5TH ANNIVERSARY

BURRITT BROS. CARPETS *presents*
- Since 1907 -

The Vancouver Heritage Foundation

# OPEN VANCOUVER HERITAGE HOUSE TOUR

Sunday June 3, 2007 10am-5pm

The Vancouver Heritage Foundation

*Open Vancouver is a fundraising event in support of the Vancouver Heritage Foundation*

## guidelines for visitors

Welcome to the 5th Anniversary Open Vancouver Heritage House Tour.

We know that by choosing to participate in this event, you are someone who respects and values heritage homes. In order to ensure that the tour is successful and problem-free, we ask you to adhere to the following guidelines.

ALL SHOES MUST BE REMOVED BEFORE ENTERING TOUR HOUSES.
WE RECOMMEND WEARING SHOES THAT CAN EASILY BE REMOVED.

* This numbered guidebook is your ticket. For security reasons the passport on the back cover will be stamped at the entrance to each house. Only ticket holders will be admitted.
* The houses are open for visiting from 10 a.m. to 5 p.m. 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 tour photographers.
* We regret the lack of handicap access.
* We suggest that young children are not suitable visitors 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. If possible, arrange to car-pool with friends, as parking is limited.
* 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, or at 401 E Waterfront Road. (See map in the centre of this guidebook).
* A bicycle tour of selected houses will leave from the VHF booth at 1310 W 33rd Ave. at 10 am. RSVP to the Vancouver Heritage Foundation at 604.264.9642
* The organizers maintain the right to remove or refuse entry to any visitor who, in the unlikely event, refuses to adhere to these guidelines.

PLEASE FEEL FREE TO ASK QUESTIONS OF OUR TERRIFIC VOLUNTEERS.
WE WISH YOU A WONDERFUL DAY!

## **book now** for upcoming events

**PRE-TOUR LECTURE:**
**THE DEVELOPMENT OF NEIGHBOURHOODS: VANCOUVER'S STREETCARS**

Henry Ewert, historian and author, has called the period from 1890 to 1915 Vancouver's 'Glory Years'. During this time the city's population doubled and a reliable, state-of-the-art public transportation system was built. By 1890, just four years after the city incorporated, it had a streetcar system that facilitated rapid growth of the city. The Interurban Line was the longest streetcar line in North America, running from Vancouver all the way out to New Westminster. Henry Ewert, author of Vancouver's Glory Years – Public Transit 1890-1915, plus numerous other books about early transportation, will speak about these heady years in Vancouver at a special lecture before this year's Heritage House Tour.

Wednesday May 23rd at 7:30 pm
Vancouver Museum Auditorium
Cost $10

**CELEBRATE THE 5th ANNIVERSARY HERITAGE HOUSE TOUR**
**GALA WINE RECEPTION**

$65 - call the VHF office at (604) 264 9642
You receive a $50 tax receipt

Join a gala wine reception at the end of the tour day and celebrate 5 years of Open Vancouver Heritage House Tours. The event has been a sold-out, award-winning success since it started. Over the years more than 50 homeowners, 400 volunteers and almost 10,000 people have participated in the tours. They have raised more than $250,000 to support the education, public awareness and granting programs of the Foundation. Come and raise your glass to toast a great annual event! Limited number of tickets available.

**WEST END WALKING TOURS WITH JOHN ATKIN**

10 am on summer Saturdays, May 26, June 30, July 28, Aug. 25, Sept. 29
Meet at Roedde House Museum, 1415 Barclay Street
Arrive Early! Coffee & Roedde House tours by donation beginning at 9:30 am
$12/ tour

Once home to the grand residences of Vancouver's blue-bloods, the West End remains a leafy oasis in the downtown core of the city. The best way to see this incredibly dense neighbourhood is to join superb tour leader John Atkin on 5 different walks around this fascinating area. Search out fabulous examples of mid-century modern low rises, rare examples of the original mansions, and get to know the newly restored Mole Hill.

**TO BOOK YOUR TICKETS visit www.vancouverheritagefoundation.org**
**or call (604) 264 9642**

## **about** the Vancouver Heritage Foundation

The Vancouver Heritage Foundation pays tribute to the city's history by curating and celebrating city neighbourhoods and buildings. Through public awareness activities, education programs and granting programs the VHF supports the conservation of the city's heritage buildings.

Information about the programs and activities of the Foundation can be found at www.vancouverheritagefoundation.org and in "Old News" the VHF's bi-annual newsletter.

Highlights include:

* TRUE COLOURS –an exterior paint granting program that has scraped, colour matched and painted three dozen homes in their original colours.

* HISTORICAL VANCOUVER TRUE COLOURS –a colour card featuring the original colours of Vancouver such as Strathcona Red, Pendrell Green and Kitsilano Gold. Available through Benjamin Moore retailers.

* RESTORE IT! –a granting program that helps with the maintenance and restoration of the exterior of the city's heritage houses.

* WALKING TOURS, BUS TOURS AND MAP GUIDES –which celebrate the city's wonderful stock of mid-century modern buildings.

* SAVE THE BUILDINGS FUND –a revolving fund that will purchase heritage buildings under threat of demolition.

* OPEN VANCOUVER HERITAGE HOUSE TOUR –bringing the city's history alive by welcoming you into heritage houses large and small, in neighbourhoods throughout the city.

The Vancouver Heritage Foundation's wide array of programs and special events is the result of the dedication and commitment of a wonderful team of special event volunteers, a dedicated Board of Directors and generous donors. We sincerely appreciate their time, expertise and financial resources.

## greetings from the VHF Chair

It's hard to believe that this is our fifth offering of Open Vancouver Heritage House Tour. When the Vancouver Heritage Foundation embarked on a tour of heritage houses in Vancouver, we had no idea that it would be so popular. A huge thanks for the event's success goes to the generosity of the homeowners, now numbering 50, who have graciously opened their doors to thousands of visitors for the day. We have hundreds of volunteers to thank as well. Without them the event would not be possible. Our florists have been more than generous in donating spectacular flower displays for each home. They deserve your patronage. So too do our sponsors including this year's title sponsor, Burritt Brothers Carpets, who are celebrating their centenary in 2007.

