The Vancouver Heritage FOUNDATION

HERITAGE HOUSE TOUR

sunday june 1 2008 10am-5pm

The Vancouver Heritage FOUNDATION

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

guidelines FOR VISITORS

Welcome to the 6th Annual 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 marked at the entrance to each house. Only ticket holders will be admitted.
* The houses are open for visiting from 10a.m. to 5p.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 and identified 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. Parking is limited and we strongly suggest carpooling with friends.
* Please leave any parcels or big bags in your car or at home.
* No food, drink or smoking will be allowed on tour properties.
* When viewing gardens, please stay on pathways and do not pick flowers or take plant samples.
* Do not enter any rooms which have been roped off or which have closed doors. Avoid touching furniture, art and household items.
* Note that washroom facilities are not provided in the houses. Please plan to make washroom stops in public facilities, or at Hycroft, 1489 McRae Avenue and at the Russian Hall, 600 Campbell Avenue (See map in the centre of this guidebook).
* The organizers maintain the right to remove or refuse entry to any visitor who, in the unlikely event, refuses to adhere to these guidelines.

The guidebook provides a bike route and a public transit guide along with the usual road map to encourage participants to either bike, bus, or carpool during this year's tour.

To avoid buying bottled water, we suggest packing a travel cup.

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

book now FOR UPCOMING EVENTS

PRE-TOUR LECTURE: "The greenest building is one that is already built: Heritage & Sustainability." Martin Nielsen, MAIBC, MRAIC, P.Eng, LEED® A.P.
Tuesday, May 20th at 7:30 pm . Vancouver Museum Auditorium, 1100 Chestnut Street
Free for ticket holders who have a reservation. General public $12. Please RSVP as space is limited.

The environmental movement and heritage conservation are odd bedfellows, but the reuse of an old building is one of the most significant forms of recycling. The conservation of heritage buildings makes a major contribution to environmental, social and economic sustainability.

OLD SCHOOL: Courses For Heritage Building Conservation
Whether you already work with existing buildings or would like to increase your knowledge about heritage conservation, this unique educational series offers certification, Professional Development Credits, and invaluable content specific to Vancouver's old buildings. Complete certificate $400 (Core Course & 7 Elective courses) or pay for courses individually.

Mandatory Core Course
Heritage 101: Understanding Heritage Buildings (first cohort, Saturday, May 3rd, 9am – 5pm, $100)

Upcoming Elective Courses
Managing a Heritage Project (Fall 2008, $75)
Windows and Their Conservation (October 18, 2008, $50)
Researching the History of the Building (Fall 2008, $12)
Heritage House Stories From the Inside Out: Three Case Studies (Fall 2008, $50)
Three Historic East End Walking Tours (July & August 2008, $42)
Heritage House Tour (June 1, 2008, $35)

Elective courses (currently under design)
Exteriors of Heritage Buildings
Interiors of Heritage Buildings
Green Technology and Heritage Buildings
Creating a Conservation Plan
Masonry & Foundations
Heritage Gardens and Landscaping
Electrical Upgrades & Period Appropriate Lighting Fixtures
Porches and Railings
True Colours
Painted Surfaces and Stripping

HISTORIC EAST END WALKING TOURS with John Atkin
10am on Summer Saturdays, Approximately 2hrs.
Meet at Strathcona Community Centre, 601 Keefer Street
$14/each tour

July 5th Strathcona part 1, **July 12th** Strathcona part 2
August 2nd Japantown, **August 23rd** Downtown Eastside, **August 30th** Chinatown

for more information or to register visit
www.vancouverheritagefoundation.org or call (604) 264 9642

a message FROM VHF EXECUTIVE DIRECTOR

Conserving Vancouver's heritage buildings is more than applying a coat of paint or repairing bricks and mortar. Ensuring heritage buildings are here for future generations is part of the cultural legacy of our city. By curating and celebrating city neighbourhoods and buildings the Vancouver Heritage Foundation is bringing alive the stories of the people and enterprises that built Vancouver. Through unique educational programs presented in a fresh, fun way the VHF brings heritage conservation to the public.

WHAT'S HAPPENING AT THE VHF? Visit www.vancouverheritagefoundation.org to get caught up:

Old School: Courses for Heritage Conservation a Certificate Program for the public, trades and professionals to learn the theory and practice of conserving heritage buildings.

Through **lectures and publications** the VHF is raising awareness about the important role **heritage buildings play in the sustainability of our community.**

More than **60 grants for repair, maintenance and painting** in original colours have been awarded through TRUE COLOURS, RESTORE IT!, and SPECIAL PROJECTS.

The original colours of Vancouver continue to be available through Benjamin Moore retailers. The VHF developed **Historical Vancouver True Colours** – a palette colour card featuring the original colours of Vancouver such as Strathcona Red, Pendrell Green and Kitsilano Gold.

The VHF is continuing its very successful partnership with John Atkin, walking tour guide extraordinaire. In July and August 2008 John will lead **Saturday morning walking tours** of Strathcona, Japantown, Chinatown and the Downtown Eastside.

