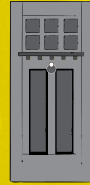




The Vancouver Heritage Foundation

HERITAGE HOUSE TOUR



sunday june 6

2010 10am - 5pm

get inspired, educated & inside 10 homes!

guidelines FOR VISITORS

Welcome to the 8th Annual Heritage House Tour.

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

- ★ *All you need now is*
 - (1) a pair of shoes that can easily be removed as you will be required to remove them at the entrance to every house.
 - (2) a Vancouver street map to supplement the basic map in the centre of this guidebook.
- ★ *This numbered guidebook is your ticket*

For security reasons 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 for visiting from 10 am to 5 pm in whatever order you prefer. 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.
- ★ We regret the lack of handicap access.
- ★ We suggest that young children are not suitable visitors for this event and no strollers will be permitted. Please leave your pets at home.
- ★ When parking, please be aware of the needs of neighbours and other tour participants. Do not block driveways or streets. Parking is limited and we strongly suggest carpooling with friends.
- ★ Please leave any parcels or big bags in your car or at home.
- ★ No food, drink or smoking will be allowed on tour properties.
- ★ When viewing gardens, please stay on pathways and do not pick flowers or take plant samples.
- ★ Do not enter any rooms which have been roped off or which have closed doors. Avoid touching furniture, art and household items.
- ★ 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 remove or refuse entry to any visitor who, in the unlikely event, refuses to adhere to these guidelines.
- ★ This guidebook provides a bike route and a public transit guide on the central map page, to encourage participants to either bike, bus, or carpool while on tour.
- ★ To avoid buying bottled water, we suggest packing a travel cup.

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



welcome FROM THE VHF

As we put together this year's event, it is hard to believe this is our 8th Annual Heritage House Tour. During this time we have opened 85 houses to 12,000 visitors and more than 500 volunteers have given their time, energy and expertise. We truly believe this is a terrific way to raise awareness about unique heritage spaces in our community, demonstrate creative ways to use older buildings, and introduce visitors to repair, maintenance and rehabilitation ideas and techniques. Thank you for participating in this fun and successful fundraising event.

The Heritage House Tour is just one of many events and programs the VHF undertakes to further its mission of creating a city where the repair, reuse and rehabilitation of older buildings, rather than demolition, is the norm. The loss of older buildings diminishes our sense of place, needlessly sends tons of debris to the landfill, and wastes the energy used to erect the building and manufacture the building materials in the first place. In fact it takes on average 65 years to pay back the environmental debt when we demolish a 2500 sq. ft. building, and new buildings only have a 30 – 50 year life span.

The new flagship program of the Foundation is Old School: Courses for Building Conservation. This education program offers courses in addition to a certificate in the theory and practice of heritage building conservation. Professionals and building owners learn together in this unique, award-winning program. Check out the 2010 course offerings on page four of this guidebook.

Adding to our already full schedule of events and programs is the new, 'Get Out Of Town' annual fall tour. Last October's trip to Powell River was a great success. This coming October 16th and 17th we will be heading to Victoria for a Samuel Maclure lecture and house tour, followed the next day by a trip to the Fisgard Lighthouse which is celebrating its 100th Birthday. I hope that you will join us for this special event. Look for details coming this summer.

The dedicated VHF Staff and Board of Directors are continuously striving to ensure the Foundation is innovative, professional and always looking forward to new opportunities. We welcome your feedback and ideas that will help us to achieve our goal of leaving a legacy for future generations of vibrant, established neighbourhoods that tell the stories of the people and enterprises that built our city. Enjoy the tour!

Diane Switzer
Executive Director

Mollie Massie
Chair, VHF Board of Directors

BOARD OF DIRECTORS 2009 - 2010

EXECUTIVE COMMITTEE

Mollie Massie, Chair
Margot Keate-West, Vice-Chair
Michael Hungerford, Treasurer
Allan Diamond, At-Large
Jordan Eng, At-Large
John Goundrey, At-Large

DIRECTORS

Jane Banfield
John Blackmer
Mary Ann Clark
Marta Farevaag
Leigh Freeman
Lynne Kennedy
Leah MacFarlane
Lisa MacIntosh
John Quinton

VHF STAFF

Diane Switzer, Executive Director
Elana Zysblat, Programming Director
Michelle Pullan, Director of Development
Rebecca Bishop, Administrative Assistant

book now for upcoming vhf courses & programs

limited spaces so book early!



HISTORIC COLOUR: EXTERIOR PAINT SCHEMES

Wednesday June 23rd 5 – 9 pm / \$50

Lecture at Central Presbyterian Church following a tour of Mole Hill



SUMMER HISTORIC WALKING TOURS (July & August) \$14 per person inc. gst

All tours are on Saturday mornings at 10 am and last approximately 2.5 hours

▲ *Historic Marpole Neighbourhood*, Saturday July 10th

Meet at 10 am at St Augustine's Church at Hudson and 71st.

Tour led by John Atkin, Civic Historian www.johnatkin.com

▲ *Italian Strathcona*, Saturday July 17th

Meet at 10 am at Sacred Heart at 525 Campbell Ave. at Keefer.

Tour led by the Italian Cultural Centre www.italianculturalcentre.ca



▲ *Jewish Strathcona*, Saturday July 24th

Meet at 10 am at Heatley & E. Pender Streets.

Tour led by the Jewish Museum and Archives of BC www.jewishmuseum.ca

▲ *Historic Sunset Neighbourhood*, Saturday August 14th

Meet at 10 am at the northeast corner of Main and 51st.

Tour led by John Atkin, Civic Historian www.johnatkin.com

▲ *Historic Oakridge Neighbourhood*, Saturday August 21st

Meet at 10 am under the clock/sign, 41st and Cambie.

Tour led by John Atkin, Civic Historian www.johnatkin.com



2ND ANNUAL VANCOUVER SPECIAL TOUR

Saturday September 25th 12 – 5 pm / \$25

HERITAGE 101: UNDERSTANDING HERITAGE CONSERVATION

Saturday October 23rd 9 am – 5 pm / \$100

401 E Waterfront Road, Vancouver (Flying Angel Club)



▲ *Conservation of Interiors*

Saturday October 30th 8:30 am – 4 pm / \$100

Cecil Green Park House, UBC

▲ *Heritage & Sustainability Nexus*

Friday November 5th / \$100

Location TBA



*** add 25% for professional credits AIBC, PIBC, BCAAIC, BCSLA, BOABC

For more information and to register visit

www.vancouverheritagefoundation.org or call 604 264 9642

The Vancouver
Heritage FOUNDATION

HOTDOGS FOR HERITAGE

 FUN FOR THE WHOLE FAMILY

Sunday, July 11th

11:00 am - 3:00 pm

5026 Connaught Drive, admission by donation
(suggested minimum donation \$10 per person \$25 per family)

stay for an hour, stay for the day

ARCHITECTURAL SALVAGE SALE * SILENT AUCTION
MUSIC * HOURLY PRIZES * HOT DOGS * BEER

For up-to-date details and salvage items, visit
vancouverheritagefoundation.org

Old Buildings: A surprising Source of Serendipity and Sustainability

by Gordon Price

In The Death and Life of Great American Cities¹ – according to many, the most important book about urban planning ever – Jane Jacobs identifies the four sources of urban diversity, the greatest single fact about cities.