A special thanks to Joan Hebb and Lisa MacIntosh and the event committee for their hard work and dedication. And none of this would have been possible without the incredible work of our staff, Diane Switzer and Elana Zysblat.

As much as we can, we choose houses that represent different neighbourhoods in Vancouver and a range of architectural styles, and we try to find houses that are clustered together to make the day more pleasant with fewer stops. Of course you can take your bike and join Gordon Price as he leads the cycle tour around town. Keep in mind that many of the houses this year are located along what were once thriving streetcar lines. It is fascinating to trace the city's evolution as it relates to changes in transportation patterns.

Thanks for joining us this year. Enjoy the tour!

Robert Lemon MAIBC, Chair VHF


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# sponsor profile burritt bros 100th anniversary

A BRIEF HISTORY OF BURRITT BROS CARPETS

After working for the Hudson's Bay Company in Vancouver for five years, a young Ed Burritt wrote in his diary, "Left the employment of HB Co. to start in business for myself. April 27th, 1907." With that, my grandfather began an enterprise that would involve five generations of our family and span 100 years.

Harvey Burritt & the founding fathers of Burritt Bros Carpets

Ed's father, Oscar Burritt, helped him acquire a property on Hornby Street at Dunsmuir where he set up a carpet workshop in the back and rented out the house at the front. Ed was soon joined by his brother Harvey, and Burritt Bros. Carpets was well underway.

The business specialized in wool rugs from Asia and wool carpet from around the world. Traditional hand sewing was a specialty of the firm, and the motto on the business card read "Thoroughly Practical Experts." During the First World War, Burritt Bros. installers laid linoleum in troop ships built in Vancouver. From 1927 to 1934, Ed's three sons all tried their hand in the business. Eventually, my father Charlie and his brother Edmund made it their life's work. Their brother Oscar went on to become a filmmaker and a pioneer at CBC Television. The Second World War saw Burritt Bros. once again installing linoleum on troop ships built in Vancouver. In 1947, on the same Hornby St. location, the family built a two-storey showroom and workshop that housed the company for 20 years.

Over the years, we have carpeted many famous Vancouver buildings including Hotel Vancouver (both the original and present properties), Hotel Georgia, the Orpheum Theatre and the Queen Elizabeth Theatre.

Many members of the extended family have worked in the business. As a teenager, I well remember helping move the business to its present location on Main & 20th in 1967, Canada's Centennial year. I joined my father in the family business in 1974 and, with the retirement of my uncle Edmund, I became partners with my dad.

After the passing of my father in 1980, I took over the business. The last twenty-plus years have seen the business take a number of different directions, transitioning from multiple locations back to one flagship showroom on Main Street by the turn of the new century. We joined with Beatty Floors, a commercial flooring company (since 1929) and BC Hardwood Floors (since 1904), combining our experience and resources to establish what is one of the best showrooms in the flooring industry.

To mark our 100th anniversary we were honored to have the opportunity to sponsor the Open Vancouver Heritage House Tour.

*Harvey Burritt*
*Burritt Bros Carpets – since 1907*

# For 100 Years
# Your Flooring Source

Karastan Wool Essentials

Ralph Lauren Carpet

Earth Weave Chemical-free Carpet

Karastan Historical Carpet Collection

Traditional & Contemporary Stair Runners

Mediterranean Cork Flooring

Marmoleum Genuine Linoleum Flooring

Karndean Design Flooring

Tamarian Tibetan Rugs

BC Hardwood Floor Co.

2nd Century Rug Co.

## Burritt Bros. Carpets

Main & 20th Vancouver (604) 879-8432

- Since 1907 -

# vancouver streetcars: early transportation

**written by John Atkin**

Even though Vancouver said goodbye to its last streetcar almost sixty years ago, evidence of this once vast system can still be found throughout the city. There are the odd bits of track embedded in the street, local names that recall former stations, and many of our favourite retail streets, such as Main or Fourth, exist because they were once popular streetcar routes. But it is in how Vancouver is laid out that is the lasting legacy of the BC Electric Railway Company (BCER).

Ever since the first streetcar trundled down the tracks laid on Granville, Powell, Main, and Ninth Avenue (Broadway) in 1889, the railway played a huge role in the development of the city. The streetcar followed the property developers and builders into the forest as they carved out new neighbourhoods; agreements between the BCER and real estate men often saw the company paid to lay a line out to a new property and special trains were hired to bring prospective buyers out to view these new "estates". Equally, the real estate men followed the railway and bought and marketed property along many of the new routes.

On the tour this year all of the homes were on or close to a streetcar line and many of them were built as a direct result of the presence of the street railway.

The laying of track on Powell in 1889 and Hastings in 1891 prompted building activity in the East End (today's Strathcona). It got a further boost when the interurban railway started operations in 1891 with a route along Hastings, Campbell and Venables before heading out Park Drive (today's Commercial Drive) and helped spur sales of lots near its route. A further boost to the popularity of the area was received when the BCER decided to construct a streetcar line down Harris Street from Main to Victoria in 1906. A few years later it was announced that the line would connect to downtown over the new Georgia Viaduct so Harris was renamed East Georgia in anticipation, and building activity picked up with the construction of a number of apartment buildings on or near the route. But all for naught, since the new viaduct was so poorly constructed that it was felt it could not take the weight of the streetcars. At least the Marsland family, who moved into 856 East Georgia before the First World War could avail themselves of the excellent transit opportunities.

CVA 677-39 BC Electric streetcar at Stanley Park loop, 1904

VPL 6530 streetcar outside Spencer's, circa 1907

VPL 2137, streetcar in Kitsilano, 1909

In 1910, Sir Wilfred Laurier came out to Vancouver to open the new Vancouver Exhibition at Hastings Park on the eastern edge of the city and the BCER obliged by extending a single car line from Powell along Nanaimo and McGill to the park. The area west of the park and north of Hastings Street was promoted as Beacon Hill and the two Eton Street homes on this year's tour are located close to the new streetcar line. Andrew Bergquist built 2439 Eton as his own home in 1911 for $2500. At the same time his neighbour Louis Leduc went for a Gambrel roof on his house at 2451 Eton. When Fred Brown moved into 2451 Eton as president of the Vancouver Tourist Association, he would have a short walk to the streetcar stop on Nanaimo for the quick ride straight to his office on Granville Street. On his ride downtown Brown would travel along Powell Street past McLennan and McFeely's large warehouse operation at Powell and Columbia.

