



VANCOUVER  
HERITAGE  
FOUNDATION

# 2014 HERITAGE HOUSE TOUR

Sunday, June 1st, 2014 10am - 5pm

**THIS GUIDEBOOK IS YOUR TICKET**

Edwardian to Storybook, architect-designed to owner-built, Vancouver's heritage homes have many different styles and origins, and we have wonderful examples for you to explore on the Heritage House Tour this year.

For twelve years, Vancouver Heritage Foundation has opened private homes to the public with the generous support of homeowners. The tour is a fun way to spend a day. But it is also an unusual opportunity to see how building owners are caring for and enjoying their piece of Vancouver's heritage. We are grateful to them for sharing that with all of us.

As our city continues to develop, older buildings have a big contribution to make to Vancouver's bid to be the most sustainable city – in economic, cultural and environmental terms. Each home on the tour has its own heritage value – a part of the story of the neighbourhood, the city and the people who built the Vancouver we have today. Historic design features, quality materials and craftsmanship illustrate the unique story of each

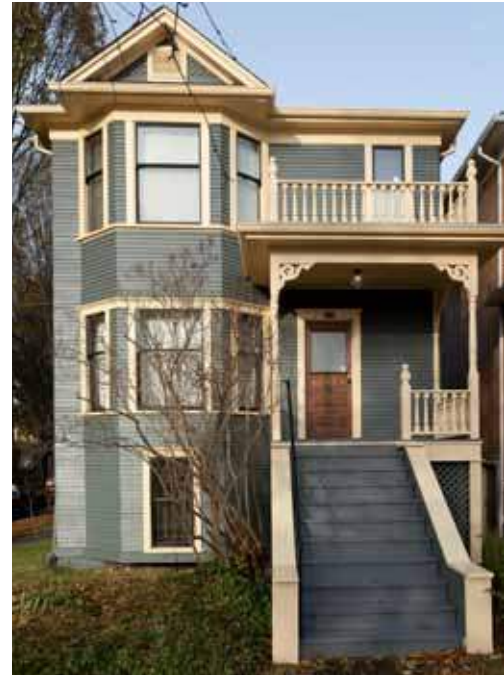
stop. But far from being frozen in time, each one has been updated by a new generation.

Help us ensure a role for heritage buildings and places in Vancouver's future. You can support us in our efforts to raise awareness, providing information, education programs and grants that directly impact projects to retain, reuse and rehabilitate our older buildings. Volunteer, attend our programs and make a donation. You can find a wealth of information on our website including the Vancouver House Styles web tool featured in this guidebook. Help us spread the word and make respecting and cherishing older buildings a greater part of what Vancouver is about.

We hope you enjoy the tour!



Judith Mosley  
VHF Executive Director



## What should I know?

Houses are open from 10am - 5pm only. No latecomers or early birds.

Interior photography is strictly prohibited.

No children under 6 are permitted (infants in front carriers are allowed) and all attendees must have a ticket.

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

Washroom facilities are NOT provided at tour homes. Check the map in this guide for recommended public facility locations.

We regret the tour is not mobility device accessible.

VHF reserves the right to refuse entry or ask any visitor to leave who does not adhere to these guidelines.

Please be patient as line-ups at homes are possible. Enjoy the opportunity to meet other visitors as you already share a common interest!

Please feel free to ask questions of any of our amazing volunteers.

## What should I bring?

**This guide.** It is also your ticket. Show it at each house to get inside.

**Appropriate shoes.** You are required to remove your shoes at each home, so wear shoes that are easy to get on and off.

**A Vancouver street map.** The guidebook map is for illustrative purposes only. **You will need a Vancouver street map.**

## Vancouver Heritage Foundation

Vancouver Heritage Foundation is a registered charity supporting the conservation of heritage buildings and structures in recognition of their contribution to the city's economy, sustainability and culture.

402 - 510 W Hastings St. Vancouver, BC V6B 1L8  
604 264 9642

[mail@vancouverheritagefoundation.org](mailto:mail@vancouverheritagefoundation.org)

[www.vancouverheritagefoundation.org](http://www.vancouverheritagefoundation.org)

Charitable # 891765968



*All house images provided by  
Martin Knowles Photo/Media  
unless otherwise noted*



Built 1929  
First Owner J. M. Murray  
Architect Ross A. Lort  
Heritage Register B (Significant)

This large English Arts & Crafts home was designed by Vancouver architect Ross A. Lort for lumberman John Millard Murray and his wife Isabella. The Murrays purchased this site in 1925 and originally built the cottage which later served as rental housing, much like laneway homes today. For the first few years the Murrays occupied the cottage while they developed the property.

