The Vancouver Heritage FOUNDATION

HERITAGE HOUSE TOUR

THIS GUIDEBOOK IS YOUR TICKET

1

4393 St George St

2

3401 Fleming St

3

3208 Clark Dr

4

3589 Commercial St

5

878 Keefer St

6

603 Atlantic St

7

2525 Quebec St

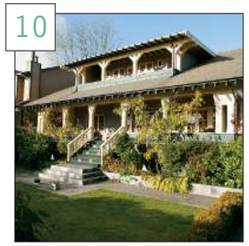
8

1526 Angus St

9

3490 Cypress St

10



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The Vancouver Heritage FOUNDATION

HERITAGE HOUSE TOUR

2012 | 10TH ANNIVERSARY

Opening doors into Vancouver's heritage homes

SUNDAY JUNE 3RD | 10am - 5pm ONE DAY EVENT

THIS GUIDEBOOK IS YOUR TICKET | A fundraising event in support of the VHF

heritage house tour survival tips

Welcome to the Vancouver Heritage Foundation Heritage House Tour 2012!

All you need is:

1

This guidebook. It is also your ticket. You will need to show it at each house.

2

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

3

A Vancouver street map to supplement the basic map guide 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 3rd, 2012.
- 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 one of the locations suggested for lunch (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.

upcoming VHF events 2012

For more information and to register now, visit www.vancouverheritagefoundation.org or call 604 264 9642

WALKING TOURS **Fridays, noon-1.30pm & Saturdays, 10am-noon, $12**

Join tour guides John Atkin & Maurice Guibord as they take you on fascinating and fun journeys through historic areas of Vancouver - what better way to spend your Friday lunch break or a Saturday morning! Tours explore Gastown, Chinatown, Art Deco, Burrard St, and some of Vancouver's unique neighbourhoods in Go East, Go South and Go West. Check tour routes and dates as well as reserve a spot on a tour on our website: www.vancouverheritagefoundation.org

HOUSE EXTERIORS **Saturday, June 23rd, 9am - 4pm, $115+hst**

The course incorporates a classroom lecture covering the construction and function of historic siding, typical interventions that have happened to houses (stucco, vinyl siding, etc) and how to repair and restore siding, followed by two site visits to Mount Pleasant homes with good examples of historic siding. Instructors: Jeannette Hlavach, MCIP, Planner and Heritage Consultant; Eric Pattison, Architect, MAIBC.

GET OUT OF TOWN: STAVE LAKE POWERHOUSE **Sat, July 14th, 9am - 3pm, $100+hst**

Built in 1909 and decommissioned in 2000, the powerhouse became a National Historic Site in 2004. It makes for a fascinating visit not only to witness first hand our industrial heritage on a grand scale, but also to learn about how BC Electric and its newer incarnation BC Hydro began to build the province through power generation a century ago. Join tour guide John Atkin on an absorbing journey to the historic Stave Lake Powerhouse; including side trips and lunch.

MID-CENTURY MODERN TOUR **Saturday, August 11th, 1pm - 6pm, SOLD OUT**

Note the new summer date! Now in its 6th year this bus tour gets visitors inside five houses designed and built between 1945 to 1975 and ends with a wine reception. Designed by architects such as Ron Thom, Arthur Erickson and Barry Downs, it is a great way to discover this important period in the city's architectural history.

VANCOUVER SPECIAL TOUR **Saturday, September 22nd, 1pm - 5pm, $30+hst**

This self-guided tour gets you inside a collection of five Specials to see inspiring renovations and original features of this much maligned but iconic Vancouver house style. Originally built to enable quick construction for waves of immigrants in the 1970s & 1980s, these Specials are being picked up by people seeing creative possibilities beyond the emblematic lions and pineapples. **Tour Lecture details to be confirmed - check the website.**

LANEWAY HOUSE TOUR **Saturday, October 20th, 1pm - 5pm, $30+hst**

Laneway houses are stirring up neighbourhood debate. Are they a blight on our single family neighbourhoods, or are they a creative solution to densification and a shortage of rental housing? The answer to the debate may lie in the design of the laneway house. The VHF is once again opening a selection of laneway houses built behind existing houses so that you can check them out for yourself.

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notes

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For more information about donating to the VHF please visit our website or contact Diane Switzer, Executive Director at 604 264 9642 #302 or e-mail: diane@vancouverheritagefoundation.org

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MUSIC IN HERITAGE HOMES

A DELIGHTFUL AFTERNOON CONCERT SERIES BRINGING BEAUTIFUL MUSIC INTO VANCOUVER'S MOST STUNNING HERITAGE HOUSES.

Series ticket $500 + hst ($250 tax reciept)
Four concerts: Sept 13th; Sept 27th; Oct 11th & Oct 25th 2012
A fundraising event for the VHF & Borealis.

tickets at www.vancouverheritagefoundation.org or call 604.264.9642

welcome from the vhf

Thank you for joining us on the 10th Anniversary of the Heritage House Tour.

Ten years of opening doors into Vancouver's heritage homes! The Heritage House Tour has kept true to its original goal of providing education about the city's history and inspiration for building projects. Over the years the event has opened spaces spread throughout almost every neighbourhood in the city, from converted hydro sub-stations, grocery stores and warehouses, to Victorian cottages and Shaughnessy estates.

Gracious homeowners have opened 125 houses to almost 20,000 visitors. Without their generous hospitality and the donation of time and energy by more than 1500 volunteers there would be no tour. Thank you to each and every one of you. The tours have been accompanied by an educational booklet and for this high quality print piece we are indebted not only to our graphic designers who have helped us over the years: Melanie Guralnick, Jen Lippa, Pete Fry and Jess Donaldson; but to the City of Vancouver Archives staff, and guest researchers and writers including James Johnstone, John Atkin, Michael Kluckner, Bruce Macdonald, Lisa Smedman, Jeannette Hlavach, Catherine Rose, Penny Street, and Gordon Price.

