



EXPERTISE AND  
HOMES THAT INSPIRE

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# HERITAGE HOME NEWS

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## Knob and Tube Wiring

Knob and tube wiring is an early form of electrical wiring used in homes built between 1900 and 1945. Knob and tube wiring is a single conductor, ungrounded system, using high grade copper wires, covered with a cloth and rubber insulation sheathing. It gets its name from the porcelain knobs used to secure the wires in place and keep them isolated from objects, and the tubes in which the wires pass through the wood framing.

If knob and tube wiring is properly maintained and periodically inspected, it does not present an undue risk or hazard to homeowners. The majority of problems are caused by tampering and alterations made to the original system by unqualified people. It is recommended that a qualified electrician complete any work on knob and tube wiring and inspect the wiring to determine its safety. In our experience, insurance companies will insure a home that has knob and tube wiring with proper documentation from a certified electrician.

Heritage home buyers often get cold feet when they discover a home has knob and tube wiring. With our knowledge of heritage homes, we are able to educate buyers, answer questions and provide solutions to issues such as knob and tube wiring before they become a hindrance in the negotiation of a successful sale. In the same way you would only entrust the sale of an antique car or rare piece of art with a specialist, so should you only entrust the sale of your heritage home with a Realtor who specializes in selling heritage homes.

## North Vancouver Market Update

### Houses

In June, July and August, there were a total of 292 houses sold compared to 184 sold over the same period in 2012.

The benchmark price this summer was \$948,200.

The benchmark house price is down 1.8% from last summer's benchmark of \$965,500.

### Apartments

In June, July and August, there were a total of 182 apartments sold compared to 172 in 2012.

The benchmark price this summer was \$352,600.

This summer's benchmark apartment price is similar to last summer's benchmark price of \$352,766.

### Heritage

This summer there was one heritage home sold on Grand Boulevard at 745 Grand Boulevard for \$1,825,000.

For information on recent heritage sales, renovation ideas that will give you the best return or to inquire about the value of your home, please contact us.

## Heritage Spotlight



**Finlay's Row**  
**Heritage Character Area**  
200 Block of E 19th Street. 1910.  
Register Ranking: A

This surviving group of eleven homes was built in 1910 by land speculator, William Finlay. Each house is similar in plan, dominated by a front gable with a shed-roofed return. In 2002, this historic residential cluster was identified as a Historic Character Area in the City's Official Community Plan. Finlay's Row is a testament to the 'Boom Years' that occurred in North Vancouver from 1905 to the beginning of World War One. The house in the photograph along with the two adjacent houses to the east are larger than the other houses on Finlay's Row as they were built by a different builder. We commend the City of NV for commissioning a feasibility study and offering funds to the current owners to try and save this house. Regrettably the house is now slated for demolition.