Vancouver is home to a unique stock of mid-century modern residential and commercial buildings. In the Fall the VHF opens up a selection of these truly Vancouver iconic residences for the annual **Modernist Bus Tour.**

Save The Buildings Fund – a revolving fund to purchase heritage buildings under threat of demolition.

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. Enjoy the tour, and don't forget to use the feedback form to pass along your suggestions for next year's tour scheduled for Sunday June 7, 2009.

Diane

Diane Switzer, VHF Executive Director

greetings FROM VHF CHAIR

Welcome to the sixth annual Open Vancouver Heritage House Tour. Thank you for supporting our tour which continues to be one of our most successful yearly fundraisers. It's incredible to realize that almost 2,000 people went on last year's tour - confirming the fact that heritage and cultural tours are one of the fastest growing aspects of the tourist industry.

We have another exciting tour planned for you this year, showcasing the variety of neighbourhoods and historic architecture in our city. In picking houses for this tour, we have tried to highlight not only the unique character and architecture of each building, but also the authentic stories and experiences of its homeowners, both past and present.

You will see good examples of how preservation is about conservation and sustainability: Not just through the repair and reuse of historic details, but through old design features such as big operable windows that provide natural light and ventilation, and through the addition of new, more energy efficient products that don't compromise the historic character of the house. Just imagine installing a radiant floor heating system under old-growth fir flooring.

This year's houses are sponsored by local businesses. A big thank you to those sponsors, to the local florists who have donated floral arrangements for each house, and to the homeowners and many volunteers who make this tour possible. And thank you to Tour Chair and Board member Lisa MacIntosh, and to Diane Switzer and Elana Zysblat in the VHF office. All three have spent many hours researching houses, meeting with helpful homeowners, and writing this guidebook.

Enjoy the tour. We look forward to seeing you there!

Mollie Massie

Mollie Massie, VHF Chair 2008

BOARD OF DIRECTORS 2007 - 2008	**Chair**	Mollie Massie
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go green REPAIR, RECYCLE & REUSE OLD BUILDINGS

"The greenest building is the one that is already built"

—Carl Elefante, Principal, Quinn Evans Architects, AIA, LEED AP

The environmental movement and heritage conservation seem to be odd bedfellows, but the reuse of an old building is one of the most significant forms of recycling. Leaders in both the environmental and heritage conservation communities have recognized that sending tons of debris to the landfill and wasting the natural and human resources that went into creating a building does not contribute to a sustainable community.

In the words of architect, Carl Elefante, of Quinn Evans Architects, "Even if… every new building from this day hence has a vegetative roof, is powered only with renewable energy sources, and is built entirely of environmentally appropriate materials, sustainability would still be far from fully realized. We cannot build our way to sustainability; we must conserve our way to it." We must make wiser use of what we have already built.

FOOD FOR THOUGHT...

* Four out of every five existing buildings will be renovated over the next generation while two new buildings are added. Our green vision must include new ways to use our old buildings.
* Reusing old buildings conserves the massive amounts of energy and materials that were used to construct the buildings in the first place.
* Continuing the life of a building element through repair is the greenest approach to take. Next comes salvage and reuse, then recycling. The least green approach is to specify new materials.

LOOK FOR EXAMPLES OF CULTURAL, ENVIRONMENTAL AND ECONOMIC SUSTAINABILITY ON THE TOUR.

* The houses open on tour represent the diversion of tons of debris from the landfill
* Repair of **original materials** such as windows & doors ensures a snug, **energy efficient** fit
* Locations are close to public transport and community amenities
* There is an abundant use of **recycled materials** such as flooring, hardware, windows, & doors
* The tour pays tribute to the people and enterprises that built Vancouver
* The **repair**, **restoration** and **maintenance** of old buildings is an important part of a robust economy. Canadians undertook $32 billion worth of renovations in 2006, accounting for 40% of all residential construction investment

Heritage conservation ensures that our irreplaceable historic buildings will be enjoyed by future generations, and planning for future generations is what sustainability is all about.

To help navigate the guidebook for examples of sustainable features on tour, look for the green text at the end of each house write-up.

Victorian homes on Pendrell Street built in 1899. Mole Hill Community Housing Project.

"Old ideas can sometimes use new buildings. New ideas must use old buildings."
—Jane Jacobs, writer and activist

Iona Building (the School of Theology) on UBC Campus, built starting in 1927.

"I've always found that it's much cheaper to use an existing structure. Now, doing so is more complicated, and you actually have to be a better builder to do that kind of work, but if you know what you are doing, it costs you less money."
—Donald J. Trump, President & Chair, The Trump Organization

Hycroft Mansion on McRae Avenue built in 1912.