Jane Jacobs OC, O.Ont (1916–2006) was an American-born Canadian writer & activist

No. 3 is “the need for aged buildings.” She devotes a whole chapter to it.

“Cities need old buildings so badly,” she begins, “it is probably impossible for vigorous streets and districts to grow without them.”

She is not talking solely about what we call heritage, a word not found in her index. Historic buildings in an expensive state of rehabilitation are a fine ingredient, she says, but cities also need “a good lot of plain, ordinary, low-value old buildings.”

Old buildings are incubators of new ideas. Risky new enterprises need old buildings because they are all that they can afford when starting out. Otherwise, they are, as Jacobs says, “inexorably slain in the high-overhead economy of new construction.” The same is true for ordinary enterprises with low margins. And the same for residential: an affordable city for a diversity of people needs a diversity of buildings.

And there, from the planner’s point of view, is the problem.

How does one plan for serendipity, for a mix of ages and types, when zoning and development bylaws must be fairly and equitably applied to all landowners? City Hall doesn’t get to say to a selected group that their buildings will not be treated the same as their neighbours because their structures are plain and old. There’s no colour on the zoning map labelled ‘serendipity.’

And ironically, even when the City is able to maintain an aging building or neighbourhood intact, that very act may guarantee that while they may stay old, they won’t stay affordable. Vancouver’s own experience with heritage designation provides a good case study. Where once owners and developers vigorously fought heritage designation, fearing they would lose value if they could not demolish and redevelop, now many search it out, recognizing that a heritage plaque on the front door means money in the bank (not to mention additional density.) Investments are made, prices go up.

Even a scrupulous approach to heritage may discourage “the ingenious adaptations of old quarters to new uses.” Change, after all, requires modification, and often something integral to a building’s previous existence may be lost. (On the other hand, how many preservationists truly wish to preserve intact a kitchen or bathroom from a previous era?)

¹ *The Death and Life of Great American Cities* New York: Random House. February 1993 [1961]. ISBN 0-679-60047-7

There's also the issue of gentrification. While new uses and more diversity may bring economic benefit, those benefits may not be shared with those who occupied the buildings and were then displaced. Still, stagnation and decay has its own steep price.

A conundrum for sure. But there's another movement occurring in our cities that may offer a solution: change and adaptation without the loss of a diverse building stock, evolution without displacement, and even economic opportunity for low-income residents. Its name won't be found in Jacobs's index either.

It's sustainability.

In the next 40 years, we will have to reduce our greenhouse gases by 80 percent, according to both estimates and mandates. And if we are to be truly sustainable, we won't be throwing away all that embedded energy in our existing building stock, even as we make it more energy efficient. The 70 percent of Vancouver's homes that are expected to survive for the next half century will require a construction revolution if they are to be retrofitted affordably. New jobs, new techniques, new opportunities for innovation.

Expensive? It may seem so - but not necessarily when compared to the high cost of the new. Which itself is a perishable commodity. "Time," as Jacobs notes, "make the high building costs of one generation the bargains of a following generation."

And so the cycle goes on. The constantly changing and diverse city provides a kind of continuity, where the recognition of historic value is the generator of innovation, and the old leads to the new. 🌱

about the author— **Gordon Price** is the Director of SFU City Program and former Vancouver City Councillor.



▲ **Top** Arbutus Coffee in Kitsilano— photo, Jeremy Hood **Bottom** Crowds outside Café Crepe in downtown Vancouver— photo, Jeremy Hood



on tour > various units

At the beginning of the twentieth century, Vancouver was growing in commercial importance and the demand for transfer and storage services increased. Mainland Transfer Co. Ltd., a subsidiary of the Canadian Pacific Railway, built 550 Beatty as a warehouse building in 1906. This block of Beatty Street is set at the edge of an escarpment, resulting in the buildings having two or more further floors below street level at the back. This allows for direct delivery access to the lane which was once a railway spur line.

Vancouver Warehouses Ltd. had its headquarters in this building together with a variety of importers, manufacturers, brokers and wholesalers. The success of the commercial activity at this location is illustrated by the building's expansion in 1928, when two storeys were added to the original three.

By the 1970s, maintaining light industry in downtown Vancouver was becoming expensive, and many of the area's historic buildings were neglected. Around this time, the City proposed to create a waterfront freeway which would have destroyed much of Gastown, Strathcona and Chinatown. The ultimate defeat of those plans resulted in a movement to revitalize the area. Restaurants and tourist attractions introduced into Gastown became a huge success, but a developer named Bob MacIntyre also saw the residential potential in this historic core.

MacIntyre envisioned New York-style loft living on Beatty Street before Vancouver's signature Yaletown and Gastown warehouse conversions were even imagined. In 1980, he

550 Beatty St

style COMMERCIAL WAREHOUSE

dates 1906 & 1928

original owner MAINLAND TRANSFER CO. LTD.
VANCOUVER HERITAGE REGISTER STATUS 'C'

1980 redevelopment team

Developer, Bob MacIntyre

Architect, Bruno Freschi *



sponsored by AHBL

Barristers & Solicitors - Trade-mark Agents

teamed up with Architect Bruno Freschi to conduct the groundbreaking conversion of this building into 31 spacious lofts (Freschi later became chief architect for EXPO86). Being the first conversion of its kind, a tremendously slow and frustrating process of drawing up new by-laws and building code was necessary, but it paved the way for many projects to come.

Unfortunately for MacIntyre, the financial managing of the endeavor was disastrous and after prolonged years of construction, the units were auctioned off in 1987. At the time, few Vancouverites could imagine living downtown, but many of those who made the move never looked back. Since its conversion, 550 Beatty has been home to an eclectic mix of artists and business people, and current residents include composers, choreographers and musicians, and many people involved in the film industry.

Varying in size and interior décor, visitors will experience a variety of expansive and inspiring lofts in this building, some on two and three floors. Exciting and surprising features to look forward to are private roof gardens; eight foot high bay windows; 13 to 30 foot ceilings; sandblasted wood beams and exposed brick walls.

** architect Bruno Freschi will speak about the conversion project at 1pm*



walk to lunch option D

flower arrangements by **HEATHERS THE FLOWERSHOP**
422 W.Cordova St. Vancouver, BC 604 603 4995



Strathcona, as the oldest neighbourhood in Vancouver, has been the first home for many immigrant families, including the Chinese community. They established a tight network of residences, businesses, and associations here and in neighbouring Chinatown. Archival documents from the Archdiocese of Vancouver recount that in the early 1930s, the Chinese Catholic Mission started out by buying a house across the street as a combined convent, church and kindergarten. Within a few years the Mission was renting additional space, buying lots and even moving a building to accommodate its rapid growth. In 1939 a new school building, to be known as St. Francis Xavier Catholic School, was commissioned for this site. In 1989 the congregation expanded again by building the concrete structure across the street on East Georgia that is today the Phil Bouvier Family Centre. In 2001 St. Francis Xavier School & Church moved out of Strathcona into a new complex on Great Northern Way.

When developer Mark Shieh of Take Root Properties bought the 1940 school building in 2007, it was being used by Britannia Outreach Secondary School, an alternative school for Aboriginal youth. Initially the team studied a mixed-use option that incorporated the school facility along with private residences. However, because the school had limited space to expand, this option was not pursued.