Brown's predecessor at the association, Mr Fumerfell, helped promote the city to audiences around the world by arranging the special streetcar used by filmmaker W.H. Harbeck in 1907 to film the streets of Vancouver. This is today the earliest known motion picture of Vancouver and it can be viewed on tour day at Hycroft (see map page).

At the same time people were discovering Beacon Hill the BCER was busy laying track along Broadway (only to Trafalgar until the 1920s) and Fourth Avenue to Alma and, eventually up 10th Avenue to Sasamat. Builders and real estate promoters followed. Throughout the Kitsilano area the latest in Craftsman-style homes were erected in a flurry of activity that saw the majority of the neighbourhood built out by the First World War. Advertisements for lots and homes promoted the closeness of the "car line" and the quick and easy travel to downtown, useful for Mr. Ball living at 2538 Balaclava, a sales rep for McLennan and McFeely, who had a short stroll to 4th Avenue.

Farther west on 10th Avenue, C.T. Dunbar was busy promoting his Dunbar Heights subdivision. Advertisements in local papers extolled the virtues of the cool and refreshing breezes from the inlet. Much to the chagrin of municipal officials, Dunbar paid the BCER a big chunk of money to provide train service from Clere Road (Dunbar) along 16th Avenue and from Crown to 10th Avenue, to assist in promoting the sale of his property. Gordon Campbell built his Craftsman-style home on Tenth at Crown, on the edge of Dunbar's holdings in 1913. A tenant, Caroll Chapman, lived there in the 1920s and as a supervisor at Spencer's Department Store on Hastings would have found the commute to work quite easy.

When it came to Shaughnessy, the streetcar wasn't as important to its development as other neighbourhoods since it was targeted to a much different group of purchasers. By the time most of the neighbourhood was developed the automobile was reasonably common place and homes were designed to accommodate them. Still, the neighbourhood was well served by the streetcar and residents could take advantage of the Steveston Interurban near Arbutus Street, the Granville streetcar, or the single track Oak Street line.

By the 1950s, the end was drawing near for the streetcar. A lack of investment during the war years, coupled with the rise of private automobile use, and the development of suburban areas, led to the eventual closure of the system and conversion to buses. In Vancouver's favour the buses were electric trolleys and followed many of the old streetcar routes.

{ONE}

## 2451 eton street

{edwardian style} date **1911**
original owner/builder **Louis Leduc**
vancouver heritage register status **"B"**

**THIS HOUSE** was built in the same year as the house next door, at 2439 Eton Street, and illustrates the variety of designs and ideas available to enterprising builders at the time. A quick glance at a Sears House Catalogue from the period reveals a vast range of house designs, in many cases freely combining Edwardian and Victorian elements into the nascent Craftsman style.

There is no building permit for 2451 Eton in the records of the Vancouver Archives. A water permit was applied for in 1911 by Louis Leduc, and George Howe, carpenter, was the first resident. The double-peaked gambrel roof is the most notable exterior feature. It was one of two in the neighbourhood and was inspired by the Dutch Colonial style popular in the U.S. at the time.

This area of Vancouver developed quickly after regular streetcar service began running along Eton and McGill in 1910. It was a prosperous neighbourhood at the time. A notable resident from 1912 to 1919 was Fred Brown, an insurance company manager who became president of the Vancouver Tourist Association in 1951.

The interior of the house is eclectic compared to 2439 Eton and provides an interesting contrast. It was converted in 1951 from a single-family home into three suites and remained so for 40 years. The present owner's objective has been to restore the original floor-plan while, at the same time, allowing for a contemporary life-style. The wood panelling is lighter than in 2439 Eton, and slightly unusual. The living room has a coved ceiling and other details that hint at either innovation or renovation, although the fireplace is original; and the dining room boasts some exceptional cabinetry for both storage and display. The original passage-way between kitchen and foyer has been replaced by an enlarged opening between dining-room and kitchen; while the kitchen, scullery and back entrance have been extensively modernized. Of particular note is the tin ceiling in the kitchen. This is a replacement for the original (that had been destroyed) and was made in Boston at one of the three remaining tin presses in North America. The upstairs bedrooms retain much of the charm of the early 20th century.

flower arrangements by: THE FLOWER BOX
1704 Charles St. Vancouver BC (604) 254 3269

{TWO}

< neighbouring houses >

## 2439 eton street

{craftsman style} date **1911**
original owner/builder **Andrew Bergquist**
vancouver heritage register status **"B"**
municipally designated

**ENTERING THIS** early 20th century house is like walking into the living past, so perfectly preserved are its original attributes, both inside and out. The house was constructed by builder-carpenter Andrew Bergquist whose name is associated with other houses in the area. It remained in the Bergquist family for nearly a century which, along with the happy circumstance of sympathetic and meticulous subsequent owners, helps to account for its excellent state of preservation.

In 1911, the newly-developing Craftsman style emphasized the "honest expression" of materials. House styles in Vancouver were very often a combination of any number of influences and here the basic Edwardian house is enlivened with Art Nouveau and Craftsman elements. This particular version was a pattern-book design, examples of which were built all over Vancouver and in various sizes. Before entering, note the upstairs balconies, front and back, with the curved shingled walls. These were commonly used as sleeping porches in summer.

Inside, there is a great deal to catch the eye, such as the lovely mini 'grand entrance' with its built-in bench; the original dark-stained woodwork, including custom-designed glass doors, heavy wood mantels, and both front and back stairs. The living area is divided by typical pillars into sitting-room and parlour. The fireplace tiles are richly-hued while the stained-glass windows are light and linear in design. Virtually all of the hardware and fixtures are original, including an impressive pair of brass chandeliers in the living area. The kitchen was updated but retains a hint of the past in its modest arrangement, including the original flooring. The clean, functional simplicity of the house extends upstairs to the bedrooms, which are no less impressive than the main floor.