Lort, trained as a draughtsman, joined the office of Samuel Maclure and Cecil Croker Fox in 1907. Under their guidance Lort became immersed in the design of Arts & Crafts homes and the firm's trademark half-timber exterior design. Following his service in WWI, Lort became Maclure's partner in the Vancouver office from 1920 to 1923 prior to starting his own firm.

In the Murray house Lort's expert hand can be seen in the balanced massing and fine exterior details including leaded casement windows, decorative half-timber and stucco cladding, gables and dormers. This home's elegant rooms contain beautifully executed interior woodwork. John Murray enjoyed the home for only two years before his death in 1931. Isabella remained in the home until 1943.

William and Jane Robinson owned the house from about 1959 until 1977. They added the ground level master suite and family room. Landscape Architect Philip Tattersfield created a new garden plan, removing lawns in favour of outdoor living space and cascading ponds. A natural spring on the property provides water and previously fed the formal pond that was part of the original landscaping.

Purchasing the house in 1984, the current owners updated both the house and cottage. They removed carpeting and added marble flooring in the hall, restored bookshelves that had been removed in the living room, and added hardwood flooring in the rear extension. They worked with interior designers to remodel the kitchen and bathrooms. Storm windows were added over the leaded glass and original Pella bronze rollscreens remain in the upstairs bathroom and stairway. The heating is still provided by cast iron radiators, running off a common furnace for the house and cottage.



Info Fair (see page 22)



VHF Info Booth

The houses on the 2014 tour can each be associated to a particular architectural style. In Vancouver it can be difficult to differentiate between styles as many house designs are adaptations or versions of those seen elsewhere. To add further complication many Vancouver homes have features borrowed from more than one style. VHF has developed an interactive online web tool that illustrates commonly found local house styles and their architectural elements to help you better recognize individual styles.

To learn more about Vancouver House Styles, visit the online tool on our website under the "Learn With Us" drop down menu. Here you will find information on the origins, form and materials of nineteen distinct styles found in our city.

[www.vancouverheritagefoundation.org/learn-with-us/vancouver-house-styles/](http://www.vancouverheritagefoundation.org/learn-with-us/vancouver-house-styles/)

## EXAMPLE TUDOR REVIVAL



House # 6 (see page 12) is an example of Tudor Revival, a borrowed style of English domestic architecture also referred to as Elizabethan. It became a popular choice for important early Vancouverites building homes in First Shaughnessy because of the cultural ties to Great Britain. Tudor Revival homes can be identified through asymmetrical massing, a cross gable roof with a front-facing gable and half-timbering. Tudor Revivals are often tall with protruding upper stories.



Built 1937  
First Owner E. W. Berry  
Contractor W. P. Perkins & Son  
Sponsored by



Just a block south of the Shannon Estate, this home preceded much of the surrounding development that filled in the streets post-war. A modest, but solidly built home in the Storybook style popular at the time, it was built for Eric William Berry and his wife Edna, married in 1932. In 1938, the telephone directory lists his occupation as Assistant Secretary, BC government. Later he became the Chairman of the Old Age Assistance Board of BC.

After a succession of other occupants, the current owners moved into the home in 1985 and raised their family here. With the intention to enjoy the house for many years to come, they recently decided to update it.

The exterior had suffered water damage so extensive repairs were needed. The stucco was removed and replaced, the chimney was taken down and the roof stripped of four layers to be reinstated with the same rolled eaves as the original. The windows had been changed over the years and were a mixture of aluminum and old vinyl, and a few remaining wood windows badly rotted. The distinctive front windows were replicated in new wood, while others were replaced with new vinyl units. The damaged front steps were

repoured and repaired.

On the interior, a full make-over opened up the dining room to the kitchen, added a kitchen extension and remodelled the bathrooms and basement. Among other mechanical upgrades, attention was paid to increasing energy efficiency. However, care was taken to retain the character of the home with radiant heat added beneath the original floors and insulation increased. Interior doors and wood trim finishes were restored or replicated, and on the upper floor, the cosy feel of the bedrooms tucked in under the eaves remains.



Built 1927  
First Owner/Architect George J. Edwards  
First Resident Arthur J. Bird  
Sponsored by



This elegant Storybook home effectively illustrates the popular inter-war style with its double gables and steep pitch roof which sweeps almost to the ground, anchored by flying-buttress gateways to the side yards. Round arched windows and entryway, and leaded glass details in an asymmetrical arrangement highlight the charm and playfulness of the design.

George J. Edwards, named as both owner and architect on the permit, built a large home on an extra-long lot. Edwards never lived in it, instead maintaining an address on West 37th Avenue. The first occupant was Arthur Julius Bird (1875-1967), a successful Vancouver architect before WWI who became the City Architect when he returned from active service overseas. He lived here from 1928 to 1931 during which time he designed perhaps his best known work as City Architect, the Coroner's Court on Cordova Street (1932), now the Vancouver Police Museum. He left Vancouver for England in 1933, returning to Victoria in 1959.