The Heritage House Tour is one of many unique, award-winning programs of the Vancouver Heritage Foundation. To check out other programs turn to page 27 of this booklet or visit vancouverheritagefoundation.org

Please consider supporting the VHF today. We rely on your donations to continue to develop more unique programs that celebrate the history of the city and that give people the tools, knowledge and encouragement to reuse and rehabilitate our city's heritage buildings. Drop by the VHF information table at House # 9 at 3490 Cypress (just south of 17th & Cypress) open 9am – 4pm, or visit vancouverheritagefoundation.org and make your tax deductible donation online.

We are proud to be celebrating the 10th Anniversary of the Heritage House Tour with you, and we look forward to celebrating many more milestones in the coming years.

Diane Switzer
VHF Executive Director

The Vancouver Heritage FOUNDATION

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The Vancouver Heritage Foundation is a charitable organization supporting the conservation of Vancouver's built heritage through public awareness and education activities, granting programs that encourage financial investment in built heritage and building an endowment fund to protect Vancouver's built heritage in perpetuity.

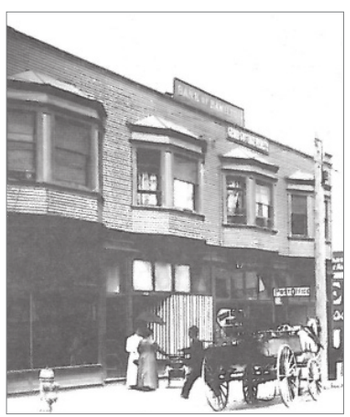
get to know...cedar cottage

CEDAR COTTAGE, THE AREA NORTH OF KINGSWAY TO BROADWAY BOUNDED BY CLARK & KNIGHT STREETS TO THE WEST AND NANAIMO TO THE EAST, WAS UNSETTLED UNTIL 1871. THAT YEAR A COUPLE OF PIONEERS PURCHASED LAND IN THE AREA: JOE MANNION, WHO BUILT THE GLADSTONE INN AT THE CORNER OF GLADSTONE STREET AND KINGSWAY WHICH WAS A STAGECOACH STOP ON THE ROAD FROM GASTOWN TO NEW WESTMINSTER, AND POST MASTER JONATHAN MILLER. LATER THE SAME YEAR, LOCAL LOGGERS AND FARMERS ASSEMBLED AT THE GLADSTONE INN TO FORM THE MUNICIPALITY OF SOUTH VANCOUVER.

Cedar Cottage was largely farmland until 1886 when Arthur Wilson bought 16 hectares of land from Jonathan Miller at the corner of Knight and Westminster Highway (now Kingsway) to begin Cedar Cottage Nursery. Perhaps the best known farm is known today as Gibbie's Field which is a remnant of 'Bella Vista', a ranch settled in 1893 by Moses Gibson on 19 acres between Knight Road, 18th and 20th Avenues (the latter known until 1910 as Gibson Road).

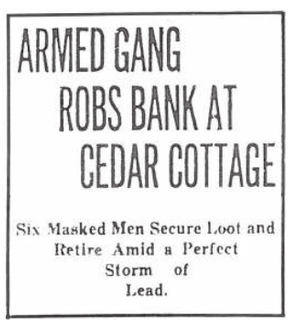
Chinese Vendors, 1904 (VPL 6729)

The area was further opened up in 1891 when the interurban line connecting Vancouver to New Westminster was built. The interurban line stop at 18th and Commercial Street attracted businesses, and by 1910 there was a small rural town with about 40 businesses five kilometres from Vancouver. The town centre boasted a movie theatre showing silent films, Lord Selkirk School, a Bank of Hamilton and a small roller coaster which was part of 'White City', an amusement park that opened for a short time in 1909. There was also Marfew Hall - the largest hall in South Vancouver.



Commercial Street, 1913 (VPL 7387)

Another Cedar Cottage business was the Cedar Cottage Brewery at the S.E. corner of Knight & Kingsway, which is now home to a large new mixed use residential / commercial development. The brewery drew their water for beer from a nearby creek that was part of the China Creek system. Beer was 75 cents for 12 pints delivered to your home. The stream was also home to an abundance of salmon which were often speared



ARMED GANG
ROBS BANK AT
CEDAR COTTAGE

Six Masked Men Secure Loot and Retire Amid a Perfect Storm of Lead.

Vancouver World, August 21 1912

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with pitchforks to provide a family dinner. The town around the Cedar Cottage interurban tram stop was short lived. With the rising popularity of the car in the 1910s and 1920s, Kingsway became a major thoroughfare

Commercial Street & 18th THEN

Commercial Street & 18th NOW

drawing businesses away from the old town on Commercial Street. By the beginning of WW I Cedar Cottage was no longer rural. Rows of houses lined the streets and a number of industries had set up shop in the area. Local businesses in the area included: Nanaimo Foundry, Bader's Biscuits, Marston's Sash and Door, Tait Pipe and Fletcher's Meats. This urban sprawl dissolved the distinct boundaries of Cedar Cottage, and in 1929 the area became part of Vancouver when South Vancouver was absorbed by its larger neighbour.

The most important geographical feature in Cedar Cottage is Trout Lake which remained a natural landscape until the 1860s. Hastings Sawmill, Vancouver's first industry, built a flume from the lake to its sawmill on Burrard Inlet to sustain its steam-driven machinery. The land in which Trout Lake is located was eventually donated to the City of Vancouver for a park in 1926 by Aldene & Eric Hamber (she was the daughter of John Hendry, owner of Hastings Sawmill, and he was a future Lieutenant of BC) and is now known as John Hendry Park.