City of Vancouver heritage plaque outside 2439 Eton Street

flower arrangements by: THE FLOWERBOX
1704 Charles St. Vancouver BC (604) 254 3269

{**THREE**}

## 856 east georgia street

{victorian style} date **circa 1900**
original owner **August Schwahn**
first resident **Albert Prince, carpenter**
vancouver heritage register status **"B"**

**THIS ELEGANTLY** ornamented Victorian home was built in 1900 when East Georgia (which was called Harris Street until 1916) was a bustling streetcar route heading to and from downtown. As a twin with the house next door, these sister homes have witnessed change over the years: they jointly lost their sleeping porches (see archival image), they were raised to gain a proper foundation, the streetcar tracks were taken out and the block became a traffic calmed paradise for gardeners and pedestrians.

The current owner bought this Strathcona home 20 years ago because, as a carpenter, he could respect and appreciate "a well built house that had endured no nasty renos and still had all its original bones". Furthermore, all the doors worked and still had their keys. But after the initial admiration stage, the artist and Modernist in him began to feel trapped in the Victorian style. Every repair that needed to be made became an opportunity for artistic expression or a new interpretation of the time-honoured space. He introduced his own custom-built minimalist furniture to contrast with the ornamented mouldings and traditional layout. While patching up damage in the plaster walls he mixed in pigments and the walls received a polychromatic makeover preserved with varathane or glue.

Despite his desire to personalize the home, artefacts and curiosities from the home's rich history kept showing up behind walls and under floor boards. It seemed wrong to remove them, so they too became elements in artistic installations. A twine bound Chinese book was pasted in layers over the family room chimney; box-car siding used in the garage to throw coal against was cleaned up and cut up to make the kitchen table and the master bedroom headboard; "July 1, 1911" is etched in childlike letters on the staircase wall and baby gate marks exposing the lath at the top and bottom of the staircase were covered with plexiglass, like little windows to the past.

CVA 1376-240
MARSLAND FAMILY HOUSE ca.1920
Reuben and Sarah Marsland standing upstairs: Reuben Jr. standing by the gate

flower arrangements by: **FULL BLOOM FLOWERS**
831 Commercial Dr. Vancouver BC (604) 255 1866

{FOUR}

< Koo's Corner >

## 568 & 598 hawks avenue

date **1947**
(additions & adaptions for new use in 2002)
developer **Robert Brown**
**Chesterman Property Group Inc.**
architect **Bruce Haden**
**Hotson Bakker Boniface Haden**
green building consultant
**Heather Tremain**
**Resource Rethinking Building Inc.**
landscaping **Wave Design & Claire Kennedy**

**KOO'S CORNER** is a six-unit townhouse project that combines retention and conversion of an historic commercial building using green construction principles. The project fits into the heritage streetscape without resorting to what the architect refers to as "fake heritage". Rather than mimic the heritage architectural details in the neighbourhood, the project manages to use the neighbourhood's design guidelines and put a subtle twist on many of them, such as the asymmetrical roofline which respects the angle of the surrounding traditional homes but also reflects the commercial history of the site.

Before the development, Koo's Automotive was a car repair shop and a neighbourhood institution (a.k.a. Koo's Garage). It had been operated since 1973 by owner Gordie Koo, who still lives with his family next door. The history of the site though, goes back much further. Originally it was the location of a Victorian-style house built in 1900 but lost early on; fire insurance maps and city directories at the City Archives show the lot empty from 1922-1947. In 1947 the commercial narration of the site begins when Western Cartage Company builds its depot on the corner. Apart from trucking services, the premises also unofficially provided boxing ring training, especially attended by local residents of the Italian community.

The units are all of modest size, a compactness needed in a growing city and fitting the budgets and lifestyles of most Strathcona residents. And although innovatively modern inside, the exteriors feature the style of porches and front yards typical of the historic rowhouses on the 700 and 800 blocks of Hawks Avenue. Of the two units open on tour, one is in the blue portion, which was the original garage structure, and the other is in the new yellow portion. There are numerous green building and sustainable development features in the project. A few examples are: adaptive reuse of existing garage building, extensive use of reclaimed materials (flooring, cabinetry and framing), recycling of over 80% of construction waste, and reduced use of finishing materials.

Koo's Automotive before redevelopment

flower arrangements by: THE FLOWER FACTORY
3604 Main St. Vancouver BC (604) 871 1008

# VHF heritage house tour map

## CREATE YOUR OWN ITINERARY!

Choose to visit any or all of the 11 Heritage Houses on the tour.

### VHF INFORMATION BOOTH

Visit the Vancouver Heritage Foundation at
1310 West 33rd Avenue

### BIKE TOUR

Meet at 1310 West 33rd Avenue
10:00am

### LUNCH OPTION

Cafeteria-style light lunch at Hycroft,
1489 McRae Avenue, 12pm-2pm $10.
Reserve ahead at (604) 731 4661. Limited seating.

### WASHROOM FACILITIES

Hycroft, 1489 McRae Avenue
Mission to Seafarers, 401 E. Waterfront Road

### VINTAGE CARS

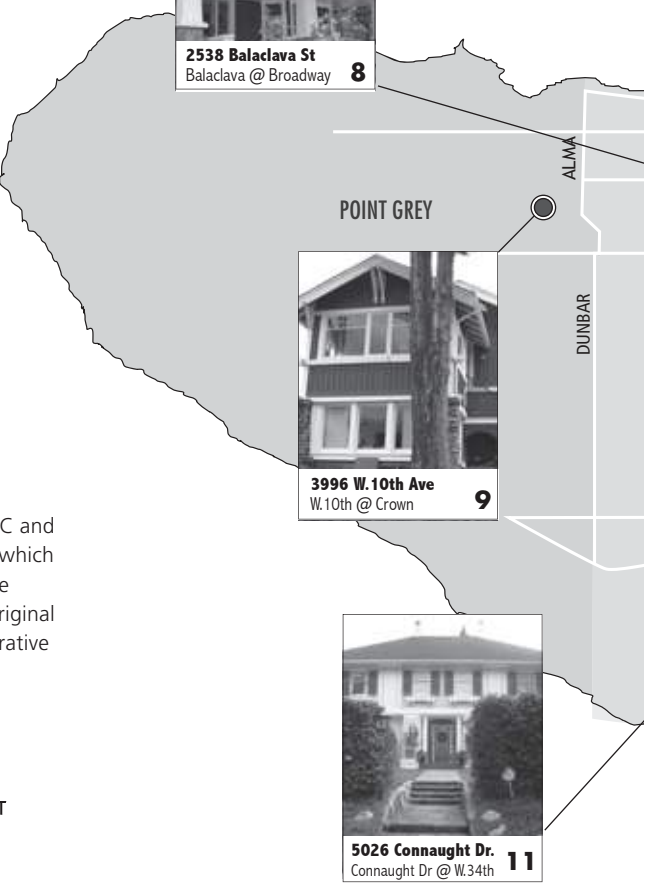
Before you enter Hycroft, don't miss the two rare vintage cars parked outside courtesy of Lorne & Peter Findlay.
Hycroft, 1489 McRae Avenue