Embracing the qualities of this evolving neighbourhood, the team took an adaptive re-use approach and converted

593 E.Georgia St

style VERNACULAR SCHOOLHOUSE

date 1940

original architect GEORGE ASPELL

original owner CHINESE CATHOLIC MISSION

2009 redevelopment team

Developer, Take Root Properties

Architect, Hotson Bakker Boniface Haden

Contractor, Trillium Project Management




sponsored by Trillium Project Management

the existing school building into five residential units. The project's central ideas explored neighbourhood change, lifestyle change, and climate change. The design intent was to honour the traditional form of the building and its role as a neighbourhood landmark while making a fresh, forward-looking reinterpretation. The two units fronting East Georgia Street are more traditionally designed. This section of the building is painted red, marking the historic form of the school building. The sections painted in charcoal grey mark the modern interventions – the three contemporary designed units fronting Princess Avenue and the basement level which was increased by 2 feet through raising the building and complex structural framing.

The project experimented with flexible elements like sliding walls that adapt to growing families' changing needs. Furthermore, it incorporated spaces like vegetable garden plots and a neighbourhood arts studio, intended to spark interaction between residents and nurture a stronger sense of community.

A *BuiltGreen Platinum* target was set for the project. Green features include air-tight drywall, a geothermal system for space heating distributed by radiant floors, hot water supplied by evacuated tube solar collectors and the reuse of 50% of the lumber from the 1940 building.

 *walk to houses 3&4 and lunch options B&C*

flower arrangements by **FULL BLOOM**

831 Commercial Drive, Vancouver, BC 604 255 1866

www.fullbloomflowers.com



636 Keefer St

FORMER ANGLICAN CHINESE MISSION

style ROMANESQUE REVIVAL

WITH ENGLISH ARTS & CRAFTS INFLUENCES

date 1935

architect TOWNLEY & MATHESON

original owner ANGLICAN CHINESE MISSION,
MISS H. A. HELLABY, DEACONESS

This church building is the third building on this site. It was preceded by a house constructed circa 1892 and then, by the Jesse Eaton residence located close to the lane in about 1902. Jesse Eaton died in 1931 and is interred in the Knights of Pythias section of Mountain View Cemetery. As a Knight of Pythias, he would have been a deeply religious man, dedicated to “friendship, charity and benevolence”. It seems that he bequeathed his property for charitable use, as an application for water meter service was made in 1935 on behalf of the Jesse Eaton Estate for a new “kindergarten” building on this site.

The church/kindergarten was constructed for the Anglican Chinese Mission. From 1942 to 1985, the City Directory refers to it as the Good Shepherd Mission and it was used for day care, kindergarten, and other social activities. The building appears in *The Jade Peony and Paper Shadows* by prize-winning author Wayson Choy who played here as a child.

Blueprints of the building from 1935 were found at the Vancouver City Archives. The drawings are by well-known architectural firm Townley and Matheson, who also designed Vancouver City Hall, Tudor Manor and Point Grey Secondary School. Townley and Matheson were the ‘kings’ of revival design in Vancouver at the time. Romanesque influences are found in the narrow rounded windows in the chapel. Elements of the English Arts and Crafts style are found in the exterior exposed rafter tails, stucco cladding

and the original multipaned casement windows in the recreation room. In the interior, the main architectural feature is the Douglas fir scissor-truss ceiling. The chapel is oriented east-west and the larger recreation room is oriented north-south.

The original church was altered in the 1960s when the entry was moved from the west side yard to the front of the building. From 1986 to 1996 the Vietnamese Alliance congregation used the church. The building was first converted into a live/work studio by local artists in 1996.

A former church is not everyone's idea of a restful or respectful residence. With fewer parishioners, however, some churches are facing either demolition or adaptation to a new use. Residential use typically requires separate rooms for specific uses – not easy to achieve while maintaining the ‘spirit’ of a church. The current owner purchased it in 2002. The owner's main priority was to lighten the space; the fir ceiling and floor were sanded and bleached, skylights added, the dark wainscot removed, and the walls painted white.

For an illustrated story on these renovations, see the owner's blog: <http://blog.ounodesign.com/2009/03/26/so-you-think-you-d-like-to-live-in-a-church/>



walk to houses 2&4 and lunch options B&C



This traditional family home was probably built by the Holmes family as a rental property. A pattern book design which many call “Edwardian Box”, this style of house was immensely popular for its practical layout. This design was not only repeated in the hundreds throughout the city at the beginning of the 20th century but continues to be a favourite for contemporary residents.

Building a desirable rental house in 1905 in a neighbourhood like Strathcona (then known as the East End) was a recipe for success. A well-located neighbourhood near the port, Hastings Mill and the business district of Gastown, this home housed an endless list of tenants.

From the mid 1920s until the current owner bought this house in 2007, this home was rented or owned by Chinese families, often listed in old city directories simply as “Chinese” or “Orientals”. Among these families were the Mahs, the Lees and finally the Yuen family who owned this house for over 50 years starting in 1954. This was the era immediately following the retraction of the Exclusion Act (1923-1947), which effectively barred Chinese immigration. When the act was repealed in 1947, many Chinese families bought property for the first time and were able to bring over relatives from China.

For a short period after WW II, the Choy family lived here as well. Their son Wayson Choy became one of Canada’s best known writers, most famous for his novels *The Jade Peony*,

630 Keefer St

style EDWARDIAN

date 1905

original owner JOHN HOLMES

first resident WALTER WARNER,
BC SUGAR REFINERY DRAFTSMAN
VANCOUVER HERITAGE REGISTER STATUS ‘B’



sponsored by Old School: Courses for Building Conservation

Paper Shadows and *All That Matters*. He was inducted into the Order of Canada in 2006.

When the current owners bought the house after 100 years of renters, boarders and typical wear and tear, the house was not in great shape. An early addition in the back which was built right on the soil was dilapidated. With the help of Birmingham and Woods Architects, a major renovation was conducted in 2009 to update the house and make it financially viable with the introduction of a mortgage helping basement suite.

The renovation included lifting the house to excavate for a basement suite and the pouring of a new foundation, updating of all mechanical systems, a new double garage and landscaping. The main floor was opened up to reflect contemporary family needs and uses, but the upper bedroom level layout was left intact. The result is a bright, open, inspiring space that retains its historic character and many of its original architectural features.



walk to houses 2&3 and lunch options B&C

flower arrangements by **FULL BLOOM**
831 Commercial Dr. Vancouver, BC 604 255 1866
www.fullbloomflowers.ca



on tour > units 202, 204

The Earles Street Substation is an impressive reminder of the once vast BC Electric Interurban railway system that initially linked Vancouver with New Westminster and later to Chilliwack and Richmond. It was constructed to supply electricity to the Central Park Line that ran along Vanness Avenue until the service was discontinued in 1953. A fire insurance map from 1913 shows the “Earls Road Station” at the intersection of Vanness. By 1925 the map shows a small cluster of commercial uses at the southeast corner of Earles and Vanness.

With the opening of SkyTrain in 1985, once again Vanness Road is home to a transit corridor with the 29th Avenue station a short distance away.

Scottish-born architect Robert Lyon designed the substation. As an architectural engineer with the BC Electric Company, Lyon designed many large industrial concrete structures, typically creating a pleasing classical beauty for these utilitarian buildings. On Earles Road, Lyon created large window openings with small windowpanes and a keystone motif, and provided a plain cornice. Lyon also designed private homes and commercial and government buildings, especially in Penticton where he became the first Mayor in 1948.

