



EXPERTISE AND
HOMES THAT INSPIRE

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HERITAGE HOME NEWS

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The City of North Vancouver's Heritage Register

On February 18th, the City of North Vancouver held a public meeting about the new Heritage Register. We, along with a few other heritage homeowners, spoke before council in support of the Heritage Register. Several others expressed their concern about how it would affect their property. The majority of these concerns seemed to stem from misconceptions about the Register. Gary Penway, Director of Community Development, and Jocelyne Piercey, Planning Technician, answered questions and clarified misconceptions for concerned homeowners. Mr. Penway urged homeowners to think of the Register as a catalogue of the City's historically significant heritage homes. The councilors expressed support for the Register, but felt that more information is needed from the City to educate people and help them understand that being on the Register is a celebration of our community's heritage buildings. The Mayor, Darrell Mussatto, expressed his support for our community's heritage and commented that he would like to see a timelier processing of building permits for heritage homes. He also commented that he strongly values property rights and would never support the involuntary designation or protection of a heritage home. Inclusion on the Heritage Register does not constitute heritage designation or any other form of permanent heritage protection. If you would like more information about the Heritage Register, please contact us and we would be happy to answer your questions.

Heritage Spotlight



Saint Martin's Anglican Church
195 Windsor Rd East. 1922.
Additions 1927, 1947 & 1950.
Gothic Revival Style.

For many years this church has been an important part of the character of Upper Lonsdale. In 1927, the church was rebuilt and turned 90 degrees on its lot to face Windsor Road. The concrete pile foundations for the nave were laid in 1947, and the tower and new porch were built in 1950. The Gothic Revival style was popular for churches where high style elements such as castle-like towers, parapets, and tracery windows were common, as well as the pointed Gothic arched windows and entries. Other details include steeply pitched roofs and front facing gables with delicate wooden trim called vergeboards or bargeboards.

North Vancouver Market Update

Houses

In March, there were a total of 95 houses sold compared to 122 sold in March 2012.

The benchmark price in March was \$936,100 representing an increase of 1.3% from February.

Benchmark house prices are down 2.4% from March 2012.

Apartments

In March, there were a total of 63 apartments sold compared to 91 sold in March 2012.

The benchmark price in March was \$342,800 with no change from February.

Overall apartment prices are down 0.8% from March 2012.

Heritage

Since January, there were a total of 4 heritage homes sold. Two sales were in Upper Lonsdale and two were in Central Lonsdale.

The average sale price of a heritage home this year was \$932,500.