### HISTORICAL FILM

The Vancouver Historical Society, in conjunction with CBC and the VPL, is re-creating the William Harbeck 1907 film in which several well-known Vancouver streets were shot from the front of a streetcar as it travelled through the city. The original film will be shown at Hycroft during tour hours with narrative provided by historians Chuck Davis and Jim McGraw.
Hycroft, 1489 McRae Avenue

**55 E. Cordova St** **7**
E.Cordova @ Columbia

**2538 Balaclava St** **8**
Balaclava @ Broadway



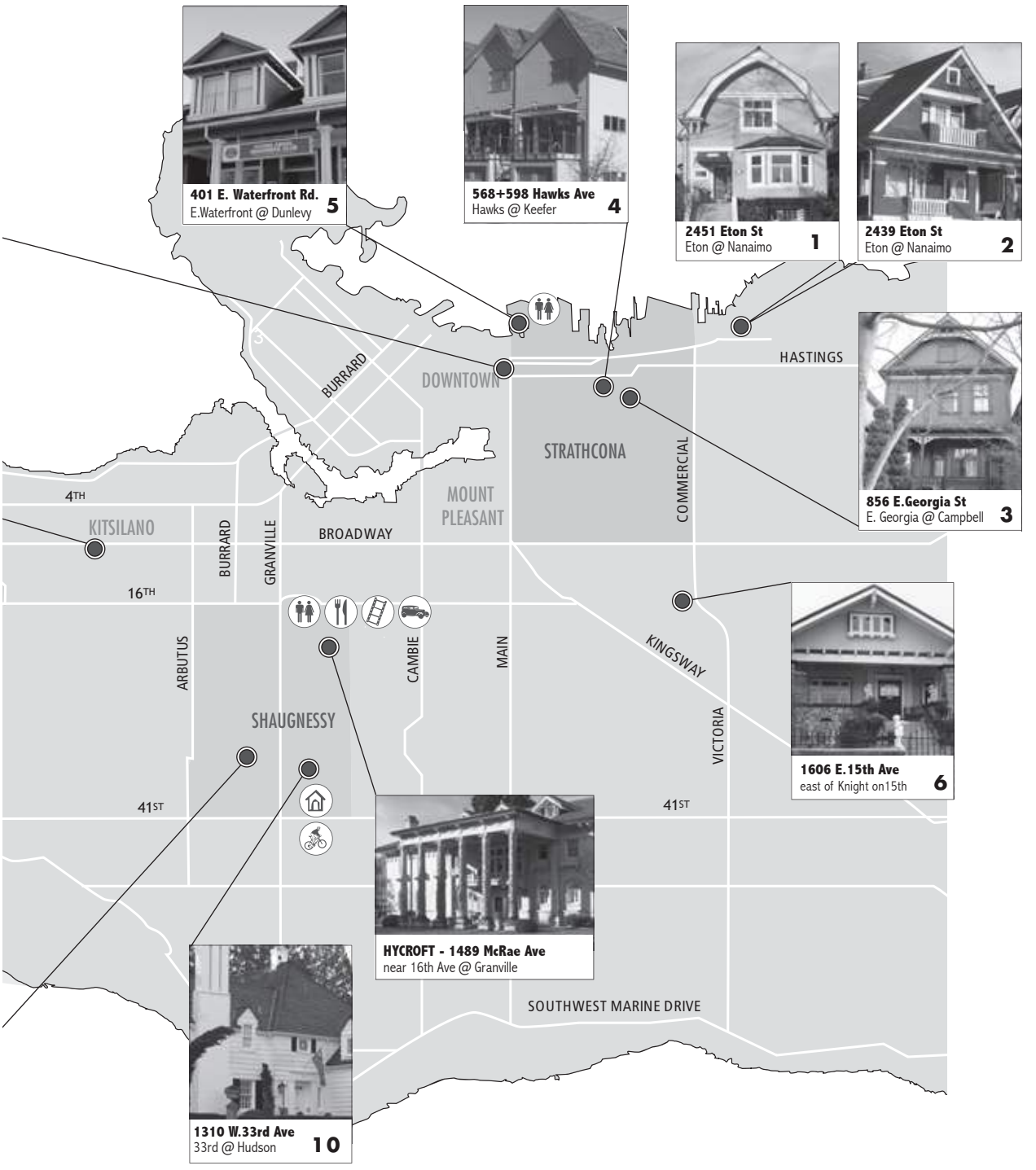



**3996 W.10th Ave** **9**
W.10th @ Crown



**5026 Connaught Dr.** **11**
Connaught Dr @ W.34th

flower arrangements at Hycroft by: GRANVILLE ISLAND FLORIST
Granville Island Market. Vancouver BC (604) 669 1228


401 E. Waterfront Rd.
E.Waterfront @ Dunlevy
5
568+598 Hawks Ave
Hawks @ Keefer
4
2451 Eton St
Eton @ Nanaimo
1
2439 Eton St
Eton @ Nanaimo
2
856 E.Georgia St
E. Georgia @ Campbell
3
1606 E.15th Ave
east of Knight on15th
6
HYCROFT - 1489 McRae Ave
near 16th Ave @ Granville
1310 W.33rd Ave
33rd @ Hudson
10
BURRARD
DOWNTOWN
HASTINGS
STRATHCONA
COMMERCIAL
MOUNT PLEASANT
BROADWAY
4TH
KITSILANO
BURRARD
GRANVILLE
16TH
ARBUTUS
CAMBIE
MAIN
KINGSWAY
VICTORIA
SHAUGNESSY
41ST
41ST
SOUTHWEST MARINE DRIVE

# vancouver early businesses

This year, a common factor for many of the tour homes was that their residents worked in some of the more prominent and well-known Vancouver businesses at the beginning of the 20th century. Below, we feature three of these early businesses which were an integral part of the house histories on tour and generally left their mark on the history of the city.