Development in this area really began in the decade before this house was built. A 1930s aerial photograph shows still undeveloped land to the south. The infrastructure of the neighbourhood was already in

place however including Magee High School (1914), the tram and interurban railway, and Maple Grove Park.

Robert and Emily Sinclair lived in the house from 1932 to 1950, followed briefly by another resident, before a local dentist moved in in 1953 and stayed for fifty years. When the current owners spotted the house it was in a dilapidated state, eyed for demolition by another potential buyer.

The house has now been fully updated with new electrical, plumbing and heating systems, and added insulation. Original wood trim was carefully removed and refitted in most rooms after work was completed inside the walls. Wood paneling in the den and the satinwood fireplace surround in the living room were salvaged from other houses nearby. The main changes to the floor plan were at the back, extending the kitchen nine feet and adding windows along the south elevation. An addition above the dining room created the master suite above with vaulted ceilings. The homeowners took great care to retain features, repurposing cupboard doors and fir flooring from one part of the house, and uncovering the original piano windows on the west wall.



Kerrisdale Community Centre



As the name of an architectural style, Storybook explains itself better than most. Storybook houses are whimsical variations on the traditional, revival-style houses popular in the 1920s and 1930s. Before WWI, most of Vancouver's middle-class houses were tall buildings in Victorian, Craftsman or Gabled Vernacular styles. After the war,

Tudor houses, using some combination of very tall, sharply pointed gables, asymmetrical rooflines, rolled eaves made of duroid shingles to simulate thatching, picturesque chimneys, groupings of arched windows with diamond-paned leaded glass and, of course, fake half-timbering in the gables. House corners were sometimes quoined to add a rough, cottage-like texture to the stucco walls. In some houses, the roofline of the front gable descends from the peak in a steep, graceful curve across the facade, continuing over an arched, gated

entranceway into the back garden and giving the house a quaint perspective; this has been dubbed a "cat-slide roof." Other houses have buttressed sides to give them a triangular elevation.

The Dorothies – the well-known twin houses on West 43rd moved to 41st Avenue in March, 2014 – have many of these elements. Tatlow Court on

Bayswater has the charming scale and cottage-like detailing of the style. The two "Cotswold Cottages" by architect Ross Lort and builder Brenton Lea at 587 West King Edward and 3979 West Broadway have extraordinary faux-thatch roofs made of steamed and bent cedar shingles.

Another Storybook type riffs off the French (a.k.a. Norman) Style, with a turret, sometimes with crenellations or a conical party hat atop it, nestled into the L of a house with a projecting front wing and forming its vestibule. Small houses like these have gotten pet names, such as "Dunbar Charmer," over the years. Many have been demolished; indeed, because most of Vancouver's Storybook houses are small they're under constant threat, especially on the West Side of the city where large lots offer a business opportunity to new owners.

new Vancouver houses became smaller and the “revival” styles – Colonial, Mission, Tudor, Georgian, Dutch – that had been previously used in wealthy suburbs like Shaughnessy Heights began to percolate into the work of small-scale builders.

It is often stated that a hankering for the secure, peaceful past coloured Canadians’ tastes in the 1920s and 1930s – an antidote to the horrors of WWI – leading them to prefer nostalgic “olde worlde” styles. It is true, however, that these revival styles had been popular in the USA, a country with little experience of that war, since the 1880s.

Storybook is a distortion of the mainstream, incorporating a dash of Hollywood and, indeed, children’s book illustration to dress up otherwise humdrum suburban homes. The most famous Storybook building is in Beverly Hills, built in 1921 by a movie set designer and nicknamed “The Witches’ House.”

In Vancouver, most Storybook distortions were of



*Michael Kluckner is an author and historian living and working in Vancouver.*

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On today’s tour we have the opportunity to see three Storybook style homes:

House # 2 - 7375 Granville St

House # 3 - 2142 W 51st Ave

House # 5 - 2509 W 33rd Ave

These homes all offer the characteristic details that make the Storybook so charming, so be sure to look for them! VHF also suggest taking a look at the surrounding neighbourhoods as there are other examples of Storybook homes in close proximity which offer further variations.

*Photo credit: Vancouver Heritage Foundation*



Built 1912  
First Owner/Builder J.F. Gladwin  
Heritage Register C (contextual/character)  
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The original 100 foot lot of this 1912 Craftsman style home was on a prominent ridge with views across undeveloped land and CPR gardens. Several surviving neighbouring houses can be picked out in the early photograph displayed in the dining room.

