



EXPERTISE AND
HOMES THAT INSPIRE

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HERITAGE HOME NEWS

MAY 2015

Arts & Crafts Movement



The Red House in South London built in 1860 for William Morris, the founder of the Arts & Crafts movement, is the first building of Arts & Crafts style.

The Arts and Crafts Movement was a social/artistic movement of modern art that included artistic, ideological and political ideals which affected many forms of visual art from pottery and wallpaper to furniture design and architecture. The movement began in Britain in the late 1880's by the artist William Morris in response to the negative social and aesthetic consequences of the Industrial Revolution. Morris and his followers were tired of excessive Victorian architecture and the machine-driven

Industrial Age and wanted to return to a pre-industrial, handmade society that focused on design and craftsmanship rather than quantity over quality. Morris' belief that architecture and decorative arts should be simple, functional, constructed of local materials, and, above all, beautiful is summed up best in his own words: *"Have nothing in your houses that you do not know to be useful or believe to be beautiful."* The ideals of the Arts and Crafts Movement are expressed in beautifully handcrafted household objects, useful and uncluttered home decor, homes and landscapes built with local materials, and home environments blended with nature. The buildings often include sculpture and carved or tiled decoration, sometimes with highly symbolic imagery and low pitched roofs with wide eave overhangs. Arts and Crafts architects embraced the concept of 'total design' and often designed built-in furniture to control the interiors. Arts and Crafts buildings are graceful and elegant, finely proportioned and beautifully crafted. By the 1920's, the rise of urban centers and increased use of technology brought an end to the handcrafted nature of the Arts and Crafts movement in America.

Heritage Spotlight



*Young-Henderson Residence
1753 Grand Boulevard. 1927.
Register Ranking: A*

This beautiful Arts and Crafts home was the residence of Ernest Vanderpoel Young, who was one of North Vancouver's more remarkable citizens, and his wife, Emily Frances Wood Bainbridge. Young began a career on the stage in London in 1906, but came to Canada to establish a business career. He worked as an agent for the North Pacific Lumber Company, during which time he commissioned this house from architect William Bow. By the 1940s, Young was again involved in the entertainment industry, this time in the new medium of radio. Young later became one of the founders of the Vancouver Little Theatre and the Theatre Under the Stars. The Henderson family has lived in the house since 1961 and have recently worked with the City of North Vancouver to legally protect this iconic heritage home by way of a covenant. The house is currently listed for sale and offers an excellent opportunity for a heritage development project.

North Vancouver Market Update

Houses

In March and April, there were 356 houses sold.

The benchmark price in April was \$1,138,300.

The April 2015 benchmark price is up 15.7% from April 2014.

Apartments

In March and April, there were 250 apartments sold.

The benchmark price in April was \$371,800.

The April 2015 benchmark price is up 5.7% from April 2014.

Heritage

In March and April, there were 4 heritage homes sold.

Three were located in the Boulevard and one was located in Lynn Valley.

Sale prices ranged from \$1,202,000 to \$2,185,000.