BC MILLS TIMBER AND TRADING CO. In 1865 a group of English investors, led by the combative Captain Stamp, established a sawmill at the foot of today's Dunlevy Street. The mill attracted an array of men who settled on the grounds and they in turn attracted Captain Jack Deighton (Gassy Jack) from New Westminster, who set up a saloon a short distance to the west. This was the start of the present day Vancouver. The city's oldest building, The Hastings Mill Store of 1865, was part of the original mill though since moved to the north foot of Alma.

The mill became part of the BC Mills and Timber Trading Company which developed a distinctive prefabricated home, examples of which can still be found in Vancouver and across Western Canada. Read more about BC Mills on the following 401 E Waterfront page.

MCLENNAN MCFEELY & CO. LTD. Edward John McFeely and Robert Purves McLennan were working in the hardware supply business in Winnipeg when, in 1885, they decided to partner up and open a store in Vancouver. They purchased a lot on Cordova Street and had started construction, when the great fire of 1886 destroyed much of the city. Their building was spared, and their goods were needed to re-stock the city.

In 1896, they incorporated as McLennan McFeely and Co. Ltd., which grew into a significant warehouse & supply business. In 1914 the business was the largest of its kind west of Winnipeg and the second in size in Canada.

DAVID SPENCER LTD. During the first half of the 20th century Spencer's Department Store was an important retail institution in Vancouver as it not only supported many civic events but also a considerable number of Vancouverites could point to a friend or relative who worked there at one time. Begun in Victoria in 1873, it opened its first Vancouver store in 1907. By December 1926, after purchasing the greater part of the 500 block Hastings Street, it was able to open a nine-storey elegant art deco flagship store. In 1936, true to its community-minded character, it celebrated Vancouver's Golden Jubilee by creating a time capsule to be opened in 1986. In 1948, David Spencer Limited sold all its stores in British Columbia, including its Hastings Street location, to the T. Eaton Company of Toronto. Today, the Spencer Building serves as the downtown "Harbour Centre" campus of Simon Fraser University. In 2006 the Spencer time capsule contents were donated to the Vancouver Historical Society and then to the City of Vancouver Archives where they will soon be accessible to the public.

{**FIVE**}

< Mission to Seafarers >

## 401 east waterfront road

{prefab style} date **1906**
original owner **BC Mills Timber & Trading Company**
vancouver heritage register status **"A"**
municipally designated

WASHROOM FACILITIES

**VERY FEW** people in Vancouver even know of the existence of the distinctive blue-and-white Flying Angel Seafarer's Club. This seaport sanctuary is administered by the Anglican Church for seafarers from all over the world.

This elaborate building was built in 1906 by the booming British Columbia Mills, Timber and Trading Company to serve as its general office, showroom, and sales centre.

Tucked away in a rather obscure spot at what used to be the foot of Dunlevy Avenue, 401 E. Waterfront is today dwarfed by the immense cranes of the Port of Vancouver. Back in Vancouver's early days, however, its location was considered quite central and convenient to both the railway and the waterfront.

BC Mills manufactured prefabricated kit structures (homes, banks, churches, and schools) that, between 1904 and 1910, were shipped to buyers all over western Canada by rail or barge. It guaranteed that buyers would be able to assemble their structures without carpentry skills; the kits came with everything needed for assembly, including numbered, pre-painted & insulated panels, and a complete set of instructions.

401 E. Waterfront is arguably the most well-preserved specimen in Vancouver's remaining BC Mills inventory. This building was designed as a "dream home" to showcase the limitless and elegant possibilities of building with prefab elements. Inside, you will still see the parlour where BC Mills executives courted potential buyers. What is used today as the Flying Angel's computer room used to be the BC Mills vault. The building's structure includes support beams that are 47 feet in length.

Of the identified BC Mills prefab structures in Vancouver, there are only seven left. They represent an important step in the evolution of wood marketing in BC and in the development of a value-added sector of the BC lumber industry.

In 1930 the Vancouver Harbour Commission took over the building as its headquarters. Since 1973 it has been home to the Mission to Seafarers.

For more information and history on The Flying Angel Seafarer's Club, visit www.flyingangel.ca

**driving directions:**
Go north to the terminus of Main Street, over the rail-track ramp.
At the T-junction turn left (East).
The road ends at 401 E. Waterfront Road.

{SIX}

< Koret Lofts >

unit 606*

## 55 east cordova street

{early 20th century gastown commercial style} date **1906**
**rehabilitated & adapted for new use in 2004**
architect **Edward Evans Blackmore**
original name **McLennan & McFeely Building**
vancouver heritage register status **"C"**
municipally designated

**THE BUILDING** was built for McLennan and McFeely in 1906 as headquarters and retail location for their hardware business. It was designed by Vancouver architect Edward Evans Blackmore, a significant designer whose other projects at the time included the Model School (now part of City Square Mall) and the first Pantages Theatre. It remained the headquarters for Mc & Mc until 1953. In the 1960s the building was purchased by Acklands (now Acklands-Grainger) which also purchased McLennan, McFeely & Prior and continued to operate a hardware business from the building. Koret of Canada, a ladies sportswear manufacturer shop, occupied it during the 1980s and 90s.

The five storey building and basement was constructed of heavy timber frame, with cast steel lintel beams spanning across large storefront openings, supporting the exterior brick walls. On the exposed steel lintels are decorative rosette medallions, a typical architectural feature of the era. The exterior facades are high-grade clay brick, much of which was brought over from Europe.