Sources:

Davis, C. (ed.), *The Greater Vancouver Book: An Urban Encyclopaedia*, 1997, Linkman Press, Surrey BC.

Snyders, T., *Namely Vancouver: A Hidden History of Vancouver Places Names*, 2001, Arsenal Pulp Press, Vancouver BC.

Levitan, S. and Miller, C., *Lucky to Live in Cedar Cottage*, 1986, Vancouver School Board, Vancouver BC.

house 1

4393 St George St

Construction Date Circa 1914

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Le Marché St. George, the vision of a self-described unconventional young family, is a charming 2012 version of a corner grocery store. Local families congregate to drink delicious cappuccinos, eat flatbreads and stuffed croissants, buy local and imported gourmet products and exchange neighbourhood news. This re-invention of the corner store is happening throughout the city.

The current owners began work on the building in January 2010. Now 2 ½ years later, their vision for the original building is almost complete: the stucco is removed, the original siding is repaired and ready for paint, the aluminum sliding windows have been replaced with style and era appropriate double-hung wood windows and the store has a constant stream of customers. Their own house at the rear of the store reflects their artistic roots. Still to explore is an infill or lane house on the East 28th side lot to replace the original garage. On the roof of the garage they currently have beehives and grow vegetables for sale at the store. Upstairs from the store are two suites open on the tour, one for a family member and one for short term rental or exhibit space. Be sure to check out the current art exhibit of works by this talented family of artists.

Although the interior of the store looks aged, it is the work of the owners and their family. By applying wallpaper, then plaster and finishing it off with a coating of coffee grounds, they achieved the 'old world' look they were after. The flooring is what was revealed after peeling off layers of linoleum. The red battleship linoleum from a previous incarnation is still in the store's kitchen.

As with the other Cedar Cottage neighbourhood addresses on the tour, the St. George Grocery was in South Vancouver until 1929 when the area amalgamated with Vancouver. Like many other addresses in South Vancouver, water and building permits are missing. St. George Street has an interesting history according to Elizabeth Walker's *Street Names of Vancouver*, Soules Book Publishers Ltd., 1999. At the turn of the last century 'George Godfrey cut a narrow trail to his lone claim beside the fresh water stream near the present 30th Avenue and it became Godfrey Road'. It remained Godfrey Road until 1910 when it became George Street, and then it joined St. George Street in 1930.

The first City Directory listing for the address is Millman and Moody Grocers in 1914, followed in 1915 by John Miller, Grocer until 1922. Beginning in 1938 it was the St. George Grocery under various owners until the mid-90s. This restored corner store's successful new life as Le Marché St. George illustrates the significance of local markets and meeting spaces to the vitality of our neighbourhoods.

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thanks to:

The 2012 Heritage House Tour is made possible by the generous efforts 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 2012 Homeowners who generously opened their homes.

HOUSE SEARCHERS

Elana Zysblat, Andre Rowland

HOUSE RESEARCHERS

VHF Staff, COV Archives, vancouver.ca/archives

GUIDEBOOK

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Paper: RR Donnelley, www.rrdonnelley.com

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Guest Speaker @ Tour Lecture: Michael Kluckner

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house 2

3401 Fleming St

Date 1910
Original Owner Ernest Evans

NEAREST HOUSE #3 : CROSS KNIGHT AT THE LIGHTS AT 19TH OR 15TH

When the current owners purchased the house in 2007 it was a stucco covered rooming house. In converting it to a single family residence by removing room divisions and linoleum flooring, they unearthed original elements including floors, staircase, fireplace, some original windows and pocket doors. They refinished the woodwork and discovered the top stair spindle was installed upside down, a tradition meant to bring good luck.

Every effort has been made to match original elements of the house. From the one remaining five panel interior door they matched a set of new doors with hardware matching the original. Original flooring, replaced in the bathrooms by tile, was used to patch flooring elsewhere.

During the rehabilitation the owners took measures to make the house more energy efficient. They removed the forced air heat and installed under-floor radiant heat. Access to the newly renovated third floor is via a new set of stairs made out of recycled church pews. Storm windows were installed over the original single pane windows. Pick up a brochure on storm windows which are a terrific way of increasing energy efficiency while keeping your original wood windows.

This Cedar Cottage address in South Vancouver was on Stewart Road until 1905 when the road was renamed Fleming Street after an early resident, John Fleming, a plasterer and contractor whose family owned property in the area. The house originally sat on two legal lots. It was not until 1953 that 3421 Fleming was built next door.

Mr. Evans the original owner (1910-1917) was a Director of Kloepfer Hardware Co. Ltd. at 62 – 70 East Georgia Street in Chinatown. Kloepfer sold blacksmith, logging, and other supplies throughout BC. Following ownership by Julia and Francis Doumont from 1918 to 1931 there was a series of short term owners until the mid-1950s when Gerard and Marie Ebel purchased it. Over the next 40 years they welcomed generations of German immigrants into their home.

In the early 20th century, the hill at 18th & Fleming attracted well-to-do homeowners. The handsome shingle and half-timber Robson Memorial Methodist Church (now St. Mark's Lutheran Church) across the street from 3401 Fleming was built to serve the local population. The fine houses in the area, such as the Alfred P. Stewart House built in 1911 which sat on five city lots at 3412 – 3436 Fleming and 1601 East 18th, were replaced with Vancouver Specials in the 1970s.

house 3

3208 Clark Dr

Date 1911
Original Owner Robert J. Coulter, Labourer-Cement Worker

Lovingly called 'the music house', this gracious Craftsman house which has a proud presence on a wider than usual corner lot, plays host to regular music events. The current owners, who are both musicians, purchased the house in late 1998 from a long-time owner of more than 30 years who was adamant that the house not be demolished. Doing most of the work themselves over the next 10 years, the owners have extensively updated the house under the watchful eye of the previous owner who frequently checked up on their progress.

