

Heritage Homes & Landscapes

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Letter From the President

It's municipal election time again, so how have our three North Shore councils fared on heritage preservation over the past three years? The answer: good effort, but must try harder!

The City of North Vancouver Council — under popular pressure — supported efforts to preserve Ridgeway and Queen Mary schools, albeit at the cost of a third heritage building, Lonsdale school. The municipality made important progress in updating its heritage register. But council let the community down with its stance on the waterfront dockyard buildings. Funding for the National Maritime Centre there is still awaited.

The District of North Vancouver's Council has its heart in the right place. Some impor-

tant local buildings have been saved, but the district has been somewhat slow to convert good ideas into practice. In West Vancouver, old and modern heritage homes face relentless pressure from development and land prices — resulting in the demolition of some important sites, including Arthur Erickson's Graham House and the first British Properties cottage. On the plus side, the district developed and launched a serious heritage strategy, which will include a register and, hopefully, proper incentives.

For starters, the three municipalities should work more closely with each other and with the community on heritage preservation, learning from and supporting each other. They should move faster in developing incentives,



Chesterfield House in North Vancouver faces threats from development

including flexible planning and permitting, to help counter the pressures of maintenance and development. And all three councils should give heritage preservation the time and attention it needs and deserves, given their responsibilities at the municipal level — and should embrace it with enthusiasm.

Peter Miller

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Saving the Binning Residence

The Land Conservancy of BC is sending out the call to everyone who is passionate about art, architecture and BC's modernist heritage to contribute to an endowment for the long-term management of the world-renowned Bertram Charles (B.C.) Binning Residence.

After almost a year of discus-

sions, an arrangement has now been reached between the executors of the B.C. Binning Estate and The Land Conservancy (TLC) in order for TLC to become the owner of the site.

However, to successfully manage the continuing maintenance of the 1,540 square foot bungalow, TLC has determined that

an endowment fund of \$300,000 will be required. If this amount can be raised from public donations by the end of 2008, TLC is confident that the long-term protection of the residence will be assured.

"We are honoured that the executors of the late B.C. and Jessie Binning estate have agreed

Binning ...



**Binning Residence,
West Vancouver**

**“By setting up
an endowment
we will be able
to properly care
for this
architectural
gem”**



to let us own and manage this special heritage property,” says Tamsin Baker, the TLC’s Lower Mainland regional manager. “Saving BC’s heritage can be a struggle at times because people don’t account for the cost of the day-to-day maintenance. By setting up an endowment we will be able to properly care for this architectural gem, and ensure the legacy of the Binnings will live on for future generations.”

The Binning Residence is a truly unique site. It was designed by B.C. Binning, with the help of his friend and architect Ned Pratt in 1941. While this pioneering bungalow is considered to be one of the first modern homes in the West Coast, categorizing its style is a challenge as the design is truly unique.

Over the years, many artists and architects made the pilgrimage to see and experience the house and visit with the Binnings. B.C. Binning passed away in 1976, and his widow Jessie continued to live in the house until 2007 at the age of 101.

Though a National Historic Site and Municipal Heritage Site, concerns about the long-term conservation of the house arose in 2007 when Jessie Binning, the widow of B.C. Binning, passed away with no direct heirs. Her will, however, outlined her desire for the house and furnishings to be preserved for historical purposes through a foundation.

As a result of TLC’s experience in protecting heritage properties like the Historic Joy Kogawa House in Vancouver and Arthur Erickson’s Baldwin House in Burnaby, TLC was approached to help.

As the endowment is being created, TLC will place a permanent caretaker in the house.

The long-term vision for the house is to allow it to be viewed and enjoyed by members of the public, with a focus on artists and architects. This would be accomplished by private and public tours, workshops and small events at the house. TLC looks forward to working in concert with the District of West Vancouver, the North Shore Heritage Preservation Society, interested members of the community and local neighbours to make this vision a reality.