"What are most historic houses built from? Brick, plaster, concrete, and timber- among the least energy consumptive of materials. What are major components of new buildings? Plastic, steel, vinyl, and aluminum- among the most energy consumptive of materials."
—Donovan D. Rypkema, Principal, Place Economics

For useful links to heritage, sustainability and green building information visit the VHF website.
www.vancouverheritagefoundation.org/sustainability.html

[1]

2006 WHYTE AVENUE

craftsman style **date 1911**
first owner/resident **Charles Noble Bell**
manager, Dominion Glazed Cement Pipe Co.
heritage register status "B"

DELTA GROUP
THE PRIVATE RESIDENCES
AT HOTEL GEORGIA

sponsored by **www.hotelgeorgialiving.com**

LIKE OTHER west side houses open on this year's tour, the house in 'Kitsilano Point', is on land which was owned by the Canadian Pacific Railway (CPR) Land Department. The CPR opened up their huge land reserve which they had received from the Province of BC in return for extending the railway into the Granville townsite from Port Moody. The name 'Kitsilano' is derived from 'Xats'alanexw', the name of a local Squamish chief also known as August Jack Khatsahlano. The CPR used aboriginal names for some of their neighbourhoods and streets in consultation with early anthropologists and native experts.

Shortly after Kits Point was opened up for development in 1909, the first house in the area was built next door, at 2030 Whyte Avenue. This house was home to William Henry "Billy" Evans who was the engineer on the first transcontinental train to arrive in British Columbia on July 4, 1886.

In 1911, C.N. Bell and L. Reid, Principals in Lennox, Reid & Co., a real estate, insurance and loan company, applied for a building permit and water service for a house at 2006 Whyte Avenue to be built by Prudential Builders Ltd.

The first resident, Charles Noble Bell, lived here until 1913 when lawyer William Stuart Lane moved in. Interestingly, his firm Bodwell Lawson & Lane had their offices in the Standard Building at Richards & West Hastings, the same building that now houses the Vancouver Heritage Foundation office. From 1920 until 2002 when the current owners purchased the house, occupants included a watchmaker, a Royal Canadian Legion Secretary, an office clerk, and a UBC Psychiatry Professor.

When a house has changed ownership eight times it is expected there would be significant changes to the house, but not in this case. Fortunately the house retains most of its distinctive heritage features including its wainscoting, floors and beautiful interior doors. The original fireplace dominates the living and dining rooms. The gracious front porch with its dominant brackets and columns creates a wonderful segue to the garden where the owner, a landscaper, has put her green thumb to work.

Rumour has it that the home also keeps a resident ghost that scared away the previous owners, but it must be happy now, as the house has been peaceful since the arrival of the current owner.

The conservation of a heritage building is an inherently sustainable decision, as it involves an approach of minimum intervention and repair rather than replacement.

flower arrangements by **GRANVILLE ISLAND FLORIST**
Granville Island Market. Vancouver, BC (604) 669 1228
www.granvilleislandflorist.ca

[2]

4987 CONNAUGHT DRIVE

dutch colonial revival style **date 1924**
architect **Henry Holdsby Simmonds**
first owner/resident **Con Jones**
cigars & billiards

VHF INFORMATION BOOTH

ALEXANDER HOLBURN BEAUDIN & LANG LLP
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sponsored by **www.ahbl.ca**

THIS GAMBREL-ROOF residence was built in 1924 for Con Jones, an ex-bookie from Australia, and a sports entrepreneur who operated a chain of billiard halls and tobacco shops in Vancouver from the early 1900s. His slogan, "Don't Argue! Con Jones Sells Fresh Tobacco" adorned neon signs and cigar boxes all over town and Con Jones Tobacco Distributors operated until his son closed shop in 1964.

A serious soccer fan, Jones was the first President of the Pacific Coast Association Football League in 1908 and built Con Jones Park in 1920 to serve as Vancouver's lacrosse and soccer field on land purchased from John Callister. The field, outfitted with wooden stands, was bounded by Renfrew, Oxford, Kaslo and Cambridge Streets, across from the Pacific National Exhibition. The Con Jones playing field was destroyed by fire in 1934 but was rebuilt soon afterwards. The park was later renamed Callister Park and was soccer's home in Vancouver for more than five decades.

Con Jones' home was designed by architect Henry Holdsby Simmonds. The stated value of the building according to the original building permit register was $22,000, a princely sum 88 years ago. Architect Simmonds was Australian- born like his client and worked closely with other local architects such as Hugh A. Hodgson, Ross Lort and McCarter & Nairne. Some of his better-known designs were the Stanley Theatre (1930) and early 1930s Art-Deco pavilions for the PNE.

The interior is stunningly original with spectacular scenic art glass adorning the more than double height entrance way and staircase, light fixtures specifically designed for the house, a wood dumbwaiter beside the living room fireplace, battleship linoleum runners inlaid in the hardwood floors, and stained fir built-in cabinets filling all five bedrooms. Very rare in Vancouver are the completely original bathrooms, with their perfectly preserved subway tiles, colourful floor tiles, tubs and faucets. Perhaps its mint condition is because the house has been cared for by the same family for more than 40 years, the second owners after the original Jones family.

The conservation of a heritage building is about working with existing buildings and materials. This conserves embodied energy and reduces the need for new materials.

