

DONE DEALS

BY TYEE BRIDGE and MARCIE GOOD

Historical property sales information provided by Landcor Data Corp. (www.landcor.com)



||| QUEEN'S PARK

436 2nd St.
Asking price: \$589,900
Selling price: \$576,500
Taxes: \$2,980 (2004)
Days on market: 30

You can't judge this house by its vinyl siding. Its 10-foot ceilings, original fir floors, and heavy oak banister tell a more complete story.

Built in 1895, it is an obscured example of the heritage that defines this neighbourhood. Almost every house dates back to the same era, and the distinctive feel is well guarded. "The Queen's Park people, they're different than the average," says agent Derek Love. "They appreciate the history and they'll pay for it. Most of the people looking to move usually end up moving a street or two away; they never move out."

While the house has no garage or basement, is on a relatively small lot, has just one full bathroom and little street appeal, other features supported its valuable vintage. In keeping with what Mr. Love calls "the Queen's Park thought," the previous owners had recently installed a period-friendly French door with a stained glass section at the top. The current owners plan to replace the vinyl siding with shingles.

Other updates included a reconfiguration of the second floor with an open den area between the three bedrooms. Along with the high ceilings, this gave the sense of more space than the 1,610-sq.-foot-age suggests. The kitchen was well-kept, with newer appliances but "nothing fancy." A large side patio made good use of the grassy, fenced-in yard.

Listing Agent: Derek Love (Coldwell Banker)



||| FALSE CREEK NORTH

907 Beach Ave., Penthouse 3
Asking price: \$850,000
Selling price: \$830,000
Taxes: \$2,807
Days on market: 64

Watching five o'clock traffic inch across the Burrard Bridge, 150 feet below your balcony, offers distinct "if you lived here, you'd be home by now" type of satisfaction.

But then, in a 23rd storey, two-level penthouse with nine-foot ceilings, Brazilian cherry wood floors, two seven- by nine-foot balconies and top-of-the-line everything, you don't need to look down to enjoy yourself.

"Some people prefer penthouse living, because among other things there's no one living above you," says agent Les Twarog.

Recently renovated for over \$250,000, other advantages in this 1,396-square-foot two-bedroom include crown mouldings, Tuscan stone fireplace, solid maple cabinets and granite countertops.

"This one is very elegant but was on the market for a few months because it was initially overpriced at \$950,000.

There's a peekaboo to the water from the balcony, mostly you have city and mountain views."

A buyer from the U.S. felt this was reason enough, along with the resort-like facilities at the building: indoor pool, sauna, squash court and gym. Not bad for a summer home in the city.

Listing agent: Les Twarog, Re/Max Crest Realty Westside

OUT OF TOWN / HALFMOON BAY

Baby boomers looking at retirement options, outdoor adventurers and refugees from Vancouver's escalating real estate prices have all cut a path to the Sunshine Coast and towns like Halfmoon Bay. Local realtors also point out such advantages as shorter lineups for the ferry from Horsehoe Bay than Vancouver Island ferries (though traffic gets heavy in summer), the fact that fares are charged only one way, and generally a more laid-back attitude.

bathroom on a 25,000 sq. ft. lot.

Description: This property in the Welcome Woods has been zoned for home and cottage. The 26-year-old structure has a large modern kitchen and a spacious living room with a gas fireplace. It's a brief two-minute walk to the beach and a 45-minute hike to Trout lake, with other walking trails to Sargeant Bay.

Notable: The property is fully fenced and landscaped and comes with a carport, paved driveway, workshop and two storage sheds.

7969 Wildwood Rd.

Asking price: \$315,000
Agent: Christian Sjogren, Re/Max Oceanview Realty, Sechelt
The property: A detached bungalow with two bedrooms and one

Asking price: \$519,900
Agent: Becky Lohn, Re/Max Oceanview Realty, Sechelt
The property: A detached bungalow with one bedroom and one



THE GLOBE AND MAIL

bathroom on a large 22,000 sq. ft. lot.

Description: This "old-timer" cabin on a brush- and tree-covered lot has one outstanding feature — a high bank waterfront view over Strait of Georgia and islands. The home is set well back of the street affording maximum privacy. There is ladder access to a loft and a rustic brick and cedar bathroom, with a



7969 Wildwood Rd.

wood burning stove in the living room.
Notable: A favourable geological report from an engineer is on file.

9315 Truman Rd.

Asking price: \$549,000
Agent: John Thompson, Royal Le-



7629 Eureka Pl.

Page Sunshine Coast, Wharf Street, Sechelt

The property: A two-storey detached home with three bedrooms and 3½ bathrooms on a 9,583 sq. ft. lot.

Description: This new home built in 2004 has a great view overlooking Merry Island. There's a two-storey-



9315 Truman Rd.

high stone fireplace in the living room, vaulted ceilings, hardwood floors, a built-in sound system, and a pine kitchen with island and tile floor.

Notable: The home has a lower level that features a sauna, wood-burning stove and lots of storage space.

Victoria, B.C.



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Not an attack on elitism of architects

HOUSING from page S4

"Whenever people had a choice they rejected the modernist aesthetic, always preferring a traditional image."

Walter Gropius, founder of the Bauhaus school, worked with Konrad Wachsmann on a "packaged house" project in the early 1940s whose main elements were sets of basic wooden panels that could be joined in different ways by two-, three- and four-way connectors, Prof. Davies notes.

But they were so slow to produce them, missed the boat on wartime demand for simple homes for displaced U.S. servicemen, then lost government funding for post-war veterans' housing a few years later because of high costs and delays.

The market, meanwhile, produced simple modular homes that came in kits and were distributed via catalogs, including the domi-



A Los Angeles mobile home park planning model in 1946, above; Buckminster Fuller's prototype Wichita House, right. Well received, but delays led to the Fuller project's demise with only one house built.

nant Sears Roebuck chain.

Buckminster Fuller was engaged by the U.S. government and Beech Aircraft in Wichita, Kan., in the early forties to design housing units that could be made in warplane assembly plants once the war ended.

Mr. Fuller's circular, metal Wichita House, which looked like a flattened grain silo, was well received. But when the time came to go into full production, he balked, saying

the design needed more work, and the delays led to the project's demise with only one house built.

"In the second half of the 20th century, the relationship between architecture and the mass-produced house changed," Prof. Davies writes. "Architects . . . seemed to lose the will to change the world by direct intervention, and instead put their faith in influence and example."



The construction industry, meanwhile, used promotional pattern books generated by architectural design firms to forge ahead with wide-scale building without the aid of architects.

Unless they want to stay on the periphery, architects need to find a way to work within the global mass market, the British maverick argues. They must stop designing one-off prototypes that impress only their colleagues, give up their definition of authorship of a building, and shed the doctrine that each home must be designed for a specific site, he says.

"There is no scope for that bullying tempered by charm that architects like Frank Lloyd Wright spe-

cialized in. The customer is not an individual but a market sector and the house must have general appeal."

New technologies such as computer-aided manufacturing and computer-assisted design have dispensed with the necessity for parts made in factories to be standardized, he says, and widened the scope for creativity.

"The freedom of form and dimension that CAM allows . . . makes the non-standard factory-made building a real possibility. The customer — a house buyer for example — really could have whatever he or she wanted."

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