To view the B.C. Binning Residence, TLC will be hosting two public events over the next three months. In the evening on Friday, November 21, there will be a ticketed lecture series, and on Saturday, December 6, there will be a public afternoon open house. Private viewings can also be made by calling TLC’s Lower Mainland Office at 604-733-2313.

The Land Conservancy is a registered charity and land trust protecting wilderness areas, cultural landmarks, and agricultural lands in BC. Since 1997, it has protected over 120,000 acres of sensitive and threatened lands around the province, involving more than 300 projects. It has grown to include over 8,300 members, and is now part of an international network of National Trusts with over 7.5 million members.

Donations to the B.C. Binning Residence endowment fund can be made by calling 1-877-485-2422 or visiting www.conservancy.bc.ca/binning

North Shore Heritage and The Binning Residence

The North Shore Heritage Preservation Society played an active role in raising awareness of the importance of the Binning Residence and the threat to its survival, given the modest size of the house and its location on a piece of prime West Vancouver real estate.

The society hopes to help The Land Conservancy raise funds for the endowment fund, and will be in touch with details through the Email Forum. We ask your support in helping to save this priceless piece of North Shore heritage.

Heritage Doors and Hardware Source List

Custom Builders: New Doors

Peter Fenger Builders
#109 -- 8696 Barnard Street,
Vancouver
604-263-2510

www.peterfengerbuilders.com
pfb@peterfengerbuilders.com

Latko Enterprises
#2 -- 6939 Hastings Street,
Burnaby
604-294-2822
www.latko.ca

BC Door Co.
1206 West 75th Avenue, Van-
couver
604-266-9161
www.bcdoor.com

Parwood Manufacturing
(interior doors)
649 Derwent Way, Delta
604-525-1101

Vintage Doors, Hardware

The Source Enterprises
929 Main Street, Vancouver
604-684-9914

Jack's Used Building Materials
4912 Still Creek Avenue,
Burnaby
604-299-2967

Instant Doors
3662 West 4th Avenue,
Vancouver
604-729-6121

Suppliers: Retailers

Woodstop Building Supplies
1335 Draycott Road,
North Vancouver
604-986-5281

Windsor Plywood
309 Kennard Avenue,
North Vancouver
604-985-1341

Mouldings

Tanex Industries
103 Quebec Street,
New Westminster
604-540-9328/6068

Burton Architectural Moulding
#7 -- 12320 Trites Road, Rich-
mond, 604-241-2606

Nucasa: The Finishing Touch
6150 Lougheed Highway,
Burnaby, 604-294-6666

Hardware: New

CMC Hardware
2227 Quebec Street,
Vancouver, 604-874-2110
cmchardware@telus.net

McGregor and Thompson
Hardware
1250 East Georgia Street,
Vancouver, 604-253-8252
www.mcgregor-thompson.com

Accurate Door and Hardware
5134 Still Creek Avenue,
Burnaby, 604-299-8914

Cantu Hardware
196 Kingsway, Vancouver
604-688-1252
www.cantuhardware.com

Lee Valley Tools
1180 S.E. Marine Drive,
Vancouver, 604-261-2262
1401 United Boulevard,
Coquitlam, 604-515-8896
www.leevalley.com

Rejuvenation Lighting and
House Parts
2550 N.W. Nicolai, Portland,
Oregon 97210
(Stores in Portland and Seattle)
1-888-401-1900
www.rejuvenation.com
info@rejuvenation.com

Restoration Hardware
#110-2555 Granville Street,
Vancouver
604-731-3918

Glass

Glass Craft
Malcolm Macfadyen
778-834-2830
www.glasscraft.ca

Kona Stained Glass
1391 East 33rd Avenue,
Vancouver
604-877-1332

Publications

Architectural Inspiration, Richard
Skinulis and Peter Christopher,
Boston Mills Press, 2007