The builder and first owner was John Franklin Gladwin, a contractor whose wife Diana stayed on at the house after his death in 1925, until 1929. The Grennan family lived here through the 1930s until 1948. When owner William C. Grennan, an RCMP Inspector, spent time elsewhere including the Yukon, others were resident at the house for short periods. His son recounted to the current owner how his father would tether his horse to the granite gatepost that still stands today.

The house sits on a cut granite foundation, with several stained glass windows, oak floors and beamed ceilings. Forced air heating, relatively new at the time, was built in, although possibly late in the planning as several beams had to be braced where they had been hewn through to take the duct work.

The lot was subdivided and the adjacent house built in 1971 in the former orchard. A conservatory was previously removed but the large house, indicative of the original double lot, utilizes four floors, from utilities in the basement to home office in the attic. The kitchen was extended, and the family room and powder room added in the early 1990s. The current owners began further updates with the upper two floors reconfigured to provide a master ensuite and separate family bathroom. The attic space was converted for office use with new windows added to take advantage of the incredible view.

Great care has been taken to retain original features and maintain character throughout the house. The kitchen floor was re-laid in salvaged flooring and matching doors were sourced where needed. To meet code an area of refuge was added at the second floor instead of installing sprinkler systems. The deep south-facing front porch offers shade and shelter, and hosts a mature wisteria to pause and enjoy.



Built 1937  
First Owner Miss W. Blair  
Builder Jas Hume  
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In its prominent corner position, this picturesque cottage sits in good company with other Story-book homes along the block, including several affectionately known as Castle houses. This area between the neighbourhoods of Shaughnessy, Kerrisdale, Dunbar and MacKenzie Heights was still developing during the 1930s and 40s after the Depression years slowed growth dramatically. To the north east of the lot lay bush land and the Quilchena Golf Course until 1956.

The home was built for Wilhelmina Blair who moved from Burnaby. By 1938 she was joined by her brother, Peter Blair who worked for Empire Stevedoring. It is suggested the house was built with both of them in mind, including two equal sized bedrooms and two reception rooms, a parlour for her and a study for him. The Blairs stayed until the late 1950s. The house then had many different occupants over the years.

The asymmetrical façade with rolled eaves at the gables, round arched entryway and windows, leaded panes and other details is typical of the

style and the stucco finish is likely original for this era. The current owners embraced its character and have retained many original features inside and out including windows, flooring and the front door. The fireplaces, radiators and the light fixtures in the hall are all original to the house.

The homeowners have claimed new space in the loft, basement and former garage to create a master suite, informal space for teenagers, and a large kitchen and family room while respecting the original layout of the home and its character on the street. New windows were added for the family room, matched in wood to existing windows. Cabinetry was chosen to complement the heritage style of the home. A new garage and studio enclose the courtyard garden at the rear.

Angus Drive in Shaughnessy has been a sought-after address since the streets were laid out by the CPR in 1909. As intended, Shaughnessy Heights attracted the elite of Vancouver with its contoured streets and expansive vistas. Large homes, some elaborate or expensively detailed, were built by noteworthy architects of the day for professionals, politicians and industry magnates.

Built for Senator Sanford Johnston Crowe (1868-1931), and his wife Laura, this home, while smaller than many of its neighbours, is no exception. Crowe came to Vancouver in 1888 and founded the successful contracting firm, Crowe & Wilson, with partner Charles Henry Wilson (Wilson Road, named for him, later changed to West 41st Avenue in 1912). Crowe entered politics in 1909, serving as an Alderman until 1915 before he was elected as an MP in 1917, and appointed to the Senate in 1921. A prominent figure, Crowe was honoured with a street name in 1925. Laura Crowe lived on at the house until her death in 1950.

Built  
1922

First Owner  
S. J. Crowe

Architect  
W. T. Dalton

Builder  
H. P. Leck

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**BUNTAIN**  
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This example of a Tudor Revival style home was designed by architect William Tinniswood Dalton, who practiced architecture in Vancouver from about 1890, in partnership with S.M. Eveleigh from circa 1902 to 1920. The commission for 3926 Angus Drive came late in his career and was constructed when he was already retired.

The Crowes left the house to their grandchildren, Mary Pat Robertson (née Crowe) and her brother, Sanford Johnston Crowe II. Unable to sell it for the asking price of \$18,000, Mary Pat and her husband E.A. Sandy Robertson took on the house. Sandy Robertson was a founding partner of Robertson, Kolbeins, Teevan and Gallaher Consulting Engineers. The Robertsons renovated the home which was then featured in *Western Homes* magazine in late December 1951. They raised their family here and remained in the house for the rest of their lives until 2006.