Con Jones trimmed wood cigar box lid
Tony Hyman Collection
CNC 2001.185.37

flower arrangements by **MEINHARDT FINE FOODS**
3002 Granville St. Vancouver, BC (604) 732 4405
www.meinhardt.com

kerrisdale

GET TO KNOW YOUR NEIGHBOURHOOD

The development of early Kerrisdale was closely linked to the activities of the Canadian Pacific Railway (CPR). In 1902, the CPR installed tracks along what is now called the Arbutus Corridor. The "Sockeye Special" commuter rail service linked False Creek with the canneries in Steveston. In 1905 when the BC Electric Company took over the tracks as part of its Interurban service, local resident Helen MacKinnon was asked to suggest a name for the station at Wilson Road (now 41st Avenue). She called it "Kerrisdale" after her family home in Scotland.

The section of today's Kerrisdale east of Trafalgar Street was part of the large land grant given to the CPR in 1884 in appreciation for completing the national railway. The CPR closely controlled development there, forcing most people who wanted larger tracts of land to look west of Trafalgar Street. One of the few estates carved from the CPR land grant was B.T. Rogers's 10-acre "Shannon" at 57th and Granville. Other large tracts were originally leased from the railway company, including Shaughnessy Golf Club, now VanDusen Gardens.

In 1912, streetcar tracks were laid westward along 41st, connecting Kerrisdale with the line stretching south through the bush from Dunbar Heights. The line was extended east in 1920 as far as Granville Street. As a "streetcar suburb," Kerrisdale fulfilled the middle-class dream of a house with a garden on a quiet street, far from the city's industries.

Kerrisdale was also the administrative centre for the Municipality of Point Grey from 1908 until 1929, when it amalgamated with the City of Vancouver and the Municipality of South Vancouver to create the Vancouver we know today. The municipal offices for Point Grey were located on the site of the current Kerrisdale Community Centre. Commercial buildings were constructed close to the Interurban stop at 41st and West Boulevard, most notably the 1912 Bowser Block, which still stands at that corner. Point Grey Secondary School was constructed in 1929 at 37th and East Boulevard on the site of the CPR market gardens that formerly supplied produce for its hotels and trains.

The 1950s marked a change in the neighbourhood. In the blocks adjoining the commercial area, apartments replaced small family houses, some of which were relocated onto vacant lots further west. Interesting family-oriented apartments such as 'Dolphin Court' at Balsam & 39th (profiled in a 1956 Western Homes & Living magazine and since demolished) and 'The Hollies' at 49th and East Boulevard provided a new type of accommodation for the area. Modest highrises began to appear in the 1960s. Kerrisdale became one of the first of the city's "complete communities" with a mixture of housing types, businesses, automotive garages, a theatre, a community centre and good transit connections occupying a compact area.

Because it was so desirable, development pressure increased relentlessly in the 1980s, causing many demolitions of affordable apartments, a loss of the quirky diversity that had characterized the commercial area, and construction of many luxurious condominiums.

Nevertheless, Kerrisdale managed to hold the line between its apartment district and single-family areas, despite pressures from developers, lot subdividers and basement-suite barons. Unfortunately, in the 1980s in single-family areas many so-called 'monster houses' replaced the shingled bungalows and lush gardens of an earlier era. There remains, however, a strong sense of the past in Kerrisdale, in its tree-lined streets of family dwellings and the village-like charm of its commercial centre along 41st Avenue.

Adapted from Michael Kluckner, ***Vancouver Remembered****, Whitecap Books 2006*

BC Electric Railway Strathcona Station at 37th and West Boulevard in 1916, **BC Hydro Collection** (Top)

THEN: 2100 block of 41st Avenue in 1939, Kerrisdale's central commercial street. **VPL 16347** (Middle)

NOW: 2100 block of 41st Avenue. This street is still a pedestrian friendly shopping district, dominated by local businesses. (Bottom)

[3]

1980 WEST 36TH AVENUE

craftsman style **date 1912**
original owner **Charles A. Ross**
Begg Motor Company

JAKOBSEN ASSOCIATES
sponsored by **www.jakobsenassociates.com**

BUILT IN 1912 on land developed by the CPR from its land reserve, this house is one of the original houses in the neighbourhood. As in many other Vancouver neighbourhoods, residential development grew around public transportation lines. The local Strathcona Station at 37th Avenue and West Boulevard was the highest point in the BC Electric's Vancouver-Marpole-Steveston Interurban line which was part of a vast network of electric trains running through the Metro Vancouver area.

In 1927, the local Strathcona schoolhouse was replaced with a new building designed by Townley & Matheson Architects. It was renamed Quilchena Elementary School, probably after the CPR's Quilchena golf course which had just been inaugurated a few years earlier at 33rd & Arbutus. Quilchena is a Canadian Aboriginal word meaning 'meeting of the waters,' which was chosen by the CPR and may refer to the many underground streams throughout Vancouver. When the streetcar system was taken out in the 1950s, Strathcona Station was demolished, and this neighbourhood began to lose its connection to the name Strathcona.

This spacious Craftsman house has more than 3,000 square feet of living space and only two bedrooms up and two principal rooms on the main floor. The size of the rooms is breathtaking. Stunning beams, wainscoting, built-in window seats and imposing river rock fireplace give the house Craftsman charm on a grand scale.

The original owner of the house until 1936, Mr. Charles Ross, was an employee of Begg Motor Company, one of Vancouver's first auto dealerships. Only three families owned the house prior to the young family currently enjoying this grand Kerrisdale Craftsman.