*Homes and Interiors of the
1920s*, Lee Valley Tools, 1987

*The Victorian Design Book: A
Complete Guide to Victorian
House Trim*, Lee Valley Tools,
1984

The Victorian House Book, Robin
Guild, Rizzoli International
Publications, 1989

Creating a New Old House, Rus-
sell Versaci, The Taunton
Press, 2003

Choosing and Installing Hardware,
Robert J. Settich, The Taunton
Press, 2003

Installing and Hanging Doors,
Gary Katz, The Taunton Press,
2002

Lee Valley Hardware Catalogue,
Lee Valley Tools, published
yearly

Fine Homebuilding Magazine,
The Taunton Press, published
bimonthly

Source List provided by Milton
McCrystal for Heritage Doors
and Hardware Workshop.



**Milton McCrystal leads
the Heritage Doors and
Hardware workshop**



**Milton takes questions
from the group**



**The North Shore
Heritage display
draws a crowd**

NEWSLETTER OF THE NORTH SHORE HERITAGE PRESERVATION SOCIETY

North Shore Heritage
Preservation Society
2695 Nelson Avenue
West Vancouver
V7V 2R8

Phone:
604-926-6096

Email:
info@northshoreheritage.org

Web:
www.northshoreheritage.org

NORTH SHORE HERITAGE PRESERVATION SOCIETY

The North Shore Heritage Preservation Society was created in 2005 with a broad aim of promoting the restoration and preservation of heritage and distinctive buildings in North and West Vancouver, by raising awareness in the community through events and publications.

The society also provides resources for the preservation of such buildings, and advocates for the protection of buildings under threat.

It believes these buildings enhance the spirit and character of the community, embody a sense of history, preserve qualities of craftsmanship and provide aesthetic pleasure.

Membership is open to anyone interested in preserving historic and distinctive buildings in the area. The North Shore Heritage Preservation Society is registered as a not-for-profit society in British Columbia (# S-49292) and as a charity (# 83070 2478 RR0001).

Annual membership fees are: Individual \$20, Family \$30, Senior/Student \$15, Corporate \$100, Life \$200. To join, please send a cheque to the society's address, or visit www.northshoreheritage.org/membership for a membership form.

Profile

The grand house at 723 East 8th Street, North Vancouver, was built in 1910 (as 786 Sutherland Avenue) by one of the main developers of the Grand Boulevard area, Edward Harold (Harry) Bridgman, a prominent resident who went on to become mayor of both the District and City of North Vancouver. He has been described as one of the "fathers" of North Vancouver.

Harry Bridgman was working as manager of the North Vancouver Land & Improvement Co. in 1910, then as an accountant in 1912, and from 1913 as manager of Lonsdale Estate.

North Vancouver Land & Improvement Co. was one of the main early real estate companies in North Vancouver. Established in 1891 by J. Mahon of England, the first families moved onto its land in 1897-88. The company in 1906-08

cleared the Grand Boulevard area between Keith and 19th as a real estate development, selling lots on the boulevard and in adjacent streets. Bridgman built his house on the edge of the area, across four lots.

Bridgman served as a councillor for the District of North Vancouver in 1910-14, then as reeve (mayor) from 1915-21. He later served as alderman (councillor) for the City of North Vancouver in 1923-30, and as mayor in 1931-32, after which the city went into receivership.

In 1930 he stood for the Liberals in a by-election for the BC provincial assembly, but lost to the Conservative candidate, Jack Loutet, another former DNV councillor and reeve.

Bridgman Avenue and Bridgman Park in North Vancouver are named after him.



723 East 8th, North Van
Photo: Jim Jorgensen

Like many houses in the neighbourhood, it had its own tennis court. In 1935, the house was occupied by the Brimacombe family. V. Chard Brimacombe was manager of the local Bank of Montreal branch. There were only around four bank branches on the North Shore at that time.

In more recent times, it was owned by the same family for 50 years, and much of the original woodwork remains intact.