*Photo credit: Senator S. J. Crowe  
CVA Port P. 141, N. 328*

A fine house in 1922, it cost \$11,000 to build. The changes made by the Robertsons included the addition of coved ceilings and built-in shelving, and the enclosure of the side porch. The current owner purchased the home seven years ago and has taken a restoration approach, retaining the leaded windows, adding storm windows to improve thermal performance, and carefully restoring the finish of the white oak paneling. The consistency in ownership surely contributed to the survival of many original features, including tile and a tub in the upstairs bathrooms. The floor plan of the home is little changed. A neutral white décor enhances the light airy feel of the rooms with their abundant windows and garden views.



In 1905, when Edward Faraday Odlum and his wife Gertrude married, Victoria Park, then Grandview Park, was only cleared land. By 1906, the Odlums had cleared their own lot, burned the stumps and built their home. The Odlums brought up their five sons in the house and stayed until 1974.

The home has unusual construction as a BC Mills, Timber & Trading Company prefabricated house. The BC Mills prefabricated housing plant operated from around 1904 until 1910, a time of immense growth in Vancouver when quickly constructed housing offered a strong business opportunity. There are now only a small number of these homes in Vancouver.

Taken from a catalogue, this house is a model "MM" but with customizations to add a kitchen at the rear and a full-width porch across the front. Prefabricated panels are visible on the exterior where the joins are concealed by vertical battens; in the laundry room the construction is visible. Instead of period-common lathe and plaster, the interior was "clothed" with burlap and wallpapered. The total cost of the build was \$1,750 and Odlum received a special discount as this was the first of its plan to be built in Vancouver. Edward and Gertrude built

their home just a block away from Edward's father, Professor Edward Odlum, who lived at 1774 Grant St. Odlum senior was a prominent figure in Vancouver, instrumental in the development of Grandview, but also an internationally-known theologian, scientist and educator. A city Alderman, he was honoured with the naming of Odlum Drive. Victor W. Odlum, younger brother of E.F., founded Odlum Brown investment firm in 1923.

When the current owners bought the house it had been divided into three suites. They have restored it as a family home, using the existing floorplan, including a 1920s addition to the kitchen and back bedroom. Original floors were revealed from under carpeting, heating was added to the top floor along with insulation, and plumbing was upgraded. The windows had previously been replaced in a compatible style but many other heritage features of the home survived including doors, mouldings, stair banister and bath tub. The interior of the home was originally papered throughout and a sample can still be seen behind the bookcases in the front office.

Water Permit 1906  
First Owner E. F. Odlum  
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**ODLUM BROWN**  
Investing for Generations



Victoria Park



Mangal Kiss



VHF Info Booth



Strathcona was often the first stopping point for arriving immigrants who moved on after becoming more established. This home illustrates that history. The first resident listed was Jacob Miller in 1911, while the water permit application was signed by a Mrs. R. Crawford. The home had a number of short-term tenants until the late 1920s, but was vacant from 1914 to 1919. When the current owners purchased the house, an art deco style 1930s renovation had added coved ceilings, a fireplace and casement windows. Further renovations added stucco walls and removed original floors on the main level.

The owners removed most of the 1930s alterations, replicated interior doors based on an original five-panel door, sourced matching glass knobs and replaced a metal railing with a locally crafted banister made from a single piece of wood. Wallpaper and custom draperies were selected to suit a 1908 home. A series of cobbled-together renovations over the years have been thoughtfully stripped away, and the owners have restored the home to its Edwardian roots.

After stabilizing the north west corner of the house and replacing the roof above the eating area, a side window

was moved to the north side to create a larger back yard view. The skylights were added by a previous owner as was a fanciful faux window which had been painted on the house's exterior. The new window was engineered from salvaged leaded sash. A repeating diamond pattern from an original leaded glass door is featured on new cabinets, the found sash and the kitchen floor. The desk was made of structural wood reclaimed from the rebuilt walls.

The exterior is painted in Edwardian Buff and Edwardian Grey from the True Colours paint palette, while the entry door has the natural finish which is in keeping with the home's roots. A carefully crafted Edwardian-style garden complements the home.

Water Permit 1908  
First Owner Mrs. R. Crawford



MacLean Park

The mainstay of industry in the Lower Mainland was, for many years, lumber milling. A primary draw for immigration and a major source of employment, lumber was a driving force in Vancouver's settlement and early development. Beginning in the 1860s at Moodyville in North Vancouver and on Vancouver's waterfront just east of the foot of Main Street, lumber mills opened to exploit the stupendous stands of timber clothing the slopes of Burrard Inlet. The greatest of the early lumber tycoons was John Hendry, who arrived on the West Coast in the 1870s and opened the Royal City Planing Mills. Subsequently he purchased the Moodyville and Hastings mills and built one of the first sawmills on False Creek. He later consolidated these operations, including sash-and-door factories and prefabricated-house plant, into the BC Mills, Timber & Trading Company.