Maintaining the original fabric of an old building is maintaining the character of the historic neighborhood. That's cultural sustainability, also part of sustainable development.

WALK TO 1934 W.36TH

flower arrangements by **OASIS FLOWERS**
2793 Arbutus St. Vancouver, BC (604) 730 7992
www.oasis-flowers.ca

[4] 1934 WEST 36TH AVENUE

craftsman bungalow style **date 1912**
first resident **George W. Magee**
real estate

SMALLWORKS
STUDIOS / LANEWAY HOUSING
sponsored by **www.smallworks.ca**

THIS MODEST Craftsman house built in 1912 has been home to its current owners for almost 40 years. Although they have personalized the home, the entrance hall, and dining and living rooms remain largely original, with wood beams, plate rails, stained glass and glistening oak floors.

The first residents of the house were, like many early Kerrisdale residents, white-collar workers. Research hasn't yet determined whether 1917 resident George W. Magee was related to Hugh Magee, an early pioneer who began dairy farming in Marpole and Kerrisdale in the 1860s. Mr. Hugh Magee cut an east–west trail called Magee Avenue in order to get his milk to market; it became West 49th Avenue in 1912.

Where changes have been made to the front of the house to extend the living room into the front porch, the owners sensitively re-used original windows and replicated the original wood trim. They have also added salvaged, period appropriate stained glass windows. In keeping with the three 'Rs' (Recycle, Reuse, Repair), the front door was salvaged from a neighbourhood house that was being demolished. A unique solution to a dearth of light in the dining room is the conversion of the upper portion of the original built-in buffet into windows.

The most surprising changes greet you at the rear of the house where a tower was built in the 1970s, complete with a spiral staircase, to access a new family room, master bedroom and office. Modernist architects, Della Lana Griffin, designed the addition. While the owners are ambivalent now about the suitability of the 1970s addition, at the time it was constructed, it was cutting edge design.

Another interesting twist is the combination garage and summer room built on the footprint of the original garage. The innovative structure, designed and built by Smallworks, houses the car in the winter and opens wide onto the Oriental-inspired garden in the summer. This building's creative design uses recycled materials from floor to ceiling.

Craftsman Bungalows are versatile houses. They can stretch to accommodate a family and still be comfortable for a retired couple. This one is a fine example of a much loved, personalized family home.

As demonstrated in many projects throughout the property, conserving a heritage house contributes to a culture of repair and reuse.

WALK TO 1980 W.36TH

flower arrangements by **OASIS FLOWERS**
2793 Arbutus St. Vancouver, BC (604) 730 7992
www.oasis-flowers.ca

VHF HERITAGE HOUSE TOUR MAP

Create your own itinerary! Choose to visit any or all of the 10 heritage houses on tour.

VHF INFORMATION BOOTH

Visit the VHF Information Booth at 4987 Connaught Drive. Ticket holding cyclists and public transportation users will receive a $5 rebate and a free event t-shirt. Ticket holding carpoolers of 4 or more people will get 1 free t-shirt for every 3 event t-shirts purchased at $5 each.

LUNCH OPTIONS & WASHROOM FACILITIES

Cafeteria-style light lunch at Hycroft, Shaughnessy
1489 McRae Avenue, 12pm-2pm $10.
Reserve ahead at (604) 731 4661. Limited seating.
Vintage cars will be parked outside courtesy of
Lorne & Peter Findlay

Slavic food & vegetarian options at the Russian Hall, Strathcona
600 Campbell Ave, 11am-4pm
No reservation required. Archival photographs, traditional costumes & crafts will be on display in the hall.

SUGGESTED BUS ROUTES

Kits Point - Shaugnessy
#22 on Cornwall @ Maple
#9 on Broadway, **#25** on King Edward
#16 on Arbutus

Grandview - Woodlands - Strathcona
#22 on Clark
#20 on Commercial

Riley Park - Strathcona
#25 on King Edward
#22 on Knight

Shaugnessy - Riley Park
#10 on Granville @ 34th
#25 on King Edward

BIKE ROUTES

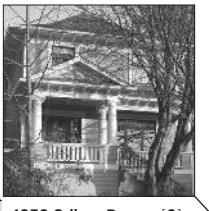
See marked routes in green on the tour map.

2006 Whyte Ave {1}
Whyte @ Maple

4987 Connaught Dr {2}
Connaught @ W.34th

1980 W.36th Ave {3}
W.36th @ Maple

1934 W.36th Ave {4}
W.36th @ Maple



1050 Odlum Dr {9}
east of Clark near Venables

1548 Kitchener St {8}
Kitchener @ Cotton Dr.

1636 Charles St {7}
Charles @ Commercial

Russian Hall
600 Campbell Ave
Campbell @ E.Georgia

Hycroft
1489 McRae Ave
near 16th @ Granville

91 E.27th Ave {10}
E.27th @ Quebec

877-879 E.Georgia St {5}
E.Georgia @ Campbell

885 E.Georgia St {6}
E.Georgia @ Campbell

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STRATHCONA
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woodland
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6TH
BROADWAY
burrard
GRANVILLE
10th
COMMERCIAL
16TH
ontario
KINGSWAY
KING EDWARD
ARBUTUS
CAMBIE
MAIN
KING EDWARD
SHAUGNESSY
RILEY PARK
33RD
33RD
KNIGHT
VICTORIA
37th Ave
41ST
41ST