Despite the realtor's recommendation that the house be lifted and moved to one side of the lot so that a second house could be built, the owners opted to restore and update the structure in situ. Their work included constructing a dormer to alter the attic, which had been one long low room accessed from the kitchen up a narrow staircase, into usable bedrooms. There was an existing dormer which housed a bathroom and this was retained. The owners added the coloured panes to bring more character to the original window in this bathroom.

An addition on the south end enlarged the kitchen and created a dining area. What was once a garage under the house is now a 400 sq. ft. legal suite (not open tour day) which was created by digging down 16" to create adequate ceiling height. A modest alteration to the south-west façade of the house to create a mudroom entrance for the kitchen required the removal of an original south facing window from the living room. This 3 unit window was retained and used in the new kitchen addition. The bathrooms were updated, and the very wet basement was dried out and new drain tiles were installed. The original radiators continue to be the sole source of heat.

The original panelling and built-ins were restored, layers of wallpaper and paint were stripped and the original windows were repaired and made operable by the homeowner. One living room built-in was modified to create a much needed pantry on the kitchen side of the wall. Every effort was made by the owner to reuse materials, and the pantry was constructed entirely from wood from elsewhere in the house.

This house in the Cedar Cottage neighbourhood is located just west of the original Knight Street boundary between the City of Vancouver and South Vancouver. East 16th between Main and Knight was originally named Fortune Road after an early landowner's wife. It was renamed East 16th in 1911. The house has had a few long time owners: Robert J. Coulter whose signature is on the application for water hook-up, and Allan H. Coulter, Gregory & Coulter auto repairs are listed as owners from 1912 – 1920. Then for 26 years until 1947, the house was home to the District Fire Chief, Ernest A. Burgess.

house 10

2925 W.38th Ave

Building Permit Date 1912
Original Owner E.D. Rorke, Foreman, BC
Saturday Sunset newspaper (1907 -1915)
Architect Doctor, Stewart & Davie
Builder The Lee, Mason Co. Ltd.

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On arriving to view the open house in 2005, the current owner was smitten because "when I was 13 I had a paper route and all the houses looked like this. They are all gone now." This nostalgia sparked by the fast pace of demolition is echoed by many across the city. The idea of reusing and rehabilitating houses instead of demolishing them to build new is not yet the norm in Vancouver. There is a pervasive sense that new is more efficient and better, but if you take an old house, insulate it, install storm windows and new mechanical systems, you have a house that can compete for comfort and efficiency with a new build, little has gone to the landfill, and you have saved a piece of history.

Best known for designing the Beaux-Arts style Police Station on Cordova & Gore (now demolished), the short-lived architecture firm of William Doctor, W.F.T. Stewart and H.S. Davie designed this large Craftsman house that originally sprawled across four lots beginning at McKenzie Street. The neighbourhood legend is that the house was surrounded by a large orchard, but nothing of the orchard remains today.

Painted in its original colour scheme through the VHF True Colours grant program, this house is traditional Craftsman style: symmetrical in form with a low-pitched roof line, broad entry porch framed by heavy columns giving the house a sense of strength, front sleeping porch with entry from all upper floor bedrooms, exposed rafter tails, casement windows with leaded transoms, and wide eaves. Variations on the Craftsman design, some scaled narrower and taller to fit Vancouver's narrow lots; some 3 – 4 story houses sprawling across large Shaughnessy estates, and row upon row of one storey bungalows in neighbourhoods like Kitsilano were popular in Vancouver over a 20 year period from 1910 – 1930. Many of their elements could be sourced from catalogues, thus it was not necessary to use the services of an architect and they used local materials which were less expensive than shipping from Europe.

The current owners purchased the house in its present condition with its original floorplan largely in place. Two rear porches had previously been enclosed: one to the rear of the living room and one off the rear second floor. The connection between the kitchen and dining room has been altered.

Painted in VHF historical True Colours palette:

- Board & batten siding, rafter tails: Comox Green VC-19
- Porch railings, porch ceiling, window sash, soffits, beams, trim: Edwardian Buff VC-6
- Stucco body: Haddington Grey VC-15
- Porch floor: Edwardian Porch Grey VC-26
- Front door: Strathcona Red VC-27

house 9

3490 Cypress St

Building Permit Date 1912
Designer & Builder A. Williams
Original Owner Arthur P. Bogardus

LOCATION OF THE VHF INFO BOOTH

sponsored by Chubb Insurance

Leaded windows and stained glass play a huge roll in the charm of this 100 year old home and are integral to its value. As you enter, the original front door and sidelights are full panels of bevelled glass. The foyer faces west, so as the sun sets, it shines through the glass and refracts onto the floor. There are three stained glass windows depicting William Shakespeare, Charles Dickens and Alfred, Lord Tennyson. They fittingly keep watch over the library, which also contains French doors and sliding glass bookshelf doors with intricate cut and coloured glass.

At the top of the main staircase is a huge 40 square foot stained glass window. It's titled, "A Reading From Homer", and depicts an ancient Roman garden scene of a man reading to two women. This window was restored by documenting it through photographs and rubbings and then, after protecting it with foam and plywood, the window was removed and taken apart because the original lead and cement were deteriorating. The window was cleaned and reassembled according to the photographs and rubbings. It is now a spectacular showpiece that will last another hundred years.