The two original export-oriented sawmills – Moody's and Hastings mills – closed many years ago, the former in 1901 and the latter in 1928. Although there were later generations of sawmills established on Burrard Inlet, most of the big mills operated on the Fraser



*Photo credit (edited from): Looking west from Hastings Mill, 1886. CVA 1477-414*

River and boomed their logs along the shore. The New Westminster waterfront, extending eastwards to Fraser Mills, was home to the largest collection of sawmills and plywood and paper plants. Shingle mills and sawmills also opened near the mouth of the river at Eburne, now Marpole, after the turn of the 20th century, and the completion of the BC Electric Railway's Marpole-New Westminster inter-urban line in 1909 gave workers and shippers access to other mill and general industrial sites along the North Arm, some of which survive today.

The False Creek mills, with smoke billowing from their distinctive beehive burners, were a feature of Vancouver through the 1950s. The fire on the south shore of False Creek in the summer of 1960, which began in BC Forest Product's spruce division and spread through nearby lumber yards and industrial operations, spelled the end of that part of Vancouver's industrial landscape, for the city chose to re-zone the land for housing and parks. The last False Creek mill survived on the north shore, on the site of the Plaza of Nations, until 1985.

Essay adapted from: Michael Klucker, "Industrial Development," in *The Greater Vancouver Book*, ed. Chuck Davis (Vancouver: Linkman Press, 1997), pp. 498 - 500.

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Several houses on the tour have a direct connection to Vancouver's lumber history including:

House # 1 - 7936 Angus Dr  
First Owner was a lumberman

House # 7 - 1860 Grant St  
A BC Mills kit house

House # 9 - 2612 Trinity St (pictured right)  
Built by a mill foreman

Other homes have a less direct connection to lumber history, by showcasing Vancouver's abundant high quality lumber supply with impressive wood detailing including in-laid floors, wall panelling, cabinetry and banisters.





Built 1912  
First Owner/Builder W.F. Barker  
Architect D.F. Nunn

William F. Barker built this large Early Vernacular style home with carpenter D. F. Nunn who was associated with the construction of at least ten houses in Vancouver around this time. Fashionable Edwardian touches include the multiple balconies front and back seen at three levels. William Barker was a bookbinder for three decades from around 1899 at G. A. Roedde Ltd. Various members of the Barker family appear to have lived at the house until 1944. Barker himself moved to a new house further east on Cambridge Street around 1927.

Purchasing the house in 1996, the current homeowners appreciated the extensive accommodation, from the generous hallway, to reception rooms and six bedrooms. Many period details remain throughout including stained glass features on the main floor and first landing, wainscoting and fir floors. The roof has been maintained with cedar shingles.

The original floors were refinished once uncovered from beneath wall-to-wall carpet. A deck off the kitchen was created a decade ago and the second floor bathroom was updated three years ago. A more recent renovation was completed earlier this year,

doubling the size of the kitchen within the existing footprint of the house, and downsizing a bathroom to a powder room. New wood windows for the kitchen were designed to match the style of the home. The basement access was moved and is now cleverly concealed in the wainscoting.

Care was taken to retain original fabric. The new flooring needed for the kitchen was recovered from an adjacent house slated for demolition and brings with it fond memories of the elderly neighbours now passed away. It is a perfect match for the house.

The view from the two balconies to the north is worth the climb, but down at ground level, the garden is also a pleasure for the homeowners. The Armandi clematis on the porch is accompanied by magnolia, Japanese maple, apple trees, elderwood, euphorbias and ferns.



Built 1912

First Owner / Builder Samuel Abernethy

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COMMERCIAL REAL ESTATE LTD.

Built a year after Hastings Townsite amalgamated with Vancouver, this home was among the first on the streets of Sunrise. By 1913, there were only a handful of houses on this block including Perkins House at 2636 Trinity, a Heritage Register B home. One block to the north, Burrard View Park was the site of the Children's Aid Home built in 1906. To the south was Hastings School built in 1908.

Samuel Abernethy was a mill foreman at the Canadian Pacific Lumber Company. In 1919, when the last of the forests were being cleared from the area but the industry was still thriving, Abernethy was manager at Burrard Sawmills. Abernethy lived in this house for eight years before he appears to have left Vancouver. A succession of occupants stayed only a year or two. In 1926 Robert Walsh, who also worked in lumber, and his wife Margaret moved into the house staying until the late 1930s.

Stepping inside the front door, the lumberman's home comes into view, making impressive use of abundant high quality wood. The hallway and two principal rooms retain dramatic dark wood corncicing, built-in cabinetry, paneling and fireplace surround. Original

hardware, tile and stained glass connect the house to the Craftsman tradition of the time. The heating is still provided by the elaborate cast iron radiators. The light fixture in the former dining room came from the Empress Hotel in Victoria. The original character of the home serves as a dramatic backdrop to the homeowners' own paintings.