[5] 877-879 EAST GEORGIA STREET

victorian style **date prior to 1892**
original owners **Vancouver Improvement Co.**

The Gingerbread Man
TANEX
Industries Ltd.
Heritage Moulding
Specialist
sponsored by **www.tanex.com**

THESE TWO houses sharing one lot are an excellent example of historic infill housing and a common development pattern in Strathcona around the turn of the last century. An early fire insurance map (Map 384) held at the City Archives, shows that two structures stood on this lot in 1892, presumably built by the Vancouver Improvement Company, the owner until 1899.

When the Riddick family bought the lot in 1899, they connected the front structure to the City water line and did some work on the buildings, as there are revisions to the outlines on fire insurance maps in 1901, 1913 and 1930. They lived in the front house from 1903 to 1906 but rented both buildings, usually to separate households, for most of the 31 years they owned the property.

When the current owners bought the lot in 2006 both buildings were seriously neglected and damaged. The main house had recently been used as a marijuana grow-op and the lane house was a mere shell that had been stripped down to the studs. Nonetheless, the owners are lovers of old homes and had no intention of demolishing the historic buildings.

The front house had a partially collapsed foundation and 3 feet of rot from the floor joists up the interior walls. The rear building was so compromised it had become structurally unsafe and had to be stabilized with support beams. Those beams were then creatively covered with salvaged mouldings and crafted into coffered ceilings. The few surviving pieces of original trim, baseboard and stair spindles from both front and rear homes were replicated by Tanex using period tools and matching wood, and reinstalled throughout.

When entering these beautiful homes today, it is hard to imagine that they were ever so neglected as to be in danger of demolition. The two homeowners have lovingly kindled them back into warm and functional homes. Age and style appropriate mantles, sinks and hardware were carefully tracked down and salvaged from demolition sales to bring back original character.

By working with the remains of the two buildings, the owners were able to legally keep two separate residential buildings on the property— something that may not have been permitted under the current Strathcona zoning.

On the basis of repair cost projections stretching over 30 years, the cost of demolishing existing houses, and building and maintaining new housing can be double the cost of refurbishing and maintaining existing houses.
(Research conducted by English Heritage)

WALK TO 885 E.GEORGIA ST

flower arrangements by **FULL BLOOM FLOWERS**
831 Commercial Dr. Vancouver (604) 255 1866
www.fullbloomflowers.ca

[6]

885 EAST GEORGIA STREET

victorian style **date 1895**
first resident **Thomas Barker, flour & feed**
original owner **Vancouver Improvement Co.**
heritage register status **"B"**
municipally designated

The Vancouver Heritage FOUNDATION
OLD SCHOOL
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THE WATER connection application for this house made by the Vancouver Improvement Company on July 13th 1895 makes this one of the earliest homes on the tour. In the late 19th century, the Vancouver Improvement Company, run by the Oppenheimer brothers, David, Charles and Isaac, owned or controlled much of the eastern side of the new city of Vancouver, including Strathcona, Vancouver's first neighbourhood. David Oppenheimer became Vancouver's second Mayor in 1888 and is responsible for bringing a water system to Vancouver, negotiating the Stanley Park lease with the federal government, increasing the number of sidewalks, building the first Granville and Cambie bridges and opening five schools.

The Vancouver Improvement Company's business was land and they sold undeveloped lots in Strathcona ranging from $100 to $1000; offered financing to new owners to build houses; and occasionally built homes for sale. One of these, 885 E. Georgia built by the Company in 1895, was sold to the Barker family sometime in 1897. From their listing in the city directories we learn that Thomas M. Barker was a flour and feed merchant who died in 1906 leaving his wife Davidena and son William who lived in the house until 1912. William Barker was a bookbinder for G.A. Roedde, Vancouver's first printer and bookbinder.

This house is a very good example of Vancouver's approach to the Victorian style. The style is characterized by tall, gable-end massing with a full width front porch with a decorative gable above the front stairs. The house has double hung windows, shiplap siding with decorative shingles in the upper front gable and porch gable. There is simple fretwork adorning the square porch posts.

Under past owners in the 1990s, work was completed on this home without permit in contravention of the Zoning & Development By-law. The work included raising the building, adding a dormer and an extension to the kitchen, and reconstructing a garage. When the unapproved work was discovered, heritage designation was considered by both City staff and the owners to facilitate zoning relaxations and avoid forcing the house to conform to all by-law provisions. Through municipal heritage designation, the exterior of the house was legally protected in perpetuity, and in this case, provided the public benefit necessary to justify a number of zoning relaxations.

Historical information about Strathcona adapted from ***Strathcona: Vancouver's First Neighbourhood****, John Atkin*

WALK TO 877-879 E.GEORGIA ST

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A Diverse & Sustainable Neighbourhood

The recent talk and activity surrounding the issue of sustainability is interesting from a heritage point of view because it really is a case of heading back to the future. Traditional neighbourhoods developed in the late 19th Century and early 20th Century are today the model that planners are turning to when looking for sustainable solutions.