According to the building permit, the house was designed and built by A. Williams who we believe is Alfred Williams, C.E. Constructing and Consulting Engineer, listed in the 1912 City Directory. Mr. Bogardus is first listed as living in the house in 1914 and records show his family lived there for more than forty years until 1956. Mr. Bogardus was a Director of the BC Plate Glass and Importing Company which began operations in 1904. The well-known stained glass designer, Charles Bloomfield, whose house on Columbia at 10th was open on the 2006 tour, was also a Director. In 1950, the glass company became Bogardus Wilson which operated until 1976 when it became a subsidiary of Libby Owens, a large American glass firm.

Although the current owners have restored four other homes, this current project was a massive undertaking. Due to constant ingress of water into the basement they removed the concrete slab and then lowered the basement floor 5" to accommodate new interior storm and sewer lines. They installed radiant heat under the new slab. Other renovations included new bathrooms, kitchen and an attic space, all designed to fit in with the original style of the house. The entire home has been updated to make it work for an active family with teenagers, including a garage outfitted as a place for band practice. Care has been taken to match switch plates, light fixtures and hardware to the original or to the architectural period.

Note the towel rack in front of the sink in the new kitchen. It is a door pull from the Marine Building purchased at the 2011 VHF warehouse salvage sale transformed for a new use.

house 4

3589 Commercial St

Gow Block
Date 1910 (estimated, no building permit)
Original Owner Bank of Hamilton

sponsored by GNK Insurance

'Armed gang robs bank at Cedar Cottage' ran the headline in Vancouver World (August 21, 1912) a daily newspaper bought out by the Vancouver Sun in 1924. This now quiet strip of Commercial Street was originally developed as a result of the 18th Avenue tram stop for the BC Electric Interurban Railway between New Westminster and Vancouver. As the railway pushed out into what had once been farmland in Cedar Cottage, small independent villages like the 40 stores and school at 3500 – 3600 Commercial Street sprung up. Its vibrancy was short lived, as the advent of the automobile in 1910 – 1920 led to Kingsway's commercial dominance.

The Gow Block was originally home to the Bank of Hamilton between 1910 and 1924, and until 1934 to the Canadian Imperial Bank of Commerce which had merged with the Bank of Hamilton. Once the bank closed, the corner location was taken over for the next 60 years by a corner grocery store, the linchpin in many neighbourhoods in the city. Ernie's Grocery was there for almost 40 years between 1960 – 1996.

The current owners of the Gow Block, a mixed commercial/ residential Edwardian building, call their heritage project 'Little Did We Know' because they had absolutely no idea how much work and expense would be involved when they impulsively decided to save the building from demolition.

Naively thinking they could slowly start to fix up the building, they were startled to find out the city had other plans: either do it as one big project or no permits. Ripe for a new project, they pitched themselves into rehabilitating the building by removing the stucco, restoring the original siding, using archival images to restore the storefronts and replicating the original windows. Using a *Heritage Revitalization Agreement (HRA) with the City of Vancouver, they developed the back parking lot into 5 strata units to help finance the restoration of the heritage building.

*An HRA is an agreement negotiated by the COV and owner of a heritage property, which enables the preservation of a heritage building by providing flexibility of planning by-laws to offset the additional cost of restoration.

Note: One upper residential unit and a rear strata unit, still under construction, will open on the tour.

Painted in the VHF historical True Colours palette, with a grant from the VHF and Benjamin Moore:

- Body: Kitsilano Gold VC-11 (Low Luster)
- Trim: Comox Green VC-19 (Soft Gloss)
- Sash: Comox Green VC-19 (High Gloss Oil)

house 5

878 Keefer St

Water Permit Date 1892
First Known Resident John D. Cameron, Carpenter

WALK 6 BLOCKS TO
603 ATLANTIC AVE

sponsored by AHBL

Situated in Vancouver's oldest residential neighbourhood, this Strathcona house like many of its neighbours, has undergone a transformation in recent years. The proximity of the neighbourhood to jobs and leisure activities downtown, its compact design and lively atmosphere, and historic character mostly untouched due to unrealized City of Vancouver freeway development plans, have made it a very attractive place to live.

Purchased by the current owners in an estate sale in 2010, this is the oldest house on the tour with its water permit application signed by A.B. Docksteader dated 1892 just six years after the incorporation of the city. The house initially had a series of short-term residents many named simply 'Orientals, Italians or Japanese' in the City Directories. From 1945 to 1995 Yip Sar (Edith) Wah lived in the house. This immigrant heritage was typical of the neighbourhood, which was a haven for new Canadians during the 20th century.

After a year long permitting process, the renovation of the house took six months from May to December 2011. The house was raised 2.5 feet to accommodate a basement suite with the entry door on the side leaving the front façade largely intact. Aside from a layer of stucco encasing the exterior and aluminum windows, the house was largely original, including wide plank fir floors, trim and mouldings and the main floor layout. The front façade retains some original siding, but the front porch was rebuilt because it was rotten and the aluminum windows were replaced with double-glazed argon wood sash metal-clad windows. In a novel renovation approach, the owners retained the original house intact including part of the rear façade exterior siding which can be seen from the new kitchen and master bedroom addition. They inserted a two-story light-well between the original house and the addition. This clear delineation between old and new is one of the recommended rehabilitation techniques in Heritage Canada's Standards & Guidelines for the Conservation of Historic Places in Canada.