At one time the house was a bed and breakfast known as Blackberry Manor and later divided into several suites. At some time the kitchen may have been extended. Purchasing the house almost six years ago, the current owners created a home for their large family respectful of the wonderful heritage features. They removed dated carpeting and refinished floors, restored many of the windows and replicated those that were beyond repair. The upper floor was converted from a rental suite to a master bedroom with new floors, lighting and a renovated bathroom. Recent work has included rebuilding the deck and shed and creating a rear garden. Old concrete paving was removed from the side yards and repurposed to build raised beds at the back. The current owners still have plans to restore some of the cabinetry that was damaged by previous owners.



Houses #9 and #10 are located in the Hastings Sunrise neighbourhood, an area that developed rapidly starting in 1912. In December 1911, the landowners of Hastings Townsite voted 1,200 to 1 to join the City of Vancouver. Once amalgamated, the gap between the two settlements rapidly filled in with residential development.

In 1863, Colonel Moody of the Royal Engineers decided Khanamoot, the sheltered bay at the

northern edge of Hastings-Sunrise, was the logical place to develop a future saltwater port. He supervised the creation of a government town reserve that became known as Hastings Townsite. The neighbourhood of Hastings-Sunrise comprises the northern half of the original reserve.

In 1865, the Brighton Hotel was built at Khanamoot as a seaside resort for holidaying residents of New Westminster. In 1869, the site was renamed Hastings, after Rear Admiral Hastings of the British naval fleet stationed on the Pacific coast, and the first subdivision lots in the future Vancouver were put up for sale. Sawmills and shingle mills were built and in the following decades Hastings Townsite was logged for its giant cedar, fir and hemlock. Despite its slow and humble development, Hastings still earned a significant spot in the history of Vancouver as the site of the city's first road, hotel, wharf, post office, museum and subdivision.

Residential development of Hastings Townsite and the area to the west took off in the 1920s and by the 1940s most of the available land was covered with single-family housing. Despite the complete industrial development of the waterfront a park was created at the old site of Khanamoot and Brighton, and New Brighton outdoor pool opened in 1936.

*Image credit: Goad's atlas of the city of Vancouver, British Columbia and surrounding municipalities in four volumes. Volume Two, December 1912. Plate 78. Courtesy of Library and Archives Canada R6990-156-4-E.*

VHF utilized the following books in researching tour homes as well as online archival resources and the City of Vancouver Archives.

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VHF would like to thank all 2014 Heritage House Tour sponsors for their support. We encourage you to visit these companies at the tour houses and consider giving them your business in the future.

**HERITAGE INFO FAIR**  
7936 Angus Dr

Please stop by for by-donation hot dogs and cold drinks. Visit page 27 for a list of companies who will be available to answer your questions.

## MUSQUEAM BUS TOUR:

Witness It, Remember It, Tell It

June 21, 2014

\$40

Explore significant sites and learn their historic and modern use in Musqueam culture. Musqueam guides will share traditional practices, arts and crafts, songs, legends and even some personal stories.

*This tour date also includes access to Aboriginal Day activities at Musqueam.*



Photo credit: VHF

## MID-CENTURY MODERN TOUR

September 20, 2014

\$85 (car) \$100 (bus)

Tour five examples of mid-century Modernism built between 1950 and 1970. There will be a limited number of seats on the buses, or choose to explore on your own with the self-guided option.



## WALKING TOURS

select Friday and Saturday mornings

\$15/tour

Join VHF for informative and entertaining walks through Vancouver's diverse neighbourhoods with expert guides Maurice Guibord and John Atkin. We also offer one-off walking tours throughout the year with guest guides.



Photo credit: VHF

## LANEWAY HOUSE TOUR

October 25, 2014

\$30

Built behind existing buildings, the laneway house can be a way to accommodate a growing population, while retaining the main home. VHF only opens laneway homes built behind retained residences.



The Heritage House Tour takes a diverse team of people to organize and put on each year. This year's tour has involved the efforts of over 180 volunteers. A big thank you to our 2014 homeowners for welcoming us into their homes!