After standing vacant from 1999-2004, the Koret building has recently been rehabilitated as the Koret Lofts by Worthington Properties (with help from a grant from the Government of Canada). The adaptation of the 160,000 square-foot building into 118 commercial live/work strata units was in 2004, the largest conversion of an historic warehouse in the history of Vancouver. It is a flagship for heritage preservation and urban revitalization efforts in Gastown and the Downtown Eastside.

The conversion retained much of the building's heritage character, including its large double hung wood windows, brick walls, heavy timber beams and columns, and much of the original fir flooring. Where some of the original windows weren't level with the main floor of the suite, sunken living rooms were created.

Front Page of Mc&Mc
1908 Catalogue
Courtesy of COV Archives

"Our Home, First Occupied
January, 1908.
Size 175 x 122 feet,
Five Storeys High
and Basement."

flower arrangements by:
BLOOM EUROPEAN FLORAL DESIGN
511 Howe St. Vancouver BC (604) 771 6505

{**SEVEN**}

## 1606 east 15th avenue

{craftsman bungalow style} date **1907**
original owners **Thomas & Georgina Bell**
vancouver heritage register status **"B"**

**THIS GRAND** California-style Craftsman bungalow was built in 1907 at the corner of 15th Avenue and Fleming for Thomas Bell, retired owner of Western Sheet Metal Co. on Main Street (then called Westminster Avenue). The home of John Fleming, long-term Cedar Cottage resident and landowner was on the opposite corner (demolished in the 1950s). The street is named after Mr. Fleming.

The streetcar on Commercial brought rapid growth to the Cedar Cottage area and there was a need for new stores, schools and churches to serve the community. In 1911 the original St. Joseph's Catholic Church was built at 3271 Fleming (visible on the right edge of the archival photo) for the local Catholic community, which had begun to meet for Mass at a local grocery. St. Joseph's Church has twice been destroyed by fire and now sits at 18th & Fleming, across from the Arts & Crafts style St. Mark's Church.

From 1919 to 1948, Frank Smith lived in the house with his family and ran a downtown printing business called BC Printing & Litho Company. Mr. Smith left the house in his will to Pearl Dixon, the Smith family housekeeper, who willed the house to the Catholic Church upon her death. From 1961 to 1974 the house was a Catholic Children's Aid Society home and, following this, until 1996 was a group home run through the Provincial Government. Given its past use, the house is remarkably intact.

The light-filled main floor sprawls over 2300 square feet. The house retains all of its original dark-stained wood and fireplaces. The current owner has taken great care to preserve the history of the house, and has undertaken updates with a sensitive touch. With its broad porch and long, low profile, this home is an excellent example of the California Craftsman bungalow style.

Pearl Dixon, homeowner from 1954-1960 in front of house
Homeowner's Collection

flower arrangements by: **BUY THE BUNCH FLOWERS**
4401 Main St. Vancouver BC (604) 877 1945

{**EIGHT**}

## 2538 balaclava street

{craftsman style} date **1912**
architect/builder **Vernon Brothers**
first resident **Ernest Ball**
vancouver heritage register status **"C"**
municipally designated

**THIS KITSILANO** Craftsman home stands just south of Broadway on a block featuring eight homes built by Vernon Brothers developers in 1912, all of which survive today, some more intact than others. Although the homes on the block are obviously of the same basic design, they have certain details, such as unique window transom styles, that were possibly customized for each buyer.

The first resident of 2538 Balaclava was Ernest Ball, an assistant buyer for McLennan McFeely & Co. Ltd.. Going to work in 1914 must have been very straightforward for Mr. Ball, as he could catch the Broadway streetcar heading downtown right at the corner of his block. The former McLennan McFeely building, known today as the Koret Lofts, still stands at 55 East Cordova and has recently been rehabilitated into strata units, two of which can be visited on tour (house 6 in the guidebook).

The current owners of 2538 Balaclava were lucky enough to have been the first prospective buyers to see this house when it went up for sale in 2002. At the time the house had been badly neglected and little did they know that, behind the 1970's drywall dissecting the house into two suites, lay the original trim, moulding, wainscoting and built-in china cabinets. Today the house is back to its original layout with the woodwork beautifully restored, and the rooms decorated with unique items from the owner's collectibles and furniture store, Stepback. The owners believe that their successful experience in restoring a heritage house, raising three young children and running their own business, is testament to the fact that you can live a modern life in an old house without destroying its integrity.

**STEPBACK** 3026 West Broadway
Stepback will be open during tour hours from 10am to 5pm. Visit this collectibles and furniture store operated out of a restored historic retail space by the owners of 2538 Balaclava.

flower arrangements by: **EARTHRISE GARDEN STORE**
2954 West 4th Ave. Vancouver BC (604) 736 8404

{NINE}

upper unit*

## 3996 west 10th avenue

{craftsman style} date **1913**
architect **W.S. Amos**
original owner **J. Gordon Campbell**
vancouver heritage register status **"B"**

**THIS TWO** storey Craftsman was one of the first houses to be built west of Alma following the 1911 extension of the streetcar line along West 10th. All evidence points to this home being designed as a duplex at the time of its construction in 1913, with a unique top-bottom division into two matching petite flats. J. Gordon Campbell, local real estate agent, built the house for his family who lived in it until 1934. As early as 1923, city directories show that the Campbell Family had tenants in the second unit throughout the 20s and 30s including Carroll Chapman, who was a department manager at Spencer's Department Store (now SFU Harbour Centre), and Ken McConnell, from 1945-55, who was a long-time sports editor for the Vancouver Province newspaper.

The house sits high on the lot at the peak of the 10th Avenue hill commanding great views of English Bay, downtown and the mountains on the north shore. Two wonderful front sun rooms were probably first constructed as open porches. They are framed by flared support pier posts constructed with rough river rock. Board and batten cladding, delicate stained glass and leaded windows, diamond-patterned fir floors, unpainted wainscoting and beamed ceilings are all testament to the original design of the house. In the garden, old stone terraces and a number of mature trees remain, including four Lawson Cypress, a Japanese Plum and a giant English Walnut which is probably as old as the house.