A neighbourhood like Grandview (today's Grandview-Woodlands) developed as did so many in Vancouver with the advent of streetcar service in the 1890s. For Grandview, it was the new Interurban line along the "Drive" from downtown to New Westminster in 1891 that drew attention to the area, growing in popularity when regular streetcar service joined the Interurban trains in the early 1900s along Hastings Street, Broadway and Commercial Drive.

Commercial Drive quickly developed into the area's shopping street as businesses established themselves around the streetcar stops - the street's name was even changed in 1911 from Park Drive to Commercial Drive to reflect the confidence in the street's future. In short order builders were erecting small apartment blocks with two or three floors of apartments above a storefront while away from the busy street small corner grocery stores appeared in the neighbourhood to take care of resident's needs. By the First World War, Grandview had its own theatre, grocery stores, banks, and even a dairy.

Grandview had a number of local builders working in the area constructing houses either for specific clients or on speculation. Most were modest homes on small lots but there were a number of fairly grand homes around Victoria Drive and Napier built at a time when Grandview was promoted as "the" area to live - a short-lived dream which died when lots in Shaughnessy went on sale in 1909.

All of this early activity means that today's Grandview is a diverse and sustainable neighbourhood. It retains a vibrant local shopping street thanks in part to the continued presence of public transport. With its range of housing options (the neighbourhood is still reasonably affordable thanks to the apartment district on the slope west of the Drive), population density and pedestrian-friendly scale it continues to attract new residents. And residents, both new and old, can see the value in retaining, renovating and restoring their older homes because they can see how that can contribute to the character of Grandview. More importantly retaining an older home makes good economic sense, recent studies show that a new home costs more to maintain than an existing or renovated one, and of course, renovated and restored homes are easier on the environment because they don't end up in the landfill.

Written by John Atkin

Streetcar going up Commercial Dr. at 3rd Ave. 1912
VPL 7423 (Top)

THEN: Crowds at 12th Ave on Commercial Drive in 1918, after a streetcar derailed. **CVA Trans P14.2** (Middle)

NOW: Crowds at Car Free Commercial Drive Festival in 2007 (Bottom)

[7] main suite* 1636 CHARLES STREET

edwardian style **date 1910**
builder **Peter Duffey**
original resident **William Tytler**
manager, Canadian Shingle Company

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THIS GRAND four-storey Edwardian is in the centre of three adjacent homes constructed by Peter Duffey, a local Vancouver builder. According to historic building permit registers, Duffey built homes all over the city in the early 1900s. When visiting this location, it's not hard to imagine why he chose one of these homes (1642 Charles, at the top of the hill) as his own residence; with amazing views of the city and the north shore mountains, and situated right off Commercial Drive, it was close to shopping and streetcars lines.

The first resident at 1636 Charles, next door to Duffey, was William Tytler, president of a local shingle mill called Canadian Shingle Company, who moved into this impressive new home with his family in 1913. Given the owner's occupations and the substantial size of the homes, there is no question that in those years this was a high-status block. The principal rooms on the main floor are in very original condition and feature an elaborate tiled fireplace, beautiful unpainted mouldings and art glass windows.

In 1910, families were bigger and four floors made sense, but after two world wars and two devastating economic depressions, this extra-large single family home was legally divided into two double-storey suites in 1951, a reconfiguration that allowed residents to maintain the building and pay their mortgages. The current owners took further steps in making the space liveable and affordable by converting the unfinished basement into living quarters and generally improving the energy efficiency of the building.

Could Peter Duffey have imagined a radiant floor heating system installed under his old-growth fir flooring? The homeowners were delighted to discover this heating system that has cut their natural gas bill in half while providing domestic hot water for both suites without compromising the original character of the home. They also introduced California Closets customized shelving to maximize the existing storage space, which helps to maintain an uncluttered look. This and more sustainable solutions were incorporated into the building, to guarantee a comfortable and economical residency in this heritage home.

WALK TO 1548 KITCHENER ST

[8]

1548 KITCHENER STREET

edwardian builder style **date 1907**
first resident **Samuel Vance**
plasterer
heritage register status "B"
municipally designated

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WHEN THIS Edwardian home was built in 1907, the street was named Bismark after the Prussian statesman who united the German states. In 1915, due to First World War anti-German sentiments, the street name was changed to honour the British Secretary of State for War, Lord Kitchener.

This house is a block and a half west of Commercial Drive - a central route of the BC Electric Railway streetcar since the 1890s taking passengers either into downtown or out of the city on the Interurban lines. This may explain why 1548 Kitchener was listed as a business location in its early years, first for a Real Estate company and then as an office for the Canadian Pacific Railway from 1913 to 1916.

But for most of its life, this house was a family home. From 1917 to 1993 the city directories show families residing here for 10 and 20 years each, comfortably settled on this residential block with a view, so close to transportation and shopping.