With the cancellation of interurban service in the 1950s, the substation was shut down and boarded up. This situation lasted for decades due to the high cost of demolition. In the late 1980s, architect Linda Baker recognized its potential

for transformation into a unique residential building and proceeded to assemble a development team. In 1989 Vancouver City Council considered her application for a tailored zoning by-law that would permit the building to be converted into twelve strata apartments, ranging from 1200 – 1500 square feet. Council members of the day noted that “the proposal offered an opportunity to replace an existing ugly building with badly-needed housing”.

Under the direction of Linda Baker, this “ugly building” was transformed into a neighbourhood landmark. On the exterior, new balconies, windows and entrances, with a sandblasted exterior, combine the industrial look of the building with residential features. A three storey wood frame structure was built within the cavernous substation’s concrete shell. Constructing a “building within a building” also had the benefit of not disturbing any potentially contaminated soil or building material from the original construction. The owners received a 1991 City of Vancouver Heritage Award. In 2009 they received a Restore It! grant from the Vancouver Heritage Foundation for repairs to the exterior concrete on the west wall.

4590 Earles St

EARLES STREET SUBSTATION

style DERIVED FROM GOTHIC REVIVAL

date 1912

original owner

B.C. ELECTRIC RAILWAY COMPANY

VANCOUVER HERITAGE REGISTER STATUS ‘B’

1990 redevelopment team

Developer, Earles Station Properties Ltd.

Architect, Linda Baker

flower arrangements by **THE FLOWER FACTORY**
3604 Main St. Vancouver, BC 604 871 1008
www.flowerfactory.ca



3092 Fraser St

style VERNACULAR GOTHIC REVIVAL

date 1921

contractor F. FRANKLIN

original owner

FREE PRESBYTERIAN CHURCH OF SCOTLAND

Built in 1921 as the first place of worship in Vancouver for the Free Presbyterian Church of Scotland, this simple church is now an inspirational artist live-work space.

The church, which operated as a meeting place for the Free Presbyterians until it was sold to the present owner in 2007, was built in South Vancouver on what was originally called Scott Street, probably after the novelist Sir Walter Scott (according to Elizabeth Walker, author of *'Street Names of Vancouver'*). Fraser Street and Scott Street were joined in 1950 for better traffic flow and given one name. Fraser Street, which was originally named North Arm Road until it was renamed after Simon Fraser in 1910, was built in 1875 as a wagon road linking the north arm of the Fraser River with the False Creek Trail. The False Creek Trail, built in 1860 linking New Westminster to False Creek, roughly followed an Aboriginal trail. It was renamed Westminster Road, and then in 1906 it was renamed Kingsway after King Edward VII. South Vancouver, Point Grey and Vancouver amalgamated in 1929.

The building's ecclesiastical origins are evident in its basic rectangular shape, the heavy wooden double entry doors leading directly into the nave where the congregation sat, the large pointed arch or Gothic style windows, and the old wooden sign hanging in the kitchen reading, Free Presbyterian Church. The plain lines of the structure reflect the Free Presbyterians' adherence to purity and simplicity of worship and practice. The church-like exterior belies a sleek,

modern residential space inside that mirrors the simplicity of the original church.

In the conversion of a sacred building, residential use can be problematic as it usually begs to be divided into smaller compartments. For many centuries, we've been used to separate rooms for specific activities in our homes. In this case, an artist studio use welcomes the retention of the large open space of the original congregation worship area, meaning the interior configuration could be retained.

The renovated interior now boasts a beautiful new kitchen, mezzanine sleeping loft, nifty electronic set-up for screening movies, and a fresh, clean-line bathroom. The floor to ceiling bookshelves paralleling the staircase to the sleeping loft boast a sliding ladder system.

flower arrangements by **QUINCE FINE FLORALS**
4870 Mackenzie St. Vancouver, BC 604 263 0202
[West Side store]

tour map *create your own itinerary!*

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



vhf information booth – Open from 9am
1438 West 32nd Avenue (outside house #8)

Drop by to purchase last minute tour tickets (if available), ask questions and share your suggestions



lunch options & washroom facilities



a

University Women's Club at Hycroft

1489 McRae Avenue, 11:30am – 2pm

\$10 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, 11:30am – 2pm

\$10 lunch plate: perogies, cabbage rolls, Ukrainian sausage & salad
(vegetarian options available)