When the current owners bought the house in 2003, it had been badly neglected and the lower unit had sadly lost much of its original wainscoting and moulding due to reconfigurations of the suite over the years. They carefully restored the damaged parts of the exterior siding, stairs and chimney and the original unit layouts, which seem to continue to make sense in today's urban reality. The homeowners carry on the tradition of renting out the lower unit and believe that smaller living spaces can happily co-exist in single -family zoned neighborhoods and also provide immensely happy homes!

flower arrangements by: **EXPRESSIVE DESIGNS FLORIST**
3714 West 10th Ave. Vancouver BC (604) 732 6648

{**TEN**}

## 1310 west 33rd avenue

{colonial revival style} date **1936**
architect **CBK Van Norman**
original owners **Charles & Esther Grinnell**

BIKE TOUR
tour leaves at 10:00am

VHF INFORMATION BOOTH

**THE PROPERTY** at 1310 West 33rd sits at what was once the northern boundary of the Shaughnessy Heights golf course (now Vandusen Gardens). While the club leased their lands from the Canadian Pacific Railway for a relatively modest fee, it proved a major draw, and helped the CPR to sell hundreds of residential lots at a time when much of the city was still bush.

This grandiose version of a Cape-Cod Colonial Revival home was designed by architect CBK Van Norman for Tacoma-born businessman Charles Grinnell and his wife Esther (Van Norman also designed 2006 tour houses on Wallace Crescent & Crown Crescent). Completed in 1936, the construction costs were an estimated $11,000– a huge amount by the standards of the day. Grinnell was a major personality within the emerging BC lumber export industry, and is perhaps best known for his tenure as director and vice-president of Seaboard Lumber and Shipping. The Grinnells remained in the home until Charles's retirement in the early 1950s, when it was sold to a local lawyer, Mr. Charles Wills.

The house is very original except for the updated kitchen, bathrooms and 3rd floor guest rooms which were once service staff quarters. The cherry wood-panelled library with a mezzanine level serving the bookcases and reclaimed brick fireplace were added in the 1950s. A remarkable feature of the house is the large amount of storage space, including a third floor cedar closet (an environmentally friendly means of warding off the moths), purpose built pine entertainment cabinetry in the basement, and closets tucked into every possible nook & cranny. Also in the basement is a closet under the stairs which was used as a children's playhouse.

The service-staff call system remains intact with call buttons found under the dining room table, in the breakfast room and elsewhere throughout the house. The built-in kitchen stove installed in the 1950s is still cooking dinner to this day. It was the first built-in model made in North America. The light fixtures were installed by the current owners from their collection of Chapman fixtures.

The main floor, built almost at ground level, gives a wonderful flow between the house and the garden with its thousands of clipped boxwoods.

flower arrangements by: OASIS FLOWERS
2793 Arbutus St. Vancouver BC (604) 730 7992

{**ELEVEN**}

## 5026 connaught drive

{georgian revival style} date **1925**
architect **Townley & Matheson**
original owner **Mrs. Jean Matthews**
landscape design **Daphne Frost, 2001**

**A VERY GOOD** example of the Georgian Revival style with its rigid symmetry and hipped roof, this grand Shaughnessy home features elaborate exterior detailing, toned down by the style's traditional monotone paint scheme. Homes such as this one in traditional period revival styles became the specialty of architects Townley and Matheson in the 1920s. Four years later and a few blocks away, at 5237 Connaught, the firm designed architect Matheson's residence in Norman Revival style. Townley and Matheson are probably best known for designing Vancouver's City Hall built in 1936.

5026 Connaught was built in 1925 for Mrs. Jean Matthews, widow of John Matthews who was killed in WWI. Mrs. Matthews is listed in the city directories as having lived in the house from 1926 until 1941. Prior to 1934, only men or unmarried women were listed in the directories; Mrs. Matthews was mentioned because she was a widow. Interestingly, for a few years in the early 1930s, another Jean Matthews lives with her, possibly a daughter returning to live at home during the depression. In 1942 and 1943 the home was the residence for Mr. S. Allen, American Consulate General in Vancouver.

The current homeowners bought the house in 2000 after it had stood vacant for a few years and was slated for demolition. Inside, they found the formal, principle rooms largely intact, including the lovely dining room with its octagonal coved ceiling and built-in china niches. In other parts of the house though, irreversible damage and neglect called for intervention: water stains under the radiators were solved by re-staining all the oak flooring in dark ebony. Radiators and covers were reclaimed form a similar house at 5325 Connaught which was demolished. Also saved and installed from that site were the three 1928 "silent flush" toilets, and the master bedroom tub. A general restoration project is planned to start in the fall and when completed will be open on a future house tour.

5026 Connaught is prominently sited across the street from 5055 Connaught, a remarkably intact, huge Arts & Crafts home, with a rolled shingled roof that mimics the English thatched roofs. This is the landmark "A" listed J. Brooks House which is undergoing a Heritage Revitalization Agreement with the City and is the recipient of a 2007 True Colours grant from the Vancouver Heritage Foundation.

CVA 1399-588
Residence at 5026 Connaught Dr. 1926

flower arrangements by: **MEINHARDT FINE FOODS**
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Open Vancouver Heritage House Tour 2007 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.

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Lorne & Peter Findlay, vintage cars
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## voted by visitors best on tour

2003

**3118 Alberta** This Mount Pleasant 1912 Craftsman style house was given a new lease on life when its previous 8 units were restored back to a single family home.

2004

**3178 W 49th Ave** The 17th C. Norman 'Belney Barn' was dismantled in England and re-built in the Southlands area of Vancouver.

2005

**1820 Bayswater - Tatlow Court** Rescued from the brink of demolition, this 1928 Tudor Revival 12 unit complex retains its beautiful cloister-like garden.

2006

**2553 Wallace Cres** This 1940 futuristic rancher was designed by prolific Vancouver architect, CBK Van Norman.

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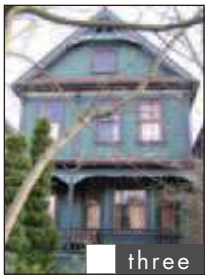

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401 E.Waterfront Rd

1606 E.15th Ave

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