



EXPERTISE AND
HOMES THAT INSPIRE

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HERITAGE HOME NEWS

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Tudor Revival

The Tudor Revival style began in Great Britain in the mid to late 19th century and eventually made its way to North America during the last quarter of the 19th century. After England's victory in World War I, many prosperous families built a Tudor Revival house to emphasize their Anglo-Saxon roots. The Tudor house also became a symbol of aspirations and provided an instant veneer of respectability. Many of the new rich, who earned their wealth in the booming markets of the 1920's, built a Tudor Revival house, hence the term "Stockbroker Tudor". Tudor Revival is an eclectic mixture of early and Medieval English building traditions used to create a picturesque and traditional appearance. The emphasis was on the simple, rustic and less impressive aspects of Tudor architecture and often imitated medieval cottages or country houses. Tudor Revival homes are found primarily in Northern climates and are all about indoor living. Dark wood paneling, exposed timbers and luminous stained glass windows all add to the cozy appeal of this architecture style. Here are the distinguishing features:

- Steeply pitched gable roofs.
- Decorative half-timbering
- Massive chimneys.
- Oversized fireplaces.
- Overhanging first floors above pillared porches.
- Tall mullioned windows, often in groupings.
- Arched doors with decorative hardware.
- Brick, stone, stucco or slate exteriors.

North Vancouver Market Update

Houses

In 2013, there were a total of 1074 houses sold. April and May were the busiest months with 119 houses sold each month.

The benchmark price peaked in November at \$956,100 and finished the year in December at \$949,300.

The December 2013 benchmark price is up 4.5% from December 2012.

Apartments

In 2013, there were a total of 770 apartments sold. November was the busiest month with 87 apartments sold.

The benchmark price peaked in June at \$354,900 and finished the year in December at \$349,200.

The December 2013 benchmark price is up 3% from December 2012.

Heritage

In 2013, there were a total of 9 heritage homes sold. March was the busiest month with 2 heritage homes sold.

The median price of a heritage home in 2013 was \$975,000.

The median price of a heritage home is down 2.5% from 2012.

Heritage Spotlight



Doney Residence

*745 Grand Boulevard. 1909.
Register Ranking: A.*

This beautiful heritage home is one of the most prominent homes on Grand Boulevard and was originally built for police magistrate Luther Watts Doney and his wife, Doris. Its corner location at the southern entry to Grand Boulevard makes it a local area landmark. The house exhibits an unusual blend of Tudor Revival, Craftsman and Chalet stylistic elements. In 1931, the Crosby School for Girls moved into the Doney Residence. It was a relatively small facility, reflecting the austere economic time of the Depression years. In the early 1940s, the school closed due to difficulties from wartime rationing. The house returned to residential use, and in 2006, the owners received a City Heritage Award in recognition of the superior quality of the exterior painting work.

Prudential Sussex Realty, 2996 Lonsdale Avenue, North Vancouver, BC V7N 3J4

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2013 Heritage Homes Sold



456 E Keith Rd
\$618,000



2513 Jones Ave
\$863,000



231 E 29th St
\$897,000



235 W 17th St
\$957,000



442 E Keith Rd
\$975,000



457 E 13th St
\$995,000



214 W 6th St
\$1,210,000



621 W 15th St
\$1,240,000



745 Grand Boulevard
\$1,825,000

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