August 24, 2026

Taylor Residence

1837 Hosmer Avenue, Vancouver, BC



Conservation Approach

Description

With its deep eaves, knee braces, shingle cladding and granite base the house built c. 1911 is an example of the Craftsman style. The end gabled design with its large shallow pitched roof masks the overall height of the house as seen from the street. Front and back shed roof dormers sat between the prominent brick and stone chimneys.

When the original Heritage Values and Character Assessment was completed in late 2024 the house was largely intact. The Assessment noted interventions on the ground floor at the rear of the house with the addition of windows and French doors to access an added raised deck; the enclosure of the rear sleeping porch and that one chimney had been truncated below the roof line. In conversation with the previous owners it was noted that the front porch had had significant alterations to the original form and detail. Original window openings remained but with altered casements and at the basement level sliding patio doors were added in an opening cut through the foundation .

Heritage Value

Excerpt from the 2024 Heritage Values and Character Assessment

1837 Hosmer Avenue's heritage value lies with its association with the first phase of development in the Shaughnessy Heights subdivision, its Craftsman style and with the various owners since its construction**.** There is no known architect associated with the house

The original owners were Edward and Helen Taylor. Edward was the company secretary of the Empress Manufacturing Co., a producer of local jams and jellies. The Taylors moved out in the

1930s and a variety of owners occupied the residence until it was purchased by Dr. Peter Bell-Irving and his wife Sheila in 1965. The Bell-Irving family owned the property until 2024.

The exterior and interior show layers of renovation with a significant mid-century update of much of the interior from the Bell-Irving period of ownership.

Conservation Challenges

Since the original exterior assessment was completed in 2024 a number challenges have arisen that make the retention of the Taylor Residence unfeasible.

In November 2023, BC Mould Inspections Inc were contracted to inspect the house and were informed that a 'flood' had occurred earlier that year. There was significant damage and associated mould. It was also determined that the house had been inadequately heated for a number of years which accelerated the damp and mould issues. This inspection rated the house as a 'Major Problem'.

The structure was further compromised during a wind storm in 2024 which brought a significant tree down onto the north side of the house causing structural damage. The repair of which was complicated by the health threat posed by the mould.

In February 2026, BC Mould Inspections returned to the house and noted the increased damage from the theft of the home's pipes and noted that the "*internal environment therefore poses a health hazard to anyone entering this environment without full Personal Protective Equipment (P.P.E.) – respirator, dust suit, gloves, eye protection etc.*" Again the house was rated as a 'Major Problem'.

Just the remediation of the mould and water damage would require an interior gutting of the house and it was noted that additional damage would, more than likely, be found within the overall structure of the building.

The retention of the existing house does not appear to be feasible given the issues identified.

A Heritage Approach

The Taylor Residence is a Craftsman style house, a popular and adaptable style though out Vancouver from the turn of the 19th Century to the edge of the Second World War. In Shaughnessy, the style can be seen throughout the first subdivision. The existing house is not a significant example of the style and has been compromised with the interventions over the years. Without trying to replicate the existing house, a new build could and should draw on the Craftsman style and elements of the Taylor Residence for inspiration.

For the site, consideration should be given to:

- following the First Shaughnessy Design (FSD) Guidelines
- draw on the Craftsman style and the tripartite expression with stone base
- use authentic materials,
- retain trees where feasible and create a landscape plan more inline with estate qualities in the FSD Guidelines
- re-use the circular driveway
- align the home so that the front entry and driveway face Hosmer Street