During the rehabilitation, the original cedar woodwork was stripped, and new fir pieces were milled to replace missing bits. The chimney was deconstructed and the bricks used to build a wall in the new upstairs master bathroom.

house 8

1526 Angus Dr

Date 1912
Original Owner John Binns Johnson
Architect Paul Phipps (1880 – 1953)

sponsored by Paradigm Kitchens

Celebrating its 100th birthday, this handsome granite house was built in 1912 for local financier, J.B. Johnson, who, along with many other wealthy Vancouver pioneers, made the move from 'Blue Blood Alley' in the West End to the CPR's prestigious new development known as Shaughnessy Heights. The house is the only one in Vancouver attributed to Paul Phipps, an American/English architect who trained in the office of the renowned English Arts & Crafts architect Sir Edwin Lutyens from 1901 - 1904. Phipps possessed a certain celebrity during his short years in Vancouver, being brother-in-law to Waldorf Astor. Phipps was also the father of Joyce Grenfell, the well-known English comedienne/actress.

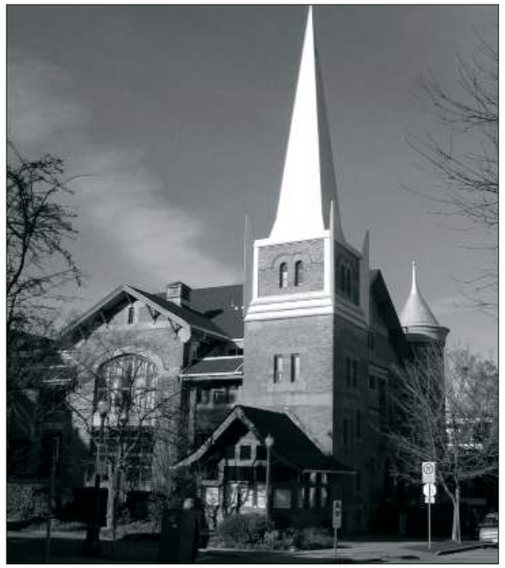
Commonly known as the 'Disher House', after the family who lived there from 1916 – 1972, the house has had only five owners. Few owners, coupled with the quality of the materials and original floor plan, are largely responsible for its superior state of preservation. Details such as the decorative plaster ceiling in the living room, thought to be by Charles Marega who sculpted the lions at the Lions Gate Bridge, and the fabulous wood detailing in the entrance hall and throughout the house, remain largely untouched.

The current owners collect antiques. All lighting fixtures and lamps in the house are original pieces not reproductions. There are two Handel Lamp Company Sunset Palm hanging lights: one in the staircase and one in the upstairs library. The rooms are decorated in various styles. The upstairs library is Arts and Crafts featuring original furniture and light fixtures. The living room is done as Art Nouveau with many original period furniture pieces, while the dining room is William IV, 1860s. The billiard room on the main floor is Arts and Crafts. Note the original stained glass window on the staircase.

The owners researched Rennie MacIntosh, the Scottish architect (1868 - 1928), and then created a kitchen in the MacIntosh style including the cabinet design, handles and wood carving using the MacIntosh rose pattern. Note custom stained glass work done in the cabinets. The large cabinet was commissioned for the kitchen. To complement the new kitchen the eating area has an original table, chairs and antique lighting.

The owners have refinished all the original floors and replicated missing carved panelling pieces in the hall. The original plans are on view in the house.

house 7



2525 Quebec St

UNITS # 101 & #409 OPEN ON THE TOUR
Date 1909
Architect Parr & Fee (1994 conversion Gomberoff Policzer Architects)

sponsored by Odlum Brown Ltd

Built in 1909 by the Mount Pleasant Presbyterian Church congregation, for 80 years this building housed different congregations including the Christian City Church and the Evangelistic Tabernacle. In 1989, when the dwindling congregation could no longer sustain the building, it was used for a short time as a theatre and performing arts venue before being converted into 23 strata units in 1994.

The church design is a mix of Romanesque Revival round entrance arches and corner turret, combined with Late Gothic pointed arches. The exterior of the building, clad in brick and trimmed with stone, was retained in the 1994 adaptive-reuse project, but the interior was gutted. Some building materials such as beams and bricks were reused in the new project, along with the church pews which were installed in some units and the entrance hall.

The conversion was designed by Gomberoff – Policzer Architects. The 1894 woodframe meeting hall that stood on the west side of the property was demolished to make room for a four storey condominium building. This helped finance the conversion of the church to strata units. Even with this plan, the project went bankrupt prior to its completion.

Two units are open on the tour. Unit #409 is in the round turret. Note the new floor plate that interrupts one of the turret windows. The current owners have chosen to furnish the space with inherited mid-century modern pieces which seem to fit the space well.

Unit #101 is on the lower floor of the building giving the owners of this 1450 sq. ft. space the advantage of a huge (750 sq. ft.) outdoor patio sunk below road level. Leaving the mechanical systems exposed has given the newly constructed lower level unusually high ceilings. Note the brickwork and exposed beams – these are from the dismantled building's core. The fireplace surround was installed by the current owners.

The original architects of the church were Parr & Fee whose partnership began in 1898. Parr was the design force while Fee had the business acumen. They formed a prolific association resulting in well known buildings such as Glen Brae (Canuck Place), the Vancouver Block, the 1907 Manhattan Apartments at Robson & Thurlow, and Gastown's Hotel Europe. The pair designed dozens of homes characterized by a round turret similar to the turret on the Presbyterian Church building.

house 6

603 Atlantic Ave

Building Permit Date 1904
Original Owner, Designer & Builder John Pennyway
Original Resident Edward Hunter, Engineer

sponsored by Jakobsen Associates

A surprise awaits you inside this handsome, Victorian style house sitting prominently on the corner of Princess and Atlantic. The amazing wall decoration was discovered by accident when the current owners began removing 8–10 layers of wallpaper. They first thought the 3D effect was flocked wallpaper but to their surprise it was thick paint from stencilling applied directly on the original plaster walls. Stencilling has been found on almost every surface in the house. In the late-1980's, when the current owners contacted the Pennyway's youngest daughter, she speculated that the stencils might have been created by a close friend of her parents, a house painter who immigrated from the same Bay of Naples town, Hercolano, Italy, that they were from.