Hot & cold beverages available to purchase on site

No reservation needed. www.auucvancouver.ca

c

Benny's Foods

598 Union Street, 10am - 4pm

Italian lunch and coffee 604 254 2746

d

The Dirty Apron Cooking School

540 Beatty Street

Gourmet lunch \$24.50 by reservation only, 604 879 8588

Wine & take-out available. www.dirtyapron.com



suggested bus routes

Downtown < > Strathcona

#22 on W. Pender going East

#22 on Prior going downtown

Strathcona < > Renfrew Collingwood

#22 Knight on Prior

Switch to #33 on Knight @ 33rd

Get off at 29th Avenue Station

Renfrew Collingwood < > Mount Pleasant

#29 on bay 2 at 29th Avenue Station

Get off at Kingsway & Slocan

Get on #19 Stanley Park until Kingsway & Fraser

Sunset < > Shaughnessy & Dunbar

#41st UBC on 41st to Shaughnessy & Dunbar

Detour on #10 Granville to W 32nd

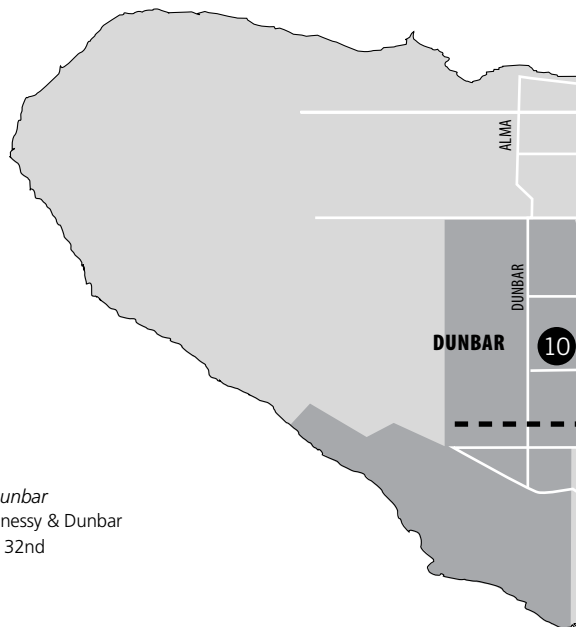
Mount Pleasant < > Sunset

#8 on Fraser

Get off at Fraser and 41st

Get on # 41 UBC on 41st

Get off at 41st & Main



bike routes

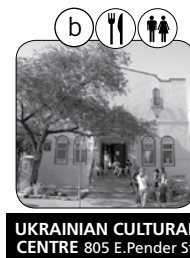
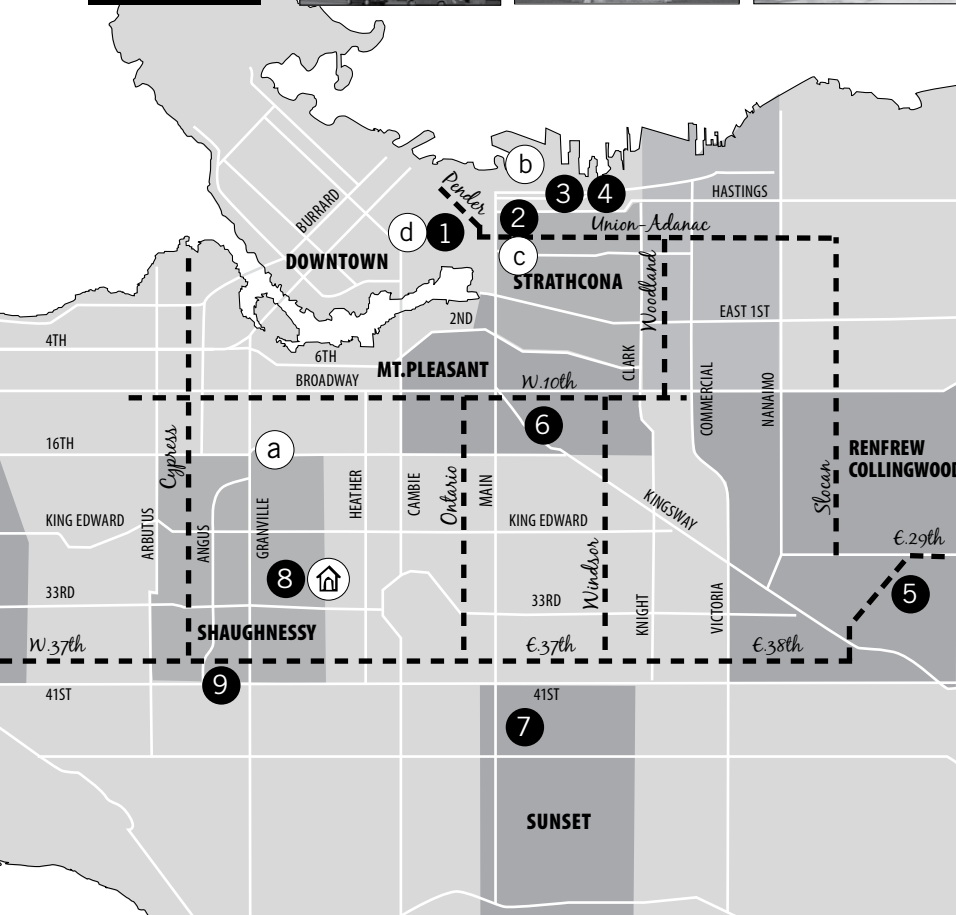
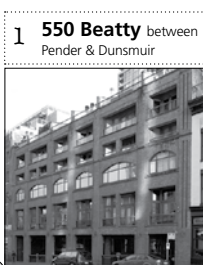
— — — — — marked in dashed line on map



10 **3421 W.37th** between
Collingwood & Blenheim



HYCROFT
1489 McRae Ave



Revival Styles What is Old is New Again

by John Atkin

Wander the streets in almost any Vancouver neighbourhood and you are likely to run across houses that take their style influences from another world.

Since the mid-18th century and the advent of the Grand Tour¹ we've been keen on revival architecture. Returning sons inspired by their travels and the publication of influential works such as the *Antiquities of Athens*, began building temples and other follies on the grounds of the country house. It didn't take too long before the house itself was remodelled in the Classical style and in short order the Classical Revival influence was being felt everywhere in Europe. The Revival Style became especially dominate in the United States, where Classic colonnades were attached to state capitols, modest farm houses and everything in between. In Vancouver we can see the Classic Revival Style clearly expressed in the Vancouver Art Gallery, the former Court House and the Hollies, George MacDonald's impressive 1912 home (*1388 The Crescent*) in Shaughnessy.

Apart from the Classical, there were many other popular revival styles. Some such as the Swiss Chalet, popularized by Queen Victoria who'd built a Swiss-style chalet in the garden of Osborne House for her children, were short lived but others such as the Tudor and Gothic Revivals endured.

In Vancouver, the Tudor Revival was a popular choice in the new neighbourhoods of the West End and Shaughnessy. Architects and builders had fun with mock battlements, half timbered facades and tall chimneys, all loosely based on late medieval examples. Architects like Samuel Maclure were adept at creating designs that were both decidedly modern and yet still looked like they'd been in existence for hundreds of years. Tudor Revival was the choice in many exclusive neighbourhoods across North America but it also showed up in more modest neighbourhoods as builders capitalized on the style's popularity.

Gothic Revival was entwined with the renewed interest in all things Medieval and became associated with a deeper interest in religion and romanticism and a search for a national style. Both the Houses of Parliament in London and Ottawa were designed in the Gothic Revival.

The Gothic shows up occasionally in a house design but the style was used locally for the many churches that graced new neighbourhoods. Instead of the High Gothic of Parliament local architects used a more modest version which blended well with other influences such as the Craftsman Style, something that can be seen in 3092 Fraser Street

Plan books from the Aladdin Company, Sears Roebuck and others popularized the Tudor along with a number of different revival styles in the early part of the 20th Century. There were variations on the Cotswold Cottage and other "English" styles, Spanish, Mission and even French Normandy houses along with the usual Colonial and Vernacular styles.

1 the traditional travel of Europe undertaken by mainly upper-class European young men of means from about 1660 until the 1840s

The Spanish and Mission Revival Styles drew inspiration from the early Spanish missions in California and were very popular along the Pacific Coast. The style got a major boost when the Southern Pacific railroad chose it for all of their railway stations. In Vancouver the style showed up in gas stations, apartment buildings, modest bungalows and Shaughnessy homes.

The French Normandy style is recognizable because the entrance is through a cone shaped tower at the centre of the house. The tower represents the farm silo which was often attached to the house instead of a separate barn. Here they are often referred to as Dunbar Castles as they appear in great numbers throughout that neighbourhood, the product of one builder who discovered the style while in California. There, the more elaborate variations are known as Storybook. These whimsical designs with their erratic roof lines and wonky walls were often done by Hollywood set designers as private commissions but the style caught on. In Reno, Nevada you can find a whole neighbourhood of Storybook homes while in Vancouver there are few surviving examples of the whimsical type, the best known being the two little cottages designed by Ross Lort at 587 King Edward Ave and 3979 West Broadway.

And we are still reviving styles today, you just have to look on any street to see new versions of the Craftsman and now new versions of the 1920s “English” styles are showing up on the streets.

Even with all of the changes in the city, the delight of Vancouver is that you can still walk along neighbourhood streets where all of these revival styles can be seen in one form or another side by side. 🌿

about the author— **John Atkin** *is a civic historian, author, and walking tour guide.*



▲ **top** Storybook Style on King Edward Street— photo, John Atkin **middle** Mission Revival Style— photo, John Atkin **bottom** Storybook Style in Dunbar locally known as Dunbar Castle— photo, Jason Vanderhill



336 E.45th Ave

style EDWARDIAN CRAFTSMAN

date 1922

original owner ALEX MACDONALD,
MOTORMAN WITH BC ELECTRIC RAILWAY



sponsored by Smallworks

This neighbourhood was part of the municipality of South Vancouver until 1929 when Vancouver, South Vancouver and Point Grey amalgamated. It was called South Hill until the late 1960s when new institutions such as the Sunset Nursery and Sunset Community Centre suggested the name Sunset would be more apt. For many decades, shops lined this area of Fraser Street, a favoured destination for German immigrants after World War II. The South Hill Mennonite Brethren (43rd and Prince Edward) and the Martin Luther Evangelical Lutheran (46th and St. George) churches are still active in the area.

