



EXPERTISE AND  
HOMES THAT INSPIRE

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# HERITAGE HOME NEWS

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## Craftsman Bungalows

The Craftsman style was the dominant style for smaller homes built between 1905 and the early 1920's. The style originated in Southern California and was inspired by the work of two brothers, Charles and Henry Greene. The Greene brothers began designing Craftsman bungalows in 1903. Their style was largely influenced by the English Arts & Crafts movement, oriental wooden architecture and their early training in the manual arts. The Craftsman movement's name came from the popular magazine, "The Craftsman", founded in 1901 by designer and furniture maker, Gustav Stickley. The magazine featured original house and furniture designs by the Greene brothers and others. Soon, pattern books and popular magazines began offering plans for Craftsman bungalows with some offering pre-cut packages of lumber and detailing to be assembled by local labour. The style rapidly faded from favour after the mid-1920's and few were built after 1930. Here are the distinguishing features:

- Low pitched gable roof with wide unenclosed eave overhang.
- Exposed roof rafters.
- Decorative beams added under gables.
- Porches with roof supported by tapered square columns.
- Wood clapboard or wood shingle wall cladding.
- Stone exterior chimneys.
- Handcrafted stone or woodwork.
- Natural finishes on interior wood trim.
- Use of natural materials such as wood, stone, brick, glass and tile.
- Wide door and window casings.
- Built-in interior bookshelves and cabinets.

## Heritage Spotlight



*Tappan Residence*  
740 East 9th Street. 1911.  
DNV Heritage Register

This exceptional bungalow, located to the East of Grand Boulevard, is a good example of the Craftsman style. The house is remarkable for its elaborate detailing. The notable features of this heritage home are the battered porch walls, a heavy timber porch gable screen, prominent eave brackets and the beautiful multi-paned wood sash casement windows. The intricately crafted stonework was laid by local mason, Jack Swanson. The first owner, Frederick Tappan, was an electrical engineer with the BC Electric Railway Company. Tappan and his wife, Francis Maria Sowden, lived in the house until his death. The house has recently undergone a major renovation preserving all the heritage details while creating a functional home for today's modern family.

## North Vancouver Market Update

### Houses

In September and October, there were a total of 181 houses sold compared to 122 sold over the same period in 2012.

The benchmark price in October was \$950,500; \$5000 higher than the benchmark house price in October 2012.

### Apartments

In September and October, there were a total of 134 apartments sold compared to 99 over the same period in 2012.

The benchmark price in October was \$350,000; \$3700 lower than the benchmark apartment price in October 2012.

### Heritage

There were no sales of heritage homes listed on the City and District of North Vancouver's Heritage Registers in September and October.