The owners have patiently restored much of the hand painted stencil work and freehand painting, which uses floral themes with additional geometric shapes, fruit bowls, egg-and-dart, pineapple and swag-like motifs. The owners' favourite painting is the fish circling the light fixture in the 2nd floor north bedroom.

The interior of the home has survived largely intact with almost all of its original woodwork, including moulded baseboards, chair and picture rails, five panel doors, turned newel posts and spindles, and three bedrooms upstairs. The original wainscoting in the kitchen was restored and re-installed by the owners when they renovated the kitchen in 1987. The front porch has been restored to its Victorian style configuration after ghost traces of the original porch were found on the front façade of the house.

City water application, building permit, and fire insurance maps show that the house was originally on Grove Street. During World War I, the easternmost part of False Creek, which formerly ran to Clark Drive, was filled in by the Great Northern Railway and Canadian Northern Pacific Railway to create new land for their yards and terminals. Filling in False Creek eliminated Grove Crescent which was on a peninsula of land jutting into False Creek, and Grove Street became part of Atlantic Street named in 1916 after the Atlantic Ocean.

Note: on almost every house record the name Pennyway is spelled differently. The signature on the water application is taken as correct.

Painted in the VHF historical True Colours palette, with a grant from the VHF and Benjamin Moore:

- Body: Edwardian Pewter VC-23
- Trim: Harris Cream VC-4
- Sash: Black VC-35

evolution of vancouver's houses

BY MICHAEL KLUCKNER

VANCOUVER HOUSES HAVE EVOLVED OVER THE PAST 125 YEARS TO REFLECT SOCIETY'S CHANGE FROM A FRONT-PORCH CULTURE TO A COURTYARD OR BACK YARD ONE. IN THE CITY'S INFANCY, MOST HOUSES (EVEN THOSE OF THE WEALTHY) HAD A PORCH OR STOOP THAT FACED THE STREET AND ALLOWED RESIDENTS TO INTERACT WITH, OR AT LEAST TO INSPECT, PASSERSBY.

How many of them were actually used for how much of the year is a good question, but the porches reinforced the idea that the house had an open public face while the deep back yards were for vegetables, trees, laundry lines, sheds, stables and outhouses. The earliest Vancouver houses were built low to the ground, usually with only a few steps up to the porch; the cheapest sat on footings rather than strip foundations and had no cellars at all.

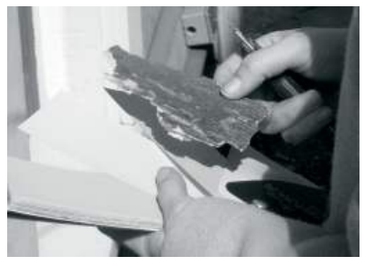
Front porches were an important feature of early Vancouver Houses (1922 Grandview & Woodlands Block VPL7431)

Narrow lots and the city's building bylaw, which ignored basement space deeper than a foot below ground, also had an impact on the look of the city's old houses. On the 33-foot lots that comprised much of the early city, a builder could erect a cottage two rooms wide with a central hallway, or a house with an entryway and kitchen on one side and a pleasant, wide living room and dining room on the other. This latter type, usually one-and-a-half or two storeys high, adapted easily to hard times as it could be divided at the entrance into two suites. Often the front porch was filled in to provide an extra room.

Narrow 25 foot Strathcona lots (1912 Fire Insurance Map)

Basements, which were expensive to dig, didn't need to be excavated as deeply as those in, say, Winnipeg, where architectural styles were identical but builders had to go down four or five feet to set the foundation below the frost line. In mild Vancouver, a foot or two was plenty. After the beginning of the 20th century, when central heating became available, the houses rose up in the air to accommodate the furnaces and ducting, creating a long flight of stairs rising to the porch. Later, these high basements became usable space for suites.

The rich colour palette found on these early buildings has been captured in the True Colours palette. The palette of thirty-five colours was researched and developed by the Vancouver Heritage Foundation and Benjamin Moore Co. & Limited Paints. Dozens of houses were scraped and their original layers of paint were colour matched at the Benjamin Moore lab.



Careful scraping of a house reveals its True Colours

The placement of dark and light hues follows the style and era of the house. The Victorian and Queen Anne buildings built in the late 1800s and found in Strathcona, Mount Pleasant and the West End were painted in mid-tone body colours with very dark trim, while the later Edwardian era early 1900s houses kept the rich body colours but painted the trim in light colours. The Kitsilano Craftsman houses were painted in rich, dark earth tones and consistently had cream trim with black sashes.

Three houses on this year's Heritage House Tour are painted in their True Colours. Each of the three houses received a grant from the VHF and paint from Benjamin Moore to complete their paint projects. Their use of colour is more than a surface treatment: it is part of the architectural expression of a building. When colours are carefully placed on each architectural element according to the style and era of the building, the appearance of a building returns to its roots and shows its True Colours.

Painting gets under way

For more information on True Colours and other grant programs of the VHF visit www.vancouverheritagefoundation.org or drop by the VHF information table at House #9, 3490 Cypress Street to check out the colour palette.