Across the street is MacDonald Park, named after the first owner of this house who was the Chairman of the Parks Committee of South Vancouver. During the 1920s MacDonald was instrumental in acquiring tax sale lands for park use throughout South Vancouver, this one included. It is listed as a landscape resource in the Vancouver Heritage Register as it is an important example of planning with the aim of increasing nearby property values.

This charming Edwardian Craftsman house has retained much of its original fabric despite being moved in 2008 from its original location, which was some 30 feet to the west. Back in 1922, the house was lavishly built in the centre of two wide lots. But with future potential of subdivision or infill housing in mind, the current owners decided to relocate it, leaving room for new development and providing the old house a new foundation, and a full height basement.

The previously enclosed front porch has been altered with a new bay window in the living room that provides more interior space, while maintaining a sense of the original open porch. The new railings meet the current Building By-law requirement of 42".

Inside the living room, new leaded glass windows with bevelled panes have been designed to maximize the amount of light coming in. Original oak and fir floors, the staircase with its lovely handrail, and many of the mouldings have been retained. Certain features, however, did not survive the moving of the house. The original brick clad fireplace in the living room has been replaced with a gas fireplace faced with tiles. In the dining room, original fir wainscot, topped with a plate rail, was damaged beyond repair. The brass doorknobs throughout the house are close copies of the originals, which were stolen during the renovations. Upstairs, a second bathroom was created by combining the closets from the two front bedrooms. A larger ensuite bathroom was created for the master bedroom as was the study which was once an enclosed sunroom.

flower arrangements by **THE FLOWER FACTORY**
3604 Main St. Vancouver, BC 604 871 1008
www.flowerfactory.ca



1438 W.32nd Ave

style COLONIAL REVIVAL

date 1939

architect CHARLES B. K. VAN NORMAN

original owner CLAY F. ANDERSON



vhf information booth



sponsored by Colin Griffinson Inc.

Designed and built in 1939 by iconic Vancouver architect, CBK Van Norman, for lumberman Clay F. Anderson of the Granite Bay Logging Company, this gracious Shaughnessy home has been meticulously maintained and updated over the decades. The same family has owned the house since 1954.

The house has benefited from having the best of designers, craftspeople and landscapers over the years. Master painter, Colin Griffinson, has worked his paint finish magic in the stunning dining room with its composite gold leaf ceiling and red antique plaster walls finished in a church varnish. Architect Robert Lemon designed a new kitchen over 20 years ago which still looks timely today. Architect Ron Thom designed a sunroom at the rear of the house in the 1960s which bears his distinctive West Coast style.

Other changes to the house over the years are a slight re-configuration of the entrance hall, the conversion of the garage into a bedroom and ensuite bathroom which is fully wheelchair accessible, a renovation of the master bedroom and bathroom, and the addition of French doors leading from the dining room to the back garden.

The large lot boasts a beautiful garden, pool and water feature, all in keeping with the traditional style of Van Norman's design. The current owners had landscape architects Justice and Webb (Clive Justice & Harry James Webb) design their original garden and swimming pool.

in the 1950s. In 1993 they again hired Harry Webb to re-design the garden. In the 1950s–1960s Justice and Webb along with Tattersfield & Associates were the dominant landscape architecture firms in the city. They designed city golf courses such as Shaughnessy and Langara, as well as the restoration of Fort Langley.

CBK Van Norman was known as the father of modern architecture in Vancouver. Many well-known architects got their start in his office including Arthur Erickson and Bill Birmingham. Van Norman began his career in Vancouver in the late 1920s. He went on to design more than 200 homes most of them in period style designs which ranged from Colonial to French Manor revival styles. After WW II he embraced more contemporary design. His commercial buildings included Park Royal Shopping Centre, Beach Towers and the Burrard Building.

flower arrangements by **GRANVILLE ISLAND FLORIST**
1689 Johnston St. Vancouver, BC 604 669 1228



1791 W.40th Ave

style TUDOR REVIVAL [MOCK TUDOR]
WITH ENGLISH ARTS & CRAFTS INFLUENCES

date 1938

original owners
JOSEPH COWAN & WILDA J. ADAMS



sponsored by Odium Brown Limited

This gracious Tudor Revival house could aptly be nicknamed, 'The Two-Door House'. The house was originally addressed as 5550 Angus and at some point very early in its history the address was switched to 1791 West 40th. This may or may not be why the house has two identical entry doors. The original doors, which remain today with one leading to the west lawn and one leading to 40th Avenue, are designed in a typical Tudor style with a shallow arch rising to a central point surrounded by stone.

Other Tudor style elements include the rough textured brick treatment on the exterior of the main floor and the garage, the half-timbering in the gable ends and the traditional dark wood and white stucco paint scheme. The half-timbering is a frame of thin boards added on the outside to mimic the earlier functional and structural weight-bearing heavy timbers of the 16th and 17th century.

Little is known about who has lived in the house over the years, except that Wilda Adams, the original owner, established a Special Education Memorial Scholarship at UBC. Her husband, Joseph Cowan Adams, was believed to be President of Adams & Co., a stock brokerage company.

The house spreads over many thousand square feet with wide hallways, two staircases, seven or eight large bedrooms, two family rooms and six bathrooms. While a number of updates have happened over the years, it is surprising to walk into one of the upstairs bathrooms to find the original

decorative ochre and black tiles and fixtures in immaculate condition. Modern updates include the conversion of an upstairs bedroom to a full gym, and, not to be missed, a gorgeous new kitchen and family room inserted into the original floor space.

Most of the windows throughout the first floor principal rooms are original with leaded glass, in either diamond (entry hall) or rectangular panes. One of the most significant changes to the house is the removal of the original windows in the upper storey. In their place, vinyl sashes have been installed. In a search for energy efficiency and cost savings, many homeowners make a decision to install new double glazed, energy efficient window units. Original windows are often seen as a character defining element of building design and thus the preference is to retain them and use passive measures such as weather stripping, caulking, storm windows, and insulation to gain greater energy savings.

See page 22 for further information on sustainable design and energy efficiency in older buildings.

flower arrangements by **EARTHRIS GARDEN STORE**
2954 West 4th Ave. Vancouver, BC 604 736 8404



3421 W.37th Ave

style CRAFTSMAN

date 1923

contractor K. MACKENZIE

original owner MISS MARY MUNSIE

**JAKOBSEN
ASSOCIATES**

sponsored by Jakobsen Associates

The immaculately kept but modest exterior of this Dunbar Craftsman house belies a beautifully updated family home inside. This lot was first purchased by Edwin Munsie and John Music in 1920 when this area was part of the Municipality of Point Grey and was still pure forest. Munsie and Music were employees of Rat Portage Lumber, a shingle and sawmill on False Creek and would have cleared the property's trees for their business. Mary Munsie was the first owner of the house and lived here until 1934. From 1936 - 1951 it was the home of Frederick and Doris Lynch, owners of F.J. Lynch Hardware at 6459 Main Street.

Over the decades, the house saw significant alterations such as the addition of stucco cladding, removal of most original windows, mouldings and trim, and the addition of numerous interior walls. The current owners purchased the house in 2003. Although there was not much of the historic building to work with, they saw possibilities for a renewed life for the house, especially when they found old leaded and milk glass windows, and early interior doors stored in the basement.