**House Searchers:**

Monique Badun, David Dove, Heather Keate, Richard Keate, Lisa MacIntosh, Mollie Massie, Alix Noble, Andre Rowland, and Shayla Walker with VHF Staff

**House Researchers:**

VHF Staff with the COV Archives, [www.vancouver.ca/archives](http://www.vancouver.ca/archives)

**Guidebook:**

Writing, Editing and Design:  
VHF Staff

**Copy Editing:**

Jana Tyner

**Photography:** Martin Knowles,  
[www.mkphotomedia.com](http://www.mkphotomedia.com)

**2014 HERITAGE HOUSE TOUR VOLUNTEERS**  
as of April 28

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Christine Austin  
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Research Consultants:

Richard Keate, Michael Kluckner, Don Luxton and Jim Wolf

Joan Coughlin

Barbara Crowther

Brian Crowther

Wanda Cottrell

Kim Davison

Alan Deeth

Shelagh Dodd

Brenda Draney

Maureen Dyson-Berris

Bill & Marita Edwards

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THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY





**LEGEND**

- Roads
- Bike Routes
- Tour Houses
- VHF Info Table
- Washrooms
- Food stops
- Heritage Info Fair

**PUBLIC WASHROOM LOCATIONS**

- Victoria Park (West side off Salsbury St)
- Kerrisdale Community Centre (5851 West Blvd)
- MacLean Park (Heatley St and E Georgia)

**HERITAGE INFO FAIR PARTICIPANTS**

- Colin Griffinson Inc. Master Painter
- Haystack Home Inspections

**FOOD VENDORS**

- Mangal Kiss Mid-East BBQ Food Cart  
1860 Grant St (house #7)  
11am - 5pm  
Follow them @MangalKiss or visit them weekdays outside the VAG on Georgia
- Hot dogs and Cold drinks  
7936 Angus Dr (house #1)  
11am - 2pm  
Suggested donation \$5 for grilled hotdog and a cold drink (proceeds go to VHF programming)



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**3** 2142 W 51st St

**4** 2031 W 36th Ave

**5** 2509 W 33rd Ave



**6** 3926 Angus Dr

**7** 1860 Grant St

**8** 843 Union St

**9** 2575 Cambridge St

**10** 2612 Trinity St

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# House 11

## 1920 SW Marine Dr - Casa Mia

*Just west of Angus Dr*



Built 1932

First Owner George C. Reifel

Architect Ross A. Lort

Builder J.M. Currie

Heritage Register A (Primary Significance)

### **SPECIAL INSTRUCTIONS:**

#### TICKETING

We are anticipating a lot of interest in this one of a kind home. This colour coded insert has two time options at the bottom. You are invited to view Casa Mia at any time June 1st between 10am and 5pm, however **priority access will be based on these coloured inserts. Your regular guidebook is your ticket, you will need it to enter the house.** You will need both this insert and your guidebook for priority access. You may only visit the home once.

#### SAFETY

SW Marine Drive is a very busy road. Please only cross at marked intersections and exercise caution.



PLEASE PLAN TO ARRIVE DURING ONE OF  
THE FOLLOWING TIMES

**11:00am - 12:00pm**

**2:00pm - 3:00pm**

# House 11

## 1920 SW Marine Dr - *Casa Mia*

*Casa Mia* was designed by renowned Vancouver architect, Ross A. Lort for George C. Reifel. Completed in 1932, it is the city's leading example of the Spanish Colonial Revival style. A major architectural statement then, it remains a landmark intact estate home. Its complex plan, detailed exterior and opulent interiors reflect the status and wealth of the Reifel family.

George Conrad Reifel (1893-1958), born in Nanaimo, joined his father Heinrich "Henry" Reifel and brother Harry in the family's brewery business. They owned three BC breweries in the early 1900s and prospered even during the Prohibition period of 1917-1921 with a brewery in Japan. George married in 1917 and built this home for his wife Alma and their three children, not far from the homes of his father on Angus Drive and brother at *Rio Vista* on SW Marine Drive. George was also influential in Vancouver's music scene, building and owning the Commodore Ballroom, and the Vogue and Studio Theatres. The house was famous for its parties, with well-known musicians of the day performing late into the night after their shows. The Reifel family stayed at *Casa Mia* until 1965. In 1972, George's son donated land on Westham Island to the Federal government, now the George C. Reifel Bird Sanctuary, providing a long-term legacy.

The architect, Ross Anthony Lort (1889-1968), was also responsible for House #1. Over a long career, he designed many familiar buildings in the city from homes to apartments, institutions and places of worship. But *Casa Mia* stands out as one of his most remarkable designs. When the house was built, it was a large rural estate with land stretching down to the shoreline of the Fraser River below, well-suited to a family interest in hunting and the outdoors. Today, the immediate garden, dramatic entrance and river views maintain the setting.

This distinctive custom design by Lort, perhaps his most extraordinary commission, responded to the lifestyle and tastes of his client to produce a unique home. It retains many original features, rich in detail. The formal reception rooms with elaborate plasterwork and carving exhibit the skilled craftsmanship available to Reifel. Wrought iron, mahogany and marble feature with murals and tile. Light fixtures are original including the impressive pendant above the central stair. The lower level ballroom has a sprung dance floor and gold-leaf walls. The entertaining spaces and luxurious family accommodation have several fanciful bathrooms, and a top floor nursery with murals hand-painted in egg tempera by Disney artists.

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