125

A hands-on full day course with site visits and case studies! Through examination and illustrated presentations, participants will explore the evolution of buildings, their current condition and future potential in preparation for embarking on exterior preservation, rehabilitation or restoration measures.

HISTORIC WALKING TOURS WITH JOHN ATKIN

(July & August) \$15

This summer, John gets you off the beaten track and into the lanes, alleys, trails and creeks of Vancouver! Dates and itineraries are viewable on the VHF Walking Tour webpage. All walking tours are on weekend mornings at 10 am and last approximately 2.5 hours.

VANCOUVER SPECIAL TOUR

Saturday, September 24th 12-5 pm \$28

Look Beyond the Fence... this self-guided tour gets you inside to see the latest trends and inspiring innovations in our city's maligned Vancouver Specials. If you own, rent or sell residential property in Vancouver, learning about Specials is a MUST!

LANEWAY HOUSE TOUR

Saturday, October 1st \$50 1-5pm (\$25 tax receipt)

Due to popular demand, after the success of the first Laneway House Tour in December 2010, the VHF will be opening another fresh collection of laneway homes behind existing houses in historic neighbourhoods. Don't miss this!

MID-CENTURY MODERN BUS TOUR

Saturday, October 15th 1-6 pm \$100 (\$50 tax receipt)

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