Working with Interior Designer, Jennifer Heffel, they set out to re-create parts of the original layout including the entrance hall, living room, dining room and sunroom; and to update the rest of the house to accommodate modern family life. They replicated the few pieces of early moulding they had, and invented other woodwork to accommodate the inclusion of salvaged glass found in the house into

new dining room cabinets, and the original doors into the entrance closets. Bathrooms were tiled in a style in keeping with the 1920s using 1" hexagonal floor tiles. The sunroom gives visitors a taste of the original house, as it retains its initial windows and fir floor.

Like house #9 at 1791 West 40th, the owners replaced the jumble of replacement windows they found with new vinyl sashes whose style mirrors the original sunroom windows. The decision was based on energy efficiency and cost. The choice of windows is perhaps one of the most difficult decisions in a renovation, especially in homes that have lost the original windows over time. The preferred choice from a heritage conservation perspective is to retain the original windows or window style, and use passive measures to increase their energy efficiency. In the long run this is often the most cost effective and sustainable choice, as the original units can be repaired multiple times while new units have a life span of 10 – 15 years before they are tossed into the landfill.

See page 22 for further information on sustainable design and energy efficiency in older buildings.

flower arrangements by **HEAVEN & EARTH FLOWERS**
4495 Dunbar St. Vancouver, BC 604 221 9911

The Elephant in the Room: Sustainable Design in Existing Buildings

‘Can old buildings be just as energy efficient as new ones?’ ran the Siemens Technology ad on the back of the Economist magazine’s February 20, 2010 issue, which then listed their solutions for increasing energy efficiency in both old and young buildings.

In a similar vein, the Vancouver Sun’s July 2007 article, ‘The flip side of Vancouver’s construction boom is its destruction boom’¹ pointed out that in 2005 alone Vancouver tore down the equivalent of 200 square blocks generating 1.2 million tonnes of waste. The green side of working with older buildings is finally gaining attention.

Even if every new building was built with the latest in green technology, merely focusing on new construction would not make our communities models of sustainable design. The unaddressed issue, or elephant in the room, is the accumulated stock of existing buildings. Of the 137,000 commercial and institutional buildings between 1000 sq. ft. and 100,000 sq. ft. in size in Canada, more than 50%, were erected before 1970.² Demolishing them to build new green buildings is not the environmentally sound course of action. Reusing, retrofitting and recycling older buildings are the sustainable choices.



The Vancouver Heritage Foundation believes that the rehabilitation of older buildings without the destruction of the sense of place and character inherent in them is the strongest form of sustainable development. Accomplishing this ideal depends on (1) finding creative new uses for under-used older buildings, (2) identifying inherently sustainable design features in older buildings and preserving them, and (3) understanding where the biggest financial and environmental return is on a rehabilitation dollar.



Adaptive Re-use: The conversion of the warehouse and office building at 550 Beatty Street in 1980 and the Earles Street BC Electric Substation in 1990 are early examples of adaptive re-use in Vancouver. The buildings remained to tell the story of early enterprise in the city, tons of debris was diverted from the landfill, and new residential units, albeit not affordable housing, were offered to the public.

Great strides have been made since completion of these early projects. At the 85 year old UBC campus UBC Renew has undertaken the rehabilitation of 10 campus buildings at a cost of \$120 million, a saving of \$89 million over demolition and building new. “UBC Renew allows us to retain the historical, cultural and financial value inherent in the campus architecture while revitalizing buildings to make them more sustainable,” says UBC President Stephen Toope.³ The revitalized buildings attain a LEED target of silver or better.

Passive measures can greatly affect the operating effectiveness of a building. Seasonally adjusting thermostats, installing awnings, using natural ventilation instead of mechanical, and maintaining clean and efficient mechanical systems, all affect the financial and environmental cost of operating a building. Human activity can also make a big difference. Richard Iredale, Iredale Group Architecture, tells the story of a Canadian school that reduced its energy

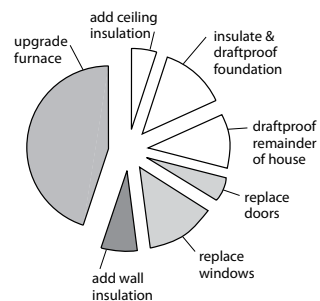
bill by 50% by simply turning off lights in empty rooms and corridors, and lowering day and night time operating temperatures. Canada Green Building Council's Green-Up and BOMA BEST programs both help building owners cut their energy use through better operation.

The biggest return on the rehabilitation dollar is not always in the most 'sexy' places. Windows are a lightning rod for heated debate on retrofitting older buildings. What is often lost in the plethora of promotion for new, energy efficient windows is that by using simple products available at the hardware store for basic window maintenance, heat loss, cold drafts and condensation can be minimized.

New 'maintenance-free' windows are for the most part not repairable. Vinyl welds often break, parts are not always available after installation, faded finishes cannot be painted, double-glazed seals fail within ten to twelve years and subsequently the window ends up in the landfill. The most energy efficient window is one which is responsible for less consumption of energy across its entire life cycle, including its manufacture, shipping, time in service and its eventual disposal or recycling – not just its performance rating on the day it was installed.

CMHC's case study on renovating for energy efficiency gives a concise, Canadian picture of energy savings by type of improvement. Interestingly, windows rank at the end of the line behind insulation and draft proofing (34% energy savings); furnace upgrade also 34%; exterior wall insulation 18%; door and window & door replacement 11% energy savings.⁴

The research we have to date points to the wisdom of conserving older buildings as one of our greatest non-renewable resources. New buildings have on average a 35 – 50 year life span. If it takes between 25 – 60 years to recover the energy lost through demolishing and constructing a building, and it takes between 35 – 50 years to recover the carbon expended in creating a new building⁵, then logic tells us it is not sustainable to demolish and build new, rather we should look at how best to reuse what we already have. 🌱



Average percentage of potential total energy savings.

1 Vancouver Sun, July 7, 2007

2 Office of Energy Efficiency, Natural Resources Canada, Table 2.1 modified, 2009 / 04/ 20

3 University of British Columbia, Public Affairs, media release April 30, 2007; UBC Renews iconic Buchanan Buildings for future generations, savings taxpayers millions.

4 Central Mortgage and Housing CMHC, Renovating For Energy Savings, October 2004 pg. 5

5 Frey, Patrice, National Trust for Historic Preservation, Building Reuse: Finding a Place on American Climate Policy Agendas, September 2008.

THANK YOU!

Heritage House Tour 2010 would not have been possible without the tremendous effort of over 200 people who have volunteered their time, expertise and homes. We appreciate their contributions to ensure the success of the tour.

