

1945 Ferndale Street

Ferndale Street is an exceptionally wide (the streetcar line once ran down it's centre), tree-lined and traffic calmed street of mostly heritage homes in the Commercial drive neighbourhood.

1945 Ferndale was built in 1908 and lovingly rehabilitated a century later in time to be featured on the *2009 Vancouver Heritage Tour*.

The two and a half story house was stripped to the studs for the restoration, and new electrical service, wiring, plumbing, heating and ventilation systems were installed. The slab and foundation were also replaced and the ground floor was upgraded to California Seismic Code specifications. The renovation was professionally designed and all reconstruction was performed under City of Vancouver Building and Development Permits.

This home combines gracious heritage features with bright and open modern interiors, superb workmanship and amazing attention to detail. Original hardware, flooring, doors, windows, millwork and mouldings have been restored where practical and custom replicated where necessary. Recessed low voltage halogen lighting was installed throughout. Plumbing fixtures are top of the line Porcher or La Torre.

Functionally, the house is very modern. The furnace is high efficiency AFUE Certified (93%) and the heating system is equipped with a Honeywell Electronic Air Cleaner and new ductwork. The hot water tank has a 270-litre capacity. The entire house is wired for multi-line telephone and cable, and the wireless security system has a cellular backup.

The showcase feature of the restoration is the stunning open plan middle floor built around a spectacular commercial style kitchen featuring a Viking Professional range equipped with a grill and huge oven. The custom manufactured, stainless steel hood is equipped with a 1,200 CFM, dual-ducted extraction system.

The house is set to the side of a shallow but wider than usual lot, and is surrounded on three sides with gorgeous, professionally designed, low maintenance garden areas featuring a large number of rare Japanese specimen plants, a serene and secluded patio, elegantly designed arbors, gates, retaining walls and a stream bed in a woodland setting.

Features

GENERAL RESTORATION DETAILS

- House raised and lowered onto newly-built foundation walls and perimeter-insulated slab (foundation, foundation-wall connections and plywood-clad 2X6 ground floor walls engineer-designed to meet California Seismic Code specs – more stringent than current local building code)
- New perimeter drainage installed
- New 120-amp electrical service and wiring installed
- New plumbing installed (from city water supply at property line to city sanitary sewer connection)
- Hi-efficiency (93%) AFUE certified gas furnace with a Honeywell Electronic Air Cleaner and new ductwork installed

- Large capacity (270 litre) hot water tank installed
- New telephone and cable wiring throughout
- Professional landscaping with retaining walls, pavers, patios, custom fences, gates and arbors
- All interior walls re-plastered and/or newly dry-walled
- All reconstruction performed under City of Vancouver Building and Development Permits

DESIGN OVERVIEW

- All exterior elements of original Edwardian style restored and/or replicated
- 100-year old paneled and glazed doors restored
- Four original double hung windows restored; nine new custom-built wood sash windows installed for abundant natural light
- Beautiful decorative wrought iron window grills on all accessible door and window glazed openings
- All exterior and interior mouldings restored or replaced with custom mouldings fabricated using original cutting tools
- Original stairs and floors refinished or replaced where necessary with reclaimed 100-year old fir
- The interior combines heritage and modern design elements for an open, light-filled contemporary feel
- Contemporary lighting design with more than 40 recessed, low voltage, halogen fixtures, many on three-way switches and dimmers for convenience and nuanced, multi-layered lighting effects

KITCHEN

- Viking Professional 36" range with gas grill and huge gas convection oven
- Four blower, double-vented, 1,200 CFM, custom built stainless steel vent hood
- Top of the line stainless steel appliances, La Torre faucets and filtered water supply
- Custom edge grain fir cabinets: extra-deep upper cabinets for oversized plates, lower cabinets equipped with full extension pullouts, concealed mini-track, under cabinet lighting

BATHROOMS

- En-suite features mountain views (when the leaves fall), two vanities, Porcher faucets and bath accessories, a window bench, European under-counter washer and dryer, built in laundry hampers, massive amounts of storage including a large linen closet plus a soaker tub with fixed and hand shower heads and a large opening skylight above
- Second bath features an inlaid porcelain ceramic floor, soaker tub/shower combination with lighting, Porcher faucets, Ginger bath accessories – and a urinal

BEDROOMS

- The tranquil master suite with generous fitted closets and ample storage occupies the entire third floor
- There are two additional light-filled bedrooms on the ground floor (currently used as offices), the largest of which opens onto the back garden

LIVING AND DINING ROOMS

- The spacious and gracious open plan kitchen, dining and living rooms are designed for entertaining and are the focus of the home

GARDENS

- Three distinct garden areas extend the house: in the front, masonry walls, clipped boxwood and graceful curved paths of tumbled roman pavers, a cool woodland with stream bed (pre-wired for a moving water feature) runs along the east side and in the back, a formal layout with flower-draped arbors surrounding a patio finished in roman pavers
- More practically, there are hose bibs and power outlets back and front, trash and recycling storage concealed under the restored heritage front porch plus ample dry and secure storage under the lattice-screened rear deck () which is also accessible via a dedicated pet door.