Thank you to Benjamin Moore for their ongoing support of VHF's True Colours program

Benjamin Moore

true colours:
a historical vancouver exterior paint palette

MELLISH RUST, DUNBAR GREY, VANCOUVER GREEN AND BUTE TAUPE ARE JUST A FEW OF THE UNIQUE VANCOUVER COLOURS THAT YOU CAN BUY FROM YOUR LOCAL BENJAMIN MOORE STORE. NAMED FOR LOCAL LANDMARKS, STREETS AND PEOPLE, A PALETTE OF 35 COLOURS WAS THE RESULT OF A PARTNERSHIP BETWEEN THE VANCOUVER HERITAGE FOUNDATION AND BENJAMIN MOORE CO. & LIMITED.

Like the city of Rome before us ("The Colours of Rome", Bente Lange, Danish Architectural Press, 1995), the original colours of the City of Vancouver have been documented through original research. Inspired by work previously done in Europe and brought to Vancouver by former VHF Board Chair, Robert Lemon, the Vancouver Heritage Foundation and Benjamin Moore Paints launched a research project in 1999 to discover the original colours of Vancouver.

Example of True Colours house BEFORE

and AFTER

To date dozens of houses have been returned to their original and authentic colour schemes.

Vancouver's residential neighbourhoods were developed in the late 1880s and early 1900s with the material that was closest at hand – wood. To personalize buildings and to protect the wood from the elements, paint was applied to the exterior of the buildings. Early pioneer buildings were left unpainted or white-washed. Once the building trades became more established, oil-based paints were widely used with the paint mixed on-site using natural pigments, lead and linseed oil. The pigments, including iron and copper oxides, gave a warm, rich and saturated appearance to the painted surfaces, the linseed oil provided a high-gloss finish, and lead gave paint it's durability.

Before and After: A True Colours house on E. Georgia

A True Colours grant recipient in front of their newly painted house

In the 1920s, fashions changed, porches disappeared and basements were dug deeper. House styles reflected nostalgia for the "old country" – England, France, sometimes Holland or colonial America. Most houses sat closer to the ground, usually with only a few steps up to the door, and designs began to turn inward, sometimes encircling a courtyard (from the Spanish Colonial style) and heralding the preference for a level transition from the house to the garden.

Example of 1929 Tudor Revival house in Shaughnessy (photo supplied)

This indoor-outdoor synergy, so different from the high front porch, became an element of West Coast modernism and, later, the ranchers and split-levels that lined suburban streets in the 1950s and 1960s.

The next big change came in the mid-1960s when builders realized they could eliminate the front stairs entirely and have the entry go down a couple of steps to a "basement" floor, with an internal staircase connecting to living areas on the floor above. This became the Vancouver Special, perhaps the most economical way of enclosing space the city has ever seen. Like some earlier houses, it divided easily into suites. After a zoning change in 1974 that eliminated the "free" basement space, most builders erected their Specials on concrete slabs on grade.

Example of West Coast Modernism in Vancouver (photo Martin Knowles)

Although Specials have sliding doors opening to a narrow front balcony, their main outdoor area was usually a rear deck, often the roof of a carport on the back of the house. The family, thus enclosed, turned its back to the street once and for all. Contemporary builders' houses continue this focus on private space.

Vancouver Special (photo Martin Knowles)

Tour Lecture: Wednesday May 16th, 7.30pm, $12 including hst @ the Unitarian Church (949 W. 49th Ave).
Coinciding with the release of his new book *Vanishing Vancouver: The Last 25 Years*, Michael Kluckner will be presenting 'The Evolution of the Vancouver House'. Books will be available for sale and signing.

heritage house tour map

Choose to visit any or all of the houses open on the tour in any order you like!
Why not stop for a bite to eat at one of the fantastic eateries suggested below.

VHF INFORMATION BOOTH

3490 Cypress St (in the driveway of house #9). Open from 9am-4pm. Drop by to purchase last minute tickets (if available), ask questions and share your suggestions.

LUNCH SUGGESTIONS & WASHROOMS

A

University Women's Club at Hycroft
1489 McRae Ave, 11.30am-2pm
Chicken salad for Queen's Jubilee: sandwiches, salad, cookies, tea/coffee.
Limited seating - reserve ahead.
Tel 604 731 4661.

B

Mangal Kiss Mid-East BBQ Food Cart
Will be located outside house #8 @ 1526 Angus Dr, 11.30am-2pm
Gourmet Middle Eastern BBQ.
Follow them on Twitter @MangalKiss or visit them weekdays outside the VAG on Georgia

C

Benny's Market - Italian Foods
598 Union St, 10am - 4pm
Italian deli and coffee. Tel 604 216 0640.
www.bennyfoods.com

D

Wilder Snail Neighbourhood Grocery
799 Keefer St, 9am - 7pm weekends
Organic coffee, sandwiches, baked goods and snacks. Tel 604 216 0640.
www.thewildersnail.com

E

Au Petit Chavignol
843 East Hastings, 10 am – 10 pm
Hot sandwiches, fondue, salads and more. Show your guidebook and receive 10% off June 3rd only.
Reservations welcome. Tel 604 255 4218.
www.aupetitchavignol.com

7 **2525 Quebec St**
@ E. 10th Ave

6 **603 Atlantic St**
@ Princess St

5 **878 Keefer St**
@ Campbell Ave

8 **1526 Angus St**
west of Granville

9 **3490 Cypress St**
@ W.17th Ave

10 **2925 W.38th Ave**
@ MacKenzie St

4 **3589 Commercial St**
@ E.18th Ave

3 **3208 Clark Dr**
@E.16th Ave

2 **3401 Fleming St**
@E.18th Ave

1 **4393 St George St**
@ E.28th Ave

PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - YOU WILL ALSO NEED A VANCOUVER STREET MAP.

BIKE ROUTES

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