THIS YEAR'S VOLUNTEERS (registered as of april 8th)

Jack & Debbie Allen, David Anthony, Scott Babakaiff, Megan Balmer, Terry Barkley, Jeannie Bates, Gillian Beattie, Bernard Besseling, Bridget Bird, Janine Bond, Marion Boyle, Carola Brochocka, Carol Bruce, Sheila Butt, Annalies Camfferman, Anna Camporese, Pat Canning, Won Ying Cheung, Nancy Choi, Robin Coates, Laurel & Mark Coghlin-Newman, Nicki Collingwood, Paula Coughlan, Duane Cromwell, David Cyr, Kim Davison, Alan Deeth, Iona Douglas, Brenda Draney, Maureen Dyson-Berris, Marita & Bill Edwards, Martin Ferries, Judy Finch, Marguerite Ford, Curtis Foreman, Barbara Fousek, James Fralic, Jack Fraser, Jean Fraser, Sherry Fraser, Bonnie Gabel, Alexis Gallagher, Sarah Gillies, Adrianna Golinsky, Carol Gordon, Russ & Jan Graham, Imbi & Phillip Harding, June Harrison, Brenda Harrison-Gallagher, Gayle Hausknecht, Joan Hebb, Jo-ann Hilton, Linda & Wayne Hilts, Susanna Houwen, Susan Hubele, Ingrid Hummelshoj, Valerie Jeffrey, Heather & Richard Keate, Gaye Keep, Maureen Kinney, Betty Kirkwood, Michael & Christine Kluckner, Wally Kunz, Jacqueline Lamont, Helen Lauener, Judy Levy, Sandy Liston, Nancy Love, Bonnie Low, Sandy MacCormac, Doug MacKay, Jacqueline Martin, Kim McCarthy, Louise McFall, Elspeth McVeigh, Craig Moberg, Coro Mohr, Marie Moonen, Betsy Morrow, Delores Murphy, Peter Mustard, Paul Nursey, Adele Oliver, Emily O'Neill, May Pantaleon, Harry Partridge, Chris Pearce, Sylvia Porter, Caede Pungente, Shawna Reibling, Katherine Reichert, Laura Reid, Jenny Riano, Roberta Robertson, Eleanore & Steven Robinson, Erika Rosin, Irene Ruengeler, Karen Russell, Lindsay Salt, Sharon Schick, Mary Lou & Roel Schootman, David & Cathy Scott, Nancy Singbeil, Tracy Smith, Brenda Snaith, Charlotte Stenberg, Rosa Stenberg, Gerry Teahan, Bonnie Thiele, Anne Thorvaldson, Lindsie Tomlinson, David Toole, Anant Topiwala, Susan Torgerson, Nita Wardlow, Wendy Warzoka, Anita & Dennis Werk, Les Wenstrom, Jeremy Wex, Lindsay Wilkinson, Dot & Brent Williams, Evelyn Wong, Linda Woo, Helen Wood, Wayne Worden, Jennifer Yule, Carol Yun

HOUSE SEARCHERS Mollie Massie, Leah MacFarlane, Elspeth McVeigh, Melanie Samuels

HOUSE RESEARCHERS John Atkin –johnatkin.com,
James Johnstone —homehistoryresearch.com
<http://househistorian.blogspot.com>
<http://twitter.com/househistorybc>
Pat Hanna, Melanie Hardbattle & Megan Schlase:
COV Archives –vancouver.ca/archives

GUIDEBOOK

GUIDEBOOK EDITING John Atkin, Jeannette Hlavach
POSTER DISTRIBUTION Harry Wong
GRAPHIC DESIGN Jen Lippa
PHOTOGRAPHY Martin Knowles –mkphotomedia.com
PAPER RR Donnelley –www.rrdonnelley.com
GUEST WRITERS John Atkin, Jeannette Hlavach, Gordon Price
HISTORIC CONSULTANT John Atkin

A SPECIAL THANKS TO THE 2010 HOMEOWNERS WHO GENEROUSLY OPENED THEIR HOMES!

GENEROUS HELP WAS ALSO CONTRIBUTED BY:

HYCROFT Cathy Barford, University Women's Club of Vancouver
HYCROFT LIAISON Bridget Bird
UKRAINIAN CULTURAL CENTRE Dianna Kleparchuk
UKRAINIAN CULTURAL CENTRE LIAISON Pat Canning
VOLUNTEER ORIENTATION Ann Merling, Cecil Green Park
GUEST SPEAKER, VOLUNTEER ORIENTATION John Atkin
VOLUNTEER T-SHIRTS Jack Fraser

SPECIAL THANKS TO VOLUNTEER HOUSE CAPTAINS:

Carla Brochocka, Nicki Collingwood, Jean Fraser, Bonnie Gabel, Brenda Harrison-Gallagher, Paul Nursey, Kathy Reichert, Roberta Robertson, Eleanore & Steven Robinson, Karen Russell

IN-KIND SPONSORS



MARTIN KNOWLES
PHOTO/MEDIA

Cecil Green Park

THANK YOU SPONSORS!

*Thank you to the following companies for their support of the
2010 Heritage House Tour. Please give them your business.*

no.{ 1 }



Alexander Holburn Beaudin Lang LLP

Barristers & Solicitors, Trademark Agents

Alexander Holburn Beaudin & Lang LLP is a leading Vancouver-based Canadian law firm providing a wide range of litigation, dispute resolution and business law 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 West Georgia Street. Vancouver, BC V7Y 1B8
604 484 1700 www.ahbl.ca

no.{ 2 }



Trillium Project Management Ltd.

Expertise. Integrity. Results.

Timeless Custom Homes
Finely Crafted Heritage Renovations
Quality Multi-Family Projects
Established BuiltGreen Builder

#104 - 1525 West 8th Avenue. Vancouver, BC V6J 1T5
604 714 0904 info@trilliumprojects.com www.trilliumprojects.com

THANK YOU SPONSORS!

no.{7}



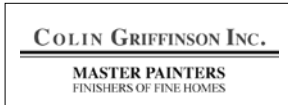
Smallworks

Affordable to the Environment

Smallworks specializes in the design and building of sustainable small homes and laneway houses. Because this is our primary focus we are able to provide expertise and innovation in the building of your small home. We work closely with our customers in developing the perfect small home for their needs.

7520 Balaclava Street. Vancouver, BC V6N 0A3
604 264 8837 info@smallworks.ca www.smallworks.ca

no.{8}



Colin Griffinson Inc.

Finishers of Fine Homes

Colin Griffinson Inc. provides quality service for discerning customers. We specialize in attention to detail paint applications, drawing on a long history of traditional European-style training.

604 266 9840 colin@colingriffinsoninc.com www.colingriffinsoninc.com

no.{9}



Odlum Brown Limited

Trust - Vision - Investment Integrity

Established in 1923, Odlum Brown is an independent, full-service investment firm providing disciplined investment advice and objective research with a singular focus on clients. The firm offers a full range of investment products including equities, fixed income, mutual funds and GICs; and financial, retirement and estate planning through its wholly-owned subsidiary, Odlum Brown Financial Services Limited. For all of your investment needs, call us today.

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

no.{10}



Jakobsen Associates

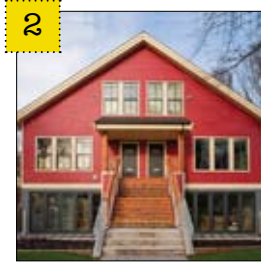
Custom designs for homes, renovations, & vacation properties

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

1662 West 75th Avenue. Vancouver, BC V6P 6G2
604 261 5619 jakobsenk@netrover.com www.jakobsenassociates.com



550 Beatty St



593 E. Georgia St



636 Keefer St



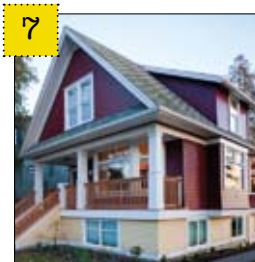
630 Keefer St



4590 Earles St



3092 Fraser St



336 E.45th Ave



1438 W.32nd Ave



1791 W.40th Ave



3421 W.37th Ave

The Vancouver Heritage Foundation thanks the following companies for their support:

in-kind sponsors



MARTIN KNOWLES
PHOTO/MEDIA



Cecil Green Park

sponsors



JAKOBSEN
ASSOCIATES