Two young architects purchased the house in 2002 and found that their appreciation for a traditional house quickly grew. They marvelled at the allocation of space in the original layout and were thrilled to uncover architectural features that proved easy to work with and worth preserving. On the exterior, they removed a layer of asphalt shingles (slathered in baby blue paint which gave the house its nickname 'blue') and after restoring the original wood siding, painted it in a more age-appropriate burgundy. Inside, they introduced a contemporary white paint scheme and stained the fir floors in ebony, to neutralize the space. Their carefully chosen minimalist but bold furniture and accessories, complement the heritage home and help to emphasize the high ceilings, prominent mouldings and original doors and windows. They were thrilled to find old style hardware at The Source on Main Street, which they had chromed to match their more contemporary furniture.

The new owners have found that living on a character block near Commercial Drive is one of the most positive aspects of this home choice. Walking to shops and knowing your neighbours are just some of the benefits of living in an historic area that very naturally feels like home.

Conserving an old building in a historic neighbourhood helps to develop the market value of existing buildings and neighbourhoods, and maintains the use of existing infrastructure such as public transportation, shopping areas, employment areas, and schools.

WALK TO 1636 CHARLES ST

[9]

1050 ODLUM DRIVE

edwardian box style **date 1910**
original owner **J.L. McKenzie**
first resident **James Reynolds, carpenter**

DEXTER ASSOCIATES REALTY

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ON ODLUM DRIVE, in a predominantly industrial area, hides a surprisingly lush and colourful block of single-family heritage homes. Residential use in the area is very limited today, as many original houses were demolished after 1929, to take advantage of newly approved industrial zoning. In the past some very interesting Vancouverties chose to live here. One house was briefly the home of Vancouver City Police Detective Donald A. Sinclair. Also nearby, is the former home of Dugald Carmichael who worked as a conductor for the Vancouver Electric Railway and Light Company Ltd., and in 1889 had the distinction of driving Vancouver's very first streetcar on its trial run.

This elegant Edwardian home is one of a group of four built between 1908 and 1910 by local builder J.L. McKenzie. James & Esther Reynolds were the first residents at 1050 Odlum in 1911. As in the case of many of the bigger homes in Vancouver, they had lodgers as an extra source of income. Of the four buildings McKenzie constructed on this block, this home was the most expensive of the four, costing an estimated $3000 while the others to the north were built for only $1000 and $2000.

Inside, the high-end construction is evident in every detail: original art glass windows throughout, and intricate wood mouldings that have been painstakingly stripped, cleaned, and repaired by the current owner. The owner has also reinstalled and restored the original oak fireplace mantel that he discovered under the back porch covered by a tarp. Other original features include wainscoting, fir floors and beautiful interior doors.

A recent repainting of the home in its original exterior colour scheme, with the help of a Vancouver Heritage Foundation True Colours grant, completes the picture, making this home an authentic representation of the origins of this neighbourhood.

The vast majority of heat loss in homes is through the attic or un-insulated walls, not windows. Properly insulating the attic can provide up to three times the R-factor impact as replacing a single pane window with the most energy efficient window.

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[**10**]

91 EAST 27TH AVENUE

edwardian vernacular* style **date 1912-1914**
original owner **Isabella Shirley**
first residents **(unit 2,3,9)**
Harry Taylor, Frank W. Marsh, Walter Dickinson
vancouver heritage register status **"C"**
municipally designated

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THIS HOME is in a row of five virtually identical, modest wood-frame Edwardian residences built between 1912-14. They are a reflection of the unprecedented economic boom in British Columbia immediately preceding the First World War. Vancouver grew explosively from the turn of the twentieth century, until the general financial depression in 1913 and the outbreak of the First World War halted the ambitious construction of the previous years. These homes were built on a speculative basis, for rental income purposes, anticipating continued population growth in Vancouver.

Residents of the neighbourhood, the Shirley family, were the original builders and long-time owners of these houses. Isabella Shirley (1866-1937) was listed as the co-property owner when the houses were started in 1912, and her son James Alexander Shirley (1880-1951) was the builder. After Isabella's death, the title switched to her children, and the houses remained in family ownership until 1962.

In the city directories, the site is listed as "Quebec Mansions" and tenants begin to appear from 1915. Interestingly, the number of self-contained suites in the homes varies and the original number of 5 families is maintained only until 1918, after which the numbers gradually climb to 12 families living in the five houses from the 1940s through to the 1980s.

After more than 50 years of the Shirley family's ownership, the homes were sold and changed hands several times. By 2004 they were rundown and in danger of demolition.

The site was bought by reSource Rethinking Building who chose to keep the historic buildings and revitalize them using green building technologies. The project, named "The Five", demonstrates sustainable building techniques and materials, while honouring its historic origins. Although the developers came up with numerous alternative layout plans for the interior, the original configuration, with a few modest changes, like raising all the homes to provide usable ground floors, proved to be the best use of space.

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*Historical information adapted from **73-91 E 27th Avenue Heritage Conservation Report**, November 2005, Donald Luxton & Associates*

***vernacular architecture:** Buildings that make use of common regional forms and materials at a particular place and time; usually modest and unpretentious, and often a mixture of traditional and modern styles, or a hybrid of several styles.*

flower arrangements by **FLOWER FACTORY**
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